



(204-2010)(253-2021)

SECTION 18.2 RESIDENTIAL APARTMENT A(1) – R4A(1) ZONE

The lands zoned R4A(1) on Schedule A to this by-law:

18.2.1 shall only be used for the following purposes:

(a) <u>Residential</u>	
	(1) a townhouse dwelling in accordance with the requirements and restrictions of R3A(3) and R3A(4)
	(2) an apartment dwelling in accordance with the following requirements and restrictions
	(3) Supportive Housing Residence Type 1 or a Supportive Housing Residence Type 2
	(4) a lodging house
(b) <u>Non-Residential</u>	
	(1) a place of worship
	(2) purposes accessory to the other permitted purposes

18.2.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	232 square metres per dwelling units
(b) Minimum Lot Width	36.5 metres
(c) Minimum Lot Depth	No requirement
(d) Minimum Front Yard Depth	10.6 metres
(e) Minimum Interior Side Yard Width	3.6 metres or half of the height of the building, whichever is greater

(f) Minimum Exterior Side Yard Width	7.5 metres
(g) Minimum Rear Yard Depth	13.7 metres
(h) Maximum Building Height	12 metres or 4 storeys
(i) Maximum Lot Coverage	35%
(j) Minimum Landscaped Open Space	40% of the lot area