



(204-2010)(253-2021)

## SECTION 18.1 RESIDENTIAL APARTMENT A – R4A ZONE

**The lands zoned R4A on Schedule A to this by-law:**

18.1.1 shall only be used for the following purposes:

<b>(a) <u>Residential</u></b>	
(1) a multiple residential dwelling (2) an apartment dwelling (3) Supportive Housing Residence Type 1 (4) A group home type 2 (5) a lodging house	
<b>(b) <u>Non-Residential</u></b>	
	(1) a place of worship
	(2) purposes accessory to the other permitted purposes

18.1.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	No requirement
<b>(b) Minimum Lot Width</b>	33 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	7.5 metres
<b>(e) Minimum Side Yard Width</b>	10 metres or half of the height of the building, whichever is greater
<b>(f) Minimum Rear Yard Depth</b>	10 metres or half of the height of the building, whichever is greater
<b>(g) Maximum Building Height</b>	12 storeys
<b>(h) Maximum Lot</b>	25% by the main building(s)

Coverage	
(i) Minimum Landscaped Open Space	60% of the lot area
(j) Maximum Floor Space Index	1.0

(266-2006)

#### 18.1.3 Special Provisions – Central Area

Any lands that are within the Schedule Boundary as shown on Schedule B-1 to this By-law are subject to the provisions contained thereon and Sections 18.1.2(a), (b), (c), (d), (e), (g), (h), (i) and (j) do not apply.