



(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:

(a) <u>Residential</u>	
	(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) <u>Non-Residential</u>	
	(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:

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