9.1   **USES PERMITTED**

No *person* shall within any R4 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the R4 *uses* presented in Table 9.1:

TABLE 9.1: USES PERMITTED
• an *apartment dwelling*;
• a public *use* in accordance with the provisions of Section 5.22.

9.2   **ZONE PROVISIONS**

No *person* shall within any R4 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 9.2:

TABLE 9.2: ZONE PROVISIONS	
Zone Provision	**Uses**
Number of Dwellings Per Lot, Maximum	no provision
Lot Area, Minimum	**110 m²** (1,184.1 ft²) per unit. The minimum *lot area* shall be the sum of the areas required for each *dwelling unit* on the *lot*.
Lot Frontage, Minimum	**20 m** (65.6 ft)
Lot Depth, Minimum	no provision
Front Yard, Minimum Depth **Exterior Side Yard,** Minimum Width	**7.5 m** (24.6 ft)
Rear Yard, Minimum Depth	**10 m** (32.8 ft) provided that a *rear yard* adjoining an end wall containing no *habitable room* windows may be reduced to **3 m** (9.8 ft), except that if the rear lot line adjoins an R1 or R2 Zone then this reduction shall not apply.
Interior Side Yard, Minimum Width	**6.0 m** (19.7 ft) provided that an interior *side yard* adjoining an end wall containing no *habitable room* windows may be reduced to **3 m** (9.8 ft) except that if the interior *side lot line* adjoins an R1 or R2 Zone then this reduction shall not apply.

TABLE 9.2: ZONE PROVISIONS	
Zone Provision	**Uses**
Setback, Minimum distance from the centreline of an Arterial Road as designated on Schedule "B" of this By-Law	**20.5 m** (67.3 ft)
Lot Coverage, Maximum	40% of the *lot area*
Landscaped Open Space, Minimum	30% of the *lot area*
Gross Floor Area, Minimum	**55 m²** (592 ft²) per *dwelling unit*
Height of Building, Maximum	6 *storeys*
Amenity Area, Minimum	**40 m²** (430.6 ft²) per unit for bachelor to two-bedroom units, and **80 m²** (861.1 ft²) per unit for three-bedroom plus units
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.19.

9.2.1   **CHILDREN'S OUTDOOR PLAY AREA FOR APARTMENT DWELLINGS:**

A children's outdoor play area shall be provided for *apartment dwellings*, with the minimum size of the play area to be determined by the number of units as follows:

Type of Unit	Requirement per Unit
Two Bedroom	**1 m²** (10.8 ft²)
Three or more Bedrooms	**1.5 m²** (16.2 ft²)

In no case shall the play area be less than **50 m²** (538.2 ft²) in size and shall not be located closer than **5 m** (16.4 ft) to any door or window of a *dwelling unit*.

9.2.2   **DISTANCE BETWEEN APARTMENT DWELLINGS ON ONE LOT:**

Where more than one *apartment dwelling* is *erected* on a lot, a minimum space of **18 m** (59.1 ft) shall be provided between the front of any exterior wall of the *buildings* containing a window to a *habitable room*. A separation space of **3 m** (9.8 ft) shall be provided adjacent to a blank wall.

Feb. 14/11

9.3 **SPECIAL PROVISIONS**

9.3.1 **LOCATION: PART LOTS 20 & 21, CONCESSION 1 (WEST OXFORD), R4-1 (KEY MAP 7)**

9.3.1.1 all *uses* permitted in Section 9.1 to this By-law

9.3.1.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R4-1 zone *use* any *lot*, or *erect*, *alter* or *use* any *building* or *structure* for any purpose except in accordance with the following provisions:

9.3.1.2.1 Dwelling Units

Minimum Number 250

9.3.1.3 That all the provisions of the R4 Zone in Section 8.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 22-5230)

October/22