

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 <i>apartment dwelling</i> ;
•	a public <i>use</i> 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 ft ²) per unit. The minimum <i>lot area</i> shall be the sum of the areas required for each <i>dwelling unit</i> on the <i>lot</i> .
Lot Frontage, Minimum	20 m (65.6 ft)
Lot Depth, Minimum	no provision
Front Yard, Minimum Depth	7.5 m (24.6 ft)
Exterior Side Yard, Minimum Width	
Rear Yard, Minimum Depth	10 m (32.8 ft) provided that a <i>rear yard</i> adjoining an end wall containing no <i>habitable room</i> 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 <i>side yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft) except that if the interior <i>side lot line</i> 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 <i>lot area</i>
Landscaped Open Space , Minimum	30% of the <i>lot area</i>
Gross Floor Area , Minimum	55 m² (592 ft ²) per <i>dwelling unit</i>
Height of Building , Maximum	6 <i>storeys</i>
Amenity Area , Minimum	40 m² (430.6 ft ²) per unit for bachelor to two-bedroom units, and 80 m² (861.1 ft ²) 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:

<u>Type of Unit</u>	<u>Requirement per Unit</u>
Two Bedroom	1 m² (10.8 ft ²)
Three or more Bedrooms	1.5 m² (16.2 ft ²)

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.

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9.3 SPECIAL PROVISIONS

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