

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 Exterior Side Yard Minimum Width	7.5 m (24.6 ft)
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.

TABLE 9.2: ZONE PROVISIONS	
Zone Provision	Uses
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.
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>
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

(Deleted and Replaced by By-Law 24-5329)

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 m ² (10.8 ft ²)
Three or more Bedrooms	1.5 m ² (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.

9.3 SPECIAL PROVISIONS9.3.1 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
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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)

9.3.2 **LOCATION: 412 BELL STREET, LOT 18, BLOCK 98, PLAN 279, R4-2, (KEY MAP 27)**

9.3.2.1 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R4-2 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

all *uses permitted* in Section 9.1 of this By-law.

9.3.2.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R4-2 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

9.3.2.2.1 Number of Dwelling Units

Maximum **49**

9.3.2.2.2 The development of an *apartment dwelling* shall be in accordance with the following provisions:

9.3.2.2.2.1 Height of Building

Maximum **5 storeys**

9.3.2.2.2.2 Lot Area Per Unit

Minimum **97 m² (1,045 ft²)**

9.3.2.2.2.3 Amenity Area Per Unit

Minimum **19.5 m² (209 ft²)**

9.3.2.2.2.4 Regular Parking Spaces

Minimum **69**

9.3.2.2.2.5 Visitor Parking Spaces

Minimum **7**

9.3.2.2.2.6 Notwithstanding the provisions of Section 9.2.1, no *children's play area* is required.

9.3.2.3 That all provisions of the R4 Zone in Section 9.2 of this By-law, as amended, shall apply, and further that all other provisions of this By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 25-5400)