

RESIDENTIAL ZONE 4 (R4)**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 for one or more of the following R4 uses:

*an apartment dwelling house;*  
*a bed and breakfast establishment;*  
*a group home type 1.*

**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 following provisions:

TABLE 9.2 – ZONE PROVISIONS		
Zone Provision	Apartment Dwelling House	Group Home Type 1
<b>Lot Area</b>		
Minimum	65 m <sup>2</sup> per <i>dwelling unit</i>	600 m <sup>2</sup>
<b>Lot Coverage</b>		
Maximum for all main <i>buildings</i> and accessory <i>buildings</i>	35% of the <i>lot area</i>	40% of the <i>lot area</i>
<b>Lot Frontage</b>		
Minimum	30.0 m	20.0 m
<b>Lot Depth</b>		
Minimum	no provision	28.0 m
<b>Front Yard Depth</b>		
Minimum	7.5 m plus 1.5 m for each <i>storey</i> above 3 to a maximum of 15.0 m	6.0 m
<b>Rear Yard Depth</b>		
Minimum	10.0 m	7.5 m
<b>Interior Side Yard Width</b>		
Minimum	7.5 m plus 1.5 m for each <i>storey</i> above 3 to a maximum of 15.0 m	3.0 m on one side and 1.2 m on the other side, except that where a garage or carport is attached to or is within the <i>main building</i> on the <i>lot</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum <i>interior side yard width</i> shall be 1.2 m.

TABLE 9.2 – ZONE PROVISIONS		
Zone Provision	Apartment Dwelling House	Group Home Type 1
<b>Exterior Side Yard Width</b> Minimum	7.5 m plus 1.5 m for each <i>storey</i> above 3 to a maximum of 15.0 m	4.5 m
<b>Setback</b> Minimum Distance Adjacent to a <i>Front</i> or <i>Exterior Side Yard</i>	18.5 m from the centreline of an <i>arterial road</i> as designated on Schedule “B” of this By-law	
<b>Landscaped Open Space</b> Minimum	35% of the <i>lot area</i>	30% of the <i>lot area</i>
<b>Landscaped Open Space between Buildings</b> Minimum	Where the <i>buildings</i> are situated such that at least one <i>building</i> contains a window to a habitable room on a wall which faces the other <i>building</i> , the minimum shall be 9.0 m  Where the <i>buildings</i> are situated such that both facing walls contain no windows to a habitable room, the minimum shall be 3.0 m	no provision
<b>Amenity Area</b> Minimum	20.0 m <sup>2</sup> per <i>dwelling unit</i>	no provision
<b>Number of Group Homes per Lot</b> Maximum	no provision	1
<b>Gross Floor Area per Roomer or Boarder</b> Minimum	no provision	18.5 m <sup>2</sup>
<b>Height</b> Maximum	8 <i>storeys</i>	11.0 m
<b>Parking, Accessory Buildings, Etc.</b>	In accordance with the provisions of Section 5 herein	

RESIDENTIAL ZONE 4 (R4)**9.3 SPECIAL PROVISIONS****9.3.1 R4-1 ANDERSON STREET AT INGERSOLL ROAD (KEY MAP 59)**

9.3.1.1 Notwithstanding any provisions 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 the following:

*an apartment dwelling house;*  
*a retirement home;*  
*a convenience store;*  
 a retail sales outlet or business office *accessory to a permitted use.*

9.3.1.2 Notwithstanding any provisions 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* except in accordance with the following provisions:

## 9.3.1.2.1 Provisions for an Apartment Dwelling House

The development of an *apartment dwelling house* shall be in accordance with the provisions of Section 9.2 of this By-law.

## 9.3.1.2.2 Provisions for a Retirement Home

The development of a *retirement home* shall be in accordance with the provisions of Section 22.2 of this By-law.

## 9.3.1.2.3: Provisions for a Convenience Store

The development of a *convenience store* shall be in accordance with the provisions of Sections 11.1.2 and 11.2 of this By-law.

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

**9.3.2 R4-2 N/W CORNER OF NORWICH AVENUE AND JULIANA DRIVE (KEY MAP 87)**

9.3.2.1 Notwithstanding any provisions 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 the following:

*an apartment dwelling house;*  
*a church;*  
*a nursery school.*

9.3.2.2 Notwithstanding any provisions 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* except in accordance with the following provisions:

RESIDENTIAL ZONE 4 (R4)

## 9.3.2.2.1 Front Yard Depth

Minimum

for an <i>Apartment Dwelling House</i>	30.0 metres
for a <i>Church and/or Nursery School</i>	15.0 metres

## 9.3.2.2.2 Exterior Side Yard Width

Minimum

30.0 metres

## 9.3.2.2.3 Setback

Minimum Distance from Centreline  
of Norwich Avenue and Juliana Drive

27.5 metres

## 9.3.2.2.4 Height of Building

Maximum

9 storeys

## 9.3.2.2.5 Parking Area Location

Minimum Distance from Street Line

3.0 metres

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

**9.3.3 R4-3 WEST SIDE OF RIDDELL STREET, NORTH OF INGERSOLL AVE (KEY MAP 46)**

(Deleted by By-Law 8855-13)

**9.3.4 R4-4 JULIANA DRIVE AT FINKLE STREET (KEY MAP 95)**

9.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*an apartment dwelling house.*

9.3.4.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R4-4 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

(Replaced by By-Law 8719-11)

(Deleted and Replaced by By-Law 9556-22)

(Deleted and Replaced by By-Law 9720-24)

9.3.4.2.1 *Lot Area*

Minimum

0.79 hectares

RESIDENTIAL ZONE 4 (R4)9.3.4.2.2 *Number of Apartment Units*

Maximum	213
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9.3.4.2.3 *Height of Building*

Maximum	13 storeys
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9.3.4.2.4 *Front Yard Depth*

Minimum	7.5 metres
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9.3.4.2.5 *Exterior Side Yard Width*

Minimum	7.5 metres
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9.3.4.2.6 *Interior Side Yard Width*

Minimum	3.5 metres
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9.3.4.2.7 *Number of Vehicle Parking Spaces per Dwelling Unit*

Minimum	1.4, exclusive of visitor parking
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9.3.4.3 That all the provisions of the R4 Zone in Section 9.2 to 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.

(Replaced by By-Law 8719-11)

(Deleted and Replaced by By-Law 9556-22)

(Deleted and Replaced by By-Law 9720-24)

9.3.5 **R4-5 S/W CORNER OF LANSDOWNE & NELLIS (KEY MAP 66)**

9.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*an apartment dwelling house*

9.3.5.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-5 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

9.3.5.2.1 *Number of Apartment Units*

Maximum	46
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9.3.5.2.2 *Front Yard Depth*

Minimum	5.4 m
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RESIDENTIAL ZONE 4 (R4)9.3.5.2.3 *Interior Side Yard Width*

Minimum	3 m
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(Added by By-Law 8990-15)  
(Replaced by By-Law 9335-19)

9.3.5.2.4 *Landscaped Open Space*

Minimum	28%
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9.3.5.2.5 *Height*

Maximum	6 storeys
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9.3.5.2.6 *Parking Spaces*

Minimum	60
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9.3.5.2.7 *Yards Where Parking Areas Are Permitted*

*all yards*

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

(Added by By-Law 8990-15)  
(Replaced by By-Law 9335-19)

9.3.6 **R4-6 NORTHWEST CORNER OF JAMES STREET AND CLARK STREET SOUTH**  
**(KEY MAP 64)**

9.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-6 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*an apartment dwelling house*

9.3.6.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-6 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

9.3.6.2.1 *Lot Area*

Minimum per <i>Dwelling Unit</i>	39 m <sup>2</sup>
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9.3.6.2.2 *Front Yard Depth*

Minimum	13 m
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RESIDENTIAL ZONE 4 (R4)9.3.6.2.3 *Exterior Side Yard Width*

Minimum	4 m
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9.3.6.2.4 *Height*

Maximum	12 storeys
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## 9.3.6.2.5 Parking

Minimum	1.15 spaces/dwelling unit
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## 9.3.6.2.6 Visitor Parking

Minimum	20 spaces
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9.3.6.3 That all the provisions of the R4 Zone in Section 9.2 to 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 9133-17)

9.3.7 **R4-7 WEST SIDE OF FINKLE STREET BETWEEN ALBERTA AVENUE AND JULIANA DRIVE (KEY MAP 94)**

9.3.7.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-7 Zone use any lot, or erect, alter or use any building or structure for any purpose except the following:

*an apartment dwelling house*

9.3.7.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-7 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

9.3.7.2.1 *Front Yard Depth*

Minimum	7.5 m
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9.3.7.2.2 *Exterior Side Yard Width*

Minimum	7.5 m
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9.3.7.2.3 *Interior Side Yard Width*

Minimum	7.5 m
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## 9.3.7.2.4 Accessible Parking

Minimum	8 spaces
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9.3.7.2.5 Loading Space Width	Minimum 3.6 m
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9.3.7.2.6 Passenger Loading Space Width Minimum 2.7 m

9.3.7.2.7 Provisions for Registration of Standard Condominiums

Internal *lot lines* created by registration of a plan of condominium shall not be construed as *lot lines* for the purpose of zoning regulations provided that all such regulations as they apply to the whole of the *lot* existing prior to any condominium plan registration are observed.

9.3.7.3 That all the provisions of the R4 Zone in Section 9.2 to 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 9145-17)

9.3.8 **R4-8 S/W CORNER OF HUNTER STREET & DELATRE STREET (KEY MAP 61)**

9.3.8.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R4-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

*an apartment dwelling house.*

9.3.8.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R4-8 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

9.3.8.2.1 Number of units:

Maximum 34

9.3.8.2.2 *Lot Coverage*

Maximum 38%

9.3.8.2.3 *Rear Yard Depth*

Minimum 6 m

9.3.8.2.4 *Exterior Side Yard Width*

Minimum 6 m

9.3.8.2.5 Landscaped Open Space

Minimum 27%

9.3.8.2.6 *Parking Spaces*

Minimum 33



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- 9.3.9.3 That all the provisions of the R4 Zone in Section 9.2 to 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 9331-19)

**9.3.10 R4-10 NELLIS STREET (KEY MAP 53)**

- 9.3.10.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R4-10 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

*an apartment dwelling house.*

- 9.3.10.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R4-10 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

9.3.10.2.1 *Lot Frontage*

Minimum 10 m

9.3.10.2.2 *Number of Apartment Dwelling Units*

Maximum 98

9.3.10.2.3 *Height of Building*

Maximum 4 storeys

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

(Added by By-Law 9400-20)

**9.3.11 R4-11 OXFORD ROAD 17 (KEY MAP 7)**

- 9.3.11.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R4-11 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;

- 9.3.11.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R4-11 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

9.3.11.2.1 *Front Yard Depth:*

Minimum 8 m

RESIDENTIAL ZONE 4 (R4)9.3.11.2.2 *Landscaped Open Space:*

Minimum	32%
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9.3.11.2.3 *Parking:*

Minimum	1.4 spaces/dwelling unit
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9.3.11.2.4 That all provisions of the R4 Zone in Section 9.2 to this By-law, as amended, shall apply and further, that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 9388-20)

9.3.12 **R4-12 EAST SIDE OF SOUTHWOOD WAY (KEY MAP 102)**

9.3.12.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-12 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*an apartment dwelling house*

9.3.12.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-12 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

9.3.12.2.1 *Number of units*

Maximum	52
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9.3.12.2.2 *Height*

Maximum	4 storeys
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9.3.12.2.3 *Lot Frontage*

Minimum	9.5 m
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9.3.12.2.4 *Interior Side Yard Width*

Minimum	6.3 m (north side) 7.3 m (south side)
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9.3.12.2.5 *Parking Area Setback*

Minimum	Nil
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9.3.12.2.6 *Parking Spaces*

Minimum	70
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9.3.12.3 That all the provisions of the R4 Zone in Section 9.2 to 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 9445-21)

(Deleted and Replaced by By-Law 9564-22)

9.3.13 **R4-13 N/E Corner of Oxford Street & Drew Street (Key Map 45)**

9.3.13.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-13 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*an apartment dwelling house*

9.3.13.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-13 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

9.3.13.2.1 Number of units

Maximum 78 units

(Added by By-Law 9447-21)

9.3.13.2.2 *Height*

Maximum 5 storeys

9.3.13.2.3 *Lot Coverage*

Maximum 48%

9.3.13.2.4 *Front Yard Depth*

Minimum 7 m

9.3.13.2.5 *Rear Yard Depth*

Minimum 6m

9.3.13.2.6 *Exterior Side Yard Width*

Minimum 5.5 m

9.3.13.2.7 *Landscaped Open Space*

Minimum 22%

9.3.13.2.8 *Amenity Area*

Minimum 1,424 m<sup>2</sup>

RESIDENTIAL ZONE 4 (R4)9.3.13.2.9 *Parking Spaces*

Minimum	112
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9.3.13.3 That all provisions of the R4 Zone in Section 9.2 to this By-law, as amended, shall apply, and further that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9447-21)

9.3.14 **R4-14 NORTH WEST CORNER OF MAIN STREET & WELLINGTON STREET  
(KEY MAP 62)**

9.3.14.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-14 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*an apartment dwelling house.*

(Added by By-Law 9579-23)

9.3.14.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-14 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

## 9.3.14.2.1 Lot Area

Minimum	57 m <sup>2</sup> / unit
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## 9.3.14.2.2 Lot Frontage

Minimum	28.9 m
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## 9.3.14.2.3 Rear Yard Depth

Minimum	9.6 m
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## 9.3.14.2.4 Interior Side Yard Width

Minimum	6 m
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## 9.3.14.2.5 Exterior Side Yard Width

Minimum	1.5 m
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## 9.3.14.2.6 Landscaped Open Space

Minimum	32%
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## 9.3.14.2.7 Height

Maximum	6 storeys
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## 9.3.14.2.8 Number of Apartment Units

Maximum	50
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## 9.3.14.2.9 Parking Area Location

Notwithstanding Sections 5.4.4.1 and 5.4.4.2 of this By-Law, on lands zoned R4-14, parking areas may be located within a *front yard*, and the minimum setback to the main building on the lot shall be nil.

## 9.3.14.2.10 Parking Stall Size

Notwithstanding Section 5.4.1.8 of this By-Law, on lands zoned R4-14, underground parking stalls adjacent to a wall or structure may have a minimum width of 2.7 m.

9.3.14.3 That all the provisions of the R4 Zone in Section 9.2 to 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 9579-23)

**9.3.15 R4-15 S/W CORNER OF JULIANA DR AND ATHLONE AVE (KEY MAP 95)**

9.3.15.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R4-15 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

*An apartment dwelling house*

9.3.15.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R4-15 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

9.3.15.2.1 *Height*

Maximum	6 storeys for the northern portion of the subject lands, adjacent to Juliana Drive;
	4 storeys for the western portion of the subject lands, near Champlain Avenue.

9.3.15.2.2 *Exterior Side Yard*

Minimum	4.8 m
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9.3.15.3 That all other provisions of the R4 Zone in Section 9.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 9544-22)



RESIDENTIAL ZONE 4 (R4)**9.3.18 R4-18 NORTHWEST CORNER OF SPRINGBANK AVENUE & BRAESIDE STREET (KEY MAP 50)**

9.3.18.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-18 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

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

9.3.18.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-18 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

9.3.18.2.1 *Interior Side Yard Width*

Minimum 6 m

9.3.18.2.2 Parking Requirements

On lands zoned R4-18, the minimum parking requirement shall be 1.3 spaces per unit, inclusive of visitor parking.

9.3.18.3 That all the provisions of the R4 Zone in Section 9.2 to 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 9622-23)

**9.3.19 R4-19 NORTHWEST CORNER OF JULIANA DRIVE & LAMPMAN PLACE (KEY MAP 87)**

9.3.19.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-19 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

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

9.3.19.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-19 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

9.3.19.2.1 *Lot Area*

Minimum 48 m<sup>2</sup> per dwelling unit

9.3.19.2.2 *Front Yard Depth*

Minimum 7.5 m

9.3.19.2.3 *Exterior Side Yard Width*

Minimum 2.4 m

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9.3.19.2.4 *Maximum Height* 10 storeys

9.3.19.2.5 Parking Location

Notwithstanding Section 5.4.4.1- Table 7- Yards Where Parking Areas are Permitted, on lands zoned R4-19, a parking area may be permitted within a front yard.

9.3.19.2.6 Parking Area Setback

Notwithstanding Section 5.4.4.2- Table 8- Setback Requirements for Parking Areas, on lands zoned R4-19, a parking area may be permitted with a nil setback to Lampman Place street line.

9.3.19.2.7 Parking Requirements

On lands zoned R4-19, the minimum parking requirement shall be 1.32 spaces per unit, inclusive of visitor parking.

9.3.19.3 That all the provisions of the R4 Zone in Section 9.2 to 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 9613-23)

9.3.20 **R4-20 KARN ROAD (KEY MAP 109)**

9.3.20.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R4-20 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

*an apartment dwelling house;*  
*a horizontally-attached dwelling house;*  
*a multiple-attached dwelling house;*  
*a street row dwelling house;*

9.3.20.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R4-20 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

9.3.20.2.1 Number of Dwelling Units

Minimum 270

9.3.20.2.2 *A horizontally-attached dwelling house; a multiple-attached dwelling house and/or a street row dwelling house* shall be developed in accordance with the provisions of Section 8.2 of this By-law.

9.3.20.2.3 Provisions for an Apartment Dwelling House

9.3.20.2.3.1 An *apartment dwelling house* in the R4-20 Zone shall be developed in accordance with the provisions of Section 9.2 of this By-law.

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## 9.3.20.2.3.2 Parking

Minimum	1.25 spaces per unit, plus <i>required</i> visitor parking
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## 9.3.20.2.4 Driveway Standards, Distance from Intersection

Minimum for City Roads	7.5 m
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9.3.20.2.5 **Holding Provisions**

Where an “H” appears on a zoning map following the zone symbol R4-20, those lands shall not be developed or *used* unless this By-law has been amended to remove the “H” symbol or the provisions governing the “H” symbol have been amended to permit the *use*.

9.3.20.2.5.1 Criteria for the Removal of, or Amendment to the Holding Provision

- i) Prior to the removal of the “H” symbol to allow a *use* or *uses* permitted in the R4-20 Zone, the Owner shall submit detailed plans to the satisfaction of the City of Woodstock for the development of the whole of the lands to which the R4-20 Zone applies.
- ii) The detailed plans noted in i) above will include a Noise Impact Assessment (NIA) that evaluates noise impacts and provides mitigation recommendations related to the development of the lands. The said NIA will be prepared by a qualified Acoustic Engineer experienced with mineral aggregate operations and further, the NIA may be subject to peer review at the sole discretion of the City, at the expense of the Owner.
- iii) Prior to the removal of the “H” symbol, the NIA noted in ii) above shall be circulated to the owners of the licensed pit operations to the south and southwest of the subject lands, and any other persons considered appropriate by the City of Woodstock.
- iv) Prior to the removal of the “H” symbol, the NIA noted in ii) above shall be completed and approved to the satisfaction of the City of Woodstock in consultation with the County of Oxford.
- v) Prior to the removal of the “H” symbol, the Owner shall agree in writing with the City that mitigation measures recommended by the NIA noted in ii) above will be implemented and the cost of same borne by the Owner, to the satisfaction of the City of Woodstock.

9.3.20.3 That all the provisions of the R4 Zone in Section 9.2 to 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 9639-23)

(Deleted and Replaced by By-Law 9738-25)