

MULTIPLE RESIDENTIAL – R4

INTENT: This district is intended to provide residential areas which will accommodate medium density housing within the community where high-quality multi-unit dwelling environments are integrated into either existing or proposed residential neighbourhoods.

1. PERMITTED USES	DEVELOPMENT OFFICER DISCRETIONARY USES	DISCRETIONARY USES
Accessory buildings	Rowhouse dwelling or townhouse	Alternative energy, solar (ground mounted)
Accessory structure		Assisted living
Accessory use		Boarding house
Alternative energy, solar (wall and roof mounted)		Group home
Duplex		Home occupation 2
Home occupation 1		Nursing home/extended care facility
Multi-unit dwelling		Senior citizen housing
Semi-detached dwelling		Signs (in accordance with Schedule 2)
Shipping container, temporary		
Signs (in accordance with Schedule 2)		

2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m ²	sq. ft.
Semi-detached (each unit)						
– interior lot	9.1	30	30.5	100	325.2	3,500
– corner lot	12.2	40	30.5	100	371.6	4,000
Duplex						
– interior lot	18.3	60	30.5	100	650.3	7,000
– corner lot	22.9	75	30.5	100	696.8	7,500
Rowhouse dwelling						
– interior lot	6.1	20	30.5	100	185.8	2,000
– corner lot	9.1	30	30.5	100	278.7	3,000
Multi-unit dwelling	30.5	100	30.5	100	929.0	10,000

3. MINIMUM SETBACK DIMENSIONS

Use	Front		Side		Rear	
	m	ft.	m	ft.	m	ft.
Semi-detached duplex	7.6	25	1.5	5	7.6	25
Rowhouse dwelling or townhouse	7.6	25	1.5	5	7.6	25
Multi-unit dwelling	7.6	25	1.5	5	7.6	25

All other uses, as required by the Development Authority.

4. MAXIMUM PERCENTAGE OF LOT COVERAGE

Principal building – 50%

Accessory buildings – 10% or 111.5 m² (1,200 sq. ft.), whichever is less.

5. MINIMUM FLOOR AREA

Row dwelling – 74.3 m² (800 sq. ft.)

Duplex – 74.3 m² (800 sq. ft.)

Multi-unit dwelling – 74.3 m² (800 sq. ft.)

All other uses – as required by the Development Authority

6. MAXIMUM HEIGHT OF BUILDINGS

Principal building – 10.6 m (35 ft.)

Accessory buildings – 4.6 m (15 ft.)

7. SPECIAL DEVELOPMENT STANDARDS

The side setback requirement does not preclude the building of a semi-detached dwelling, a row dwelling or townhouse where each dwelling is separated by a party wall and on a separate title.

8. SIGNS – See Schedule 2.

9. FENCING REQUIREMENTS – See Schedule 7.

10. PARKING AND LOADING SPACE REQUIREMENTS – See Schedule 8.

11. LANDSCAPING STANDARDS – See Schedule 9.

12. HOME OCCUPATIONS – See Schedule 10.

13. TELECOMMUNICATION ANTENNA STRUCTURES – See Schedule 12.