

PART G-1 - R4S - SPECIAL RESIDENTIAL ZONE

The following provisions shall apply to the use of land and the construction of buildings in all R4S zones subject to the general provisions under Part B and Part C of this By-Law.

1. PERMITTED USES

(1) Any person may use land and erect, occupy and maintain buildings and structures therein for any of the following purposes:

(a) Main Use

- (i) a triplex dwelling
- (ii) a horizontal multiple attached dwelling
- (iii) a double duplex dwelling
- (iv) one or more apartment dwellings
- (v) public use (2019-64)

(b) Accessory Uses, Buildings or structures

- (i) any use, building or structure which is subordinate and customarily incidental to a main use

2. ZONE REQUIREMENTS FOR A TRIPLEX DWELLING

- (1) Lot Frontage (minimum): 22.5 metres
- (2) Front Lot Line (minimum): 21.5 metres
- (3) Lot Area (minimum): 930 square metres
- (4) Front Yard Depth (minimum): 7.5 metres
- (5) Rear Yard Depth (minimum): 7.5 metres
- (6) Interior Side Yard Depth (minimum): 3.5 metres
- (7) Outside Side Yard Depth (minimum): 4.5 metres
- (8) Lot Coverage (maximum): 35 percent

(9) Building Height (maximum): 12.0 metres

3. ZONE REQUIREMENTS FOR A HORIZONTAL MULTIPLE ATTACHED DWELLING

(1) Lot Frontage (minimum): 45.0 metres

(2) Front Lot Line (minimum): 43.5 metres

(3) Lot Area (minimum): 930 square metres

(4) Minimum number of dwelling units in one building: 3

(5) Front Yard Depth (minimum) To the closest wall of any building on the lot
7.5 metres (3129-95)

(6) Interior Side Yard Width and Rear Yard Depth (minimum)

(a) to a wall of a building which contains windows to habitable rooms: 4.5 metres

(b) a wall of a building which contains no windows to habitable rooms: 3.5 metres

(7) Lot Coverage (maximum): 30 percent

(8) Landscaped Area (minimum): 40 percent

(9) Building Height (maximum): 10.5 metres or 3 storeys whichever is the lesser

(10) Minimum distance between dwellings on lot:

(a) Between two exterior walls, one of which contains windows to habitable rooms: 3.5 metres

(b) Between two exterior walls, both of which contain windows to habitable rooms: 7.5 metres

4. ZONE REQUIREMENTS FOR A DOUBLE DUPLEX DWELLING

(1) Lot Frontage (minimum): 22.5 metres

(2) Front Lot Line (minimum): 21.5 metres

(3) Lot Area (minimum): 930 square metres

(4) Front Yard Depth (minimum): 7.5 metres

- (5) Rear Yard Depth (minimum): 7.5 metres
- (6) Interior Side Yard Width (minimum): 3.5 metres
- (7) Outside Side Yard Depth (minimum): 4.5 metres
- (8) Lot Coverage (maximum): 35 percent
- (9) Building Height (maximum): 10.5 metres

5. ZONE REQUIREMENTS FOR AN APARTMENT DWELLING

- (1) Lot Frontage (minimum) 24.0 metres
- (2) Lot Area (per dwelling unit - minimum): 161.5 sq. metres
- (3) Front Yard Depth (minimum): 7.5 metres
- (4) Rear Yard Depth (minimum): 7.5 metres
- (5) Interior Side Yard Width (minimum): 3.5 metres or one half the height of the main building, whichever is the greater
- (6) Lot Coverage (maximum): 30 percent
- (7) Landscaped Area (minimum): 40 percent
- (8) Building Height (maximum): 13.5 metres or 4 storeys, whichever is the lesser
- (9) Minimum distance between dwellings on the lot:
 - (a) between two exterior walls which contain no windows to habitable rooms: 3.0 metres
 - (b) between two exterior walls, one of which contains windows to habitable rooms: 9.0 metres
 - (c) between two exterior walls, both of which contain window to habitable rooms: 15.0 metres

6. LANDSCAPED STRIP

- (1) A strip of land with a minimum depth of 1.5 metres shall be maintained as a landscaped area abutting any streetline (except for ingress and egress) and abutting any lot line abutting any SPR, R2S, CF or 01 zones.

7. MAXIMUM DENSITY AND NUMBER OF MAIN BUILDINGS

- (1) Within that area of a registered plan of subdivision zoned R4S, the density shall not exceed 30 dwelling units per net hectare. (3129-95)
- (2) More than one (1) main building shall be permitted on a lot provided each main building will be in conformity with all other requirements of this By-Law. (3129-95)

8. SPECIAL MAXIMUM YARD AND SETBACK PROVISIONS

See Part C, Section 13(1)c
(3129-95)

9. MINIMUM PUBLIC UTILITIES

- (1) Any main building shall be serviced by and connected to:
 - (a) an adequate municipal water supply system; and
 - (b) an adequate municipal sanitary sewer system.

10. FOR ACCESSORY USES, BUILDINGS OR STRUCTURES PROVISIONS

See Part C, Section 7.

11. FOR OFF STREET PARKING PROVISIONS

See Part C, Sections 15 and 16.

12. HOLDING "H" SYMBOL

- (1) Notwithstanding the requirements of Subsection 1 of this Part G-1, within the area zoned R4S-H, no person shall erect or occupy any building or structure or use any building, .structure or land for any purposes, other than the use that existed on the first day of November, 1991. The Holding "H" symbol shall be removed from the lands zoned R4S-H in accordance with the provisions of Section 36 of the Planning Act, R.S.O. 1990 provided that the following are addressed:
 - (a) that an adequate municipal water system adequate municipal sanitary sewer system are available to service and connect to the main use on the lot or lots in question; and
 - (b) that a plan of subdivision is registered on the lands zoned R4S-H in accordance with the Planning Act, R.S.O. 1990. (2991-93)