

SECTION 10: ZONE 4 AND ZONE 4A**10.1 Zone 4 Permitted Uses**

Within a Zone 4, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

- 10.1.1. Residential Building – Apartment
- 10.1.2. Uses accessory to the foregoing permitted use.
- 10.1.3. Home occupation (In conformity with subsection 6.17)

(By-law amendment 94-69)

10.2 Regulations

Within a Zone 4, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

10.2.1	All the applicable regulations contained in Section 6 – General Regulations of this By-law.	
10.2.2	Minimum Lot Area	740 square metres for the first unit plus, an additional 92 metres for each additional unit
10.2.3	Minimum Lot Frontage	30 metres
10.2.4	Minimum Lot Width	30 metres
10.2.5	Minimum Side Yard (each side)	3 metres or one half (1/2) building height, whichever is greater
10.2.6	Minimum Rear Yard	7.5 metres
10.2.7	Minimum Floor Area per Dwelling Unit	
	(a) Bachelor	37 square metres
	(b) 1 bedroom	55 square metres
	(c) More than 1 bedroom	83 square metres
10.2.8	Maximum Lot Coverage	
	(a) Main Building with Attached Garage or Carport	Equal to 40% of total lot area
	(b) Main Building without Attached Garage or Carport	Equal to 30% of total lot area
	(c) Accessory Building	Equal to 10% of total lot area
10.2.9	Maximum Building Height	
	(a) Main Building	10.5 metres or three (3) storeys, whichever is greater
	(b) Accessory Building	4.5 metres but not more than one (1) storey
10.2.10	Off-Street Parking	In conformity with the regulations contained in subsections 6.10 and 6.12 of this By-law

10.3 Zone 4a Permitted Uses

(By-law amendment 89-44)

Within a Zone 4a, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

- 10.3.1 Residential Building – Row
- 10.3.2 Uses accessory to the foregoing permitted use.
- 10.3.3 Home occupation in conformity with subsection 6.17

(By-law amendment 94-69)

10.4 Regulations

Within a Zone 4a, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

10.4.1	Maximum Density	35 Units per hectare
10.4.2	Minimum Lot Frontage	30 metres
10.4.3	Minimum Lot Width	30 metres
10.4.4	Minimum Flankage Yard	6 metres
10.4.5	Minimum Side Yard (each side)	3 metres or one half (1/2) building height, whichever is greater
10.4.6	Minimum Rear Yard	7.5 metres
10.4.7	Maximum Lot Coverage	
	(a) Main Building(s) with Attached Garage or Carport	Equal to 40% of total lot area
	(b) Main Building(s) without Attached Garage or Carport	Equal to 30% of total lot area
	(c) Accessory Building	Equal to 10% of total lot area
10.4.8	Maximum Building Height	
	(a) Main Building	10.5 metres
	(b) Accessory Building	4.5 metres but not more than one (1) storey
10.4.9	Off-Street Parking	In conformity with the regulations contained in subsections 6.10 and 6.12 of this By-law
10.4.10	All the applicable regulations contained in Section 6 – General Regulations of this By-law.	
10.4.11	Where a project has been approved as a condominium in accordance with section 50 of the Condominium Act 1980 and amendments thereto, and with Section 50 of the Planning Act 1983, and amendments thereto, individual parcels of land created for the purpose of phasing the registration of the condominium shall be exempt from Section 10.4 and the requirements for yard setbacks, lot coverage and parking provided however, that the whole of the project is in full compliance with this By-law including the requirements for yard setbacks, lot coverage and parking.	