

**SECTION 10: ZONE 4 AND ZONE 4A****SECTION 9: ZONE 4****10.1 Zone 4 Permitted Uses****9.1 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:

- 9.1.1 Residential Building – Apartment
- 9.1.2 Uses accessory to the foregoing permitted use
- 9.1.3 Home occupation in conformity with subsection 6.20

**10.2 Regulations****9.2 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:

9.2.1	All the applicable regulations contained in Section 6 – General Regulations of this By-law.	
9.2.2	Minimum Lot Area	740 square metres for the first unit plus, an additional 92 metres for each additional unit
9.2.3	Minimum Lot Frontage	30 metres
9.2.4	Minimum Lot Width	30 metres
9.2.5	<b>Front Yard Setback</b>	<b>7.6 metres</b>
9.2.6	Minimum Side Yard <b>Setback</b> (each side)	3 metres or one half (1/2) building height, whichever is greater
9.2.7	Minimum Rear Yard <b>Setback</b>	7.5 metres
<del>10.2.7</del>	<del>Minimum Floor Area per Dwelling Unit</del>	
	<del>(a) Bachelor</del>	<del>37 square metres</del>
	<del>(b) 1 bedroom</del>	<del>55 square metres</del>
	<del>(c) More than 1 bedroom</del>	<del>83 square metres</del>
9.2.8	Maximum Lot Coverage <b>Main Building</b>	
	(a) <del>Main Building With Attached Garage or Carport</del>	Equal to 40% of total lot area
	(b) <del>Main Building Without Attached Garage or Carport</del>	Equal to 30% of total lot area
	<del>(c) Accessory Building</del>	<del>Equal to 10% of total lot area</del>
9.2.9	Maximum Building Height <b>Main Building</b>	10.5 metres or three (3) storeys, whichever is greater

	<del>(a) Main Building</del>	<del>10.5 metres or three (3) storeys, whichever is greater</del>
	<del>(b) Accessory Building</del>	<del>4.5 metres but not more than one (1) storey</del>
9.2.10	Accessory Buildings	In conformity with the regulations contained in subsection 6.3 of this By-law.
9.2.11	Off-Street Parking	In conformity with the regulations contained in subsections 6.10 and 6.12 of this By-law