

6.4 This Zone shall be known as

R-4 - RESIDENTIAL USE

6.4.1 Principal Uses Permitted

- 6.4.1.(1) (a) One-unit residential dwelling
- (b) Two-unit residential dwelling
- (c) Multiple-unit residential dwelling

(Bylaw 4871 – Jun 24/24)

6.4.2 Secondary Uses Permitted

- 6.4.2.(1) (a) A Boarding use conforming to 4.2.1.
- (b) Secondary Suite use conforming to 4.2.13 (Bylaw 4825 - Sept 20/22)
- (c) Accessory Dwelling Unit (Bylaw 4871 – Jun 24/24)

6.4.2.(2) Without limiting the application or derogating from the requirements of the *Rubbish and Weed Control Bylaw*, small-scale urban agriculture, provided,

- (a) the total area of land within the parcel which is under cultivation for the production of fruits and vegetables for sale or exchange does not exceed 95 sq. m (1,023 s.f.), with two contiguous parcels straddled by a single principal building to be treated as one for the purpose of applying this subparagraph;
- (b) fruits or vegetables produced for sale or exchange are not grown or cultivated within a greenhouse or other building;
- (c) no artificial lighting is used in connection with the small-scale urban agriculture use;
- (d) no sign is erected, placed or maintained on the parcel identifying or in any way connected with the small-scale urban agriculture use; and
- (e) fruits or vegetables produced for sale or exchange are not available for purchase by the general public on the parcel. (Bylaw 4381 – Dec 17/07)

6.4.2.(3) Home-based child care. (Bylaw 4401 – Mar 10/08)

6.4.2.(4) (Repealed - Bylaw 3974 – Mar 23/98)

6.4.2.(5) A Residential business use conforming to 4.2.8.

6.4.3 Accessory Uses Permitted and Required

6.4.3.(1) An accessory off-street parking use as required by the Parking Facilities Bylaw.

6.4.3.(2) Accessory buildings.

6.4.3.(3) Accessory structures. (Bylaw 4505 – Apr 26/10)

6.4.4

Regulations for Buildings and Structures

(Miscellaneous changes – Bylaw 4871 – Jun 24/24)

		<u>Principal Building</u>	<u>Accessory Buildings and Accessory Dwelling Units</u>	<u>Accessory Structures</u>
6.4.4.(1)	Number Permitted	two	two	two
6.4.4.(2)	Setbacks- Minimum			
	(a) Front lot line (Bylaw 3643 – May 28/90)	6.0 m (19.7’)	6.0 m (19.7’)	7.6 m (23.6’)
	(b) Rear lot line (Bylaw 4648 – Jun 22/15)	7.6 m (24.9’)	0.6 m (2.0’) except it is 1.5 m (4.9’) for an Accessory Dwelling Unit	1.5 m (4.9’)
	(c) Interior side lot line (subject to paragraph 11) (Bylaw 3643 – May 28/90)	1.5 m (4.9’)	0.6 m (2.0’) except it is 1.5 m (4.9’) for an Accessory Dwelling Unit	1.5 m (4.9’)
	(d) Exterior side lot line	3.7 m (12.1’)	3.7 m (12.1’)	3.7 m (12.1’)
	(e) Total of side lot lines	4.6 m (15.1’)	N/A	N/A
6.4.4.(3)	Maximum Height and Storeys			
	(a) Building Height where no more than two (2) dwelling units are situated on a lot	See NOTE below	3.0 m (9.8’) except it is 4.4 m (14.4’) for an Accessory Dwelling Unit	4.6 m (15.1’)
	Building Height where no more than four (4) and no fewer than three (3) dwelling units are situated on a lot	8.5 m (27.9’)		

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| (b) (Removed - Bylaw 4871 – Jun 24/24) | | | |
| (c) Roof Height where no more than two (2) dwelling units are situated on a lot | See NOTE below | 4.6 m (15.1')
except it is 6.0 m (19.7) for an | N/A |
| (d) Roof Height where no more than four (4) and no fewer than three (3) dwelling units are situated on a lot | 10.0 m (32.8') | Accessory Dwelling Unit | |

N O T E: To be determined as a function of lot breadth in accordance with Schedule B (Bylaw 3643 – May 28/90)

- (e) a Principal Building may not exceed three (3) storeys including basements. (Bylaw 4871 – Jun 24/24)
- (f) An Accessory Dwelling Unit may not exceed 2 storeys including basements. (Bylaw 4871 – Jun 24/24)

6.4.4.(4) Maximum Lot Coverage for a one-unit residential dwelling use

- (a) 30.00% for all buildings and structures, of which a maximum 7.00% may be for all accessory buildings.
- (b) 35.00% for all buildings and structures in a single storey designation as set out in Schedule B, of which a maximum 7.00% may be for all accessory buildings.
(Bylaw 3864 – Aug 14/95) (Bylaw 4451 – Jan 26/09) (Bylaw 4648 – Jun 22/15)
- (c) Lot Coverage Maximum for any combination of two or more dwelling units on a lot is 30% for all buildings and structures. (Bylaw 4871 – Jun 24/24)
- (d) Except where an existing dwelling unit is being retained and was granted an Occupancy Permit prior to November 30, 2023, an additional 7% Lot Coverage is permitted provided the additional Lot Coverage is used for an Accessory Dwelling Unit. (Bylaw 4871 – Jun 24/24)

6.4.4.(5) Density
(Bylaw 4871 – Jun 24/24)

Density shall not exceed four (4) dwelling units, except:

- (a) where lots have heritage protection enacted under S. 611 of the Local Government Act prior to November 30, 2023, density shall not exceed two (2) dwelling units.

- (b) The maximum Floor Area Ratio for a maximum of two (2) dwelling units in a principal building shall not exceed 0.4.
 - (c) The maximum Floor Area Ratio for a maximum of two (2) dwelling units of which one (1) unit is an Accessory Dwelling Unit, shall not exceed 0.5.
 - (d) The maximum Floor Area Ratio for a maximum of three (3) or four (4) dwelling units on the lot shall not exceed 0.6.
- 6.4.4.(6) (Removed – Bylaw 4871 – Jun 24/24)
- 6.4.4.(6)(a) (Repealed - Bylaw 4648 – Jun 22/15)
- 6.4.4.(6)(b) (Repealed - Bylaw 4648 – Jun 22/15)
- 6.4.4.(7) A clear space of 3 m (10 feet) shall be provided between buildings and between buildings and structures.
- 6.4.4.(8) An accessory building constructed in the area between the front lot line and a line 25 m (82 feet) distant from and parallel to the front lot line shall conform to the same setback requirements for the principal building for the side lot lines.
- 6.4.4.(9) A principal use and a secondary use, except for small-scale urban agriculture and accessory dwelling unit, are only permitted within a principal building. (Bylaw 4627 - Nov 14/14)
- 6.4.4.(10) (Removed – Bylaw 4871 – Jun 24/24)
- 6.4.4.(11) Notwithstanding 6.4.4.(2)(c) interior side lot line in respect of a principal building containing more than one storey, the interior side lot line setback of the second storey and all portions of the building above the second storey shall be a distance not less than 3.0 m (9.8 feet). (Bylaw 3643 – May 28/90) For the purposes of this section the first storey is the lowest storey having its floor level less than 0.8 m (2.6 feet) below grade. (Bylaw 4871 – Jun 24/24)
- 6.4.4.(12) Live Landscaping Coverage minimum is 30%. (Bylaw 4871 – Jun 24/24)