

Residential Multi-Unit (R4) Zone



The purpose of the Residential Multi-Unit (R4) Zone is to encourage compact neighbourhood development in strategic locations, such as along main transportation corridors and near employment and shopping destinations by accommodating a variety of medium density housing forms, such as multi-unit structures within Growth Centres.

Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES		NON-RESIDENTIAL USES
Existing Residential Uses	Grouped Dwellings	Places of Worship
Multi-Unit Dwellings up to 16 residential units per dwelling	Residential Facilities up to 50,000 square feet gross floor area	

Permitted Uses with Special Conditions:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

RESIDENTIAL USES	SPECIAL CONDITIONS
Home-based Business – Level 1	Section 14.4
Home-based Business – Level 2	Section 14.4; Only permitted on and accessed from designated collector roads
One Unit Dwellings	Subject to the requirements applicable to One & Two Unit Dwellings in section 4.4.3
Semi-Detached Dwellings	Subject to the requirements applicable to Semi-Detached Dwellings in section 4.4.3
Townhouses	Subject to the requirements applicable to Townhouses in Section 4.5.3
Two Unit Dwellings	Subject to the requirements applicable to One & Two Unit Dwellings in section 4.4.3

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Existing Agricultural Uses	Subject to the requirements of the Agricultural (A1) Zone
Business Offices	Section 4.6.4.1
Community Facilities	Section 4.3.4.2
Medical and Dental Clinics	Section 4.6.4.1

Zone Requirements:

REQUIREMENT	GROUPED DWELLINGS	TOWNHOUSES	MULTI-UNIT DWELLINGS	ALL OTHER PERMITTED USES
Minimum Lot Area: (i) Central Sewer (ii) On-site Sewer	2,000 sq ft./unit 30,000 sq ft/unit	2,000 sq ft./unit 30,000 sq ft./unit	2,000 sq ft./unit 30,000 sq ft./unit	4,000 sq ft. 30,000 sq ft.
Minimum Lot Frontage: (i) Central Sewer (ii) On-site Sewer	40 feet 60 feet	20 feet/unit 30 feet/unit	40 feet 60 feet	40 feet 60 feet
Minimum Front/Flankage Setback: (main and accessory structures)	20 feet	20 feet	20 feet	20 feet
Minimum Side Setback: (i) Main Building (ii) Accessory structure (iii) Common Wall	4 feet 4 feet N/A	4 feet 4 feet 0 feet	20 feet 4 feet N/A	10 feet 4 feet N/A
Minimum Rear Setback: (i) Main Building (ii) Accessory structure	20 feet 4 feet	20 feet 4 feet	20 feet 4 feet	20 feet 4 feet
Maximum Building Height: (i) Main Building (ii) Accessory structure	35 feet 20 feet	35 feet 20 feet	45 feet 20 feet	45 feet 20 feet

Additional Requirements:

Pedestrian Pathways

Where residential developments consist of five (5) or more residential units on a single lot and where that lot abuts an existing or planned sidewalk or public trail, pedestrian pathways shall be provided and connect the main entrance of each residential unit to the sidewalk or public trail abutting the lot.

Amenity Areas

Except for grouped dwelling development and townhouse developments, any development on a single lot with five (5) or more dwelling units shall meet the following amenity area requirements:

- (a) An amenity area or areas equivalent to 100 square feet per residential unit or 10% of the lot area, whichever is greater shall be provided; and,
- (b) Common outdoor spaces shall not be located within the minimum required front or flankage setbacks unless there is a sidewalk abutting the lot;

Solid Waste Storage for Multi-unit Dwellings

New multi-unit dwellings and additions to existing multi-unit development shall provide adequate solid waste storage for use by residents before the solid waste is placed for pickup and transport to a waste transfer station. Such solid waste storage shall be:

- (a) enclosed within a main or accessory structure; or
- (b) enclosed within a 6 feet high opaque board fence that effectively screens the storage from the street and adjacent residential properties.

Parking

For multi-unit dwellings, no parking shall be permitted in a required minimum side setback abutting a Residential One Unit (R1) Zone and Residential One and Two Unit (R2) Zone.

***Additional uses may be considered by Development Agreement**