

## SECTION 10

### URBAN RESIDENTIAL 4 ZONE (UR4)

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#### 10.1 [Permitted Uses](#)

Accessory uses and buildings.

Apartment dwellings containing not more than **12** dwelling units.

Churches.

*(135/2006)*

Converted dwellings.

Duplex dwellings.

*(135/2006)*

Group homes.

Homes for the aged.

Multiple attached dwellings.

Retirement homes.

Rooming or boarding houses.

Semi-detached dwellings.

*(139/2002)*

Single detached dwellings.

Women's shelters.

#### 10.2 [Zone Regulations](#)

##### 10.2.1 [Multiple Attached Dwellings](#)

(1) Lot Area: (minimum) **300m<sup>2</sup>** for each unit

(2) Lot Frontage: (minimum) **30m**

(3) Front Yard Depth: (minimum) **9m**

- |     |                               |           |  |
|-----|-------------------------------|-----------|--|
| (4) | Side Yard Widths:             | (minimum) | <b>3m (each side)</b> , there is no interior side yard required along the common lot line where dwelling units are attached by a common wall, there is an interior side yard of <b>0.6m</b> required along the common lot line for those portions of the dwelling units which are not attached by a common wall  |
| (5) | Rear Yard Depth:              | (minimum) | <b>7.5m</b>  |
| (6) | Lot Coverage:                 | (maximum) | <b>30%</b>   |
| (7) | Height:                       | (maximum) | <b>12m</b>   |
| (8) | Landscaped Open Space:        | (minimum) | <b>40%</b>   |
| (9) | Private Outdoor Amenity Area: | (minimum) | <p>A private outdoor amenity area shall be provided immediately adjacent to each dwelling unit for the private use of the occupants of the dwelling unit. The private outdoor amenity area shall:</p> <p>(a) have an area of not less than <b>35m<sup>2</sup></b>;</p> <p>(b) have a minimum width equal to the width of the dwelling unit;</p> <p>(c) be accessible from the dwelling unit; and</p> <p>(d) be bordered by a wall or wood privacy fence along a minimum of <b>90%</b> of its perimeter, such wall or fence shall not be less than <b>1.5m</b> in height.</p> |

### 10.2.2 Apartment Dwelling

- |     |           |           |   |
|-----|-----------|-----------|---|
| (1) | Lot Area: | (minimum) | a minimum lot area of <b>650m<sup>2</sup></b> for the first three dwelling units and a minimum lot area of <b>100m<sup>2</sup></b> for each additional dwelling unit. |
|-----|-----------|-----------|---|

(2)	Lot Frontage:	(minimum)	<b>20m</b>
(3)	Front Yard Depth:	(minimum)	<b>9m</b>
(4)	Side Yard Widths:	(minimum)	<b>5m (each side)</b>
(5)	Rear Yard Depth:	(minimum)	<b>7.5m</b>
(6)	Lot Coverage:	(maximum)	<b>35%</b>
(7)	Height:	(maximum)	<b>12m</b>
(8)	Landscaped Open Space:	(minimum)	<b>40%</b>

### 10.2.3 Converted Dwellings

Within the "UR4" zone a single detached, semi-detached or duplex dwelling which conforms to this By-law may be converted to create one or more additional dwelling units subject to the following regulations:

- (1) The floor area of each dwelling unit after conversion shall be a minimum of **45m<sup>2</sup>**.
- (2) Subject to Section 3.37 of this By-law, **1** parking space shall be provided for each dwelling unit.
- (3) In each half of a semi-detached dwelling there may be only **1** additional dwelling unit created.
- (4) A minimum frontage of **20m** and a minimum lot area of **550m<sup>2</sup>** will be required for the conversion of a single detached dwelling after the date of the passing of this By-law.
- (5) Notwithstanding the above provisions a second dwelling unit established in any detached dwelling, semi-detached dwelling unit or multiple attached dwelling unit, located in the areas as shown on Zoning Map - Parts 38, 39, 42, 43, 53, 54, 56, 57, 66 and 67, pursuant to the Residents' Rights Act, 1994, S.O. 1994, c.2, shall be subject to the regulations of the Residents' Rights Act and Section 8.2.2(4).
- (6) Notwithstanding the above provisions a detached-dwelling, located in the areas as shown on Zoning Map - Parts 38, 39, 42, 43, 53, 54, 56, 57, 66 and 67, may be converted to create more than **2** dwelling units, subject to Section 9.2.2(5).

**10.2.4 Women's Shelter****(14/2010)**

(1) The regulations set out in section 7.2.1 shall apply.

**10.2.5 Homes for the Aged, Retirement Home**

(1) The regulations set out in Section 11.2.2 shall apply.

**10.2.6 Rooming or Boarding House**

- |     |                        |           |                         |
|-----|------------------------|-----------|-------------------------|
| (1) | Lot Area:              | (minimum) | <b>550m<sup>2</sup></b> |
| (2) | Lot Frontage:          | (minimum) | <b>18m</b>              |
| (3) | Front Yard Depth:      | (minimum) | <b>6m</b>               |
| (4) | Side Yard Widths:      | (minimum) | <b>2m (each side)</b>   |
| (5) | Rear Yard Depth:       | (minimum) | <b>7.5m</b>             |
| (6) | Lot Coverage:          | (maximum) | <b>35%</b>              |
| (7) | Height:                | (maximum) | <b>12m</b>              |
| (8) | Landscaped Open Space: | (minimum) | <b>40%</b>              |

**10.2.7 Single Detached Dwellings**

(1) The regulations set out in Section 7.3.1 shall apply.

**10.2.8 Duplex Dwellings and Semi-detached Dwellings****(135/2006)**

(1) The regulations set out in Section 8.3.1 shall apply.

**10.2.9 Churches****(135/2006)**

(1) The regulations set out in Section 7.2.2 shall apply.

**10.2.10 Group Homes****(14/2010)**

(1) The regulations set out in [Section 3.16](#) shall apply.

## 10.3 Site and Area Specific Regulations

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

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### 10.3.1 UR4-1 (See Zoning Map Parts 23 and 47)

#### 10.3.1.1 Site Zone Regulations - Multiple Attached Dwellings

- |     |                        |           |  |
|-----|------------------------|-----------|--|
| (1) | Lot Area:              | (minimum) | <b>250m<sup>2</sup> per dwelling unit</b>  |
| (2) | Lot Frontage:          | (minimum) | <b>30m</b>   |
| (3) | Side Yard Widths:      | (minimum) | <b>3m (each side)</b><br>provided however, that where there is an attached garage or carport, the minimum side yard width (each side) shall be <b>1.5m</b> |
| (4) | All Other Regulations: |           | the regulations set in Section 10.2.1 shall apply  |

### 10.3.2 UR4-2 (See Zoning Map Part 62)

#### 10.3.2.1 Site Zone Regulations - Multiple Attached Dwellings

(1)	Lot Area:	(minimum)	<b>185m<sup>2</sup></b> per dwelling unit
(2)	Lot Frontage:	(minimum)	<b>30m</b>
(3)	Side Yard Widths:	(minimum)	<b>3m (each side)</b> provided however, that where there is an attached garage or carport, the minimum side yard width (each side) shall be <b>1.5m</b>
(4)	All Other Regulations:		the regulations set out in Section 10.2.1 shall apply

### 10.3.3 UR4-3 (See Zoning Map Part 30)

#### 10.3.3.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Multiple attached dwellings.
- (3) Semi-detached dwellings.

#### 10.3.3.2 Site Zone Regulations

(1)	Parking Spaces:	(minimum)	<b>62</b> parking spaces to be paved and drained
(2)	Walkway:	(minimum)	<b>3m</b> along the north limit of the lot from Roger Street to High Park School, the walkway is to be fenced, paved and provided with gates at both ends
(3)	Fencing:	(minimum)	all existing wood privacy and chain link fencing shall be maintained
(4)	Height:	(maximum)	<b>2 storeys</b>

**10.3.4 UR4-4** (See Zoning Map Part 56)

**10.3.4.1 Permitted Uses**

- (1) Group homes for mentally challenged adults.

**10.3.4.2 Site Zone Regulations - Group Home**

- |     |                        |           |   |
|-----|------------------------|-----------|---|
| (1) | Number of Residents:   | (maximum) | <b>15</b> residents over the age of <b>16</b> excluding supervisory staff |
| (2) | Fencing:               | (minimum) | <b>1m</b> high hedge or opaque privacy fence along the east property line |
| (3) | Landscaped Open Space: | (minimum) | the existing landscaped open space shall be maintained                    |
| (4) | Signs:                 | (minimum) | no signs identifying the use are permitted                                |

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**10.3.5 UR4-5** (See Zoning Map Part 56)

**10.3.5.1 Permitted Uses**

- (1) Social or service clubs and office space.

**10.3.5.2 Site Zone Regulations - Social or Service Club and Office Space**

- |     |                           |           |   |
|-----|---------------------------|-----------|---|
| (1) | Building Restrictions:    | (minimum) | there shall be no increase in the total floor area of the building                              |
| (2) | Front & Rear Yard Depths: | (minimum) | the existing setbacks shall be maintained   |
| (3) | Office Use Restriction:   | (minimum) | office use shall be restricted to the basement floor and shall be for non-medical purposes only |

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**10.3.6 UR4-6** (See Zoning Map Part 66)

**10.3.6.1 Permitted Uses**

- (1) Offices including an office for psychologists and psychiatrists, but does not include a medical centre/clinic.
- (2) Personal service shop.
- (3) Restaurant without eat-in facilities.
- (4) Retail establishments.

- (5) Service shop.
- (6) Two dwelling units.
- (7) Vending machine business.

#### 10.3.6.2 Site Zone Regulations

- |     |                              |           |   |
|-----|------------------------------|-----------|---|
| (1) | Building Restrictions:       | (minimum) | the second floor shall be used for up to <b>2</b> dwelling units                                |
| (2) | Outdoor Storage:             | (minimum) | no outdoor storage is permitted   |
| (3) | Parking:                     | (minimum) | <b>7</b> parking spaces to be provided on the lot   |
| (4) | Front & Rear Yard Depths:    | (minimum) | as existing on the date of passage of this By-law   |
| (5) | Side Yard Widths:            | (minimum) | as existing on the date of passage of this By-law   |
| (6) | Vending Machine Maintenance: | (minimum) | no maintenance, repair or cleaning of vending machines without prior approval of the Fire Chief |

### 10.3.7 UR4-7 (See Zoning Map Part 41)

#### 10.3.7.1 Permitted Uses

- (1) Multiple attached dwellings.

#### 10.3.7.2 Site Zone Regulations

- |     |                        |           |  |
|-----|------------------------|-----------|--|
| (1) | Height:                | (maximum) | <b>2 storeys</b>   |
| (2) | Fencing:               | (minimum) | an opaque wood, brick or stone fence at least B in height shall be maintained along the side and rear lot lines of the lot where any parking area is adjacent to such lot line |
| (3) | All Other Regulations: |           | the regulations set out in <a href="#">Section 10.2.1</a>  |

### 10.3.8 UR4-8 (See Zoning Map Part 61)

#### 10.3.8.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Multiple attached dwellings.
- (3) Public open space.
- (4) Semi-detached dwellings.
- (5) Single detached dwellings.

#### 10.3.8.2 Site Zone Regulations

- |     |                   |           |  |
|-----|-------------------|-----------|--|
| (1) | Lot Area:         | (minimum) | <ul style="list-style-type: none"> <li>- <b>510m<sup>2</sup></b> for single detached dwellings</li> <li>- <b>650m<sup>2</sup></b> for semi-detached dwellings</li> <li>- <b>185m<sup>2</sup></b> for each multiple attached dwelling unit</li> </ul>   |
| (2) | Lot Frontage:     | (minimum) | <ul style="list-style-type: none"> <li>- <b>16m</b> for single detached dwellings</li> <li>- <b>21m</b> for semi-detached dwellings</li> <li>- <b>21m</b> for the first <b>3</b> dwelling units plus <b>6m</b> for each additional dwelling unit (for a multiple attached dwelling)</li> </ul>   |
| (3) | Front Yard Depth: | (minimum) | <ul style="list-style-type: none"> <li>- <b>7.5m</b> for a single detached and semi-detached dwelling</li> <li>- <b>4.5m</b> for a multiple attached dwelling</li> </ul>   |
| (4) | Side Yard Widths: | (minimum) | <ul style="list-style-type: none"> <li>- single detached and semi-detached dwellings shall provide <b>1.2m</b> on one side and <b>3m</b> on the other side, except that where there is an attached garage or carport, the minimum side yards shall be <b>1.2m</b> on both sides</li> <li>- multiple attached dwellings shall provide <b>4.5m</b> on each side, except that where there is an attached garage or carport or common areas to a joint off-street parking area, the minimum side yards shall be <b>1.5m</b></li> </ul> |
| (5) | Rear Yard Depth:  | (minimum) | <b>7.5m</b>  |
| (6) | Lot Coverage:     | (maximum) | <b>35%</b>   |
| (7) | Height:           | (maximum) | <b>10.5m</b>   |
-

### 10.3.9 UR4-9 (See Zoning Map Part 61)

#### 10.3.9.1 Permitted Uses

- (1) Semi-detached dwellings.

#### 10.3.9.2 Site Zone Regulations

- |     |                   |           |   |
|-----|-------------------|-----------|---|
| (1) | Lot Area:         | (minimum) | <b>650m<sup>2</sup></b>   |
| (2) | Lot Frontage:     | (minimum) | <b>17m</b>  |
| (3) | Front Yard Depth: | (minimum) | <b>7.5m</b>   |
| (4) | Side Yard Widths: | (minimum) | <b>1.2m</b> on one side and <b>3m</b> on the other side, except where there is an attached garage or carport, the minimum side yards shall be <b>1.2m</b> |
| (5) | Rear Yard Depth:  | (minimum) | <b>7.5m</b>   |
| (6) | Lot Coverage:     | (maximum) | <b>35%</b>  |
| (7) | Height:           | (maximum) | <b>10.5m</b>  |
-

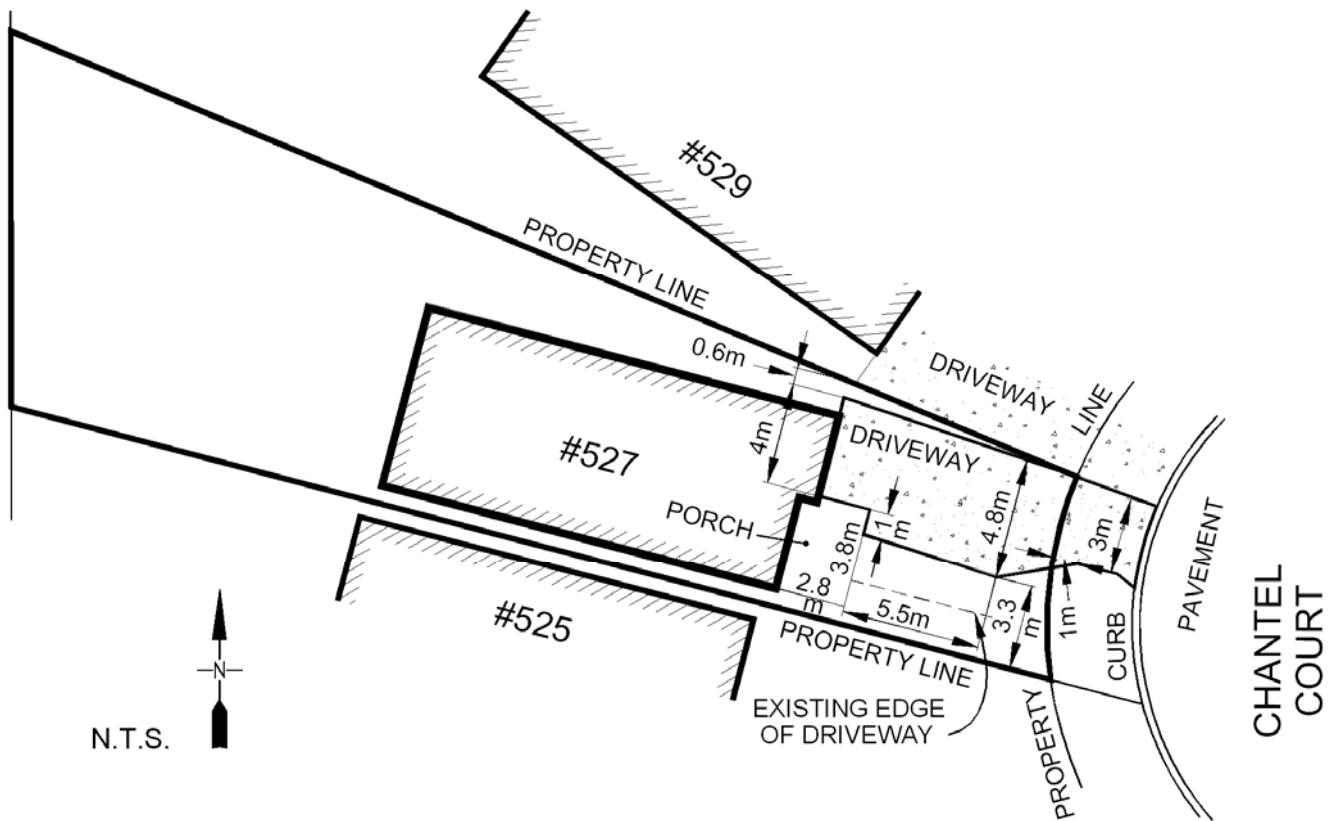
**10.3.10 UR4-10** (See Zoning Map Part 61)

**10.3.10.1 Permitted Uses**

- (1) Semi-detached dwellings.

**10.3.10.2 Site Zone Regulations**

- (1) Same as regulations set out in Section 10.3.9.2
- (2) Notwithstanding Section 3.37(5)(e) of this By-law, the driveway on the lot described as Part of Lot 11, Registered Plan 726, described as Part 1, Plan 25R6102 shall be permitted to be constructed in compliance with the following diagram:



### 10.3.11 UR4-11 (See Zoning Map Parts 31 and 47)

#### 10.3.11.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Multiple-attached dwellings (attached above, below or both above and below grade).
- (3) Semi-detached dwellings (attached above, below or both above and below grade).

#### 10.3.11.2 Site Zone Regulations

- |     |                   |           |   |
|-----|-------------------|-----------|---|
| (1) | Lot Area:         | (minimum) | <ul style="list-style-type: none"> <li>- <b>240m<sup>2</sup></b> per dwelling unit for semi-detached dwellings attached above, below or both above and below grade and multiple attached dwellings attached below grade only</li> <li>- <b>185m<sup>2</sup></b> per dwelling unit for multiple attached dwelling attached above or both above and below grade</li> </ul>  |
| (2) | Lot Frontage:     | (minimum) | <ul style="list-style-type: none"> <li>- <b>8m</b> per dwelling unit for semi-detached dwellings attached above, below or both above and below grade and multiple attached dwellings attached below grade</li> <li>- <b>6m</b> per dwelling unit for multiple attached dwellings attached above or both above and below grade</li> </ul>  |
| (3) | Front Yard Depth: | (minimum) | <b>7.5m</b>   |
| (4) | Rear Yard Depth:  | (minimum) | <b>7.5m</b>   |
| (5) | Side Yard Widths: | (minimum) | <ul style="list-style-type: none"> <li>- <b>1.2m</b> for semi-detached dwellings attached above grade or both above and below grade, except that no interior side yard shall be provided on the side where dwelling units are attached together by a common wall</li> <li>- <b>1.2m</b> on one side and <b>0.6m</b> on the other side for semi-detached dwellings attached below grade</li> <li>- <b>1.2m</b> on one side and <b>0m</b> on the other side provided at least <b>1.2m</b> separation is maintained between dwelling units for multiple attached dwellings attached below grade</li> </ul> |

- **3m** for multiple attached dwellings attached above grade, except that no side yard shall be required where dwelling units are attached together
  - **3m** for the end units of a group of multiple attached dwelling units attached both above and below grade, except that no interior side yard shall be provided on the side where dwellings are attached by a common wall.
- |     |                       |           |   |
|-----|-----------------------|-----------|---|
| (6) | Lot Coverage:         | (maximum) | <b>35%</b>  |
| (7) | Height:               | (maximum) | <b>10.5m</b>  |
| (8) | Parking Requirements: | (minimum) | <b>1</b> private garage for each dwelling unit, attached to the dwelling unit, any vehicular entrance of which shall be setback not less than <b>6m</b> from the front lot line and not less than <b>6m</b> from any side lot line immediately adjoining a street |

**10.3.12 UR4-12** (See Zoning Map Part 63)

**10.3.12.1 Permitted Uses**

- (1) Accessory uses and buildings.
- (2) Multiple attached dwellings attached above or both above and below grade.
- (3) Semi-detached dwellings attached above or both above and below grade.

**10.3.12.2 Site Zone Regulations**

- |     |                   |           |  |
|-----|-------------------|-----------|--|
| (1) | Lot Area:         | (minimum) | <ul style="list-style-type: none"> <li>- <b>480m<sup>2</sup></b> for each set of <b>2</b> semi-detached dwelling units</li> <li>- <b>740m<sup>2</sup></b> for each set of <b>4</b> multiple attached dwelling units</li> </ul> |
| (2) | Lot Frontage:     | (minimum) | <ul style="list-style-type: none"> <li>- <b>8m</b> per semi-detached dwelling unit</li> <li>- <b>6m</b> per multiple attached dwelling unit</li> </ul>   |
| (3) | Front Yard Depth: | (minimum) | <b>4.5m</b> for semi-detached and multiple attached dwellings, except that where an attached garage has a vehicular entrance that faces a  |

			municipal street, a minimum front yard setback of <b>5.75m</b> shall be provided for the garage only
(4)	Side Yard Widths:	(minimum)	<b>1.2m</b> for semi-detached dwellings, except that no interior side yard shall be provided on the side where the dwelling units are attached by a common wall.
(5)	Rear Yard Depth:	(minimum)	<b>7.5m</b>
(6)	Lot Coverage:	(maximum)	<b>40%</b>
(7)	Height:	(maximum)	<b>10.5m</b>
(8)	Landscaped Open Space:	(minimum)	<b>40%</b>
(9)	Parking Requirements:	(minimum)	<b>1</b> private garage per dwelling unit, attached to the dwelling unit

### 10.3.13 UR4-13 (See Zoning Map Part 10)

#### 10.3.13.1 Permitted Uses

- (1) Multiple attached dwellings.

#### 10.3.13.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	<b>160m<sup>2</sup></b> for each dwelling unit
(2)	Lot Frontage:	(minimum)	<b>6m</b> for each dwelling unit
(3)	Front Yard Depth:	(minimum)	<b>4.5m</b> , except that any vehicular entrance to an attached garage shall be located less than <b>6m</b> from the front lot line.
(4)	Side Yard Widths:	(minimum)	<b>1.2m</b> where a dwelling abuts a Commercial zone and <b>3m</b> where a dwelling abuts a Residential zone <b>3m</b> exterior side yard, except that any vehicular entrance to an attached garage shall be located not less than <b>6m</b> from any flanking street
(5)	Lot Coverage:	(maximum)	<b>40%</b>
(6)	Height:	(maximum)	<b>10.5m</b>
(7)	Landscaped Open Space:	(minimum)	<b>40%</b>
(8)	Parking Requirements:	(minimum)	<b>1</b> private garage per dwelling unit, attached to the dwelling unit

### 10.3.14 UR4-14 (See Zoning Map Part 10)

#### 10.3.14.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Multiple attached dwellings.

#### 10.3.14.2 Site Zone Regulations

- |      |                        |           |   |
|------|------------------------|-----------|---|
| (1)  | Lot Area:              | (minimum) | <b>300m<sup>2</sup></b> per dwelling unit   |
| (2)  | Lot Frontage:          | (minimum) | <b>9m</b> per dwelling unit   |
| (3)  | Front Yard Depth:      | (minimum) | <b>4.5m</b> , except that any vehicular entrance to an attached garage shall be located not less than <b>6m</b> from the front lot line   |
| (4)  | Side Yard Widths:      | (minimum) | - <b>1.2m</b> where a dwelling abuts a Commercial Zone and <b>3m</b> where a dwelling abuts a Residential Zone.<br>- <b>3m</b> exterior side yard, except that any vehicular entrance to an attached garage shall be located not less than <b>6m</b> from any flanking street |
| (5)  | Rear Yard Depth:       | (minimum) | <b>6m</b>   |
| (6)  | Lot Coverage:          | (maximum) | <b>40%</b>  |
| (7)  | Height:                | (maximum) | <b>10.5m</b>  |
| (8)  | Landscaped Open Space: | (minimum) | <b>40%</b>  |
| (9)  | Parking Requirements:  | (minimum) | <b>1</b> private garage per dwelling unit attached to the dwelling unit   |
| (10) | Special Regulations:   | (minimum) | - any habitable dwelling shall be setback no less than <b>25m</b> from the top of the bank of Lake Huron<br>- no openings to any building shall be constructed below the <b>179.2m</b> contour elevation (Canadian Geodetic System)   |
-

### 10.3.15 UR4-15 (See Zoning Map Parts 24, 62 and 63)

#### 10.3.15.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Multiple attached dwellings.
- (3) Semi-detached dwellings.
- (4) Single detached dwellings.

#### 10.3.15.2 Site Zone Regulations

##### 10.3.15.2.1 Single Detached Dwellings

- (1) All site regulations are as set out in Section 7.2.1.

##### 10.3.15.2.2 Semi-Detached and Multiple Attached Dwellings

- |     |                    |           |   |
|-----|--------------------|-----------|---|
| (1) | Lot Area:          | (minimum) | <ul style="list-style-type: none"> <li>- <b>240m<sup>2</sup></b> per semi-detached dwelling unit</li> <li>- <b>180m<sup>2</sup></b> per street multiple attached dwelling unit</li> <li>- <b>315m<sup>2</sup></b> per multiple attached dwelling unit</li> </ul>  |
| (2) | Lot Frontage:      | (minimum) | <ul style="list-style-type: none"> <li>- <b>8m</b> per semi-detached dwelling unit</li> <li>- <b>6m</b> per street multiple attached dwelling unit</li> <li>- <b>30m</b> for all other multiple attached dwellings</li> </ul>   |
| (3) | Front Yard Depths: | (minimum) | <ul style="list-style-type: none"> <li>- <b>4.5m</b> for semi-detached and street multiple attached dwellings except that where an attached garage has a vehicular entrance that faces a municipal street, the minimum front yard shall be <b>6m</b></li> <li>- <b>10.5m</b> for all other multiple attached dwellings</li> </ul>   |
| (4) | Side Yard Widths:  | (minimum) | <ul style="list-style-type: none"> <li>- <b>1.2m</b> on both sides of a semi-detached dwelling attached above grade or both above and below grade, there is no interior side yard required along the common lot line where dwelling units are attached by a common wall, there is an interior side yard of <b>0.6m</b> required along the common lot line for those portions of the dwelling units</li> </ul> |

- which are not attached by a common wall
- **7.5m** on each side of all other multiple attached dwellings, except where the side of a multiple attached dwelling abuts a rear lot line, the minimum side yard shall be **3m**, there is no interior side yard required along the common lot line where the dwelling units are attached by a common wall, there is an interior side yard of **0.6m** required along the common lot line for those portions of the dwelling units which are not attached by a common wall
  - **4m** exterior side yards adjacent to the flanking street for semi-detached and street multiple attached dwellings, except that where an attached garage has a vehicular entrance that faces a municipal street, a minimum side yard of **6m** shall be provided
  - **7.5m** exterior side yard for all other multiple attached dwellings
  - **1.2m** on both sides and there shall be a minimum interior side yard of **0.6m** required along the common lot line for semi-detached dwellings attached below grade only
  - **3m** on both sides of a street multiple attached dwelling attached below grade, there is a minimum separation of **1.2m** required between dwelling units along common lot lines
  - **3m** on both sides of a street multiple attached dwelling attached above grade or both above and below grade, there is an exterior side yard of **0.6m** required along the common lot line for those portions of the dwelling units which are not attached by a common wall

(5)	Rear Yard Depth:	(minimum)	<b>7.5m</b>
(6)	Lot Coverage:	(maximum)	- <b>35%</b> for semi-detached dwellings - <b>40%</b> for street multiple attached and all other multiple attached dwellings
(7)	Height:	(maximum)	<b>10.5m</b>
(8)	Landscaped Open Space:	(minimum)	<b>40%</b>
(9)	Parking:	(minimum)	<b>1</b> private garage per dwelling unit, attached to the dwelling unit
(10)	Special Regulations:		The dwellings in Registered Plan No. 25M-3 (Zoning Map Part 62) shall be subject to the following special regulations:
	<b>(55/2005)</b>		- a maximum height of <b>1</b> storey - a maximum of <b>2</b> bedrooms on the main floor of each dwelling unit; and - a minimum setback of <b>14m</b> from Highway 40

### 10.3.16 UR4-16 (See Zoning Map Part 23)

#### 10.3.16.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Street multiple attached dwellings containing up to **7** dwelling units.

#### 10.3.16.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	<b>185m<sup>2</sup></b> per dwelling unit
(2)	Lot Frontage:	(minimum)	<b>6m</b> per dwelling unit
(3)	Front Yard Depth:	(minimum)	<b>6m</b>
(4)	Side Yard Widths:	(minimum)	<b>3m</b> , except that where there is an attached garage or carport the minimum side yard width shall be <b>1.5m</b>
(5)	Rear Yard Depth:	(minimum)	<b>7.5m</b>
(6)	Lot Coverage:	(maximum)	<b>45%</b>
(7)	Height:	(maximum)	<b>10.5m</b>

**10.3.17 UR4-17** (See Zoning Map Part 29)

**10.3.17.1 Permitted Uses**

- (1) A 2 storey multiple attached dwelling only.
- (2) Accessory uses and buildings.

**10.3.17.2 Site Zone Regulations**

- |     |                        |           |  |
|-----|------------------------|-----------|--|
| (1) | Number of Units:       | (maximum) | <b>36</b>  |
| (2) | Landscaped Open Space: | (minimum) | existing landscaping shall be maintained   |
| (3) | Building Setbacks:     | (minimum) | as existed on the date of passage of this By-law   |
| (4) | Height:                | (maximum) | <b>7.3m</b>  |
| (5) | Parking:               | (minimum) | <b>45</b> spaces   |
| (6) | Access:                | (minimum) | a pedestrian and emergency access shall be provided from the south portion of the lands to Eastwood Avenue |

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**10.3.18 UR4-18** (See Zoning Map Part 21)

**10.3.18.1 Permitted Uses**

- (1) Those uses permitted in Section 10.1.

**10.3.18.2 Site Zone Regulations - Existing 9 Unit Multiple Attached Dwelling**

- |     |            |           |                          |
|-----|------------|-----------|--------------------------|
| (1) | Side Yard: | (minimum) | <b>0</b> east side yard  |
| (2) | Parking:   | (minimum) | <b>10</b> parking spaces |
-

**10.3.19 UR4-19** (See Zoning Map Part 63)*(143/2004)***10.3.19.1 Permitted Uses**

- (1) Accessory uses and buildings.
- (2) Multiple attached dwellings.
- (3) Semi-detached dwellings.
- (4) Street multiple attached dwellings.

**10.3.19.2 Site Zone Regulations**

- (1) All site regulations are as set out in [Section 10.3.15.2.2](#).

**10.3.20 UR4-20** (See Zoning Map Part 19)*(84/2005 - OMB Approved)***10.3.20.1 Permitted Uses**

- (1) Accessory uses and buildings.
- (2) Multiple attached dwellings.
- (3) Single detached dwellings.
- (4) Semi-detached dwellings.

**10.3.20.2 Site Zone Regulations****10.3.20.2.1 Golf Course Residential Community Lots**

For the purposes of this By-Law, the regulations associated with the term “Lot” as specified for a Golf Course Residential Community Lot including lot area, lot frontage, lot coverage and all yard requirements shall apply to the area associated with a permitted dwelling unit and shall not have the same meaning as a “Lot” or its associated terms as defined individually in Section 2 of Zoning By-Law No 85 of 2002.

**10.3.20.2.2 Single Detached and Semi-Detached Dwellings**

- (1) Lot Area:
 

Single detached	(minimum)	<b>300m<sup>2</sup></b>
Semi-detached	(minimum)	<b>150m<sup>2</sup></b> per unit
- (2) Lot Frontage:
 

Single detached	(minimum)	<b>10m</b>
Semi-detached	(minimum)	<b>9m</b> per unit

- |      |   |           |  |
|------|---|-----------|--|
| (3)  | Front Yard Depth:                           | (minimum) | <b>4m</b> , except that any vehicular entrance to an attached garage shall be not less than <b>6m</b> from the front lot line of the Golf Course Residential Community Lot.  |
| (4)  | Side Yard Widths:                           |           |  |
|      | Single detached                             | (minimum) | <b>1.2m</b> each side except that where there is no attached garage or carport one side yard shall be <b>3.0m</b> .  |
|      | Semi-detached                               | (minimum) | <b>1.2m</b> each side except that where there is no attached garage or carport one side yard shall be <b>3.0m</b> . There is no interior side yard required along the common lot line where dwelling units are attached by a common wall. Where those portions of the dwelling units are not attached by a common wall, a setback of <b>0.6m</b> from the common lot line shall be required. |
| (5)  | Rear Yard Depth:                            | (minimum) | <b>6m</b>  |
| (6)  | Setback from Howard<br>Watson Nature Trail: | (minimum) | Notwithstanding any other setbacks established by this Zone, a minimum <b>7.5m</b> building setback shall be required from the Howard Watson Nature Trail.   |
| (7)  | Lot Coverage:                               | (maximum) | <b>40%</b>   |
| (8)  | Height:                                     | (maximum) | <b>12m</b>   |
| (9)  | Setbacks from Golf Course Playing Area:     |           | Appropriate setbacks from the golf course playing area shall be established through site plan / plan of condominium approval.  |
| (10) | Special Building Setbacks:                  | (minimum) | No dwelling shall be constructed within <b>7.5m</b> of the east or west property line of the golf course.  |

#### **10.3.20.2.3 Multiple Attached Dwellings**

- |     |                   |           |  |
|-----|-------------------|-----------|--|
| (1) | Lot Area:         | (minimum) | <b>180m<sup>2</sup></b> for each unit  |
| (2) | Lot Frontage:     | (minimum) | <b>20m</b>   |
| (3) | Front Yard Depth: | (minimum) | <b>6m</b>  |
| (4) | Side Yard Widths: | (minimum) | <b>3m</b> each side. There is no interior side yard required along the common lot line where dwelling units are attached by a common wall. Where those portions of the |

			dwelling units are not attached by a common wall, a setback of <b>0.6m</b> from the common lot line shall be required.
(5)	Rear Yard Depth:	(minimum)	<b>6m</b>
(6)	Setback from Howard Watson Nature Trail:	(minimum)	Notwithstanding any other setbacks established by this Zone, a minimum <b>7.5m</b> building setback shall be required from the Howard Watson Trail.
(7)	Lot Coverage:	(maximum)	<b>40%</b>
(8)	Height:	(maximum)	<b>12m</b>
(9)	Setbacks from Golf Course Playing Area:		Appropriate setbacks from the golf course playing area shall be established through site plan / plan of condominium approval.
(10)	Special Building Setbacks:	(minimum)	No dwelling shall be constructed within <b>7.5m</b> of the east or west property line of the golf course.

### 10.3.21 UR4-21 (See Zoning Map Part 24)

**(48/2007)**

#### 10.3.21.1 Permitted Uses

- (1) Accessory Uses and Buildings.
- (2) Duplex Dwellings.
- (3) Semi-detached dwellings.
- (4) Single detached dwellings.
- (5) Multiple attached dwellings.
- (6) Group Homes.
- (7) Churches.
- (8) Women's Shelters.

#### 10.3.21.2 Site Zone Regulations

##### 10.3.21.2.1 Single detached dwellings, Group Homes and Women's Shelters

**(19/2009)**

(1)	Lot Area:	(minimum)	<b>400m<sup>2</sup></b>
(2)	Lot Frontage:	(minimum)	<b>12m</b>
(3)	Side Yard Widths:	(minimum)	<b>1.2m</b> on one side and <b>3m</b> on the other side, except that where there is an attached garage or carport, the minimum side yard width shall be <b>1.2m</b> on each side

- (4) All Other Regulations: the regulations set out in [Section 7.2.1](#) shall apply

#### **10.3.21.2.2 Churches**

The regulations set out in Section 7.2.2 shall apply.

#### **10.3.21.2.3 Day care Centres**

The regulations set out in Section 7.2.3 shall apply.

#### **10.3.21.2.4 Duplex dwellings and semi detached dwellings**

The regulations set out in Section 8.3.1.1 shall apply.

#### **10.3.21.2.5 Multiple attached dwellings**

The regulations set out in Section 10.3.15.2.2 shall apply.

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### **10.3.22 UR4-22** (see zoning map Part 24)

***(48/2007)***

#### **10.3.22.1 Permitted Uses**

- (1) Accessory Uses and Buildings.
- (2) Apartment buildings.
- (3) Duplex Dwellings.
- (4) Semi-detached dwellings.
- (5) Single detached dwellings.
- (6) Multiple attached dwellings.
- (7) Group Homes.
- (8) Churches.
- (9) Women's Shelters.

#### **10.3.22.2 Site Zone Regulations**

##### **10.3.22.2.1 Apartment dwellings**

The regulations set out in Section 11.2.1 shall apply, except that the maximum height shall be limited to **3** storeys and that no building or structure shall be permitted within **14m** from the **Highway 40** and **Highway 402** property lines.

**10.3.22.2.2 Single detached dwellings, Group Homes and Women's Shelters****(19/2009)**

- |     |                        |           |  |
|-----|------------------------|-----------|--|
| (1) | Lot Area:              | (minimum) | <b>400m<sup>2</sup></b>  |
| (2) | Lot Frontage:          | (minimum) | <b>12m</b>   |
| (3) | Side Yard Widths:      | (minimum) | <b>1.2m</b> on one side and <b>3m</b> on the other side, except that where there is an attached garage or carport, the minimum side yard width shall be <b>1.2m</b> on each side                                 |
| (4) | All Other Regulations: |           | The regulations set out in <a href="#">Section 7.2.1</a> shall apply except that no building or structure shall be permitted within <b>14m</b> from the <b>Highway 40</b> and <b>Highway 402</b> property lines. |

**10.3.22.2.3 Churches**

The regulations set out in Section 7.2.2 shall apply except that no building or structure shall be permitted within **14m** from the **Highway 40** and **Highway 402** property lines.

**10.3.22.2.4 Day care Centres**

The regulations set out in Section 7.2.3 shall apply except that no building or structure shall be permitted within **14m** from the **Highway 40** and **Highway 402** property lines.

**10.3.22.2.5 Duplex dwellings and semi detached dwellings**

The regulations set out in Section 8.3.1.1 shall apply except that no building or structure shall be permitted within **14m** from the **Highway 40** and **Highway 402** property lines.

**10.3.22.2.6 Multiple attached dwellings**

The regulations set out in Section 10.3.15.2.2 shall apply except that no building or structure shall be permitted within **14m** from the **Highway 40** and **Highway 402** property lines.

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