



ATHLONE

AVENUE

Note: Not For Registration Purposes

**FARLEY & MARTIN LTD.**

Ontario Land Surveyors  
OTTAWA, ONTARIO

**LOT 46 PLAN 263**  
**EAST ATHLONE AVENUE**  
**CITY OF OTTAWA**

Date: SEPT 27 / 82

Scale: 1" = 20'

*H. R. Farley*

**LEGEND**  
(If applicable)

- I.B. — IRON BAR 24" x 5/8"
- S.I.B. — STANDARD IRON BAR 4" x 1"
- ∅ — ROUND IRON BAR 3/4"
- ⊕ — FOUND
- ⊙ — PLANTED
- C.C. — CUT CROSS
- N.&W. ⊙ — NAIL & WASHER
- x — x — INDICATES FENCE
- — — — — INDICATES HEDGE
- fdtn. — FOUNDATION

Revised:

115

# R4 - Residential Fourth Density Zone (Sections 161-162)

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## Purpose of the Zone

The purpose of the R4 - Residential Fourth Density Zone is to:

- (1) allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as **General Urban Area** in the Official Plan;
- (2) allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;
- (3) permit ancillary uses to the principal residential use to allow residents to work at home;
- (4) regulate development in a manner is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced: and
- (5) permit different development standards, identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.

161. In the R4 Zone:

## Permitted Uses

- (1) The following uses are permitted uses subject to:
  - (a) the provisions of subsection 161 (2) to (15);
  - (b) a maximum of three guest bedrooms in a bed and breakfast; and
  - (c) a maximum of ten residents permitted in a group home.

apartment **dwelling**, low rise  
**bed and breakfast**, see Part 5, Section 121  
**community garden**, see Part 3, Section 82  
 converted **dwelling**, see Part 5, Section 122  
 detached **dwelling**  
**diplomatic mission**, see Part 3, Section 88  
 duplex **dwelling**  
**group home**, see Part 5, Section 125  
**home-based business**, see Part 5, Section 127  
 home-based daycare, see Part 5, Section 129  
 linked-detached **dwelling**  
 multiple attached **dwelling**  
**park**  
**planned unit development**, see Part 5, Section 131  
**retirement home, converted** see Part 5, Section 122  
**retirement home**  
**rooming house**, converted see Part 5, Section 122  
**rooming house**,  
**secondary dwelling unit**, see Part 5, Section 133  
 semi-detached **dwelling**

stacked **dwelling**  
three-unit **dwelling**

### Zone Provisions

- (2) The zone provisions are set out in Table 162A and 162B.
- (3) Where a planned unit development is permitted on a lot in the subzone, the provisions of Section 131 apply, and the associated subzone provisions identified in Table 162 A affecting permission of uses, minimum lot widths and lot areas, as well as minimum required setbacks apply to the whole of the lot, while the maximum height applies to each permitted dwelling type within the planned unit development.
- (4) A diplomatic mission and group home that is not a prohibited use listed in Column II of Table 162A, is subject to the subzone provisions for a detached dwelling if included in Column III, otherwise it will be subject to the subzone provisions for an apartment dwelling, low rise.
- (5) A retirement home and rooming house that is not a prohibited use listed in Column II of Table 162A, is subject to the subzone provisions for an apartment dwelling, low rise.
- (6) A community garden or park is not subject to the provisions of Table 162A, however any development will be subject to the subzone provisions for an apartment dwelling, low rise.
- (7) Conversions that alter an existing residential use building to create another listed permitted use in the zone are subject to the provisions of Section 122 – Conversions; and in the case of a converted dwelling, Table 162B Endnote 2 applies in those subzones where Endnote 2 is referenced in Column XI of Table 162B. (By-law 2009-184)
- (8) Thirty percent of the lot area must be provided as landscaped area for a lot containing an apartment dwelling, low rise, stacked dwelling, or retirement home, or a planned unit development that contains any one or more of these dwelling types.
- (9) The maximum height of any permitted use may not exceed that which is specified in Column VI of Table 162A, and in no case, may be greater than a maximum four storeys.
- (10) Minimum lot width, lot area and parking requirements for linked-detached dwelling, semi-detached dwelling and multiple attached dwelling shall apply to each portion of a lot on which each individual dwelling unit is located, whether or not that parcel is to be severed.
- (11) Minimum interior side yard setback is deemed to be 0 m between individual units that are permitted to be vertically attached.
- (12) . A linked-detached dwelling must be connected by a common foundation wall that is no greater than 1 metre above grade, and a minimum of 5 m or more in depth.
- (13) A duplex dwelling may additionally have vertical separated gross floor area of up to 15% of the upper unit.
- (14) A semi-detached dwelling must have a vertical common wall that is 5 metres or more in depth and 2.5 metres or more in height.
- (15) For other applicable provisions, see Part 2 - General Provisions, Part 3 - Specific Use Provisions, Part 4 - Parking, Queuing and Loading Provisions and Part 5 Residential Provisions.

### R4 Subzones

162. In the R4 Zone, the following subzones and provisions apply such that:

- (1) (a) Column I lists the subzone character;

- (b) Column II lists the uses from Section 161 (1) that are prohibited uses;
- (c) Column III identifies the principal permitted dwelling types in order to differentiate in Columns III to XI the required zone provisions applying to the dwelling types;
- (d) Columns IV through X inclusive, establish required zone provisions applying to development in each subzone;
- (e) Column XI lists the reference number of additional provisions applying in each subzone. The additional provisions themselves are provided in Table 162B. Where an additional provision applies, the corresponding provision specified in Table 162B takes ultimate precedence over any provision provided in Table 162A;
- (f) Where a superscript number occurs in Table 162A - eg. varies<sup>1</sup>, the superscript number 1 refers to a number in Column I of Table 162B which sets out an additional provision;
- (g) Where “na” appears, it means that the associated provision is not applicable; and
- (h) Where “varies” appears, the associated provision is referenced and provided as an additional provision.

**TABLE 162A – R4 SUBZONE PROVISIONS**

<b>I</b>	<b>II</b>	<b>III</b>	<b>IV</b>	<b>V</b>	<b>VI</b>	<b>VII</b>	<b>VIII</b>	<b>IX</b>	<b>X</b>	<b>XI</b>
<b>Sub-Zone</b>	<b>Prohibited Uses</b>	<b>Principal Dwelling Types</b>	<b>Minimum Lot Width (m)</b>	<b>Minimum Lot Area (m<sup>2</sup>)</b>	<b>Maximum Building Height (m)</b>	<b>Minimum Front Yard Setback (m)</b>	<b>Minimum Corner Side Yard Setback (m)</b>	<b>Minimum Rear Yard Setback (m)</b>	<b>Minimum Interior Side Yard Setback (m)</b>	<b>End-notes (see Table 162B)</b>
A	Retirement Home, Rooming house	Planned unit development	na	1,400	11	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1
		Apartment dwelling, low rise <sup>2</sup>	18	540	11	3	3	varies <sup>3</sup>	varies <sup>3</sup>	2,3
		Stacked <sup>2</sup>	22	660	11	3	3	varies <sup>3</sup>	varies <sup>3</sup>	2, 3
		Three Unit	18	540	11	3	3	varies <sup>4</sup>	varies <sup>5</sup>	4,5
		Detached, Duplex, Linked-detached	15	450	11	3	3	varies <sup>4</sup>	1.2	4
		Semi-detached	9	270	11	3	3	varies <sup>4</sup>	1.2	4
		Multiple Attached	6	180	11	3	3	varies <sup>4</sup>	1.2	4
B	Retirement Home, Rooming house	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1

		Apartment dwelling, low rise <sup>2</sup>	18	540	11	6	4.5	varies <sup>3</sup>	varies <sup>3</sup>	2,3
		Stacked <sup>2</sup>	22	660	11	6	4.5	varies <sup>3</sup>	varies <sup>3</sup>	2, 3
		Three Unit	18	540	11	6	4.5	varies <sup>4</sup>	varies <sup>5</sup>	4,5
		Detached, Duplex Linked-detached	15	450	8	6	4.5	varies <sup>4</sup>	varies <sup>6</sup>	6
		Semi-detached	9	270	8	6	4.5	varies <sup>4</sup>	1.2	4
		Multiple Attached,	6	180	11	6	4.5	varies <sup>4</sup>	1.2	4
C	Retirement Home, Rooming house	Planned unit development	na	1,400	11	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1
		Apartment dwelling, low rise <sup>2</sup>	15	450	11	3	3	varies <sup>3</sup>	varies <sup>3</sup>	2,3
		Stacked <sup>2</sup>	22	660	11	3	3	varies <sup>3</sup>	varies <sup>3</sup>	2, 3
		Three Unit, Duplex, Detached, Linked-detached	15	450	11	3	3	varies <sup>4</sup>	1.2	4
		Semi-Detached	7.5	232	11	3	3	varies <sup>4</sup>	1.2	4
		Multiple Attached	6	180	11	3	3	varies <sup>4</sup>	1.2	4
D	Retirement Home, Rooming house	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1
		Apartment dwelling, low rise <sup>2</sup>	15	450	11	6	4.5	varies <sup>3</sup>	varies <sup>3</sup>	2,3
		Stacked <sup>2</sup>	22	660	11	6	4.5	varies <sup>3</sup>	varies <sup>3</sup>	2, 3
		Three Unit	15	450	11	6	4.5	varies <sup>4</sup>	varies <sup>6</sup>	4,6
		Detached, Duplex, Linked-detached	15	450	8	6	4.5	varies <sup>4</sup>	varies <sup>6</sup>	4,6
		Semi-detached	7.5	225	8	6	4.5	varies <sup>4</sup>	1.2	4
		Multiple Attached	6	180	11	6	4.5	varies <sup>4</sup>	1.2	4
E	Retirement Home,	Planned unit	as per dwelling	1,400	as per dwelling	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1

	Rooming house	development type			type					
		Apartment dwelling, low rise <sup>2</sup>	15	450	11	6	4.5	varies <sup>3</sup>	varies <sup>3</sup>	2,3, 14
		Stacked <sup>2</sup>	22	660	11	6	4.5	varies <sup>3</sup>	varies <sup>3</sup>	2, 3,14
		Three Unit	15	450	9.5	6	4.5	varies <sup>4</sup>	varies <sup>6</sup>	4,6,14
		Duplex	12	330	9.5	6	4.5	varies <sup>4</sup>	1.2	4, 14
		Detached, Linked-detached	10	275	9.5	6	4.5	varies <sup>4</sup>	1.2	4, 14
		Semi-detached	6	165	9.5	6	4.5	varies <sup>4</sup>	1.2	4, 14
		Multiple Attached,	5.6	165	9.5	6	4.5	varies <sup>4</sup>	1.2	4, 14
F	Retirement Home, Rooming house	Planned unit development	na	1,400	11	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1
		Apartment dwelling, low rise <sup>2</sup>	12	360	11	3	3	varies <sup>3</sup>	1.2	2,3
		Stacked <sup>2</sup>	22	660	11	3	3	varies <sup>3</sup>	varies <sup>3</sup>	2, 3
		Three Unit, Duplex, Detached, Linked-detached	12	360	11	3	3	varies <sup>4</sup>	1.2	4
		Multiple Attached, Semi-detached,	6	180	11	3	3	varies <sup>4</sup>	1.2	4
G	Retirement Home, Rooming house	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1
		Apartment dwelling, low rise <sup>2</sup>	12	360	11	6	4.5	varies <sup>3</sup>	varies <sup>3</sup>	2,3
		Stacked <sup>2</sup>	22	660	11	6	4.5	varies <sup>3</sup>	varies <sup>3</sup>	2, 3
		Three Unit	12	360	11	6	4.5	varies <sup>4</sup>	varies <sup>7</sup>	4,7
		Detached, Duplex, Linked-detached	12	360	8	6	4.5	varies <sup>4</sup>	varies <sup>7</sup>	4,7
		Semi-Detached	6	180	8	6	4.5	varies <sup>4</sup>	1.2	4
		Multiple Attached,	6	180	11	6	4.5	varies <sup>4</sup>	1.2	4

H	Retirement Home, Rooming house	Planned unit development	NA	1,400	11	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1
		Apartment dwelling, low rise <sup>2</sup>	12	360	11	3	3	varies <sup>3</sup>	varies <sup>3</sup>	2,3
		Stacked <sup>2</sup>	22	660	11	3	3	varies <sup>3</sup>	varies <sup>3</sup>	2, 3
		Three Unit	12	360	11	3	3	varies <sup>4</sup>	1.2	4
		Detached, Duplex, Linked-detached	9	270	11	3	3	varies <sup>4</sup>	varies <sup>8</sup>	8
		Multiple Attached, Semi-detached,	5.6	170	11	3	3	varies <sup>4</sup>	1.2	4
I	Retirement Home, Rooming house	Planned unit development	na	1,400	11	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1
		Apartment dwelling, low rise <sup>2</sup>	12	360	11	3	3	varies <sup>3</sup>	varies <sup>3</sup>	2,3,13
		Stacked <sup>2</sup>	22	660	11	3	3	varies <sup>3</sup>	varies <sup>3</sup>	2,3,13
		Three Unit	12	360	11	3	3	varies <sup>4</sup>	1.2	4,13
		Detached, Duplex, Linked-detached	9	270	11	3	3	varies <sup>4</sup>	varies <sup>8</sup>	8,13
		Multiple Attached, Semi-detached	5.6	170	11	3	3	varies <sup>4</sup>	1.2	4,13
J	Retirement Home, Rooming house	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1
		Apartment dwelling, low rise <sup>2</sup>	12	360	11	6	4.5	varies <sup>3</sup>	varies <sup>3</sup>	2,3
		Stacked <sup>2</sup>	22	660	11	6	4.5	varies <sup>3</sup>	varies <sup>3</sup>	2, 3
		Three Unit	12	360	11	6	4.5	varies <sup>4</sup>	varies <sup>7</sup>	4,7
		Detached, Duplex, Linked-detached	9	270	8	6	4.5	varies <sup>4</sup>	varies <sup>8</sup>	8
		Semi-detached	5.6	170	8	6	4.5	varies <sup>4</sup>	1.2	4
		Multiple	5.6	170	11	6	4.5	varies <sup>4</sup>	1.2	4

K	Retirement Home, Rooming house	Attached Planned unit development	na	1,400	11	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1
		Apartment dwelling, low rise <sup>2</sup>	12	360	11	3	3	varies <sup>3</sup>	varies <sup>3</sup>	2,3
		Stacked <sup>2</sup>	22	660	11	3	3	varies <sup>3</sup>	varies <sup>3</sup>	2,3
		Three Unit	12	360	11	3	3	varies <sup>4</sup>	1.2	4
		Detached, Duplex, Linked-detached	7.5	197	11	3	3	varies <sup>4</sup>	varies <sup>8</sup>	8
		Multiple Attached, Semi-detached	4.5	110	11	3	3	varies <sup>4</sup>	1.2	4
			(By-law 2008-462)	(By-law 2008-462)						
L	Retirement Home, Rooming house	Attached Planned unit development	na	1,400	as per dwelling type	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1
		Apartment dwelling, low rise <sup>2</sup>	12	360	11	6	4.5	varies <sup>3</sup>	varies <sup>3</sup>	2,3
		Stacked <sup>2</sup>	22	660	11	6	4.5	varies <sup>3</sup>	varies <sup>3</sup>	2,3
		Three Unit	12	360	11	6	4.5	varies <sup>4</sup>	varies <sup>7</sup>	4,7
		Detached, Duplex, Linked-detached	7.5	195	8	6	4.5	varies <sup>4</sup>	varies <sup>8</sup>	4,8
		Semi-Detached	4.5	110	8	6	4.5	varies <sup>4</sup>	1.2	4
		Multiple Attached	4.5	110	11	6	4.5	varies <sup>4</sup>	1.2	4
M	None	Attached Planned unit development	na	1,400	as per dwelling type	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1, 17
		Apartment dwelling, low rise, Stacked	18	540	14.5, or if in a heritage overlay 11	3	3	varies <sup>3</sup>	varies <sup>3</sup>	3, 17
		Three Unit, Duplex, Detached, Linked-detached	15	450	11	3	3	varies <sup>4</sup>	1.2	4, 17
		Semi-detached	7.5	225	11	3	3	varies <sup>4</sup>	1.2	4, 17

		Multiple Attached	6	180	11	3	3	varies <sup>4</sup>	1.2	4, 17
N	None	Planned unit development	na	1,400	as per dwelling type	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1
		Apartment dwelling, low rise, Stacked	18	540	11	6	4.5	varies <sup>3</sup>	varies <sup>3</sup>	3
		Three Unit	15	450	11	6	4.5	varies <sup>4</sup>	varies <sup>6</sup>	4,6
		Detached, Duplex, Linked-detached	15	450	8	6	4.5	varies <sup>4</sup>	varies <sup>6</sup>	4,6
		Semi-Detached	7.5	225	8	6	4.5	varies <sup>4</sup>	1.2	4
		Multiple Attached	6	180	11	6	4.5	varies <sup>4</sup>	1.2	4
O	None	Planned unit development	as per dwelling type	as per dwelling type	as per dwelling type	6	6	varies <sup>1</sup>	varies <sup>1</sup>	1, 15
		Apartment dwelling, low rise, Stacked	15	450	11	6	6	varies <sup>3</sup>	varies <sup>3</sup>	3, 15
		Three Unit	15	450	9.5	6	6	varies <sup>4</sup>	varies <sup>6</sup>	4,6, 15
		Duplex	12	330	9.5	6	6	varies <sup>4</sup>	1.2	4, 15
		Detached, Linked-detached	10	275	9.5	6	6	varies <sup>4</sup>	1.2	4, 15
		Semi-detached	6	165	9.5	6	6	varies <sup>4</sup>	1.2	4, 15
		Multiple Attached	5.6	165	9.5	6	6	varies <sup>4</sup>	1.2	4, 15
P	None	Planned unit development	na	1,400	as per dwelling type	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1
		Apartment dwelling, low rise, Stacked	15	450	14.5, or if in a heritage overlay 11	3	3	varies <sup>3</sup>	varies <sup>3</sup>	3
		Three Unit, Duplex, Detached, Linked-detached	12	360	11	3	3	varies <sup>4</sup>	1.2	4
		Multiple	6	180	11	3	3	varies <sup>4</sup>	1.2	4

Q	None	Attached, Semi-detached								
		Planned unit development	na	1,400	as per dwelling type	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1
		Apartment dwelling, low rise, Stacked	15	450	11	6	4.5	varies <sup>3</sup>	varies <sup>3</sup>	3
		Three Unit	12	360	11	6	4.5	varies <sup>4</sup>	varies <sup>7</sup>	4,7
		Detached, Duplex, Linked-detached	12	360	8	6	4.5	varies <sup>4</sup>	varies <sup>7</sup>	
		Semi-detached	6	180	8	6	4.5	varies <sup>4</sup>	1.2	4
R	None	Multiple Attached	6	180	11	6	4.5	varies <sup>4</sup>	1.2	4
		Planned unit development	na	1,400	as per dwelling type	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1
		Apartment dwelling, low rise, Stacked	15	450	11	6	4.5	varies <sup>3</sup>	varies <sup>3</sup>	3
		Three Unit	12	360	11	6	4.5	varies <sup>4</sup>	varies <sup>7</sup>	4,7
		Detached, Duplex, Linked-detached	9	270	8	6	4.5	varies <sup>4</sup>	varies <sup>8</sup>	4, 8
		Semi-detached	5.6	170	8	6	4.5	varies <sup>4</sup>	1.2	4
S	None	Multiple Attached	5.6	170	11	6	4.5	varies <sup>4</sup>	1.2	4
		Planned unit development	na	1,400	as per dwelling type	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1, 17
		Apartment dwelling, low rise, Stacked	15	450	14.5, or if in a heritage overlay	3	3	varies <sup>3</sup>	varies <sup>3</sup>	3, 17
		Three Unit	12	360	11	3	3	varies <sup>4</sup>	1.2	4, 17
		Detached, Duplex, Linked-detached	9	270	11	3	3	varies <sup>4</sup>	varies <sup>8</sup>	4, 8, 17
		Multiple	5.6	165	11	3	3	varies <sup>4</sup>	1.2	4, 17

T	None	Attached, Semi-detached								
		Planned unit development	na	1,400	as per dwelling type	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1, 17
		Apartment dwelling, low rise, Stacked	15	450	14.5, or if in a heritage overlay 11	3	3	varies <sup>3</sup>	varies <sup>3</sup>	3, 17
		Three Unit	9	270	11	3	3	varies <sup>4</sup>	varies <sup>8</sup>	4,8, 17
		Detached, Duplex, Linked-detached	7.5	195	11	3	3	varies <sup>4</sup>	varies <sup>8</sup>	4,8, 17
U	None	Multiple Attached, Semi-detached	4.5	110	11	3	3	varies <sup>4</sup>	1.2	4, 17
		Planned unit development	na	1,400	as per dwelling type	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1
		Apartment dwelling, low rise, Stacked	12	360	11	6	4.5	varies <sup>3</sup>	varies <sup>3</sup>	3
		Three Unit	9	270	11	6	4.5	varies <sup>4</sup>	varies <sup>8</sup>	4,8
		Detached, Duplex, Linked-detached	7.5	195	8	6	4.5	varies <sup>4</sup>	varies <sup>8</sup>	
V	None	Semi-detached	4.5	110	8	6	4.5	varies <sup>4</sup>	1.2	4
		Multiple Attached	4.5	110	11	6	4.5	varies <sup>4</sup>	1.2	4
		Planned unit development	na	1400	11	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1, 17
		Apartment dwelling, low rise, Stacked	15	450	11	3	3	varies <sup>3</sup>	varies <sup>3</sup>	3, 17
		Three unit	12	360	11	3	3	varies <sup>4</sup>	1.2	4, 17
		Detached, duplex, Linked-detached	9	270	11	3	3	varies <sup>4</sup>	varies <sup>8</sup>	4, 8, 17
		Multiple	5.6	165	11	3	3	varies <sup>4</sup>	1.2	4, 17

X	None	Attached, Semi- detached									
		Planned unit development	18 <sup>9</sup>	1,400	11	7.5	7.5	varies <sup>1</sup>	varies <sup>1</sup>	1	
		Apartment dwelling, low rise, Stacked	18 <sup>9</sup>	450	11	7.5	7.5	varies <sup>12</sup>	varies <sup>12</sup>	12	
		Three Unit	18 <sup>9</sup>	450	11	7.5	7.5	6	1.2		
		Duplex	14 <sup>9</sup>	380	11	7.5	7.5	6	1.2		
		Detached, Linked- detached	9 <sup>9</sup>	240	11	7.5	7.5	6	varies <sup>8</sup>	8	
		Semi- detached	7 <sup>9</sup>	190	11	7.5	7.5	6	0.9		
		Multiple Attached	6 <sup>9</sup>	150	11	7.5	7.5	6	1.2		
Z	None	Planned unit development	18	1,400	as per dwelling type	3 <sup>10</sup>	3 <sup>10</sup>	varies <sup>1</sup>	varies <sup>1</sup>	1, 10, 16	
		Apartment dwelling, low rise, Stacked	18	450	15	3	3 <sup>10</sup>	varies <sup>12</sup>	varies <sup>12</sup>	12, 16	
		Three Unit	18	450	11	3 <sup>10</sup>	3 <sup>10</sup>	6	1.2	10, 16	
		Duplex	14	380	11	3 <sup>10</sup>	3 <sup>10</sup>	6	1.2	10, 16	
		Detached, Linked- detached	9	240	11	3 <sup>10</sup>	3 <sup>10</sup>	6	varies <sup>8</sup>	8, 10, 16	
		Semi- detached	7	190	11	3 <sup>10</sup>	3 <sup>10</sup>	6	0.9	10, 16	
ZZ	None	Multiple Attached	6	150	11	3 <sup>10</sup>	3 <sup>10</sup>	6	1.2	10, 16	
		Planned unit development	18	1,400	11	6 <sup>10</sup>	4.5 <sup>10</sup>	varies <sup>1</sup>	varies <sup>1</sup>	1, 10, 16	
		Apartment dwelling, low rise, Stacked	18	450	11	6	4.5 <sup>10</sup>	varies <sup>12</sup>	varies <sup>12</sup>	12, 16	
		Three Unit	18	450	11	6 <sup>10</sup>	4.5 <sup>10</sup>	6	1.2	10, 16	
		Duplex	14	380	11	6 <sup>10</sup>	4.5 <sup>10</sup>	6	1.2	10, 16	
		Detached, Linked- detached	9	240	11	6 <sup>10</sup>	4.5 <sup>10</sup>	6	varies <sup>8</sup>	8, 10, 16	
		Semi-	7	190	11		6	0.9	10, 16		

detached				6 <sup>10</sup>	4.5 <sup>10</sup>			
Multiple Attached	6	150	11	6 <sup>10</sup>	4.5 <sup>10</sup>	6	1,2	10, 16

(2) In the R4 Subzones, the following additional provisions as denoted by endnotes apply:

**TABLE 162B- ADDITIONAL PROVISIONS**

I Endnote number	II Additional Zoning Provision
1	<p>Despite the definitions of rear yard and interior side yard, buildings in a PUD must be located so that they are set back,</p> <ul style="list-style-type: none"> <li>(a) an amount equal to the minimum required rear yard setback for the dwelling type proposed, from a lot line where it abuts a rear yard on an abutting lot but need not exceed 7.5 metres,</li> <li>(b) an amount equal to the minimum required interior side yard setback for the dwelling type proposed, from a lot line where it abuts a side yard on an abutting lot for the first 18 metres back from the street and 25 percent of the lot depth for the remainder, to a maximum 7.5 metres, and</li> <li>(c) in the case of an abutting vacant lot, a minimum required interior side yard of 1.8 metres, and a minimum required rear yard setback based on the minimum rear yard setback applicable to the dwelling type proposed to be located within the PUD adjacent to the rear lot line.</li> </ul>
2	<p>Maximum number of permitted dwelling units per apartment building, low-rise or converted dwelling is four (4), and a maximum of four (4) pairs of units, totalling eight (8) units, in a stacked dwelling.</p> <p>Despite Section 161 (8), where an apartment building, low-rise of four units or stacked dwelling of up to eight units is not within a Planned Unit Development, no landscaped area is required.</p>
3	<p>In the case of building walls less than or equal to 11 m in height, the yard setback is 1.5 m for the first 21 m back from a street lot line. In the case of building walls greater than 11 m in height, the yard setback is 2.5 m for the first 21 m back from a street lot line. Notwithstanding the foregoing cases, for a yard adjacent to an apartment dwelling, low rise of more than 4 dwelling units or a stacked dwelling that abuts a lot in a residential subzone that does not permit that dwelling type, the yard setback specified above increases to 3 m and that yard must be landscaped area. In all other circumstances, the required yard setback is 25% of the lot depth but need not exceed 7.5 m.</p>
4	<p>Minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it need not exceed 7.5 m. Despite the foregoing, on lots with depths of 15 metres or less, the minimum rear yard setback is 4 m.</p>
5	<p>Minimum total interior side yard setback is 3.6 m, with one minimum yard, no less than 1.2 m wide. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. (By-law 2008-462)</p>
6	<p>Minimum total interior side yard setback is 3 m, with one minimum yard, no less than 1.2 m wide. Where there is a corner lot on which is located only one interior side yard,</p>

- the minimum required interior side yard setback equals the minimum required for at least one yard. (By-law 2008-462)
- 7 Minimum total interior side yard setback is 2.4 m, with one minimum yard, no less than 1.2 m wide. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. (By-law 2008-462)
- 8 Minimum total interior side yard setback is 1.8 m, with one minimum yard, no less than 0.6 m wide. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. (By-law 2008-462)
- 9 Reserved for future use.
- 10 The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:  
i) a building front wall or side wall, or  
ii) a covered porch or veranda that is at least 2.5 m wide.
- 11 For future use
- 12 In the case of building walls less than or equal to 11 m in height, the yard setback is 1.5 m for the first 21 m back from a street lot line. In the case of building walls greater than 11 m in height, the yard setback is 3 m for the first 21 m back from a street lot line. In all other circumstances, the yard setback is 6 m.
- 13 A bed and breakfast is permitted a maximum of ten guest bedrooms.
- 14 Rooming house, converted limited to 50% of gross floor area of building.
- 15 Rooming house, and rooming house converted limited to 50% of gross floor area of building.
- 16 Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.
- 17 Community health and resource centres are permitted:  
(i) between and including the west side of Kent Street, the east side of Elgin Street, the south side of Gloucester Street. (By-law 2009-164)

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