

**SECTION 11B - ZONE R-5A: RESIDENTIAL - MIXED HIGH DENSITY WITH DESIGN GUIDELINES** By-law 83-2006 passed November 28, 2006 (General Amendment)  
By-law 38-2007 passed May 1, 2007 (Empire Communities (Riverland) Ltd.)

**11B.1 Permitted Uses**

Within a Zone R-5A, no land shall be used and no building or structure shall be erected or used except for one of the Permitted Uses listed in Column 1 below.

**11B.2 Regulations**

Within a Zone R-5A, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6 entitled "General Regulations" and the additional regulations listed in Column 2 below for the specific uses.

<b>Sub-Section</b>	<b><u>Column 1</u></b> <b><u>Permitted Uses</u></b>	<b><u>Column 2</u></b> <b><u>Additional Regulations</u></b>
11B.2.1	Residential Building - One Unit which may include:	In conformity with the provisions of sub-section 11B.3
(a)	Private Home Day Care	
(b)	A home occupation or office, base or headquarters for the occupant	In conformity with the provisions of sub-section 6.18
(c)	A hairdresser or barber	In conformity with the provisions of sub-section 6.25
11B.2.2	Group Home - Type "A"	In conformity with the provisions of sub-section 11B.3 and the provisions of sub-section 6.26
11B.2.3	Residential Building - Duplex	In conformity with the provisions of sub-sections 11B.3 and 13
11B.2.4	Residential Building - Semi-Detached	In conformity with the provisions of Sections 11B.3 and 13
11B.2.5	Dwelling - Conversion	In conformity with the provisions of sub-section 6.24
11B.2.6	A Lodging, Rooming or Boarding House or Tourist Home	In conformity with the provisions of sub-section 11B.3
11B.2.7	<b><u>Accessory Uses</u></b>	
(a)	Buildings or structures accessory to the foregoing permitted uses	In conformity with the provisions of sub-section 6.4

**11B.3 Additional Regulations**

11B.3.1	<b>Minimum Lot Area</b>	270 square metres
11B.3.2	<b>Minimum Lot Width</b>	9 metres
11B.3.3	<b>Minimum Lot Frontage</b>	
	a) Interior Lot	9 metres
	b) Corner Lot	12 metres

Daylighting triangles shall be deemed to be part of a lot only for the purpose of calculating lot width, frontage, lot area and building line setbacks.

**11B.3.4 Building Line Setbacks**

- a) 5.0 metres to the front wall of the residential unit;
- b) 6.0 metres for garages (attached or detached), except for single car garages on lots less than 11 metres shall be 9 metres (By-law 38-2007);
- c) 3.5 metres for a front porch;
- d) 4.5 metres on the flankages (exterior side yards);
- e) "Minor variations" in the setback of the front wall are permitted to accommodate features such as recessed entranceways, angled windows and other such architectural features and such features will be interpreted as forming part of the front wall;
- f) Notwithstanding Clause a) to d) above, the setback of the front wall of the garage shall be equal to or greater than the setback of the front wall of the residential unit (except where noted in Section 11B.3.5 a). Where a front porch is attached to a residential unit, the garage may extend in front of the front wall of the main building but shall not extend beyond the front porch and, in all cases, shall maintain a minimum 6-metre building line setback;
- g) For the purpose of Clause f), a front porch shall be attached to the front wall of the residential unit, covered by only a roof, have a minimum depth of 1.5 metres and shall cover a minimum of 40% of the width of the residential unit (including the garage). Where the garage extends in front of the front wall of the portion of the residential unit with a front porch but does not extend in front of the remaining portion of the front wall of the residence that does not have a porch, then the combined width of the porch and the remainder of the front wall must cover the minimum 40% of the width of the residential unit provided the front porch has a minimum width of 10 feet; and
- h) For the purpose of measuring the applicable Building Line Setback of a Front Lot Line that is curved, the Building Line Setback is measured from the applicable building/structure (i.e. garage, front wall or porch of the house) to a line that is tangent to the curvature of the Front Lot Line and paralleled to the applicable building/structure.

### 11B.3.5 Special Garage/Driveway Provisions

- a) Notwithstanding Section 11B.3.4 above, a garage may extend up to 1.37 metres (4.5 feet) in front of the front wall of a residence or the front wall of a front porch provided:
- i) The exterior width of the garage does not exceed 50% of the width of the house, including the garage;
  - ii) The exterior width of the garage does not exceed 7.62 metres (25 feet);
  - iii) The front wall of the garage has a minimum setback of 6 metres plus the amount the garage extends in front of the residence (i.e. If the garage extends 1 metre in front of the residence, then the setback would be 6 m. + 1 m. = 7 metres); and
  - iv) That a maximum of 10% of the homes on any one street may have the garage extending in front of the front wall of the residence or porch.

For the purpose of determining the percentage of homes in clause iv) above, streets containing less than 10 homes may have a maximum of 1 home with a garage extending in front of the front wall of the residence or porch, subject to the above-noted regulations. For the purpose of calculating the percentage (10%) for streets containing more than 10 homes, any fraction or part of a home shall be rounded to the lower whole number.

- b) Notwithstanding Section 11B.3.4, when a front porch is required under Section 11B.3.4 g) and has a porch width that is less than 40% of the house (including the garage), the following applies:
- i) The lot shall have a minimum frontage greater than 10 metres (33 feet);
  - ii) The front porch shall have a minimum width of 3 metres (10 feet) and a minimum area of 4.6 square metres (50 square feet) and must be attached to the front wall of the residential unit;
  - iii) The porch must extend a minimum of 0.91 metres (3 feet) in front of the front wall of the garage; and
  - iv) The maximum exterior width of the garage, measured from exterior pier to pier, shall be 7.62 metres.

For the purposes of measuring minimum front porch width of 3 metres as noted in b) ii) above, for lots with lot width equal to or less than 11 metres, the minimum porch foundation width shall be 2.6 metres and the minimum width of the roof above the porch measured between the eaves shall be 3 metres (note: maximum overhang of eaves shall be 0.3 metres), for lots greater than 11 metres in width the minimum porch foundation width shall be 3 metres.

- c) Detached garages on lots with a residential building - one unit, semi-detached and duplex may have a minimum setback to one side lot line of 0.3 metres.

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d) Maximum driveway width shall be 3.66 metres for single-family lots with lot frontage less than 10 metres or for semi-detached units with an attached one-car garage and 6 metres for other permitted residential uses. Notwithstanding the maximum driveway width noted, where the external width of the garage exceeds the maximum allowable width of the driveway, the driveway shall be permitted to flare/taper from the front lot line to the external wall width of the garage, provided that the width of the driveway at the front property line maintains the maximum allowable driveway width.

11B.3.6	<b>Minimum Side Yards - Each Side</b>	1.2 metres
	* In any case where required off-street parking is to be provided in a side or rear yard, one side yard shall be not less than 3 metres.	
11B.3.7	<b>Minimum Rear Yard</b>	7.5 metres
11B.3.8	<b>Minimum Ground Floor</b>	
	(a) One Storey	70 square metres
	(b) More than One Storey	55 square metres
11B.3.9	<b>Maximum Lot Coverage</b>	50% of Lot Area
	- All Buildings	
11B.3.10	<b>Maximum Main Building Height</b>	10.5 metres
11.B.311	<b>Off-Street Parking</b>	In conformity with the provisions of sub-sections 6.11 and 6.13