

Section 15 - Zone R-7: Residential - Multiple

15.1 Permitted Uses

Within a Zone R-7, 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.

15.2 Regulations

Within a Zone R-7, 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.

Sub-Section	Column 1	Column 2
	Permitted Uses	Additional Regulations
15.2.1	Residential Building - Apartment	In conformity with the provisions of sub-section 15.3
15.2.2	Residential Building - Row	In conformity with the provisions of sub-section 15.4
(a)	Accessory Dwelling Units By-law 48-2020 passed June 23, 2020	In conformity with the provisions of sub-section 6.4.7
(b)	Short-Term Rental By-law 48-2020 passed June 23, 2020 (General Amendment)	In conformity with Section 6.25
15.2.3	Group Multiple Housing Development	In conformity with the provisions of sub-section 15.3 or 15.4
15.2.4	Accessory Uses	
(a)	Buildings or structures accessory to the foregoing permitted uses	In conformity with the provisions of sub-section 6.4
(b)	Deleted by By-law 80-92	

15.3 Regulations for Residential Building - Apartment

Sub-Section	Column 1
15.3.1	Minimum Lot Width:
(a)	6 units or less: 18 metres
(b)	For each additional unit, the minimum lot width shall be increased 0.75 metres to a maximum of 36.5 metres
15.3.2	Minimum Floor Area Per Dwelling Unit:
(a)	Bachelor or One Bedroom - 37 square metres
(b)	Two or More Bedrooms - 60 square metres
15.3.3	Minimum Side Yard - Each Side: Equal to one-half (1/2) building height but in no case less than 3 metres.

Sub-Section	Column 1
	<p>Notwithstanding the foregoing, in any case where main entrances to dwelling units or where windows to habitable rooms face on a side yard, such side yard shall have a minimum width throughout of not less than 7.5 metres.</p> <p>In any <u>Residential Building - Apartment</u> containing ten (10) or more units and where access to required off-street parking is provided through one side yard only, the minimum width of such side yard shall be not less than 5.5 metres</p>
15.3.4	<p>Minimum Rear Yard: Equal to one-half (1/2) building height but in no case less than 7.5 metres</p>
15.3.5	<p>Minimum Amenity Area: 30 square metres per dwelling unit</p>
15.3.6	<p>Maximum Lot Coverage - All Buildings: 50% of Lot Area</p>
15.3.7	<p>Off-Street Parking: In conformity with the provisions of sub-sections 6.11 and 6.13</p>

15.4 Regulations for Residential Building - Row

Sub-Section	Column 1
15.4.1	<p>Minimum Lot Area Per Dwelling Unit: 90 square metres</p>
15.4.2	<p>Minimum Floor Area Per Dwelling Unit: 60 square metres</p>
15.4.3	<p>Minimum Side Yard - Each Side: Equal to one-half (1/2) building height but in no case less than 3 metres where there is an exterior wall and 0 metres where there is a common wall.</p>
15.4.4	<p>Minimum Rear Yard: 7.5 metres</p>
15.4.5	<p>Minimum Amenity Area (including Private Outdoor Living Area): 30 square metres per dwelling unit</p>
15.4.6	<p>Minimum Private Outdoor Living Area: A private outdoor living area shall be provided for each dwelling unit and each such private outdoor living area shall:</p>
(a)	<p>Not form part of a required side yard but may be located in and form part of the required rear yard;</p>
(b)	<p>Abut the full length of an exterior wall of the dwelling unit and shall have access to a habitable room (other than a bedroom) or to a hall;</p>
(c)	<p>Have a minimum depth (from the wall of the dwelling unit) of not less than 6 metres;</p>
(d)	<p>Be separated from adjacent private outdoor living areas by a wall, fence or planting satisfactory to the municipality.</p>
15.4.7	<p>Maximum Lot Coverage: 50% of Lot Area</p>
15.4.8	<p>Off-Street Parking: In conformity with the provisions of sub-sections 6.11 and 6.13.9.</p>
15.4.9	<p>Landscape Space In conformity with the provisions of Section 6.13.10 By-law 48-2020 passed June 23, 2020 (General Amendment)</p>