

**Section 15A - Zone R-7A: Residential – Multiple with Design Guidelines**

By-law 83-2006 passed November 28, 2006 (General Amendment)

**15A.1 Permitted Uses**

Within a Zone R-7A, 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.

**15A.2 Regulations**

Within a Zone R-7A, 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>Column 1</b>	<b>Column 2</b>
	<b>Permitted Uses</b>	<b>Additional Regulations</b>
15A.2.1	Residential Building - Apartment	In conformity with the provisions of sub-section 15.3
15A.2.2	Residential Building - Row	In conformity with the provisions of sub-section 15.4
(a)	Accessory Dwelling Units <b>By-law 48-2020 passed June 23, 2020</b>	In conformity with the provisions of sub-section 6.4.7
(b)	Short-Term Rental <b>By-law 48-2020 passed June 23, 2020 (General Amendment)</b>	In conformity with Section 6.25
15A.2.3	Group Multiple Housing Development	In conformity with the provisions of sub-section 15.3 or 15.4
15A.2.4	<b>Accessory Uses</b>	
(a)	Buildings or structures accessory to the foregoing permitted uses	In conformity with the provisions of sub-section 6.4

**15.3 Regulations for Residential Building - Apartment**

<b>Sub-Section</b>	<b>Column 1</b>
15A.3.1	<b>Minimum Lot Width:</b>
(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
15A.3.2	<b>Minimum Floor Area Per Dwelling Unit:</b>
(a)	Bachelor or One Bedroom - 37 square metres
(b)	Two or More Bedrooms - 60 square metres
15A.3.3	<b>Minimum Building Line Setback</b> a) Front wall of the apartment unit – 5 metres b) Front wall of a one car garage – 9 metres c) Front wall of a two car garage – 6 metres d) Front wall of a porch – 3.5 metres e) In conformity with the setback provision in Section 11B.3.4 and 11B.3.5
15A.3.4	<b>Minimum Side Yard - Each Side:</b>

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Sub-Section	Column 1
	<p>Equal to one-half (1/2) building height but in no case less than 3 metres. 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>
15A.3.5	<p><b>Minimum Rear Yard:</b> Equal to one-half (1/2) building height but in no case less than 7.5 metres</p>
15A.3.6	<p><b>Minimum Amenity Area:</b> 30 square metres per dwelling unit</p>
15A.3.7	<p><b>Maximum Lot Coverage - All Buildings:</b> 50% of Lot Area</p>
15A.3.8	<p><b>Off-Street Parking:</b> 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
15A.4.1	<p><b>Minimum Lot Area Per Dwelling Unit:</b> 90 square metres</p>
15A.4.2	<p><b>Minimum Floor Area Per Dwelling Unit:</b> 60 square metres</p>
15A.4.3	<p><b>Minimum Building Line Setback</b></p> <ul style="list-style-type: none"> <li>a) Front wall of the apartment unit – 5 metres</li> <li>b) Front wall of a one car garage – 9 metres</li> <li>c) Front wall of a two car garage – 6 metres</li> <li>d) Front wall of a porch – 3.5 metres</li> <li>e) In conformity with the setback provision in Section 11B.3.4 and 11B.3.5</li> </ul>
15A.4.4	<p><b>Minimum Side Yard:</b></p> <ul style="list-style-type: none"> <li>a) To an external lot line – 3 metres</li> <li>b) To an internal lot line between two row townhouse blocks - 1.5 metres</li> <li>c) To a lot line where there is a common wall - 0 metres</li> <li>d) To a lot line adjacent to a Public Road (flankages) – 4.5 metres</li> </ul>
15A.4.5	<p><b>Minimum Rear Yard:</b> 7.5 metres</p>
15A.4.6	<p><b>Minimum Amenity Area</b> (including Private Outdoor Living Area): 30 square metres per dwelling unit</p>
15A.4.7	<p><b>Minimum Private Outdoor Living Area:</b> 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</p>

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<b>Sub-Section</b>	<b>Column 1</b>
	access to a habitable room (other than a bedroom) or to a hall;
(c)	Have a minimum depth (from the wall of the dwelling unit) of not less than 6 metres;
15A.4.8	<b>Maximum Lot Coverage:</b> 50% of Lot Area
15A.4.9	<b>Off-Street Parking:</b> In conformity with the provisions of sub-sections 6.11 and 6.13.9.
15A.4.10	<b>Landscape Space</b> In conformity with the provisions of Section 6.13.10 <b>By-law 48-2020 passed June 23, 2020 (General Amendment)</b>