

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.

<u>Sub-Section</u>	<u>Column 1</u> <u>Permitted Uses</u>	<u>Column 2</u> <u>Additional Regulations</u>
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
15A.2.3	Group Multiple Housing Development	In conformity with the provisions of sub-section 15.3 or 15.4
15A.2.4	<u>Accessory Uses</u>	
(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

15A.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
15A.3.2	Minimum Floor Area Per Dwelling Unit:
(a)	Bachelor or One Bedroom - 37 square metres
(b)	Two or More Bedrooms - 60 square metres
15A.3.3	Minimum Building Line Setback
	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-2

15A.3.4	<p>Minimum Side Yard - Each Side: 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>Minimum Rear Yard: Equal to one-half (1/2) building height but in no case less than 7.5 metres</p>
15A.3.6	<p>Minimum Amenity Area: 30 square metres per dwelling unit</p>
15A.3.7	<p>Maximum Lot Coverage - All Buildings: 50% of Lot Area</p>
15A.3.8	<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**

15A.4.1	<p>Minimum Lot Area Per Dwelling Unit: 90 square metres</p>
15A.4.2	<p>Minimum Floor Area Per Dwelling Unit: 60 square metres</p>
15A.4.3	<p>Minimum Building Line Setback</p> <ul style="list-style-type: none"> 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.4.4	<p>Minimum Side Yard:</p> <ul style="list-style-type: none"> a) To an external lot line – 3 metres b) To an internal lot line between two row townhouse blocks - 1.5 metres c) To a lot line where there is a common wall - 0 metres d) To a lot line adjacent to a Public Road (flankages) – 4.5 metres
15A.4.5	<p>Minimum Rear Yard: 7.5 metres</p>
15A.4.6	<p>Minimum Amenity Area (including Private Outdoor Living Area): 30 square metres per dwelling unit</p>

15A-3

15A.4.7	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:
(a)	Not form part of a required side yard but may be located in and form part of the required rear yard;
(b)	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;
(c)	Have a minimum depth (from the wall of the dwelling unit) of not less than 6 metres;
15A.4.8	Maximum Lot Coverage: 50% of Lot Area
15A.4.9	Off-Street Parking: In conformity with the provisions of sub-sections 6.11 and 6.13.