

4.2.5 R4 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

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| 4.2.5.1 | Exception: R4-1 | Map # 48W | By-law: 0225-2016, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-1 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.1.1 | Maximum lot coverage | 30% | |
| 4.2.5.1.2 | Minimum front yard - interior lot | 7.5 m | |
| 4.2.5.1.3 | Minimum exterior side yard | 6.0 m | |
| 4.2.5.1.4 | Minimum interior side yard | 1.2 m + 0.61 m for each additional storey , or portion thereof, above one storey | |
| 4.2.5.1.5 | Minimum setback to garage face - interior lot | 7.5 m | |
| 4.2.5.1.6 | Maximum height - highest ridge: sloped roof | 9.0 m | |
| 4.2.5.1.7 | Maximum height: flat roof | 7.5 m | |
| 4.2.5.1.8 | Maximum height of eaves: from average grade to lower edge of the eaves | 6.4 m | |
| 4.2.5.1.9 | Maximum gross floor area - infill residential | 100 m ² plus 0.2 times the lot area | |
| 4.2.5.1.10 | Garage projection: maximum projection of the garage beyond the front wall or exterior side wall of the first storey | 2.0 m | |
| 4.2.5.1.11 | Maximum dwelling unit depth | 20.0 m | |

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| 4.2.5.2 | Exception: R4-2 | Map # 22, 26, 30 | By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-2 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.2.1 | Minimum lot area - corner lot | 460 m ² | |
| 4.2.5.2.2 | Minimum lot frontage - corner lot | 15.0 m | |
| 4.2.5.2.3 | Minimum front yard | 4.5 m | |
| 4.2.5.2.4 | Minimum setback to garage face | 6.0 m | |

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| 4.2.5.3 | Exception: R4-3 | Map # 26, 55 | By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-3 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.3.1 | Minimum lot frontage - corner lot | | 15.0 m |
| 4.2.5.3.2 | Minimum front yard | | 4.5 m |
| 4.2.5.3.3 | (1) | Minimum interior side yard - interior lot | 1.2 m |
| | (2) | Minimum interior side yard - interior lot , for that part of a lot that adjoins a one storey garage or a wall of a main building containing no windows or doors into a habitable room | 0.61 m |
| 4.2.5.3.4 | Minimum combined width of side yards - interior lot | | 1.81 m |
| 4.2.5.3.5 | Minimum setback to garage face | | 6.0 m |

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| 4.2.5.4 | Exception: R4-4 | Map # 47, 48E | By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-4 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.4.1 | Minimum lot area - corner lot | | 460 m ² |
| 4.2.5.4.2 | Minimum lot frontage - corner lot | | 15.0 m |
| 4.2.5.4.3 | Maximum gross floor area - residential | | 0.6 times the lot area |
| 4.2.5.4.4 | Minimum front yard | | 4.5 m |
| 4.2.5.4.5 | Minimum setback to garage face | | 6.0 m |

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| 4.2.5.5 | Exception: R4-5 | Map # 27 | By-law: |
| In a R4-5 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.5.1 | (1) | Minimum interior side yard - interior lot | 1.2 m |
| | (2) | Minimum interior side yard - interior lot , for that part of a lot that adjoins a one storey garage or a wall of a main building containing no windows or doors into a habitable room | 0.61 m |
| 4.2.5.5.2 | Minimum combined width of side yards - interior lot | | 1.81 m |
| 4.2.5.5.3 | Minimum rear yard where lands abut a PB1 zone | | 13.5 m |

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| 4.2.5.6 | Exception: R4-6 | Map # 21 | By-law: |
| In a R4-6 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.6.1 | Minimum lot area - interior lot | | 360 m ² |
| 4.2.5.6.2 | Minimum lot frontage - interior lot | | 10.5 m |
| 4.2.5.6.3 | (1) | Minimum interior side yard - interior lot | 1.2 m |
| | (2) | Minimum interior side yard - interior lot , for that part of a lot that adjoins a one storey garage or a wall of a main building containing no windows or doors into a habitable room | 0.61 m |
| 4.2.5.6.4 | Minimum combined width of side yards - interior lot | | 1.81 m |
| 4.2.5.6.5 | Minimum interior side yard - corner lot | | 3.0 m |

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| 4.2.5.7 | Exception: R4-7 | Map # 19, 22, 27, 30, 36W, 37E, 38E, 38W, 44W, 45E, 55, 59 | By-law: |
| In a R4-7 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.7.1 | Minimum lot area - interior lot | | 340 m ² |
| 4.2.5.7.2 | Minimum lot area - corner lot | | 450 m ² |
| 4.2.5.7.3 | Minimum lot frontage - corner lot | | 15.0 m |

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| 4.2.5.8 | Exception: R4-8 | Map # 28 | By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-8 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.8.1 | Minimum lot area - corner lot | | 495 m ² |
| 4.2.5.8.2 | Minimum lot frontage - corner lot | | 13.5 m |
| 4.2.5.8.3 | Minimum front yard - corner lot | | 4.5 m |
| 4.2.5.8.4 | (1) | Minimum interior side yard - interior lot | 1.2 m |
| | (2) | Minimum interior side yard - interior lot , for that part of a lot that adjoins a one storey garage or a wall of a main building containing no windows or doors into a habitable room | 0.61 m |
| 4.2.5.8.5 | Minimum combined width of side yards - interior lot | | 1.81 m |
| 4.2.5.8.6 | Minimum interior side yard - corner lot | | 7.5 m |
| 4.2.5.8.7 | Minimum rear yard - corner lot | | 1.2 m |
| 4.2.5.8.8 | Minimum setback to garage face | | 6.0 m |

Part 4 - Residential Zones

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| 4.2.5.9 | Exception: R4-9 | Map # 28 | By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-9 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.9.1 | Minimum lot frontage - corner lot | | 14.5 m |
| 4.2.5.9.2 | Minimum front yard | | 4.5 m |
| 4.2.5.9.3 | Minimum rear yard | | 1.2 m |
| 4.2.5.9.4 | The lot line abutting Wilcox Road shall be deemed to be the front lot line | | |
| 4.2.5.9.5 | Minimum setback to garage face | | 6.0 m |

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| 4.2.5.10 | Exception: R4-10 | Map # 07, 28, 45W | By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-10 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.10.1 | Minimum front yard | | 4.5 m |
| 4.2.5.10.2 | Minimum interior side yard - interior lot | | 1.2 m on one side and 0.61 m on the other side |
| 4.2.5.10.3 | Minimum setback to garage face | | 6.0 m |

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| 4.2.5.11 | Exception: R4-11 | Map # 24 | By-law: |
| In a R4-11 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.11.1 | Minimum lot area - corner lot | | 370 m ² |
| 4.2.5.11.2 | Minimum lot frontage - corner lot | | 12.0 m |
| 4.2.5.11.3 | Minimum gross floor area - residential | | 148 m ² |

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| 4.2.5.12 | Exception: R4-12 | Map # 27, 28, 38W, 46W, 48E | By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-12 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.12.1 | Minimum lot area - interior lot | | 355 m ² |
| 4.2.5.12.2 | Minimum lot area - corner lot | | 450 m ² |
| 4.2.5.12.3 | Minimum lot frontage - corner lot | | 15.0 m |
| 4.2.5.12.4 | Minimum front yard | | 4.5 m |
| 4.2.5.12.5 | Minimum interior side yard - interior lot | | 1.2 m on one side and 0.61 m on the other side |
| 4.2.5.12.6 | Minimum setback to garage face | | 6.0 m |

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| 4.2.5.13 | Exception: R4-13 | Map # 10, 31 | By-law: |
| In a R4-13 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.13.1 | Minimum interior side yard of all buildings and structures and swimming pools where lands abut a G1 and/or B zone | | 3.0 m |
| 4.2.5.13.2 | Minimum setback of a swimming pool to the rear lot line where lands abut a G1 zone | | 3.0 m |

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| 4.2.5.14 | Exception: R4-14 | Map # 22, 38W, 39E | By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-14 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.14.1 | Minimum front yard | | 4.5 m |
| 4.2.5.14.2 | Minimum setback to garage face | | 6.0 m |

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| 4.2.5.15 | Exception: R4-15 | Map # 26, 28, 29, 36W | By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-15 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.15.1 | Minimum lot area - interior lot | | 360 m ² |
| 4.2.5.15.2 | Minimum lot area - corner lot | | 450 m ² |
| 4.2.5.15.3 | Minimum lot frontage - corner lot | | 15.0 m |
| 4.2.5.15.4 | Maximum lot coverage | | 45% |
| 4.2.5.15.5 | Minimum front yard | | 4.5 m |
| 4.2.5.15.6 | Minimum interior side yard - interior lot | | 1.2 m on one side and 0.61 m on the other side |
| 4.2.5.15.7 | Maximum gross floor area - residential | | 0.6 times the lot area |
| 4.2.5.15.8 | Minimum setback to garage face | | 6.0 m |

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| 4.2.5.16 | Exception: R4-16 | Map # 10, 38W | By-law: |
| In a R4-16 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.16.1 | Minimum interior side yard - interior lot | | 1.2 m on one side and 0.61 m on the other side |
| 4.2.5.16.2 | Maximum gross floor area - residential | | 0.6 times the lot area |

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| 4.2.5.17 | Exception: R4-17 | Map # 36W, 37E | By-law: |
| In a R4-17 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.17.1 | Minimum lot frontage - interior lot | | 14.0 m |
| 4.2.5.17.2 | Minimum lot frontage - corner lot | | 18.5 m |
| 4.2.5.17.3 | Maximum lot coverage | | 45% |
| 4.2.5.17.4 | Maximum gross floor area - residential | | 0.6 times the lot area |

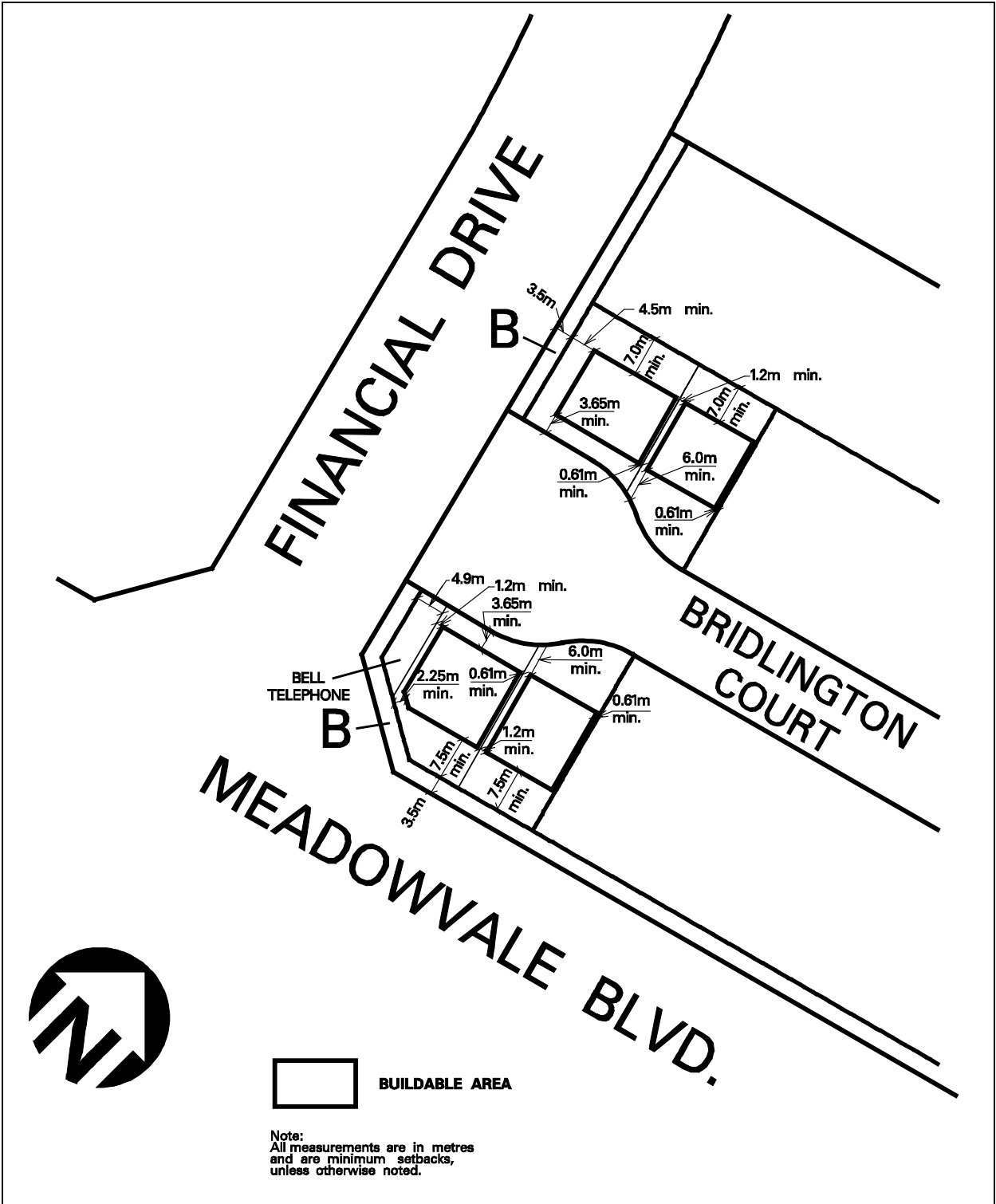
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| 4.2.5.18 | Exception: R4-18 | Map # 31 | By-law: |
| In a R4-18 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulation | | | |
| 4.2.5.18.1 | Minimum setback of a detached dwelling to a railway right-of-way | | 22.0 m |

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| 4.2.5.19 | Exception: R4-19 | Map # 37W, 38W | By-law: |
| In a R4-19 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.19.1 | Minimum lot area - corner lot | | 480 m ² |
| 4.2.5.19.2 | Minimum lot frontage - corner lot | | 14.0 m |
| 4.2.5.19.3 | Maximum lot coverage | | 45% |

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| 4.2.5.20 | Exception: R4-20 | Map # 22, 27, 29, 37E, 37W, 38E, 38W | By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-20 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.20.1 | Minimum lot area - interior lot | | 360 m ² |
| 4.2.5.20.2 | Minimum lot area - corner lot | | 408 m ² |
| 4.2.5.20.3 | Minimum lot frontage - corner lot | | 15.0 m |
| 4.2.5.20.4 | Maximum lot coverage | | 45% |
| 4.2.5.20.5 | Minimum front yard | | 4.5 m |
| 4.2.5.20.6 | Minimum interior side yard - interior lot | | 1.2 m on one side and 0.61 m on the other side |
| 4.2.5.20.7 | Minimum setback to garage face | | 6.0 m |

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| 4.2.5.21 | Exception: R4-21 | Map # 53W | By-law: |
| In a R4-21 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.21.1 | Minimum lot area - interior lot | | 350 m ² |
| 4.2.5.21.2 | Minimum lot area - corner lot | | 420 m ² |
| 4.2.5.21.3 | Minimum lot frontage - corner lot | | 15.5 m |
| 4.2.5.21.4 | Maximum lot coverage | | 45% |
| 4.2.5.21.5 | Maximum encroachment of a porch into the required front and exterior side yards | | 1.8 m |
| 4.2.5.21.6 | All site development plans shall comply with Schedule R4-21 of this Exception | | |



Schedule R4-21
Map 53W

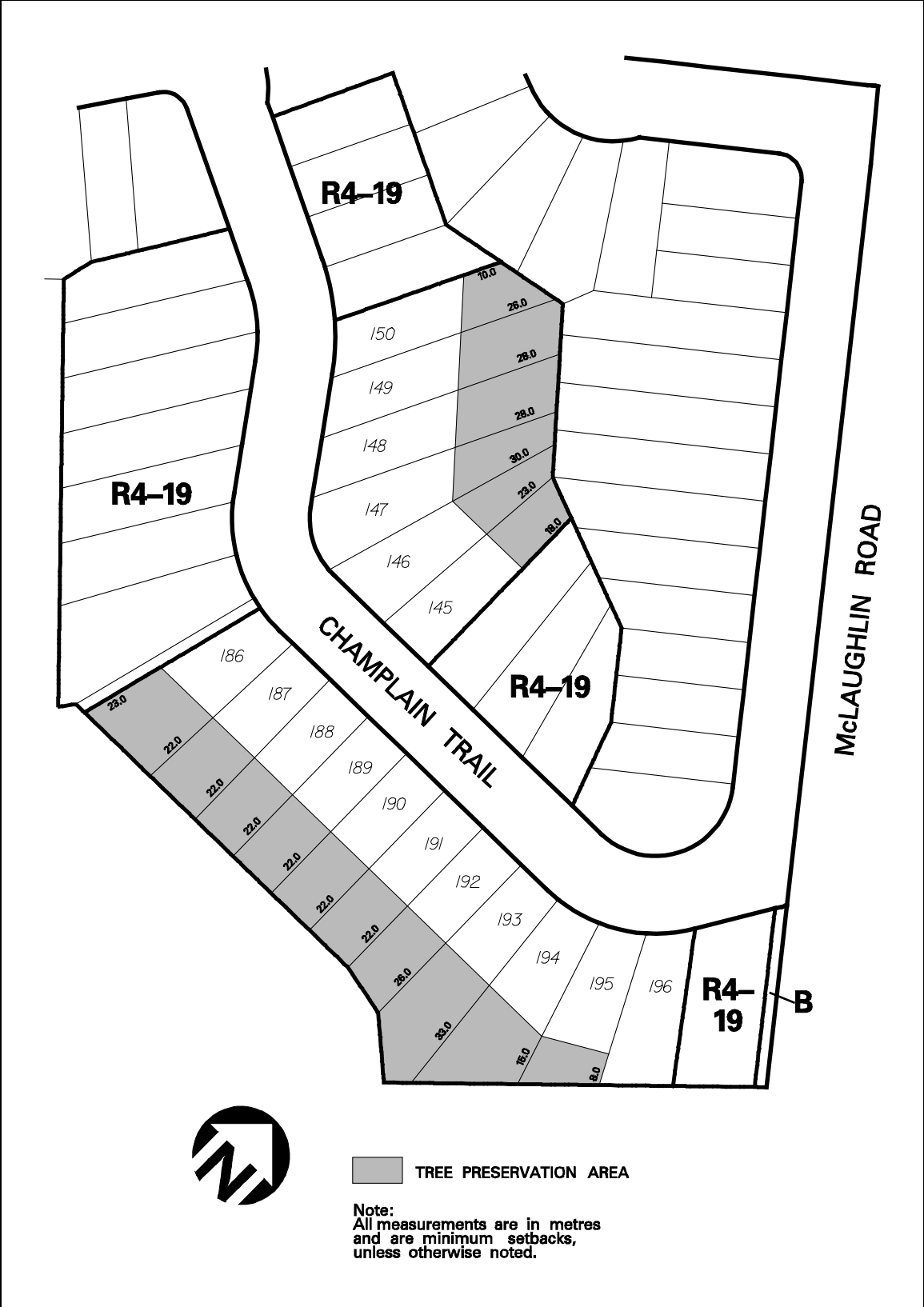
Part 4 - Residential Zones

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| 4.2.5.22 | Exception: R4-22 | Map # 22, 30, 36W, 37E, 37W | By-law: 0379-2009, 0265-2016, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-22 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.22.1 | Minimum lot area - interior lot | | 345 m ² |
| 4.2.5.22.2 | Minimum lot area - corner lot | | 450 m ² |
| 4.2.5.22.3 | Minimum lot frontage - interior lot | | 11.5 m |
| 4.2.5.22.4 | Minimum lot frontage - corner lot | | 15.0 m |
| 4.2.5.22.5 | Maximum lot coverage | | 45% |
| 4.2.5.22.6 | Minimum front yard | | 4.5 m |
| 4.2.5.22.7 | Minimum interior side yard - interior lot | | 1.2 m on one side and 0.61 m on the other side |
| 4.2.5.22.8 | Minimum setback of a detached dwelling , excluding attached garage , to a railway right-of-way | | 30.0 m |
| 4.2.5.22.9 | Minimum setback to garage face | | 6.0 m |

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| 4.2.5.23 | Exception: R4-23 | Map # 38W | By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-23 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.23.1 | Minimum front yard | | 4.5 m |
| 4.2.5.23.2 | Minimum interior side yard - interior lot | | 1.2 m on one side and 0.61 m on the other side |
| 4.2.5.23.3 | Minimum setback to garage face | | 6.0 m |

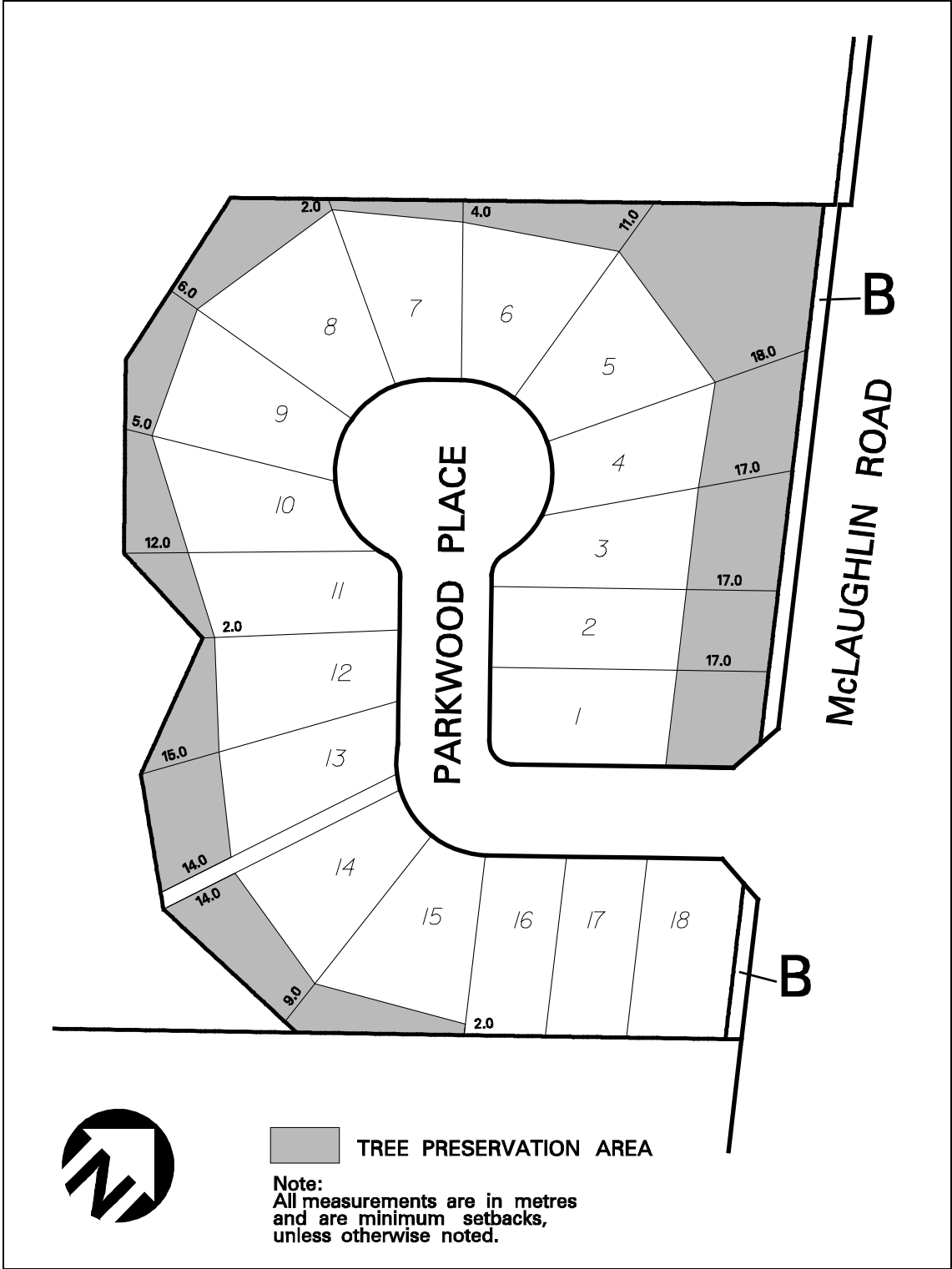
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| 4.2.5.24 | Exception: R4-24 | Map # 03, 27, 44W | By-law: |
| In a R4-24 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.24.1 | Minimum lot area - corner lot | | 470 m ² |
| 4.2.5.24.2 | Minimum lot frontage - corner lot | | 15.0 m |
| 4.2.5.24.3 | Minimum interior side yard - interior lot | | 1.2 m on one side and 0.61 m on the other side |

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| 4.2.5.25 | Exception: R4-25 | Map # 37W | By-law: |
| In a R4-25 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.25.1 | The areas identified on Schedule R4-25 of this Exception as a tree preservation area, shall only be used for conservation purposes, and no buildings or structures , swimming pools , tennis courts or any like recreational facilities, except for fences along the lot lines , shall be permitted | | |



Schedule R4-25
Map 37W

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| 4.2.5.26 | Exception: R4-26 | Map # 37W | By-law: |
| In a R4-26 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.26.1 | The areas identified on Schedule R4-26 of this Exception as a tree preservation area, shall only be used for conservation purposes, and no buildings or structures , swimming pools , tennis courts or any like recreational facilities, except for fences along the lot lines , shall be permitted | | |
| 4.2.5.26.2 | Minimum setback of all buildings and structures to the tree preservation area identified on Schedule R4-26 of this Exception | 7.0 m | |



Schedule R4-26
Map 37W

Part 4 - Residential Zones

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| 4.2.5.27 | Exception: R4-27 | Map # 54W | By-law: |
| In a R4-27 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.27.1 | Minimum rear yard - where rear lot line abuts a B zone | | 19.0 m |
| 4.2.5.27.2 | Minimum setback of all buildings and structures and in-ground swimming pools to all lands zoned U-3 | | 16.0 m |

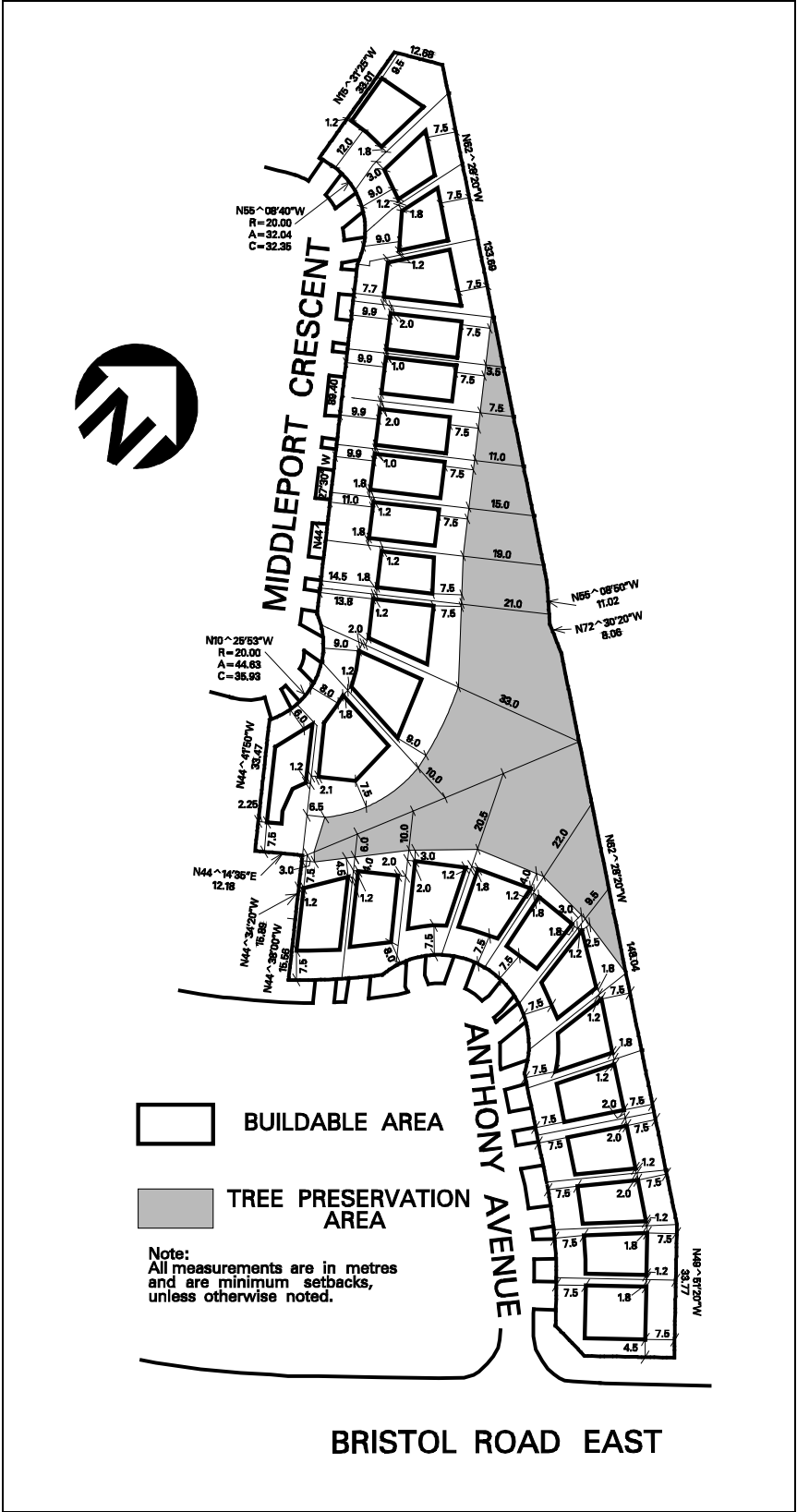
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| 4.2.5.28 | Exception: R4-28 | Map # 37W, 54W | By-law: |
| In a R4-28 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.28.1 | Minimum lot frontage - corner lot | | 16.0 m |
| 4.2.5.28.2 | Minimum setback of all buildings and structures and in-ground swimming pools to all lands zoned U-3 | | 13.0 m |

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| 4.2.5.29 | Exception: R4-29 | Map # 10 | By-law: |
| In a R4-29 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.29.1 | Minimum setback of all buildings and structures and swimming pools to a side lot line abutting a G1 zone | | 4.5 m |
| 4.2.5.29.2 | Minimum rear yard - where rear lot line abuts a B zone | | 16.5 m |

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| 4.2.5.30 | Exception: R4-30 | Map # 56 | By-law: |
| In a R4-30 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulation | | | |
| 4.2.5.30.1 | Minimum setback of all buildings and structures to a gas line transmission easement located within the abutting G1 and U-3 zones | | 15.0 m |

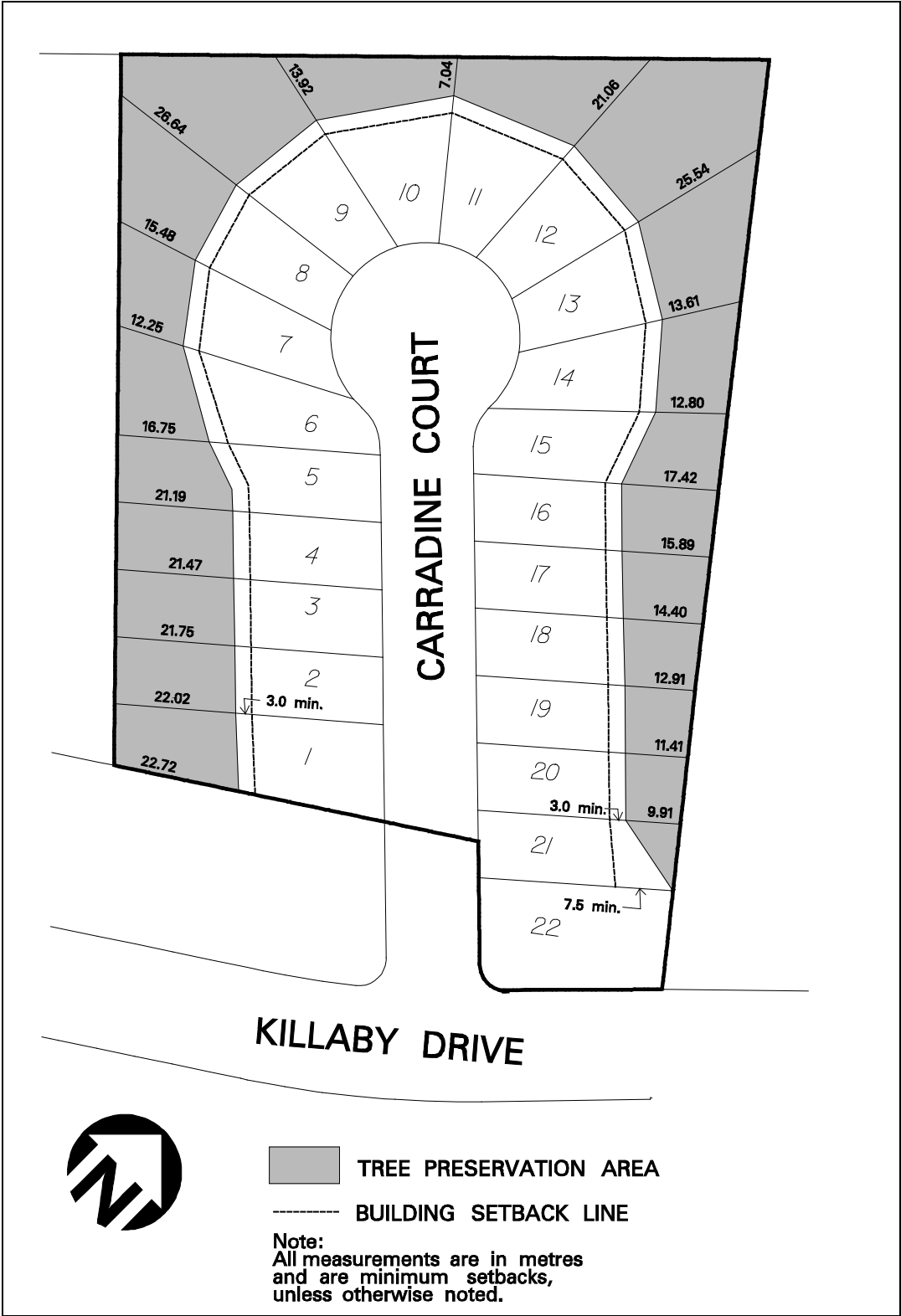
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| 4.2.5.31 | Exception: R4-31 | Map # 36W | By-law: |
| In a R4-31 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.31.1 | Minimum lot frontage - corner lot | | 16.0 m |
| 4.2.5.31.2 | Minimum interior side yard - interior lot , for that part of the side yard that adjoins an attached garage | | 0.9 m |

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| 4.2.5.32 | Exception: R4-32 | Map # 36W | By-law: |
| In a R4-32 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.32.1 | The areas identified on Schedule R4-32 of this Exception as a tree preservation area, shall only be used for conservation purposes, and no buildings or structures , swimming pools , tennis courts or any like recreational facilities, except for fences along the lot lines , shall be permitted | | |
| 4.2.5.32.2 | All site development plans shall comply with Schedule R4-32 of this Exception | | |



Schedule R4-32
Map 36W

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| 4.2.5.33 | Exception: R4-33 | Map # 45E | By-law: |
| In a R4-33 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.33.1 | Minimum lot frontage - corner lot | | 16.0 m |
| 4.2.5.33.2 | The areas identified on Schedule R4-33 of this Exception as a tree preservation area, shall only be used for conservation purposes, and no buildings or structures , swimming pools , tennis courts or any like recreational facilities, except for fences along the lot lines , shall be permitted | | |



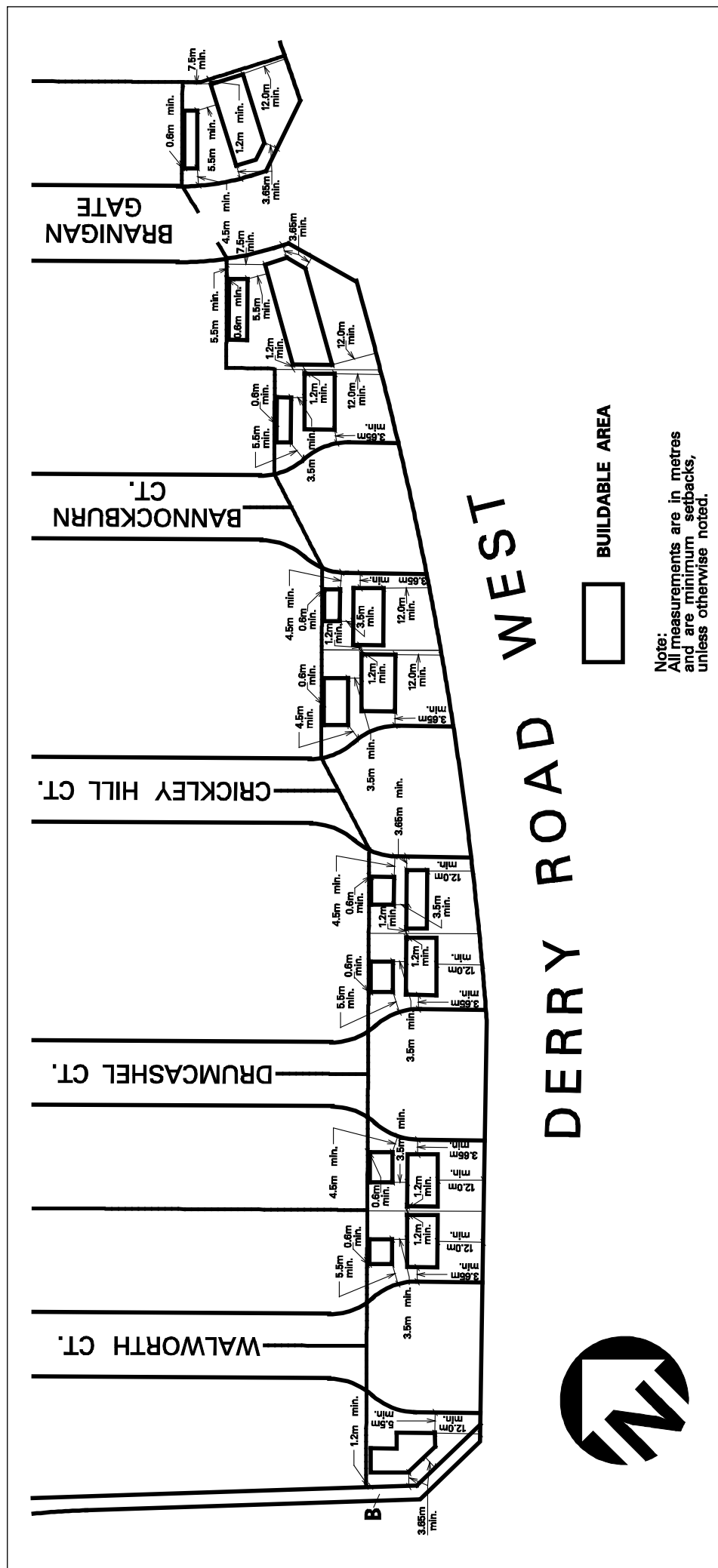
Schedule R4-33
Map 45E

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| 4.2.5.34 | Exception: R4-34 | Map # 56 | By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-34 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.34.1 | Minimum lot area - interior lot | 335 m ² | |
| 4.2.5.34.2 | Minimum front yard - interior lot | 5.0 m | |
| 4.2.5.34.3 | Minimum encroachment of a porch into a required front yard | 0.5 m | |
| 4.2.5.34.4 | Minimum interior side yard - interior lot | 1.2 m on one side and 0.61 m on the other side | |
| 4.2.5.34.5 | Minimum setback to garage face | 6.0 m | |

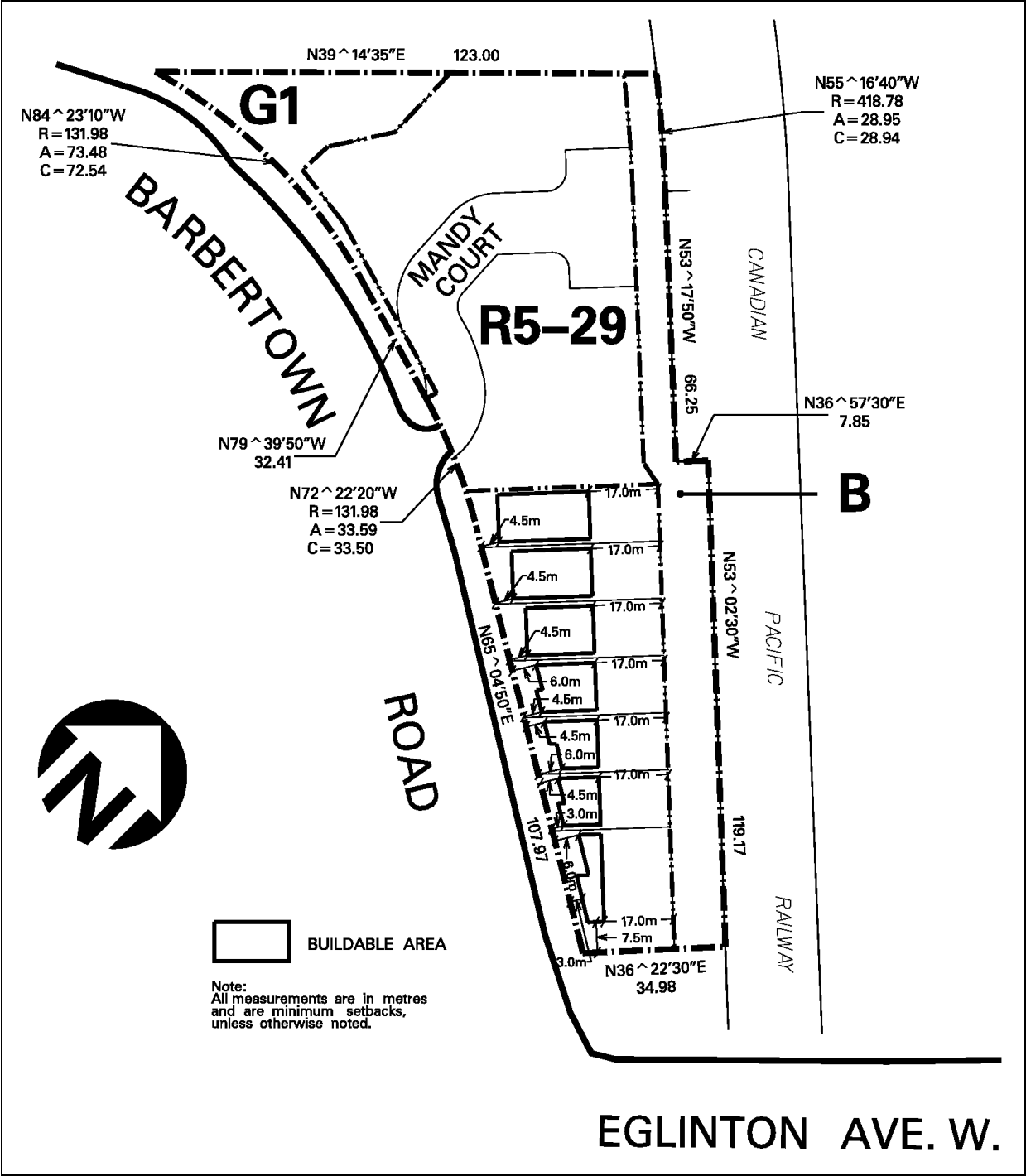
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| 4.2.5.35 | Exception: R4-35 | Map # 53E, 53W | By-law: 0181-2018/LPAT Order 2019 February 15 |
| In a R4-35 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.35.1 | Minimum lot area - interior lot | | 325 m ² |
| 4.2.5.35.2 | Minimum lot area - corner lot | | 415 m ² |
| 4.2.5.35.3 | Minimum lot frontage - corner lot | | 15.2 m |
| 4.2.5.35.4 | Maximum lot coverage | | 45% |
| 4.2.5.35.5 | Minimum front yard | | 3.6 m |
| 4.2.5.35.6 | Minimum exterior side yard | | 3.6 m |
| 4.2.5.35.7 | Minimum interior side yard - interior lot | | 1.2 m on one side and 0.61 m on the other side |
| 4.2.5.35.8 | Maximum encroachment of a porch into the required front and exterior side yards | | 1.8 m |
| 4.2.5.35.9 | The area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage | | |
| 4.2.5.35.10 | Minimum setback to garage face | | 4.5 m |

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|---|---|----------------|--|
| 4.2.5.36 | Exception: R4-36 | Map # 53E, 53W | By-law: 0181-2018/LPAT Order 2019 February 15 |
| In a R4-36 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.36.1 | Minimum lot area - interior lot | | 325 m ² |
| 4.2.5.36.2 | Minimum lot area - corner lot | | 415 m ² |
| 4.2.5.36.3 | Minimum lot frontage - corner lot | | 15.2 m |
| 4.2.5.36.4 | Maximum lot coverage | | 45% |
| 4.2.5.36.5 | Minimum front yard | | 3.6 m |
| 4.2.5.36.6 | Minimum exterior side yard | | 3.6 m |
| 4.2.5.36.7 | Minimum interior side yard - interior lot | | 1.2 m on one side and 0.61 m on the other side |
| 4.2.5.36.8 | Maximum encroachment of a porch into the required front and exterior side yards | | 1.8 m |
| 4.2.5.36.9 | The area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage | | |
| 4.2.5.36.10 | Minimum setback to garage face | | 5.5 m |

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| 4.2.5.37 | Exception: R4-37(1) and R4-37(2) | Map # 53E, 53W | By-law: |
| In a R4-37(1) and R4-37(2) zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.37.1 | Minimum lot area - interior lot | | 350 m ² |
| 4.2.5.37.2 | Minimum lot area - corner lot | | 420 m ² |
| 4.2.5.37.3 | Minimum lot frontage - corner lot | | 15.8 m |
| 4.2.5.37.4 | Maximum lot coverage | | 45% |
| 4.2.5.37.5 | Maximum encroachment of a porch into the required front and exterior side yards | | 1.8 m |
| 4.2.5.37.6 | The area of all porches in front and exterior side yards shall be excluded from the calculation of lot coverage | | |
| 4.2.5.37.7 | All site development plans shall comply with Schedules R4-37(1) and R4-37(2) of this Exception | | |



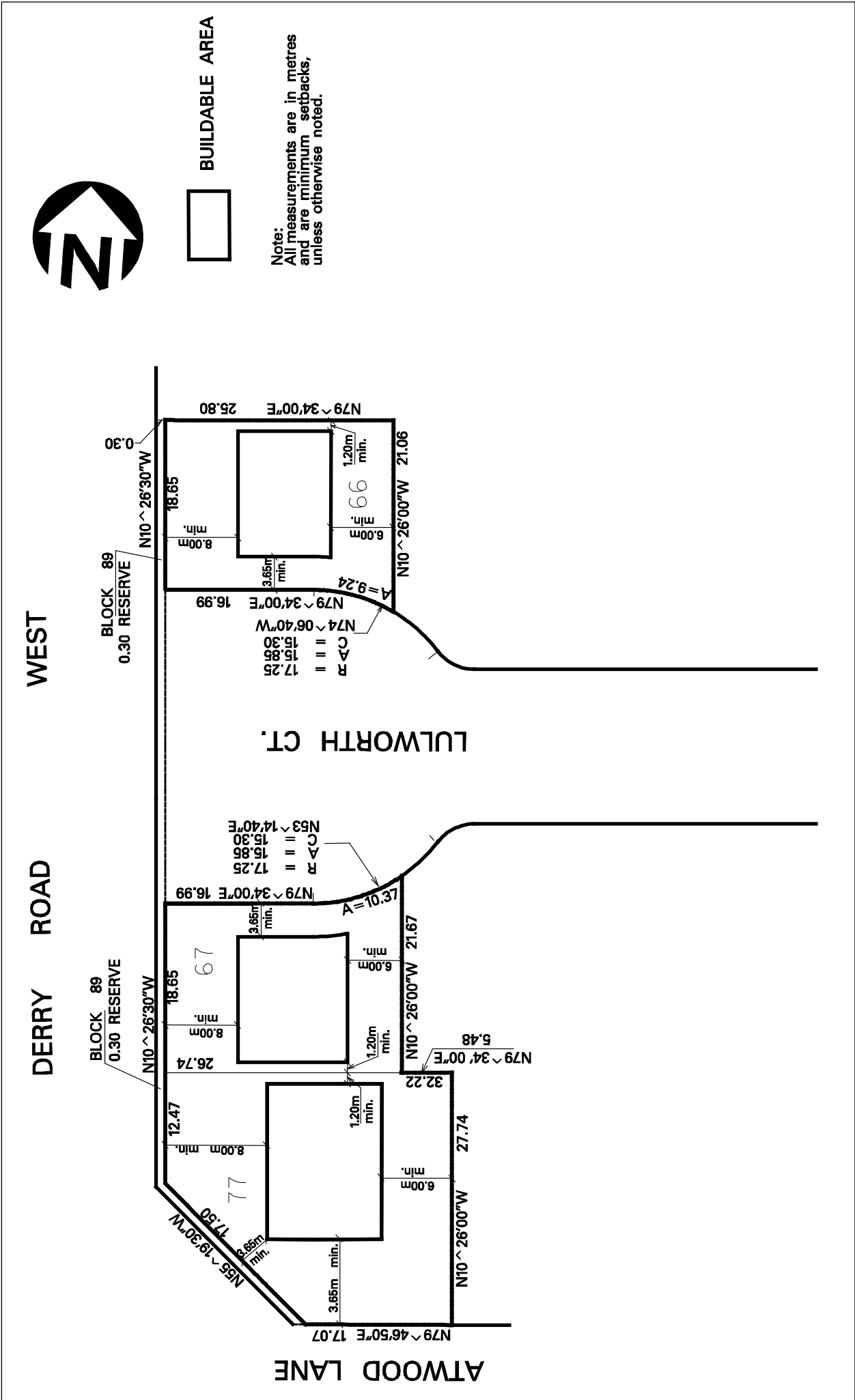
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| 4.2.5.38 | Exception: R4-38 | Map # 38W | By-law: |
| In a R4-38 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.38.1 | Minimum interior side yard | | 1.2 m |
| 4.2.5.38.2 | All site development plans shall comply with Schedules R4-38 of this Exception | | |



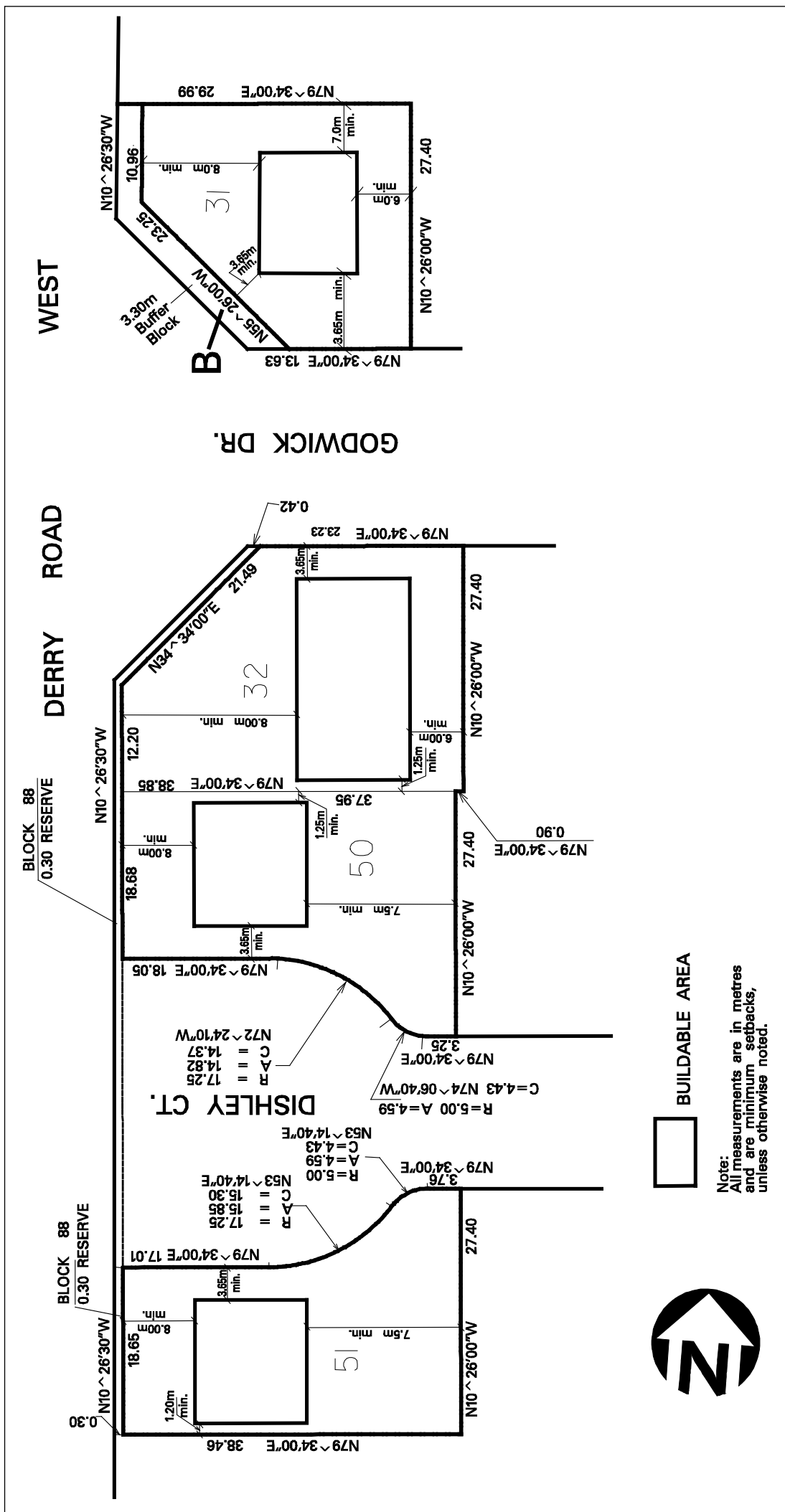
Schedule R4-38
Map 38W

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| 4.2.5.39 | Exception: R4-39 | Map # 18 | By-law: |
| In a R4-39 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.39.1 | Minimum front yard | | 4.5 m |
| 4.2.5.39.2 | Minimum setback of a detached dwelling to all lands zoned G1 | | 8.5 m |

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| 4.2.5.40 | Exception: R4-40(1) and R4-40(2) | Map # 53E | By-law: 0181-2018/LPAT Order 2019 February 15 |
| In a R4-40(1) and R4-40(2) zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.40.1 | Minimum lot coverage | | 45% |
| 4.2.5.40.2 | Minimum setback to garage face | | 5.5 m |
| 4.2.5.40.3 | All site development plans shall comply with Schedule R4-40(1) and R4-40(2) of this Exception | | |

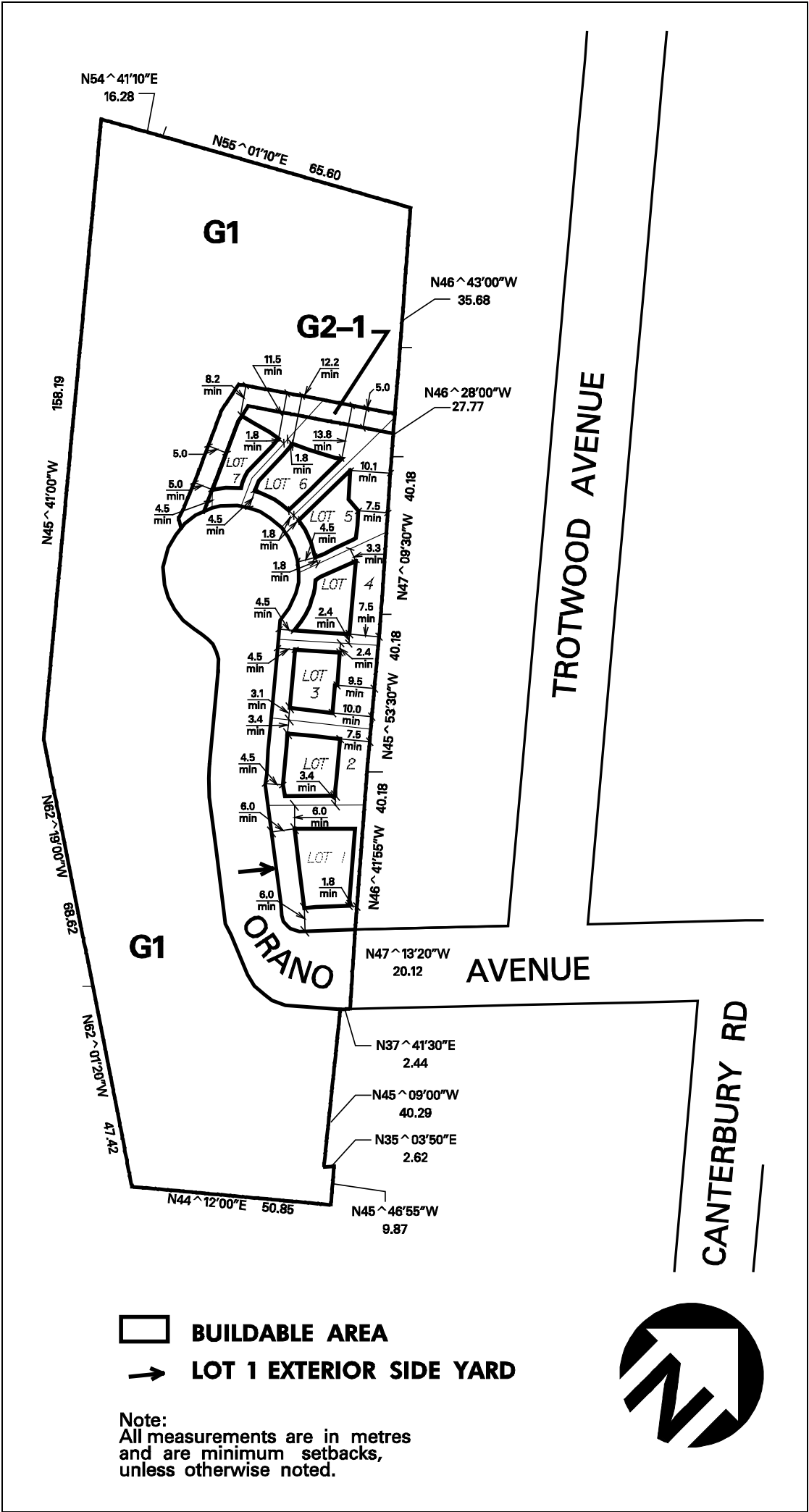


Schedule R4-40(1)
Map 53E



Schedule R4-40(2)
Map 53E

| | | | |
|---|--|---|--|
| 4.2.5.41 | Exception: R4-41 | Map # 07 | By-law: 0308-2011, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-41 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.41.1 | Minimum lot area for Lots 1 to 7 identified on Schedule R4-41 of this Exception: | | |
| | (1) minimum lot area - Lot 1 | 678 m ² | |
| | (2) minimum lot area - Lots 2, 3, 4 and 5 | 530 m ² | |
| | (3) minimum lot area - Lots 6 and 7 | 550 m ² | |
| 4.2.5.41.2 | Minimum lot frontage for Lots 1 to 7 identified on Schedule R4-41 of this Exception: | | |
| | (1) minimum lot frontage - Lot 1 | 19.5 m | |
| | (2) minimum lot frontage - Lots 2 and 4 | 21.0 m | |
| | (3) minimum lot frontage - Lot 3 | 20.0 m | |
| | (4) minimum lot frontage - Lots 5, 6 and 7 | 15.0 m | |
| 4.2.5.41.3 | Maximum gross floor area - residential | 190 m ² plus 0.2 times the lot area | |
| 4.2.5.41.4 | Maximum height - highest ridge: sloped roof - lots with less than 22.5 m lot frontage | 9.0 m | |
| 4.2.5.41.5 | Maximum height: sloped roof - lots equal to or greater than 22.5 m lot frontage | 9.5 m | |
| 4.2.5.41.6 | Maximum height: flat roof | 7.5 m | |
| 4.2.5.41.7 | Maximum height of eaves: from average grade to lower edge of the eaves | 6.4 m | |
| 4.2.5.41.8 | Maximum projection of a garage face beyond any portion of the first floor front wall or exterior side wall of a detached dwelling | 0.0 m | |
| 4.2.5.41.9 | Maximum garage width: measured from the inside face of the garage side walls | 50% of the width of the front wall of the detached dwelling | |
| 4.2.5.41.10 | The width of the front wall of the detached dwelling in Sentence 4.2.5.41.9 shall be the total width of the parts of the front wall of the dwelling that face the street | | |
| 4.2.5.41.11 | Vehicular access for Lot 1, shall only be permitted through the exterior side yard identified on Schedule R4-41 of this Exception | | |
| 4.2.5.41.12 | All site development plans shall comply with Schedule R4-41 of this Exception | | |



Part 4 - Residential Zones

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| 4.2.5.42 | Exception: R4-42 | Map # 30 | By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-42 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.42.1 | Minimum lot frontage - corner lot | | 16.0 m |
| 4.2.5.42.2 | Minimum front yard | | 4.5 m |
| 4.2.5.42.3 | Minimum setback of all buildings and structures to all lands zoned PB1 | | 10.0 m |
| 4.2.5.42.4 | Minimum setback of all buildings and structures to a sight triangle | | 0.0 m |
| 4.2.5.42.5 | Maximum height | | 11.0 m |
| 4.2.5.42.6 | Maximum encroachment of a porch or balcony into the required front or exterior side yard | | 2.0 m |
| 4.2.5.42.7 | A detached garage shall not be permitted | | |
| 4.2.5.42.8 | Minimum setback to garage face | | 6.0 m |

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| 4.2.5.43 | Exception: R4-43 | Map # 55 | By-law: 0181-2018/LPAT Order 2019 February 15 |
| In a R4-43 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.43.1 | Minimum lot area - corner lot | 470 m ² | |
| 4.2.5.43.2 | Minimum lot frontage - corner lot | 15.2 m | |
| 4.2.5.43.3 | Minimum exterior side yard | 4.0 m | |
| 4.2.5.43.4 | Maximum lot coverage | 48% | |
| 4.2.5.43.5 | Minimum setback to garage face | 4.0 m | |
| 4.2.5.43.6 | Maximum garage width: measured from the inside face of the garage side walls | 6.0 m | |
| 4.2.5.43.7 | Maximum driveway width | 6.0 m | |

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| 4.2.5.44 | Exception: R4-44 | Map # 55 | By-law: 0181-2018/LPAT Order 2019 February 15 |
| In a R4-44 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.44.1 | Minimum lot area - corner lot | 470 m ² | |
| 4.2.5.44.2 | Minimum lot frontage - corner lot | 15.2 m | |
| 4.2.5.44.3 | Minimum exterior side yard | 4.0 m | |
| 4.2.5.44.4 | Maximum lot coverage | 48% | |
| 4.2.5.44.5 | Minimum setback to garage face | 5.0 m | |
| 4.2.5.44.6 | Maximum garage width: measured from the inside face of the garage side walls | 6.0 m | |
| 4.2.5.44.7 | Maximum driveway width | 6.0 m | |

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| 4.2.5.45 | Exception: R4-45 | Map # 13 | By-law: |
| In a R4-45 zone the applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Permitted Use | | | |
| 4.2.5.45.1 | Lands zoned R4-45 shall only be used for the following: | | |
| | (1) Detached Dwelling or | | |
| | (2) Medical Office - Restricted | | |
| Regulations | | | |
| 4.2.5.45.2 | A medical office - restricted shall comply with the R4 zone regulations contained in Subsection 4.2.1 of this By-law except that: | | |
| | (1) | maximum number of physicians, dentists, drugless practitioners or health professionals permitted to practise | 4 |

| 4.2.5.46 | Exception: R4-46 | Map # 20 | By-law: |
|--|---|--|---------|
| In a R4-46 zone the applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Permitted Use | | | |
| 4.2.5.46.1 | Lands zoned R4-46 shall only be used for the following: | | |
| | (1) Detached Dwelling or | | |
| | (2) Medical office - restricted in a detached dwelling | | |
| Regulations | | | |
| 4.2.5.46.2 | A medical office - restricted shall comply with the R4 zone regulations contained in Subsection 4.2.1 of this By-law except that: | | |
| | (1) | maximum number of physicians, dentists, drugless practitioners or health professionals permitted to practise | 4 |

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| 4.2.5.47 | Exception: R4-47 | Map # 23 | By-law: |
| In a R4-47 zone the applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Permitted Use | | | |
| 4.2.5.47.1 | Lands zoned R4-47 shall only be used for the following: | | |
| | (1) Detached Dwelling or | | |
| | (2) Medical Office - Restricted | | |
| Regulations | | | |
| 4.2.5.47.2 | A medical office - restricted shall comply with the R4 zone regulations contained in Subsection 4.2.1 of this By-law except that: | | |
| | (1) | maximum number of physicians, dentists, drugless practitioners or health professionals permitted to practise | 4 |
| | (2) | all site development plans shall comply with Schedule R4-47 of this Exception | |



Schedule R4-47
Map 23

Part 4 - Residential Zones

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| 4.2.5.48 | Exception: R4-48 | Map # 27 | By-law: |
| In a R4-48 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.48.1 | Minimum lot area - interior lot | | 370 m ² |
| 4.2.5.48.2 | Minimum lot area - corner lot | | 440 m ² |
| 4.2.5.48.3 | Minimum lot frontage - corner lot | | 14.5 m |
| 4.2.5.48.4 | Minimum interior side yard - interior lot | | 1.2 m on one side and 0.61 m on the other side |

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| 4.2.5.49 | Exception: R4-49 | Map # 55 | By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-49 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 4.2.5.49.1 | (1) | Linked Dwelling | |
| Regulations | | | |
| 4.2.5.49.2 | A linked dwelling shall comply with the R4 zone regulations contained in Subsection 4.2.1 of this By-law except that: | | |
| | (1) | minimum lot frontage - corner lot | 15.0 m |
| | (2) | minimum front yard | 4.5 m |
| | (3) | minimum interior side yard - interior lot | 1.2 m |
| | (4) | minimum interior side yard - interior lot , for that part of a lot that adjoins a one storey garage or a wall of a main building containing no windows or doors into a habitable room | 0.61 m |
| | (5) | minimum setback to garage face | 6.0 m |

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| 4.2.5.50 | Exception: R4-50 | Map # 38W | By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-50 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.50.1 | Minimum lot area - interior lot | | 320 m ² |
| 4.2.5.50.2 | Minimum lot area - corner lot | | 400 m ² |
| 4.2.5.50.3 | Minimum lot frontage - interior lot | | 12.8 m |
| 4.2.5.50.4 | Minimum lot frontage - corner lot | | 15.8 m |
| 4.2.5.50.5 | Minimum front yard | | 4.5 m |
| 4.2.5.50.6 | Minimum interior side yard - interior lot | | 1.2 m on one side and 0.61 m on the other side |
| 4.2.5.50.7 | Minimum interior side yard - corner lot | | 0.61 m |
| 4.2.5.50.8 | Minimum rear yard | | 6.0 m |
| 4.2.5.50.9 | Minimum setback to garage face | | 6.0 m |

| | | | |
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| 4.2.5.51 | Exception: R4-51 | Map # 19 | By-law: 0379-2009 |
| In a R4-51 zone the applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Permitted Uses | | | |
| 4.2.5.51.1 | Lands zoned R4-51 shall only be used for the following: | | |
| | (1) Mobile home or land lease community home or any combination thereof, with accessory administrative facilities | | |
| Regulations | | | |
| 4.2.5.51.2 | Maximum number of mobile homes and/or land lease community homes on all lands zoned R4-51 | | 239 |
| 4.2.5.51.3 | Access shall be permitted from lands zoned C3-23 and RA2-18 | | |
| 4.2.5.51.4 | "Mobile Home" means a detached dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed | | |
| 4.2.5.51.5 | "Land Lease Community Home" means a detached dwelling that is a permanent structure where the owner of the dwelling leases the land used or intended for use as the site for the dwelling, but does not include a mobile home | | |
| 4.2.5.51.6 | "Administrative Facilities" means any building or structure that is accessory to the operation of mobile homes and land lease community homes | | |
| 4.2.5.51.7 | Minimum number of parking spaces per mobile home or land lease community home | | 1.0 |

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| 4.2.5.52 | Exception: R4-52 | Map # 32, 58, 59 | By-law: |
| In a R4-52 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulation | | | |
| 4.2.5.52.1 | Minimum interior side yard - interior lot | | 1.2 m on one side and 0.61 m on the other side |

| | | | |
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| 4.2.5.53 | Exception: R4-53 | Map # 27 | By-law: |
| In a R4-53 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.53.1 | Minimum exterior side yard | | 4.0 m |
| 4.2.5.53.2 | Minimum interior side yard - interior lot | | 1.2 m on one side and 0.61 m on the other side |
| 4.2.5.53.3 | Minimum interior side yard - corner lot | | 0.9 m |

Part 4 - Residential Zones

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| 4.2.5.54 | Exception: R4-54 | Map # 39E | By-law: 0379-2009, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-54 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.54.1 | Minimum lot area - interior lot | | 350 m ² |
| 4.2.5.54.2 | Minimum lot area - corner lot | | 435 m ² |
| 4.2.5.54.3 | Minimum lot frontage - interior lot | | 13.6 m |
| 4.2.5.54.4 | Maximum lot coverage | | 45% |
| 4.2.5.54.5 | Minimum front yard | | 4.5 m |
| 4.2.5.54.6 | Minimum interior side yard - interior lot | | 1.2 m on one side and 0.61 m on the other side |
| 4.2.5.54.7 | Maximum driveway width | | 6.0 m |
| 4.2.5.54.8 | Each detached dwelling shall have an attached garage | | |
| 4.2.5.54.9 | Minimum setback to garage face | | 6.0 m |

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| 4.2.5.55 | Exception: R4-55 | Map # 31 | By-law: 0325-2008 |
| In a R4-55 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.55.1 | Minimum lot frontage - interior lot | | 14.0 m |
| 4.2.5.55.2 | Minimum lot frontage - corner lot | | 18.5 m |
| 4.2.5.55.3 | Maximum lot coverage | | 35% |
| 4.2.5.55.4 | Minimum interior side yard of all buildings and structures and swimming pools where lands abut a G1 zone | | 3.0 m |
| 4.2.5.55.5 | Minimum setback of a swimming pool to the rear lot line where lands abut a G1 zone | | 3.0 m |

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| 4.2.5.56 | Exception: R4-56 | Map # 32 | By-law: |
| In a R4-56 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulation | | | |
| 4.2.5.56.1 | Minimum front yard | | 1.5 m |

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| 4.2.5.57 | Exception: R4-57 | Map # 19 | By-law: |
| In a R4-57 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.57.1 | Minimum lot area - interior lot | | 362 m ² |
| 4.2.5.57.2 | Minimum lot frontage - interior lot | | 14.9 m |

Part 4 - Residential Zones

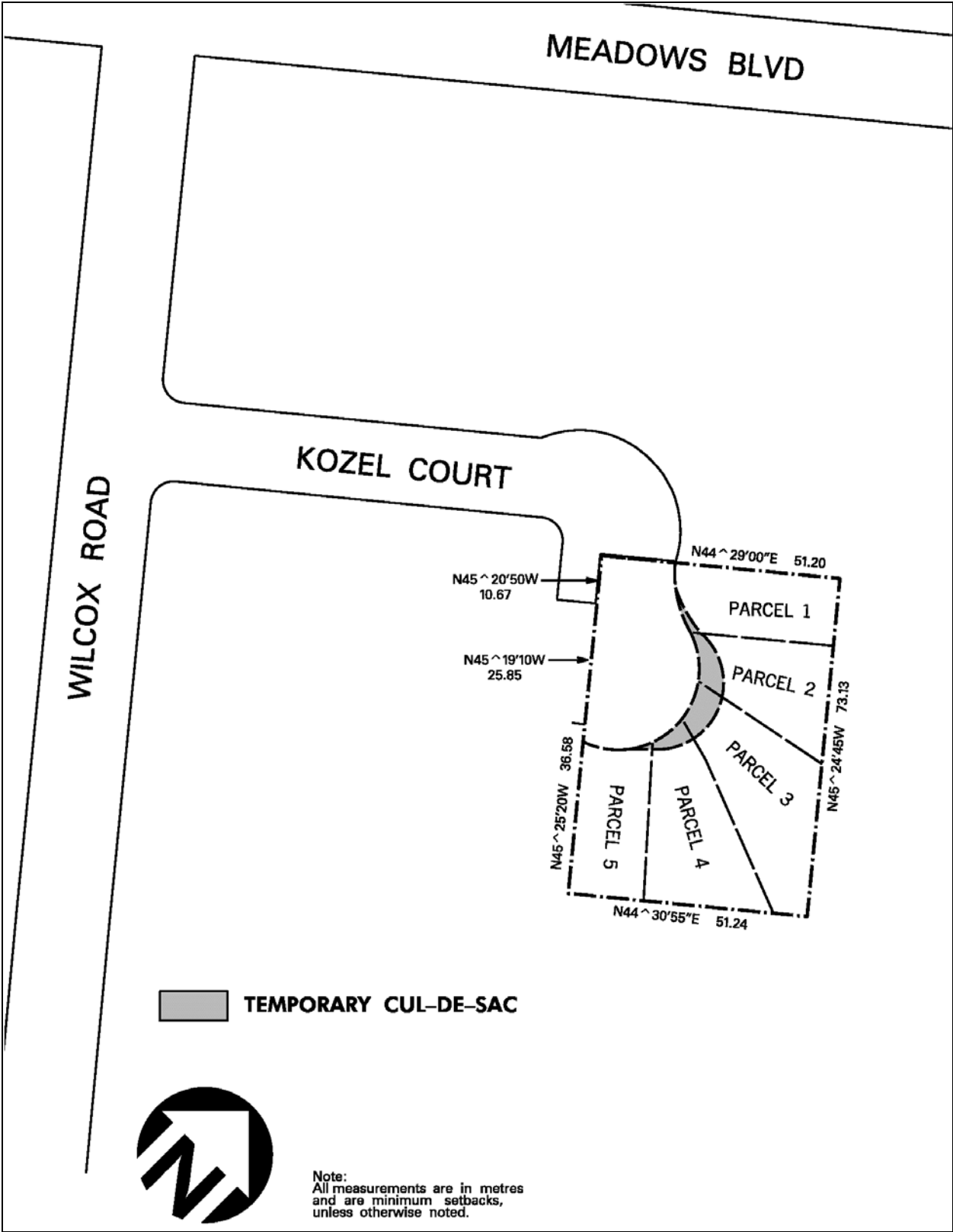
| | | | |
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| 4.2.5.58 | Exception: R4-58 | Map # 20 | By-law: 0325-2008 |
| In a R4-58 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulation | | | |
| 4.2.5.58.1 | Minimum lot area - interior lot | | 350 m ² |

| | | | |
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| 4.2.5.59 | Exception: R4-59 | Map # 20 | By-law: 0325-2008 |
| In a R4-59 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.59.1 | Minimum lot area - interior lot | | 317 m ² |
| 4.2.5.59.2 | Minimum interior side yard - interior lot | | 0.61 m |

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| 4.2.5.60 | Exception: R4-60 | Map # 19 | By-law: OMB Order 2008 March 27, 0196-2010, 0144-2016 |
| In a R4-60 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.60.1 | The regulations of Lines 6.3, 6.4 and 7.1 contained in Table 4.2.1 of this By-law shall not apply | | |
| 4.2.5.60.2 | Minimum lot area - interior lot | | 325 m ² |
| 4.2.5.60.3 | Minimum lot area - corner lot | | 325 m ² |
| 4.2.5.60.4 | Minimum lot frontage - corner lot | | 12.0 m |
| 4.2.5.60.5 | Minimum front yard | | 3.75 m |
| 4.2.5.60.6 | Minimum exterior side yard | | 1.2 m |
| 4.2.5.60.7 | Maximum height | | 11.0 m |
| 4.2.5.60.8 | Maximum projection of a porch, deck or a balcony , exceeding 0.61 m in height above grade at any point, from the rear wall of a dwelling | | 1.83 m |
| 4.2.5.60.9 | Maximum area of a porch, deck or a balcony , excluding stairs, identified in Sentence 4.2.5.60.8 of this Exception | | 6.2 m ² |
| 4.2.5.60.10 | Article 4.1.5.2 and/or Article 4.1.5.7 of this By-law shall apply to a porch or deck 0.61 m or less in height above grade at any point | | |
| 4.2.5.60.11 | Article 4.1.5.10 of this By-law shall not apply to a balcony in the rear yard | | |

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| 4.2.5.61 | Exception: R4-61 | Map # 30 | By-law: 0184-2008, 0379-2009, 0181-2018/LPAT Order 2019 February 15 |
| In a R4-61 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.61.1 | Minimum lot area - corner lot | | 460 m ² |
| 4.2.5.61.2 | Minimum lot frontage - interior lot | | 12.2 m |
| 4.2.5.61.3 | Minimum lot frontage - corner lot | | 15.2 m |
| 4.2.5.61.4 | Maximum lot coverage | | 45% |
| 4.2.5.61.5 | Minimum front yard - interior lot | | 4.5 m |
| 4.2.5.61.6 | Minimum front yard - corner lot | | 4.5 m |
| 4.2.5.61.7 | Minimum exterior side yard | | 4.2 m |
| 4.2.5.61.8 | Minimum interior side yard - interior lot | | 1.2 m on one side and 0.61 m on the other side |
| 4.2.5.61.9 | Minimum interior side yard - corner lot | | 0.61 m |
| 4.2.5.61.10 | Minimum setback to a sight triangle | | 0.0 m |
| 4.2.5.61.11 | Maximum height | | 11.0 m |
| 4.2.5.61.12 | Maximum encroachment of a porch or a balcony into the required front yard or exterior side yard | | 2.0 m |
| 4.2.5.61.13 | Maximum area of a balcony on top of an attached garage | | 12 m ² |
| 4.2.5.61.14 | A detached garage shall not be permitted | | |
| 4.2.5.61.15 | Minimum setback to garage face | | 6.0 m |

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|--|---|----------|-------------------|
| 4.2.5.62 | Exception: R4-62 | Map # 28 | By-law: 0218-2009 |
| In a R4-62 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulation | | | |
| 4.2.5.62.1 | Each lot, comprised of a parcel and a portion of the temporary cul-de-sac as identified on Schedule R4-62 of this Exception, shall be considered a lot for the purposes of this By-law | | |

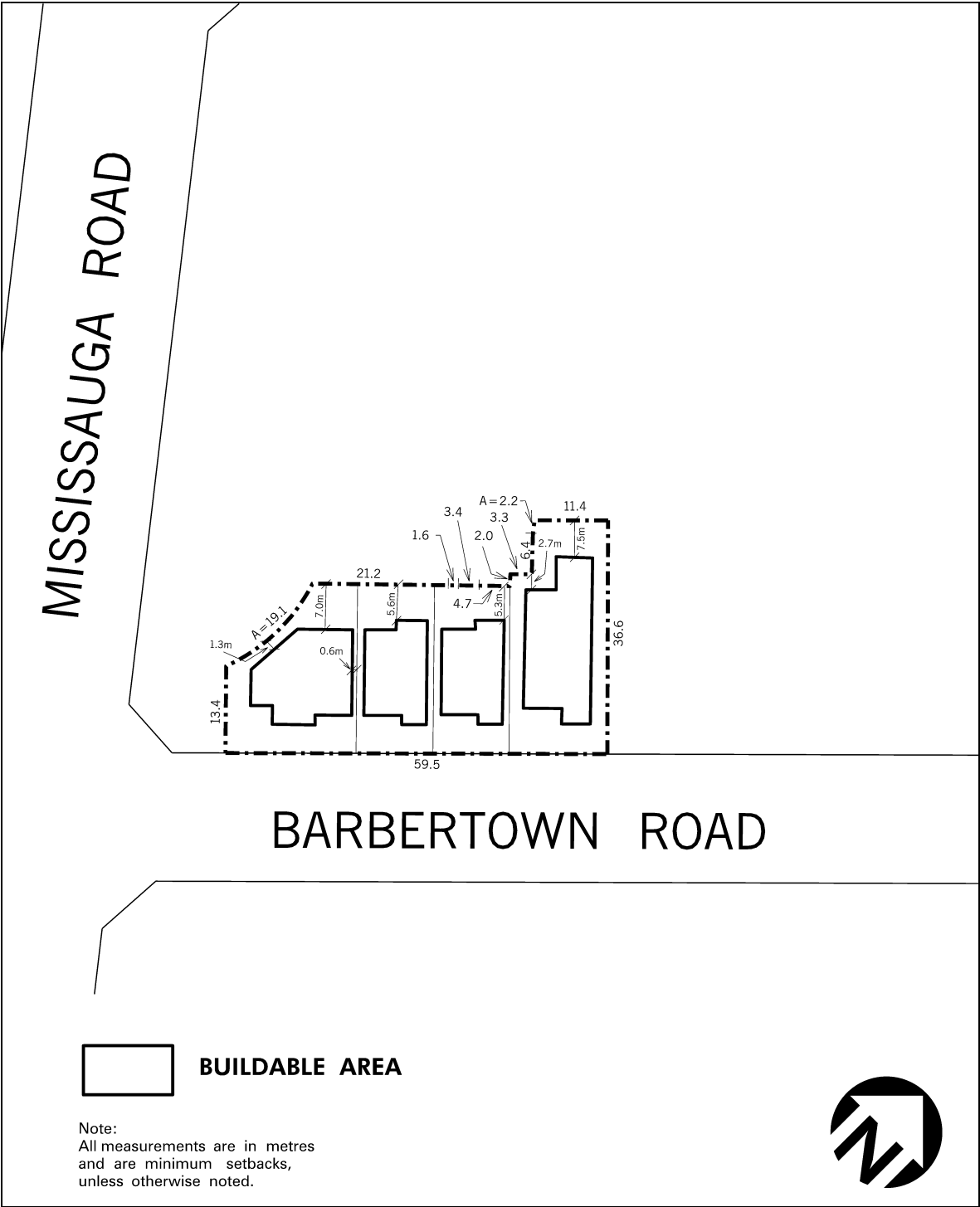


Schedule R4-62
Map 28

| | | | |
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| 4.2.5.63 | Exception: R4-63 | Map # | By-law: |
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| 4.2.5.64 | Exception: R4-64 | Map # 48E, 48W | By-law: 0225-2016 |
| In a R4-64 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.64.1 | Maximum lot coverage | 35% | |
| 4.2.5.64.2 | Minimum interior side yard | 1.2 m + 0.61 m for each additional storey or portion thereof above one storey | |
| 4.2.5.64.3 | Maximum height - highest ridge: sloped roof | 9.0 m | |
| 4.2.5.64.4 | Maximum height: flat roof | 7.5 m | |
| 4.2.5.64.5 | Maximum height of eaves: from average grade to lower edge of the eaves | 6.4 m | |
| 4.2.5.64.6 | Maximum gross floor area - infill residential | 150 m ² plus 0.2 times the lot area | |
| 4.2.5.64.7 | Garage projection: maximum projection of the garage beyond the front wall or exterior side wall of the first storey | 2.0 m | |
| 4.2.5.64.8 | Maximum dwelling unit depth | 20.0 m | |

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| 4.2.5.65 | Exception: R4-65 | Map # 38W | By-law: LPAT Order 2019 February 08, 0128-2020 |
| In a R4-65 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.65.1 | The regulation of Line 12.4 contained in Table 4.2.1 of this By-law shall not apply | | |
| 4.2.5.65.2 | Minimum lot area - interior lot | | 315 m ² |
| 4.2.5.65.3 | Maximum lot coverage | | 47% |
| 4.2.5.65.4 | Minimum front yard | | 4.5 m |
| 4.2.5.65.5 | All site development plans shall comply with Schedule R4-65 of this Exception | | |



Schedule R4-65
Map 38W

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|--|--|--------------------|-------------------|
| 4.2.5.66 | Exception: R4-66 | Map # 13 | By-law: 0198-2019 |
| In a R4-66 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.66.1 | Maximum number of dwelling units on all lands zoned R4-66 | 8 | |
| 4.2.5.66.2 | Minimum lot area - interior lot | 295 m ² | |
| 4.2.5.66.3 | Minimum lot area - corner lot | 345 m ² | |
| 4.2.5.66.4 | The lot line abutting Primate Road shall be deemed to be the front lot line | | |
| 4.2.5.66.5 | Minimum front yard | 6.5 m | |
| 4.2.5.66.6 | Minimum setback to the garage face | 8.0 m | |
| 4.2.5.66.7 | Minimum exterior side yard | 3.0 m | |
| 4.2.5.66.8 | Maximum height - highest ridge: sloped roof | 11.2 m | |
| 4.2.5.66.9 | Maximum dwelling unit depth | 12.0 m | |
| 4.2.5.66.10 | Maximum encroachment of a porch , inclusive of stairs into the required front yard | 1.5 m | |

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| 4.2.5.67 | Exception: R4-67 | Map # 15 | By-law: 0132-2019 |
| In a R4-67 zone the permitted uses and applicable regulations shall be as specified for a R4 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.2.5.67.1 | Minimum lot frontage - interior lot | 11.0 m | |
| 4.2.5.67.2 | Maximum lot coverage | 43% | |