

SECTION 8 - RESIDENTIAL (R5) ZONE (By-law 5000-099) (Heritage Village Subdivision SP-T-0504)

8.1 All permitted uses within the Residential (R5) Zone shall be serviced by a public water and sanitary sewer system

8.2 PERMITTED USES

Residential Uses:

- i) Townhouse dwelling
- ii) Street Townhouse dwelling

Non-Residential Uses permitted with or without lifting of the H Holding Zone:

- i) Public Use in accordance with the General Provisions Section

8.4 ZONE PROVISIONS

- i) Minimum Lot Area per townhouse dwelling 220 m²
- ii) Minimum Lot Frontage per townhouse dwelling 7.4 m
- iii) Minimum Front Yard Depth to main building wall excluding garage face 5.0 m
- iv) Minimum Front Yard Depth to building wall containing garage face 6.0m
- v) Minimum Front Yard Depth to Porch or Veranda on a foundation 3.75 m
- vi) Minimum Rear Yard Depth 7.5 m
- vii) Minimum Exterior Side Yard Depth to main building wall excluding garage face 3.75 m
- viii) Minimum Exterior Side Yard Depth to building wall containing garage face 6.0 m
- ix) Minimum Exterior Side Yard Depth to Porch or Veranda on a foundation 3.75 m
- x) Maximum Building Height 11 m
- xi) Maximum Dwelling Units per lot 1
- xii) Accessory Buildings Refer to the Accessory Buildings, Uses and Structures Section of the General Provisions
- xiii) Parking Refer to the Off-street Parking Section of the General Provisions.
- xiv) Notwithstanding subsection 4 of the Yard Encroachment General Provisions, a front porch or veranda shall not be limited in size.
- xv) Subsection 1 of the Sight Triangle General Provisions shall not apply where a sight triangle

has been incorporated into the road allowance at a corner intersection.

xvi) Notwithstanding the Zone Provisions, in the case of an attached or detached garage that is located a minimum of 6.0 metres behind the front main wall of a dwelling the following provisions shall apply:

1. Minimum Front Yard Depth to main wall of dwelling, porch or veranda on a foundation shall be 3.75 metres.
2. Minimum Interior Side Yard Depth to building wall of the garage shall be 0.8 metres, except in the case of a detached garage, which may share a common wall with a detached garage on an abutting lot.
3. Minimum Rear Yard Depth to building wall of the garage shall be 0.8 metres.