

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

8.3. **Zone Provisions**

	Provisions	Required
i)	Minimum Lot Area per townhouse dwelling	220 m ²
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

	Provisions	Required
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: <ol style="list-style-type: none"> 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. 	