

## 10.10.MEDIUM DENSITY MULTIPLE RESIDENTIAL ZONE (R4)

### .1 Purpose

To accommodate multiple residential in medium density housing form.

### .2 Principal Uses, Buildings and Structures

- (a) Apartment
- (b) Care facility, major in duplex, townhouse or apartment form only
- (c) Duplex
- (d) Group home in duplex, townhouse or apartment form only
- (e) Townhouse

### .3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

### .4 Site Specific Uses, Buildings and Structures

Bylaw No.  
154.11

- (a) On Lots 1-52, District Lot 2044, ODYD, Strata Plan KAS2096: single detached dwellings.

- (b) Apartments are prohibited on:

Bylaw No.  
154.23

- i. Lot 40, Plan KAP90501, D.L. 2044 located on Hihannah Drive;
- ii. Lot 38, Plan KAP90501, D.L. 2044 located at 3404 Sundance Drive;
- iii. Lot 37, Plan KAP90501, D.L. 2044 located at 3401 Sundance Drive;
- iv. Lot 16, Plan KAP81056, D.L. 2044 located at 2240 Hihannah Drive;
- v. Lot A, Plan KAP84971, D.L. 2044 located at 1980 Upper Sundance Drive;
- vi. Lot 6, Plan KAP81826, D.L. 2044 located at 2161 Upper Sundance Drive; and
- vii. Lot A, Plan KAP81833, D.L. 2044 located on Shannon Ridge Drive

### .5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1400 m <sup>2</sup> (15,069.5 ft <sup>2</sup> )
(b)	Minimum usable parcel area	980 m <sup>2</sup> (10,548.6 ft <sup>2</sup> )
(c)	Minimum parcel frontage	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density	1.0 FAR
(e)	Maximum parcel coverage	50%

(f)	<b>Maximum building height:</b>	12.0 m (39.4 ft) to a maximum of 3 storeys except it is 5.0 m (16.4 ft) for accessory buildings and structures
<b>SITING REGULATIONS</b>		
(g)	<b>Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:</b>	
.1	Front parcel boundary	6.0 m (19.7 ft)
.2	Rear parcel boundary	7.5 m (24.6 ft)
.3	Interior side parcel boundary	4.5 m (14.8 ft)
.4	Exterior side parcel boundary	6.0 m (19.7 ft)
.5	A1 Zone or ALR	15.0 m (49.2 ft) for the first two storeys or portion of the building less than or equal to 6.0 m (19.7 ft) in height, whichever is less 18.0 m (59.1 ft) for the third storey or portion of the building above 6.0 m (19.7 ft) but less than or equal to 9 m (29.5 ft) in height, whichever is less 21.0 m (68.9 ft) for the portion of the building above 9.0 m (29.5 ft) in height
<b>AMENITY SPACE</b>		
(h)	<b>Minimum Amenity Space (per unit)</b>	
.1	Bachelor dwelling unit and a unit in a group home	7.5 m <sup>2</sup> (80.7 ft <sup>2</sup> )
.2	One (1) bedroom dwelling unit	15.0 m <sup>2</sup> (161.5 ft <sup>2</sup> )
.3	More than one (1) bedroom dwelling unit	25.0 m <sup>2</sup> (269.1 ft <sup>2</sup> )

## .6 Other Regulations

- (a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act*, Sections 10.10.5(a), 10.10.5(b), 10.10.5(c) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area, not less than one half the minimum usable parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.10.5(g).3 shall not apply.