

5.18 R4 – Lane Lot Residential District

5.18.1 R4 Purpose

This District is generally intended to accommodate street-oriented single or semi-detached and duplex dwellings and accessory uses on small lots with vehicular access via a rear lane.

5.18.2 R4 Permitted and Discretionary Uses

R4 Permitted Uses:

- Accessory development
- Duplex dwelling
- Home office
- Single detached dwelling
- Semi-detached dwelling
- Swimming pool

R4 Discretionary Uses:

- Bed and breakfast
- Community garden
- Day care facility (limited)
- Group home (limited)
- Home business
- Show home
- Temporary sales centre

5.18.3 R4 Site Subdivision Regulations for Single Detached and Duplex Dwellings

	Interior Site	Corner Site
Site Area	306.2m ² (3,403.5ft ²) minimum	384.2m ² (4,135.5ft ²) minimum
Site Width	9.3m (32.0ft) minimum	11.3m (38.0ft) minimum
Site Depth	34.0 (111.6ft) minimum	

5.18.4 R4 Site Subdivision Regulations for Semi-Detached Dwellings

	Interior Site	Corner Site
Site Area	258.4m ² (2,781.5ft ²) minimum	309.4m ² (3,330.5ft ²) minimum
Site Width	7.6m (25.0ft) minimum	9.1m (30.0ft) minimum
Site Depth	34.0 (111.6ft) minimum	

5.18.5 R4 Site Development Regulations

	Interior Site	Corner Site	
Front Yard Setback	3.0m (9.8ft) minimum 4.5m (14.8ft) maximum	Front	3.0m (9.8ft) minimum 4.5m (14.8ft) maximum
		Flanking	3.0m (9.8ft) minimum 4.5m (14.8ft) maximum
Rear Yard Setback	8.0m(26.2ft) minimum		
	6.0m (19.6ft) minimum where a garage or carport is attached to the principal building and is accessed from a lane at the rear of the site		
Side Yard Setback	1.5m (4.9ft) minimum		
Principal Building Height	Two and one half (2 ½) storeys not to exceed 10.0m (32.8ft) maximum		
Site Coverage	45% maximum for principal building over one storey, excluding decks		
	50% maximum for principal building of one storey, excluding decks		
	52% maximum for all buildings and structures where principal building is over one storey 57% maximum for all buildings and structures where principal building is one storey		
Density	For single detached and semi-detached dwellings, maximum of one dwelling unit per site		
	For duplex dwellings, maximum of two dwelling units per site		

5.18.6 Additional Development Regulations for R4:

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 4 - General Regulations for all Land Use Districts, Sections 5.1 to 5.13 of Part 5 - Residential Land Use Districts, Part 11 - Parking and Loading, and Part 11 – Signs;

- (b) Subject to Section 1.3.4, where a dwelling constructed prior to the adoption of this Bylaw has a 1.2m (3.9ft) minimum side yard setback, it shall be considered to be in conformity with the Land Use Bylaw; and
- (c) Subject to Section 1.3.4, where a dwelling is to be constructed on a site located in a subdivision with an application received and deemed complete prior to the adoption of this Bylaw, it may be constructed with a 1.2m (3.9ft) side yard.
- (d) Subject to Section 1.3.5, where a dwelling constructed prior to the adoption of this Bylaw exceeds the maximum front yard setback, it shall be considered to be in conformity with the Land Use Bylaw.