SECTION 10: ZONE 4A

10.1 Zone 4a Permitted Uses

Within a Zone 4a, no land shall be used and no building or structure shall be erected or used except for the permitted uses listed below:

10.1.1 Residential Building – Townhouse

10.1.2 Uses accessory to the foregoing permitted use

10.1.3 Home occupation in conformity with subsection 6.20

10.1.4 Private Home Daycare

10.2 Regulations

Within a Zone 4a, no land shall be used and no building or structure shall be erected or used except in conformity with the following regulations:

10.2.1	Maximum Density	35 Units per hectare
10.2.2	Minimum Lot Frontage	30 metres
10.2.3	Minimum Lot Width	30 metres
10.2.4	Minimum Exterior Side Yard Setback	6 metres
10.2.5	Front Yard Setback	7.6 metres
10.2.6	Minimum Side Yard Setback (each side)	3 metres or one half (1/2) building height, whichever is greater
10.2.7	Minimum Rear Yard Setback	7.5 metres
10.2.8	Maximum Lot Coverage Main Building(s)	
	(a) With Attached Garage	Equal to 40% of total lot area
	(b) Without Attached Garage	Equal to 30% of total lot area
10.2.9	Maximum Building Height Main Building(s)	10.5 metres
10.2.10	Accessory Buildings	In conformity with the regulations contained in subsection 6.3 of this By-law.
10.2.11	Off-Street Parking	In conformity with the regulations contained in subsections 6.10 and 6.12 of this By-law
10.2.12	All the applicable regulations contained in Section 6 – General Regulations of this By-law.	
10.2.13	Where a project has been approved as a condominium in accordance with Section 50 of the Condominium Act 1980 and amendments thereto, and with Section 50 of the Planning Act 1983, and amendments thereto, individual parcels of land created for the purpose of phasing the registration of the condominium shall be exempt from Section 10.2 and the requirements for yard setbacks, lot coverage and parking provided however, that the whole of the project is in full compliance with this By-law including the requirements for yard setbacks, lot coverage and parking.	