

## 1102.4

## Mixed - Residential (MR)

Mixed-residential (MR) is a zone for Comprehensive Development Area 4 (CDA-4), as shown on Appendix 1. MR is a zone created to permit a variety of residential use, congregate care, recreation facilities and assembly uses.

### 1. Principal Use

- i) **On any lot:**
  - a) Congregate care
  - b) Multi-residential
  - c) Assisted living
  - d) Community care facilities
  - e) Assembly use
  - f) Institutional use
  - g) Interpretive / cultural centre
  - h) Golf course excluding buildings and structures
  - i) Limited neighbourhood commercial
  - j) Real Estate sales centre
  - k) Recreation facilities
  - l) Single detached dwelling

### 2. Accessory Uses

- i) **On any lot:**
  - a) Carriage house
  - b) Bed and Breakfast
  - c) Home occupation
  - d) Secondary suite

### 3. Condition of Use

- i) Any fairgrounds associated with Assembly use shall be subject to the following conditions:
  - a) Any camping associated with fairground use must be in conjunction with an event sponsored by a non-profit cause, organization or society taking place on the lot on which the use is carried out.

### 4. Permitted Density

- i) **Single Detached Residential**
  - a) Maximum of twenty (20) residential units per 1.0 ha.
  - b) One carriage house or secondary suite to a maximum floor area of 90 square metres is permitted per single detached dwelling lot as per Section 315, except

that the siting for a carriage house shall be in accordance with section 5(i) of this part.

ii) **Multi Residential**

- a) Maximum of forty (40) residential units per 1.0 ha.

iii) **Non Residential**

a) **Limited Neighbourhood Commercial**

- 1) The total floor area of all limited neighbourhood commercial uses within the MR zone shall not exceed 1,858 square metres. The total limited neighbourhood commercial floor area within any single building shall not exceed 500 square metres.

b) **Real Estate Sales Centre**

- 1) The total combined floor area of all real estate centres within the MR zone shall not exceed 464.5 square metres.

**5. Siting and Height of Buildings and Structures**

The setbacks required for buildings and structures within the MR zone shall be as set out in the tables below:

i) Single Detached Dwelling Setbacks and Height:

Type of Structure	Height	Required Setback			
		Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	2-storey maximum (11.0m)	4.5m	4.5m	1.5m	4.5m
Carriage House	2-storey maximum (8.0m)	4.5m	1.5m	1.5m	4.5m
Accessory	4.5m	4.5m	1.5m	1.5m	4.5m

ii) Multi-Residential Setbacks and Height:

Type of Structure	Height	Required Setback			
		Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	3-storey maximum (13.7m)	4.5m	3.0m	3.0m	4.5m
Accessory	4.5m	4.5m	1.5m	3.0m	4.5m

iii) Non-Residential Buildings Setbacks and Height:

Type of Structure	Height	Required Setback			
		Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	3-storey maximum (13.7m)	4.5m	1.5m	3.0m	4.5m
Accessory	4.5m	4.5m	1.5m	3.0m	4.5m

**6. Lot Coverage**

The maximum lot coverage for all buildings and structures shall not exceed the following:

- i) The maximum lot coverage for all single detached dwellings and structures is 40 per cent, 35 per cent if single detached dwellings and structures are greater than 278.7 square metres.
- ii) The maximum lot coverage for all multi-residential dwellings and structures is 60 per cent.
- iii) The maximum lot coverage for all non-residential buildings and structures is 60 per cent.

**7. Subdivision Requirements**

- i) The minimum lot area for a single detached dwelling shall be 350 square metres subject to connection to a community water system and a community sewer system.

*End • MR*