

- f) Waste collection areas [shall](#) generally be located at the rear of the property and appropriately screened from adjacent

properties and the public roadway using appropriate [landscaping](#) measures to the satisfaction of the [Development Authority](#).

15.4 R4 Estate Residential District

Purpose

- 15.4.1 The general purpose of this district is to provide for large [lot](#) [single-family](#) residential [development](#).

Regulations

- 15.4.2 [Permitted](#) and [discretionary uses](#) within the R4 district are outlined in Table 15.4.1.
- 15.4.3 Development standards for [principal uses](#) and [accessory buildings](#) in the R4 district are outlined in Table 15.4.2 and Table 15.4.3.



Table 15.4.1 R4 Permitted and Discretionary Uses

Use	Permitted	Discretionary
Attached Garage	P	
Detached Garage	P	
Dwelling, Modular Home	P	
Dwelling, Single-Family	P	
Public Utility	P	
Secondary Suite	P	
Bed and Breakfast Establishment		D
Child Care Facility		D
Home Occupation		D

Table 15.4.2 R4 Development Standards for Principal Uses

Regulation	Standard
Lot Dimension, Minimum	Width: 30.0m (98.4ft) Depth: 70.0m (229.7ft)
Parcel Area, Minimum	2,100.0m ² (22,604.2ft ²)
Parcel Coverage, Maximum	Total: 35% Principal building : 25%
Front Setback, Minimum	6.0m (19.7ft)
Side Setback, Minimum	3.0m (9.8ft)
Rear Setback, Minimum	7.5m (24.6ft)
Floor Area, Minimum	150.0m ² (1614.6ft ²)
Height, Maximum	10.0m (32.8ft) 2 storeys
Number of Dwelling Units	1 dwelling unit plus a secondary suite per lot

Table 15.4.3 R4 Development Standards for Accessory Buildings/Structures

Regulation	Standard
<u>Parcel Coverage</u> , Maximum	10%
Front Setback, Minimum	6.0m (9.8ft)
Flanking Front Setback	6.0m (9.8ft)
Side Setback, Minimum	1.0m (3.3ft)
Rear Setback, Minimum	1.0m (3.3ft)
Height, Maximum	4.6m (15.1ft)

Development Regulations

- 15.4.4 No person shall construct a fence higher than 1.8m (6.0ft) in any residential district. The height of the fence along the front and side property lines within the portion of the front yard located beyond the front setback line of the principal building shall be no greater than 0.9m (3.0ft).

- 15.4.5 No person shall keep in any part of any yard an excavation, storage, or piling up of materials required during construction unless all safety measures are undertaken, and the owner of such materials or excavations assumes full responsibility and does not permit the excavation or storage to last any longer than reasonably necessary to complete a particular stage of construction work.