
SECTION 18: HIGH DENSITY RESIDENTIAL (HDR) DISTRICT

1. **PURPOSE**

The purpose of this district is to provide a district for high-density residential developments within hamlets.

2. **USES**

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

Permitted Uses

- (a) Apartment Dwelling Unit and Apartment Building
- (b) Row Housing Dwelling Units

Discretionary Uses

- (a) Accessory Building, Structure, or Use
- (b) Day Care Facility
- (c) Duplex
- (d) Garage
- (e) Group Care Facility
- (f) Institutional use
- (g) Park
- (h) Public Use
- (i) Senior Citizen's Complex
- (j) Utilities

3. **DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

Minimum Lot Area:

- (a) Apartment, Seniors' Complex, and Group Care Facility:
800 m² for first 4 units, plus 90 m² for each additional unit
- (b) Duplex, Row Housing: 200 m²/unit

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Minimum Lot Width:

- (a) Row Housing: 20 metres/condominium or rental block or 6 metres/unit, except corner units shall have 9 metres.
- (b) All Other Uses: 12 metres

Minimum Front Yard:	6 metres, plus 1.2 metres for each additional storey above three storeys
Minimum Rear Yard:	2 metres, plus 1.2 metres for each additional storey above three storeys
Minimum Interior Side Yard:	3 metres for apartment buildings; 1.2 metres for all other uses, except row housing shall be 0 metres along the common vertical wall separating each unit.
Minimum Separation Between Buildings:	3 metres
Minimum Exterior Side Yard:	3 metres
Maximum Coverage:	50%
Minimum Landscaped Area:	25%

4. **SPECIAL REQUIREMENTS**

- (a) No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 1.2 metres (4 feet).
- (b) Access to accessory buildings from the rear yard or back lane will not be permitted.

5. **SPECIAL REQUIREMENT: LAND UNITS**

The front yard for condominium land units may be measured from the edge of asphalt of a private condominium road.