

The following provisions shall apply to the use of land and the construction of buildings in all R1 Zones subject to the general provisions under Part B and Part C of this By-Law.

**1. PERMITTED USES**

Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:

**(1) Main Building**

- 10413 a) a detached one family dwelling;
- b) a public school and/or a private school;
- c) a church;
- 10980 d) a day nursery;
- 13027 e) residential care facility;
- 2019-62 f) Public Use.

**(2) Accessory Uses, Buildings or Structures**

- a) Any use, building or structure, which is subordinate and customarily incidental to the main building;
- b) A home occupation;
- c) An office for a professional person.

**2. ZONE REQUIREMENTS FOR A DETACHED ONE FAMILY DWELLING**

- (1) Lot Frontage (minimum) 18.0 m.
- (2) Front Lot Line (minimum) 16.5 m.
- (3) Lot Area (minimum) 696.5 sq. m.
- (4) Front Yard Depth (minimum) 7.5 m.
- (5) Rear Yard Depth (minimum) 7.5 m.
- (6) Interior Side Yard Width (minimum)
  - a) Where no garage or carport is attached to, or is built as an integral part of the main building, on one side 2.4 m. on the other side 1.2 m. plus 0.6 m. for each additional or partial storey above one storey.
  - b) Where a garage or carport is attached to, or is built as an integral part of the main building,
    - i. on the side where the garage or carport is attached or built
      - (aa) where there is no living accommodation above the garage or carport, 1.2 m.
      - (bb) where there is living accommodation above such garage or carport, 1.2 m. plus 0.6 m. for each additional or partial storey above the garage or carport.
    - ii. on the other side 1.2 m. plus 0.6 m. for each additional or partial storey above one storey.
- (7) Lot Coverage (maximum) 35%

(8) Building Height (maximum) 10.6 m.

**3. FOR ACCESSORY BUILDINGS OR STRUCTURES PROVISIONS**

See Part C, Section 8.

**3a. FOR RESIDENTIAL CARE FACILITIES**

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The requirements of Section 2, of this Part D, shall apply, in addition to the requirements of Part C, Section 22.

**4. FOR SCHOOL OR CHURCH PROVISIONS**

See Part Y, Section 2.

**5. FOR HOME OCCUPATION PROVISIONS**

See Part C, Section 9.

**6. FOR OFFICE FOR A PROFESSIONAL PERSON PROVISIONS**

See Part C, Section 10.

**7. FOR OFF-STREET PARKING PROVISIONS**

See Part C, Sections 14 and 15.

**8. SPECIAL PROVISIONS**

(1) Notwithstanding the provisions of Subsections 2(4) and 2(5) of this Part, within the area zoned R1-1 the minimum depth of the front yard and the minimum depth of the rear yard shall be as follows:

Front Yard Depth (minimum) 7.3 m.

Rear Yard Depth (minimum) 2.4 m.

12151 (2) Notwithstanding the provisions of Sections 1, 2, 3 and 7 of this Part D, within the area zoned R1-2, the following provisions shall apply:

(a) **Permitted Uses**

Any person may use land and erect, occupy and maintain buildings and structures thereon for any of the following purposes:

(i) **Main Buildings**

aa. Detached one family dwellings.

(ii) **Accessory Uses, Buildings or Structures**

Any accessory use, building or structure, which is subordinate and incidental to the main buildings.

(b) **Zone Requirements**

(i)	Lot Frontage (minimum)	57.6 m.
(ii)	Front Lot Line (minimum)	57.6 m.
(iii)	Lot Area (minimum)	13,750 sq. m.
(iv)	Lot area Per Detached One Family Dwelling (minimum)	859 sq. m.
(v)	Front Yard Depth (minimum)	7.5 m.
(vi)	Rear Yard Depth (minimum)	7.5 m.
(vii)	Interior Side Yard Width (minimum)	7.5 m.
(viii)	Distance Between Dwellings on Lot (minimum)	3.0 m.
(ix)	Lot Coverage (maximum)	35%
(x)	Building Height (maximum)	10.6 m.
(xi)	Maximum Number of Dwelling Units on a Lot	16

(c) **Requirements for Accessory Buildings or Structures**

- (i) A maximum of one (1) accessory building or structure shall be permitted for the storage of maintenance supplies and equipment by the condominium corporation, and such building shall be located no closer than 1.0 m. from any side or rear lot line.
- (d) Off-Street Parking
  - (i) Off-street parking shall be provided in accordance with Part C, Sections 14 and 15, and the following Subsection.
  - (ii) The minimum distance between a common driveway and/or common parking area, and the exterior wall of any main building shall be 6.0 m.

2002-76 (3) Notwithstanding and in addition to the provisions of Subsection 1 (1) of this Part D, within the area zoned R1 - 3, a bed and breakfast shall be a permitted use.

2004-112 (4) Deleted July 8, 2013 and replaced by following:

2013-114 (4) Notwithstanding the provisions of Subsection 1 (1) of this Part D, within the area zoned R1-4 a 2<sup>nd</sup> (second) dwelling unit shall be a permitted use in addition to the permitted uses of Subsection 1 (1).

**9. FOR DAY NURSERY PROVISIONS**

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See Part C, Section 21.