

The following provisions shall apply to the use of land and the construction of buildings in the Residential Special Zone subject to the General Provisions under Part B and Part C of By-Law Number 10245.

98-78

1. PERMITTED USES

(1) Main Building

- 2019-62
- (a) Detached single unit dwellings
 - (b) 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 DETACHED ONE UNIT DWELLING

(1) Servicing

Notwithstanding Part B Section 1(17), General Provisions of Zoning By-Law Number 10245, the permitted uses may be serviced with private water supply and sewage disposal services.

- (2) Existing single unit detached dwellings may be replaced, extended or enlarged in accordance with the following:

- (i) Lot Frontage (minimum) 23.0 m
- (ii) Lot Area (minimum) 1475 m²
- (iii) Front Yard Depth (minimum) 15.0 m
- (iv) Interior Side Yard Width (minimum) 1.4 m on one side for existing buildings and 3.0 metres for additions or enlargements, and 5.0 m on the other side
- (v) Rear Yard Depth (minimum) 15.0 m
- (vi) Lot Coverage (maximum) 20%
- (vii) Building Height (maximum) 10.6 m
- (viii) Minimum width of landscaped buffer adjacent to the side and rear lot line to be reserved for planting of trees, shrubs, grasses or other plants 3.0 m

(3) For Accessory Buildings or Structures Provisions

In addition to the requirements of Part C, Section 8, a minimum setback from the side or rear lot line of 3.0 m is required.

(4) For Home Occupation Provisions

See Part C, Section 9 of Zoning By-Law Number 10245

(5) For Office of Professional Persons

See Part C, Section 10 of Zoning By-Law Number 10245