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**

      (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