PART D – R1 - RESIDENTIAL ZONE

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

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

      (a) Main Use

          (i) a single detached dwelling.

          (ii) a group home in a permitted single detached dwelling.
               (2460-86) (3129-95)

          (iii) public use (2019-64)

      (b) Accessory Uses, Buildings or Structures

          (i) Any use, building or structure, which is subordinate and customarily incidental to a main use.

          (ii) A home occupation.

          (iii) An office for a professional person.

2. ZONE REQUIREMENTS

   (1) Lot Frontage (minimum): 22.5 metres

   (2) Front Lot Line (minimum): 21.0 metres

   (3) Lot Area (minimum): 743 square metres

   (4) Front Yard Depth (minimum): 7.5 metres

   (5) Rear Yard Depth (minimum): 7.5 metres

   (6) Interior Side Yard Width (minimum)

      (a) one side: 1.2 metres

      (b) other side: 3.6 metres except with an attached garage or carport same
as Section 2.(6)(a) above

(7) Outside Side Yard (minimum): 4.5 metres

(8) Gross Floor Area (minimum): as per the Ontario Building Code (3129-95)

(9) Lot Coverage (maximum): 35 percent

(10) Building Height (maximum): 10.5 metres

3. MINIMUM PUBLIC UTILITIES

(1) Any main building shall be serviced by and connected to:

(a) an adequate municipal water supply system.

(b) an adequate municipal sanitary sewer system.

4. FOR ACCESSORY USES, BUILDINGS OR STRUCTURES PROVISIONS

See Part C, Section 7.

5. FOR HOME OCCUPATION PROVISIONS

See Part C, Section 8.

6. FOR OFFICE FOR A PROFESSIONAL PERSON PROVISIONS

See Part C, Section 10.

7. FOR OFF STREET PARKING PROVISIONS

See Part C, Section 15 and 16.

8. SPECIAL PROVISIONS

(1) This section deleted.

(3129-95)