

SECTION 6 - RESIDENTIAL ZONE 1 (R1) REGULATIONS

6.1 GENERAL USE REGULATIONS

6.1.1 Permitted Uses

No land, building, or structures shall be used or erected in the Residential Zone 1 (R1) except for the following purposes:

- a) single family residential uses;
- b) only one household occupation per dwelling unit (Refer to subsection 5.29 for specific regulations);
- c) accessory uses;
- d) group home dwellings in accordance with the provisions of subsection 5.47 of this By-law.

6.1.2 Permitted Buildings and Other Structures

No building or structures shall be used or erected in the Residential Zone 1 (R1) except for the following purposes:

- a) one single family detached dwelling on one lot serviced by a public water supply, and where such single family detached dwelling is located within a defined sewer service area it shall be serviced by a public sanitary sewage system;
- b) accessory buildings and structures for the permitted uses;
- c) one group home dwelling on one lot serviced by a public water supply, and where such group home dwelling is located within a defined sewer service area it shall be serviced by a public sanitary sewage system.

6.1.3 Minimum Lot Area

- a) minimum lot area 929 sq. metres (10,000'sq.)

6.1.4 Minimum Lot Frontage

- a) minimum lot frontage 22.8 metres (74.80')

6.1.5 Maximum Lot Coverage 35 percent

6.1.6 Minimum Landscaped Open Space 30 percent

6.1.7	<u>Maximum Building Height</u>	10 metres (<u>32.80'</u>) for dwellings
6.1.8	<u>Minimum Floor Area</u>	92.5 sq. metres (<u>995.69'sq.</u>)
6.1.9	<u>Minimum Front Yard Depth</u>	10.5 metres (<u>34.45'</u>)
6.1.10	<u>Minimum Side Yard Width</u>	
	a) Where a private garage or carport is attached to the main building	1.8 metres (<u>5.91'</u>)
	b) Where no private garage or carport is attached to the main building	1.8 metres (<u>5.91'</u>) on one side of the main building and a minimum of 3.0 metres (<u>9.84'</u>) on the other side of the main building
	c) On a corner lot, the side yard abutting a street	5.0 metres (<u>16.40'</u>), and the side yard on the opposite side of the main building shall be a minimum of 3.0 metres (<u>9.84'</u>) where no private garage or carport is attached to the main building and 1.8 metres (<u>5.91'</u>) where a private garage or carport is attached to the main building.
6.1.11	<u>Minimum Rear Yard Depth</u>	9.0 metres (<u>29.53'</u>)

6.2 SPECIFIC USE REGULATIONS

(None until amended)

6.3 EXCEPTIONS

The specific regulations contained in this subsection 6.3 shall apply to the area or areas defined below:

6.3.1 Defined Area R1-1 as shown on Schedule "A", Map 3 to this By-law.

- a) Notwithstanding their R1 zoning designation, where lands are delineated as R1-1 on Map 3, Schedule "A", to this By-law, the provisions of subsection 6.1.11 shall not apply, and the minimum rear yard shall be as it lawfully existed on the effective date of the passing of this By-law.

6.3.2 Defined Area R1-2 as shown on Schedule "A", Map 5 to this By-law.

a) Permitted Uses

- i) An existing single-family residence;
- ii) a printing establishment, a service shop, a machine shop, a weld shop, a repair depot, a tool and die and mould shop, manufacturing of small electrical or machine components, a warehouse or storage facility and a woodworking shop.

b) Permitted Buildings and Structures

Existing buildings and structures only.

c) Zone Provisions

All lot and building requirements shall be as they existed on the date of passing of this By-law.

d) Other Provisions

- i) No additional buildings and structures (including any accessory building or structure) shall be permitted on the lands zoned R1-2, and no expansions to existing buildings and structures are allowed;
- ii) no outdoor storage associated with any of the permitted uses outlined in subsection 6.3.2 a) ii) shall be permitted.

6.3.3 Defined Area R1-3 as shown on Schedule "A", Map 5 to this By-law.

a) Permitted Uses

- i) An existing single family residence;
- ii) a printing establishment, a service shop, a machine shop, a weld shop, a repair depot, a tool and die or mould shop, manufacturing of small electrical or machine components, a warehouse or storage facility and a woodworking shop.

b) Permitted Buildings and Structures

- i) An existing single family residential dwelling and existing accessory buildings and structures;
- ii) a building not to exceed 130 square metres (1,399.4'sq.) in floor area to be used for the uses outlined in subsection 6.3.3 a) ii).

c) Zone Provisions

- i) All lot and building requirements shall be as they existed on the date of passing of this By-law for all buildings and structures identified in subsection 6.3.3 b) i);
- ii) for the building permitted in subsection 6.3.3 b) ii), the provisions of the Residential Zone 1 (R1) and the applicable general provisions of this By-law shall apply, with the exception of the following:
 - a) minimum side yard width 6.0 metres (19.69')
 - b) minimum rear yard depth 15.0 metres (49.21') from top of bank of Pike Creek
 - c) maximum building height 10.0 metres (32.80')
 - d) minimum separation distance from a dwelling unit 15.0 metres (49.21')

d) Other Provisions

- i) No additional buildings and structures (including any accessory buildings and structures) beyond what is permitted in subsection 6.3.3 b) shall be permitted on the lands zoned R1-3, and no expansions to existing buildings and structures are allowed;
- ii) no outdoor storage associated with any of the permitted uses outlined in subsection 6.3.3 a) ii) shall be permitted.

6.3.4 Defined Area R1-4 as shown on Schedule "A", Map 5 to this By-law.

a) Permitted Uses

- i) All uses permitted in the Residential Zone 1 (R1)

b) Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 6.3.4 (a);
- ii) Accessory buildings and structures for the uses permitted in subsection 6.3.4 (a).

c) Minimum Lot Frontage 18.2 metres (59.71')

- d) Minimum Lot Area 650 sq. metres (6996.77'sq.)
- e) Minimum Front Yard Depth 7.6 metres (24.93')

6.3.5 Defined Area R1-5 as shown on Schedule "A", Map 3 to this By-law.

- a) Permitted Uses
 - i) All uses permitted in the Residential Zone 1 (R1)
- b) Permitted Buildings and Structures
 - i) Buildings and structures for the uses permitted in subsection 6.3.5 (a);
 - ii) Accessory buildings and structures for the uses permitted in subsection 6.3.5 (a).
- c) Special Regulations
 - i) The provisions of subsection 5.23 and 6.1.11 shall not apply to lands zoned R1-5, on Map 3, Schedule "A" to this By-law;
 - ii) no dwelling shall be erected closer than 13.7 metres to the right-of-way limit of a railway.

6.3.6 Defined Area R1-6 as shown on Schedule "A", Map 3 to this By-law.

- a) Minimum Lot Area 808 sq. meters (8697.5'sq.)
- b) Minimum Lot Frontage 22.8 metres (74.80')
- c) Minimum Front Yard Depth 7.6 metres (24.93')

6.3.7 Defined Area R1-7 as shown on Schedule "A", Map 3 to this By-law.

- a) Minimum Lot Area 1000 sq. meters (10764.26'sq.)
- b) Minimum Lot Frontage 21 metres (68.90')
- c) Minimum Front Yard Depth 7.6 metres (24.93')

- 6.3.8 Defined Area R1-8 as shown on Schedule "A", Map 3 to this By-law.
- a) Minimum Lot Frontage 19.8 metres (64.96')
- 6.3.9 Defined Area R1-9 as shown on Schedule "A", Map 3 to this By-law.
- a) Minimum Lot Frontage 21.3 metres (69.88)
- 6.3.10 Defined Area R1-10 as shown on Schedule "A", Map 3 to this By-law.
- a) Minimum Lot Area 700 sq. meters (7,535'sq.)
- 6.3.11 Defined Area R1-11 as shown on Schedule "A", Map 3 to this By-law.
- a) Minimum Front Yard Depth 7.6 metres (24.93')
- 6.3.12 Defined Area R1-12 as shown on Schedule "A", Map 3 to the By-law.
- a) Minimum Lot Area 880 square metres
- b) Minimum Lot Frontage 21 metres
- 6.3.13 Defined Area R1-13 as shown on Schedule "A", Map 3 to the By-law.
- a) Minimum Lot Area 750 square metres
- b) Minimum Lot Frontage 18 metres
- c) Minimum Rear Yard Depth 13.7 metres
- 6.3.14 Defined Area R1-14 as shown on Schedule "A", Map 3 of this by-law.
- a) Minimum Lot Frontage 18.2 metres
- 6.3.15 Defined Area R1-15 as shown on Schedule "A", Map 3 of this by-law.
- a) Minimum Lot Frontage 21.9 metres
- b) Minimum Interior Side Yard Width
- i) East side yard 1.8 metres
- ii) West side yard 4.6 metres

6.3.16 Defined Area R1-16 as shown on Schedule "A", Map 3 of this by-law.

- a) Minimum Lot Frontage 19.8 metres
- b) Minimum Interior Side Yard Width
 - i) East side yard 1.8 metres
 - ii) West side yard 4.3 metres

6.3.17 Defined Area R1-17 as shown on Schedule "A", Map 5 to this By-law.

a) Permitted Uses

- i) A printing establishment, a service shop, a repair depot, a warehouse or storage facility, a woodworking shop, a pool sales and service establishment with related indoor display and accessory office area, a concrete contractor's office with associated indoor storage of construction equipment and material;
- ii) a tree cutting/service/maintenance establishment with accessory office.

b) Permitted Buildings and Structures

Existing buildings and structures only.

c) Zone Provisions

All lot and building requirements shall be as they existed on the date of passing of this By-law.

d) Other Provisions

- i) No additional buildings and structures (including any accessory building or structure) shall be permitted on the lands zoned R1-17, and no expansions to existing buildings and structures are allowed;
- ii) outdoor storage shall only be permitted in association with the permitted uses outlined in subsection 6.3.17 a) ii) of this by-law and shall only be allowed in the rear yard.

6.3.18 Defined Area R1-18 as shown on Schedule “A”, Map 3 of this By-Law.

a) Permitted Uses

- i) All uses permitted in the Residential Zone 1 (R1) Zone

b) Permitted Buildings and Structures

- i) Buildings and structures for the uses permitted in subsection 6.3.18 a);
- ii) Accessory buildings and structures for the uses permitted in subsection 6.3.18 a).

c) Zone Provisions

- i) The provisions of subsection 5.23 of this By-law shall not apply to lands zoned R1-18;
- ii) All lot and building requirements shall be in accordance with subsections 6.1.3 to 6.2, inclusive, of this By-law, with the exception of the following:
- | | |
|-----------------------------|----------------------------------|
| a. Minimum Front Yard Depth | 8.3 metres (<u>27.2 feet</u>); |
| b. Minimum Rear Yard Depth | 13.7 metres (<u>44.9 feet</u>) |