



(204-2010) (253-2021)

**SECTION 12.5 RESIDENTIAL SINGLE DETACHED B – R1B ZONE**

**The lands zoned R1B on Schedule A to this by-law:**

12.5.1 shall only be used for the following purposes:

|                                   |  |
|-----------------------------------|--|
| <b>(a) <u>Residential</u></b>     |  |
| (1)                               | a single detached dwelling                         |
| (2)                               | Supportive Housing Residence Type 1                |
| <b>(b) <u>Non-Residential</u></b> |  |
| (1)                               | a place of worship                                 |
| (2)                               | purposes accessory to the other permitted purposes |

12.5.2 shall be subject to the following requirements and restrictions:

|   |  |
|---|--|
| <b>(a) Minimum Lot Area</b>                 | Interior Lot: 450 square metres<br>Corner Lot: 540 square metres   |
| <b>(b) Minimum Lot Width</b>                | Interior Lot: 15 metres<br>Corner Lot: 18 metres   |
| <b>(c) Minimum Lot Depth</b>                | 30 metres  |
| <b>(d) Minimum Front Yard Depth</b>         | 6 metres   |
| <b>(e) Minimum Interior Side Yard Width</b> | 1.2 metres for the 1 <sup>st</sup> storey or part thereof plus 0.6 metres for each additional storey or part thereof |
| <b>(f) Minimum Exterior Side Yard Width</b> | 3 metres   |
| <b>(g) Minimum Rear Yard Depth</b>          | 7.5 metres   |
| <b>(h) Maximum Building Height</b>          | 10.6 metres  |
| <b>(i) Maximum Lot</b>                      | No requirement   |

| <b>Coverage</b>                          |   |
|--|---|
| <b>(j) Minimum Landscaped Open Space</b> | 60% of the minimum front yard area of an interior lot, 70% of the minimum front yard area of a corner lot, and 50% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line |