



(204-2010)(253-2021)

## SECTION 12.6 RESIDENTIAL SINGLE DETACHED B(1) – R1B(1) ZONE

The lands zoned R1B(1) on Schedule A to this by-law:

12.6.1 shall only be used for the following purposes:

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

12.6.2 shall be subject to the following requirements and restrictions:

(a)	<b>Minimum Lot Area</b>	557 square metres
(b)	<b>Minimum Lot Width</b>	15 metres
(c)	<b>Minimum Lot Depth</b>	No requirement
(d)	<b>Minimum Front Yard Depth</b>	7.6 metres
(e)	<b>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
(f)	<b>Minimum Exterior Side Yard Width</b>	3 metres
(g)	<b>Minimum Rear Yard Depth</b>	7.5 metres
(h)	<b>Maximum Building Height</b>	7.6 metres
(i)	<b>Maximum Lot</b>	35%

Coverage	
(j) <b>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