



(204-2010)(253-2021)

SECTION 12.1 RESIDENTIAL SINGLE DETACHED A – R1A ZONE

The lands zoned R1A on Schedule A to this by-law:

12.1.1 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

12.1.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	Interior Lot – 630 square metres Corner Lot – 735 square metres
(b) Minimum Lot Width	Interior Lot – 18 metres Corner Lot – 21 metres
(c) Minimum Lot Depth	35 metres
(d) Minimum Front Yard Depth	6 metres
(e) Minimum Interior Side Yard Width	1.2 metres for the 1 st storey or part thereof plus 0.6 metres for each additional storey or part thereof
(f) Minimum Exterior Side Yard Width	3 metres
(g) Minimum Rear Yard Depth	7.5 metres
(h) Maximum Building Height	10.6 metres
(i) Maximum Lot	No requirement

Coverage	
(j) Minimum Landscaped Open Space	70% of the front yard, except in the case of the lot where the side lot lines converge towards the front lot line, where the minimum landscaped open space shall be 60% of the front yard