



(204-2010)(253-2021)

SECTION 12.4 RESIDENTIAL SINGLE DETACHED A(3) – R1A(3) ZONE

The lands zoned R1A(3) on Schedule A to this by-law:

12.4.1 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

12.4.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	650 square metres
(b) Minimum Lot Width	18 metres
(c) Minimum Lot Depth	No requirement
(d) Minimum Front Yard Depth	6 metres, provided that the front of any garage or carport shall not be closer than 7.0 metres to the front lot line
(e) Minimum Interior Side Yard Width	<ul style="list-style-type: none"> 0 metres provided that: <ul style="list-style-type: none"> (1) the total width of the adjoining side yard width is not less than 2.4 metres and (2) no openings, except for windows to bathrooms on the first or second storey are contained within a building wall abutting an interior side yard with a width of 0 metres Otherwise, 1.2 metres for the 1st storey or part thereof plus 0.6 metres for each additional storey

(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 Coverage	35%
(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
(k) Minimum Distance Between Dwellings	<ul style="list-style-type: none"> • 2.4 metres between two 1 storey buildings; • 3.0 metres between a 1 storey and 1.5 storey or a 2 storey dwelling; • 3.6 metres in all other cases.