



(204-2010)(253-2021)

SECTION 12.8 RESIDENTIAL SINGLE DETACHED B(3) – R1B(3) ZONE

The lands zoned R1B(3) on Schedule A to this by-law:

12.8.1 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

12.8.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	464 square metres
(b) Minimum Lot Width	15 metres
(c) Minimum Lot Depth	No requirement
(d) Minimum Front Yard Depth	3 metres, provided (1) 4.5 metres to the centre of the front wall of any building and (2) 7.0 metres to the front of any garage or carport
(e) Minimum Interior Side Yard Width	<ul style="list-style-type: none">• 0 metres provided that<ul style="list-style-type: none">(1) the width of the adjoining side yard 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 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 Coverage	40%
(j) Minimum Landscaped Open Space	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
(k) Minimum Distance between Dwellings	2.4 metres between two 1 storey dwellings 3 metres between a 1 storey dwelling and a 1 ½ storey or a 2 storey dwelling, and 3.6 metres in all other cases