



(204-2010)(253-2021)

SECTION 13.3 RESIDENTIAL SINGLE DETACHED D – R1D

The lands zoned R1D on Schedule A to this by-law:

13.3.1 shall only be used for the following purposes:

| (a) <u>Residential</u> | |
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| | (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 |

13.3.2 shall be subject to the following requirements and restrictions:

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| (a) Minimum Lot Area | Interior Lot: 270 square metres Corner Lot: 360 square metres |
| (b) Minimum Lot Width | Interior Lot: 9 metres Corner Lot: 12 metres |
| (c) Minimum Lot Depth | 30 metres |
| (d) Minimum Front Yard Depth | 4.5 metres |
| (e) Minimum Interior Side Yard Width | 1.2 metres on one side and 0.9 metres on the other side, with the minimum distance between detached buildings not to be less than 2.1 metres. |
| (f) Minimum Exterior Side Yard Width | 3 metres |
| (g) Minimum Rear Yard Depth | 7.5 metres |
| (h) Maximum Building Height | 10.6 metres |

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| (i) Maximum Lot Coverage | No requirement |
| (j) Minimum Landscaped Open Space | 40% of the minimum front yard area of an interior lot and 50% of the minimum front yard area of a corner lot, and 30% of the minimum front yard area of a lot where the side lot lines converge towards the front lot line |