



(204-2010)(253-2021)

SECTION 12.3 RESIDENTIAL SINGLE DETACHED A(2) – R1A(2) ZONE

The lands zoned R1A(2) on Schedule A to this by-law:

12.3.1 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 |

12.3.2 shall be subject to the following requirements and restrictions:

| | |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| (a) Minimum Lot Area | 882 square metres |
| (b) Minimum Lot Width | 22 metres |
| (c) Minimum Lot Depth | No requirement |
| (d) Minimum Front Yard Depth | 9 metres |
| (e) Minimum Interior Side Yard Width | 1.8 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 | 4.5 metres |
| (g) Minimum Rear Yard Depth | 7.5 metres |
| (h) Maximum Building Height | 7.6 metres |
| (i) Maximum Lot | 25% |

| 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 |