



(204-2010) (253-2021)

## SECTION 12.5 RESIDENTIAL SINGLE DETACHED B – R1B ZONE

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

12.5.1 shall only be used for the following purposes:

<b>(a)                   Residential</b>	
	(1) a single detached dwelling
	(2) Supportive Housing Residence Type 1
<b>(b)                   Non-Residential</b>	
	(1) a place of worship
	(2) purposes accessory to the other permitted purposes

12.5.2 shall be subject to the following requirements and restrictions:

<b>(a)                   Minimum Lot Area</b>	Interior Lot: 450 square metres Corner Lot: 540 square metres
<b>(b)                   Minimum Lot Width</b>	Interior Lot: 15 metres Corner Lot: 18 metres
<b>(c)                   Minimum Lot Depth</b>	30 metres
<b>(d)                   Minimum Front Yard Depth</b>	6 metres
<b>(e)                   Minimum Interior Side Yard Width</b>	1.2 metres for the 1 <sup>st</sup> storey or part thereof plus 0.6 metres for each additional storey or part thereof
<b>(f)                   Minimum Exterior Side Yard Width</b>	3 metres
<b>(g)                   Minimum Rear Yard Depth</b>	7.5 metres
<b>(h)                   Maximum Building Height</b>	10.6 metres
<b>(i)                   Maximum Lot</b>	No requirement

Coverage	
(j) <b>Minimum Landscaped Open Space</b>	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