



(204-2010)(253-2021)

SECTION 13.2 RESIDENTIAL SINGLE DETACHED C(1) – R1C(1)

The lands zoned R1C(1) on Schedule A to this by-law:

13.2.1 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

13.2.2 shall be subject to the following requirements and restrictions:

(a) Minimum Lot Area	371 square metres
(b) Minimum Lot Width	12 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 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

	<ul style="list-style-type: none"> Otherwise, 1.2m for the 1st storey or part thereof plus 0.6m for each additional storey or part thereof
(f) Minimum Exterior Side Yard Width	3 metres
(g) Minimum Rear Yard Depth	3 metres provided that the centre of the rear wall of any building shall not be closer than 7.6 metres to the rear lot line
(h) Maximum Building Height	10.6 metres
(i) Maximum Lot Coverage	45%
(j) Minimum Landscaped Open Space	50% of the minimum front yard area of an interior lot, and 60% of the minimum front yard area of a corner lot and 40% 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