



(204-2010)(253-2021)

## SECTION 12.6 RESIDENTIAL SINGLE DETACHED B(1) – R1B(1) ZONE

The lands zoned R1B(1) on Schedule A to this by-law:

12.6.1 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

12.6.2 shall be subject to the following requirements and restrictions:

<b>(a) Minimum Lot Area</b>	557 square metres
<b>(b) Minimum Lot Width</b>	15 metres
<b>(c) Minimum Lot Depth</b>	No requirement
<b>(d) Minimum Front Yard Depth</b>	7.6 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>	7.6 metres
<b>(i) Maximum Lot</b>	35%

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