

6.1 USES PERMITTED

No *person* shall within any R1 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* for any purpose except one or more of the R1 *uses* presented in Table 6.1:

TABLE 6.1: USES PERMITTED
• a <i>group home</i> , in accordance with the provisions of Section 5.9;
• a <i>home occupation</i> , in accordance with the provisions of Section 5.10;
• a <i>public use</i> in accordance with the provisions of Section 5.22;
• a <i>single detached dwelling</i>

(Amended by By-Law 17-4962)

6.2 ZONE PROVISIONS

No *person* shall within any R1 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions presented in Table 6.2:

TABLE 6.2: ZONE PROVISIONS	
Zone Provision	Uses
Number of Dwellings Per Lot, Maximum	1 <i>dwelling</i>
Lot Area	450 m² (4,844 ft ²) or 540 m² (5,812.7 ft ²) in the case of a <i>corner lot</i>
Lot Frontage	15 m (49.2 ft) or 18 m (59.1 ft) in the case of a <i>corner lot</i>
Lot Depth	30 m (98.4 ft)
Front Yard, Minimum Depth	6 m (19.7 ft)
Exterior Side Yard, Minimum Width	
Rear Yard, Minimum Depth	7.5 m (24.6 ft)
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft).

October/17

Setback , Minimum distance from the Centreline of an Arterial Road as designated on Schedule "B" of this By-Law	19 m (62.3 ft)
Lot Coverage , Maximum	35% of the <i>lot area</i>
Landscaped Open Space , Minimum	30% of the <i>lot area</i>
Gross Floor Area , Minimum	75 m² (807.3 ft ²)
Height of Building , Maximum	11 m (36.1 ft)
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5

(Amended by By-Law 10-4592)

6.3 **SPECIAL YARD PROVISIONS FOR A GARDEN SUITE (R1-G)**

In accordance with the provisions of Section 5.6, all R1-G zoned *lots* may contain a *garden suite* or any *use permitted* in Section 6.1, in accordance with the provisions of Section 6.2. Upon expiry of the temporary *use* by-law, the *garden suite* shall be removed unless an application is submitted for an extension of the *use* and approved by the *Corporation* pursuant to Section 39 of the Planning Act.

6.4 **SPECIAL PROVISIONS**

6.4.1 **LOCATION: VICTORIA STREET WEST, R1-1**

6.4.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

- a single detached dwelling;*
- a home occupation in a permitted dwelling;*
- a public use* in accordance with the provisions of Section 5.22 hereof.

6.4.1.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-1 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

December/10

6.4.1.3 SETBACK FROM TOP-OF-SLOPE

All *buildings* and *structures* must be located a minimum distance of **6 m** (19.7 ft) from the top of slope.

6.4.1.4 That all the provisions of the R1 Zone in Section 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

6.4.2 LOCATION: KING STREET EAST, R1-2

6.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

a single detached dwelling;
a home occupation in a permitted dwelling;
a public *use* in accordance with the provision of Section 5.22 hereof.

6.4.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-2 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.4.2.2.1 SPECIAL PROVISIONS FOR HOME OCCUPATION

a bed and breakfast establishment shall be *permitted* as a *home occupation* and shall not occupy more than 2 bedrooms with a combined maximum *gross floor area* of **53 m²** (570.5 ft²).

6.4.2.2.2 That all the provisions of the R1 Zone in Section 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

6.4.3 LOCATION: PART LOT 4 AND LOT 7, REGISTRAR'S COMPILED PLAN NO. 1623, R1-3

6.4.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 6.1 to this By-law.

Feb. 14/11

6.4.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-3 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.4.3.2.1 LOT DEPTH

The minimum *lot depth* shall be the *lot depth existing* at the time of registration of this *lot*.

6.4.3.2.2 LOT AREA

The minimum *lot area* shall be the *lot area existing* at the time of registration of this *lot*.

6.4.3.2.3 That the provisions of the R1 Zone in Table 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

6.4.4 **LOCATION: PART LOT 4 AND LOT 7, REGISTRAR'S COMPILED PLAN NO. 1623, R1-4**

6.4.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 6.1 to this By-law.

6.4.4.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-4 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.4.4.2.1 LOT DEPTH

The minimum *lot depth* shall be the *lot depth existing* at the time of registration of this *lot*.

6.4.4.2.2 That the provisions of the R1 Zone in Table 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

Feb. 14/11

6.4.5 LOCATION: LOTS 3 TO 14, BLOCK D, REGISTERED PLAN 95, R1-5

6.4.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 6.1 to this By-law.

6.4.5.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R1-5 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.4.5.2.1 LOT AREA

The minimum *lot area* of the R1-5 zone shall include all those lands within the R1-5 zone above the regulatory floodline.

6.4.5.2.2 LOT FRONTAGE

For the purposes of this By-Law, the minimum *lot frontage* of the R1-5 zone shall be the *lot frontage* of the entire property at the time of passing of this By-Law, including those lands below the regulatory floodline in the REC zone.

6.4.5.2.3 That all the provisions of the R1 Zone in Section 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions contained herein shall continue to apply *mutatis mutandis*.

6.4.6 LOCATION: LOT 1, REGISTERED PLAN NO. 41M-184, R1-6

6.4.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 6.1 to this By-Law.

6.4.6.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-6 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.4.6.2.1 INTERIOR EASTERLY SIDE YARD

Minimum width **3 m** (9.84 ft)

Feb. 14/11

6.4.6.2.2 That all the provisions of the R1 Zone in Table 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

6.4.7 **LOCATION: PART LOT 295, PLAN 279, FELTZ DRIVE, R1-7**

6.4.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 6.1 to this By-Law.

6.4.7.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-7 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.4.7.2.1 LOT FRONTAGE

Minimum **14.5 m (47.6 ft)**

6.4.7.2.2 That all the provisions of the R1 Zone in Section 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

6.4.8 **LOCATION: CHARLES STREET EAST, R1-8**

6.4.8.1 Notwithstanding any provisions of By-Law to the contrary, no *person* shall within any R1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 6.1 to this By-Law.

6.4.8.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-8 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.4.8.2.1 LOT FRONTAGE

Minimum: **12.4 m (40.7 ft)**

Feb. 14/11 (Added by By-Law 04-4158)

6.4.8.2.2 LOT AREA

Minimum **378 m²** (4,068.9 ft²)

6.4.8.2.3 That all the provisions of the R1 Zone in Table 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 04-4158)

6.4.9 LOCATION: PART LOT 19, CONCESSION 1 (WEST OXFORD), R1-9

6.4.9.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 6.1 to the By-Law.

6.4.9.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-9 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.4.9.2.1 FRONT YARD SETBACK

Minimum **4.5 m** (14.8 ft)

6.4.9.2.2 EXTERIOR SIDE YARD

Minimum **4.5 m** (14.8 ft)

6.4.9.2.3 LOT COVERAGE

Maximum 40% of the *lot area*

6.4.9.3 That all the provisions of the R1 Zone in Section 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 09-4466)

Feb. 14/11

6.4.10 LOCATION: NORSWORTHY LANE (KEY MAP 16)

6.4.10.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 6.1 to this By-Law;

6.4.10.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-10 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.4.10.2.1 LOT FRONTAGE

Maximum **14.5 m** (47.6 ft)

6.4.10.3 That all the provisions of the R1 Zone in Section 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 10-4537)

(Deleted and Replaced by By-Law 22-5215)

6.4.11 LOCATION: PART PARK LOT 6, BLOCK 84, REGISTERED PLAN 279,
(OSSIAN TERRACE), R1-11

6.4.11.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses permitted* in Section 6.1 to this By-Law.

6.4.11.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-11 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.4.11.2.1 EASTERN INTERIOR SIDE YARD

Minimum **29 m** (95.1 ft)

6.4.11.2.2 REAR YARD SETBACK

Minimum **45.3 m** (148.6 ft)

(Added by By-Law 09-4474)

June/22

- 6.4.11.2.3 That all the provisions of the R1 Zone in Section 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 09-4474)

6.4.12 **LOCATION: 106 CULLODEN ROAD, R1-12**

- 6.4.12.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-12 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all *uses* permitted in Section 6.1 to this By-Law.

- 6.4.12.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-12 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.4.12.2.1 ACCESSORY USES

Lot Coverage (maximum) **150 m²** (1614.6 ft²).

- 6.4.12.3 That all the provisions of the R1 Zone in Section 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 11-4660)

6.4.13 **LOCATION: 10 CEDAR STREET, R1-13(T)**

- 6.4.13.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-13(T) Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except for the following:

all *uses* permitted in Section 6.1 to this By-Law;

- 6.4.13.2 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R1-13(T) zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except in accordance with the following provisions:

(Added by By-Law 14-4774)

Sept 30/22

6.4.13.2.1 SPECIAL PROVISIONS FOR A DETACHED ACCESSORY STRUCTURE

6.4.13.2.1.1 Notwithstanding the provisions of Section 5.1.1 (ACCESSORY USES, BUILDINGS AND STRUCTURES) an *existing* detached *accessory structure* may be *used* as a principal *use* on the *lot*.

6.4.13.2.1.2 GROSS FLOOR AREA

Maximum As existing on September 8, 2014.

6.4.13.2.1.2 TIME PERIOD

Maximum September 8, 2014 to September 8, 2017.

6.4.13.2.3 That all the provisions of the R1 Zone in Section 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 14-4774)

6.4.14 LOCATION: 8 ROYLAND CRESCENT, R1-14

6.4.14.1 Notwithstanding any provision of this By-Law to the contrary, no *person* shall within any R1-14 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

all uses permitted in Section 6.1 to this By-Law.

6.4.14.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-14 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.4.14.2.1 DWELLING SETBACK FROM RAILWAY RIGHT-OF-WAY

Minimum **15.0 m** (49.2 ft)

6.4.14.2.2 PERMITTED PROJECTIONS INTO REQUIRED YARDS

Notwithstanding any other provision of this By-Law, a covered, unenclosed *deck* may project into a required *side yard* and there shall be no limit to the extent of the said projection, provided that the minimum setback between a covered, unenclosed *deck* and an interior *side lot line* abutting a rail line shall be **4.0 m** (13.2 ft).

Sept 30/22

(Added by By-Law 14-4771)

6.4.14.3 That all the provisions of the R1 Zone in Section 6.2 to of this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 14-4771)

6.4.15 **LOCATION: 28 HARTFIELD STREET, R1-15** **(KEY MAP 8)**

6.4.15.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R1-15 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 6.1 of this By-law;
a converted dwelling containing up to 2 *dwelling units*

6.4.15.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R1-15 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

6.4.15.2.1 PROVISIONS FOR A CONVERTED DWELLING:

The development of a *converted dwelling* shall be in accordance with all the relevant provisions of the R2 Zone as contained in Section 7.2 of this By-law and all the other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

6.4.15.3 That all the provisions of the R1 Zone in Section 6.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 21-5164)

6.4.16 **LOCATION: 402 KING STREET WEST, R1-16** **(KEY MAP 17)**

6.4.16.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R1-16 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

all uses permitted in Section 6.1 to this By-law;

6.4.16.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R1-16 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

August/21

(Added by By-Law 21-5163)

6.4.16.2.1 *GROUND FLOOR AREA OF ACCESSORY BUILDINGS*

Maximum **240 m²** (2,583.3 ft²)

6.4.16.2.2 *HEIGHT OF ACCESSORY BUILDINGS*

Maximum **7.5 m** (24.6 ft.)

6.4.16.3 That all the provisions of the R1 Zone in Section 6.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 21-5163)

6.4.17 **LOCATION: 410 KING STREET WEST, R1-17** **(KEY MAP 17)**

6.4.17.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R1-17 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

all *uses* permitted in Section 6.1 to this By-law;

6.4.17.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R1-17 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

6.4.17.2.1 *GROUND FLOOR AREA OF ACCESSORY BUILDINGS:*

Maximum **170 m²** (1,829.9 ft²)

6.4.17.2.2 *HEIGHT OF ACCESSORY BUILDINGS*

Maximum **5.33 m** (17.5 ft.)

6.4.17.3 That all the provisions of the R1 Zone in Section 6.2 to By-Law Number 04-4160, as amended, shall apply, and further that all other provisions of By-Law Number 04-4160, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 22-5198)

February/22