

SECTION 5 RESIDENTIAL TYPE 1 (R1) ZONE

(1) SCOPE

The provisions of this Section shall apply in all Residential Type 1 (R1) Zones except as otherwise provided in the Special Provisions subsection of this Section.

(2) 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 following R1 uses, namely:

- (a) a single detached dwelling;
- (b) an existing duplex or converted dwelling;
- (c) an existing place of worship;
- (d) a home occupation;
- (e) an accessory use;
- (f) a public use.

(3) ZONE REQUIREMENTS

No person shall within any R1 Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions.

(a)	LOT AREA (MINIMUM)	370 m ²
(b)	LOT FRONTAGE (MINIMUM)	12 m
(c)	FRONT YARD DEPTH (MINIMUM)	7.0 m
(d)	INTERIOR SIDE YARD WIDTH (MINIMUM)	
	(i) With attached garage or carport	1.2 m
	(ii) Without attached garage or carport 3.0 m on one side and 1.2 m on the other side	
(e)	EXTERIOR SIDE YARD WIDTH (MINIMUM)	7.0 m
(f)	REAR YARD DEPTH (MINIMUM)	7.5 m
(g)	LOT COVERAGE (MAXIMUM)	35%
(h)	LANDSCAPED OPEN SPACE (MINIMUM)	30%
(i)	HEIGHT (MAXIMUM)	8.5 m
(j)	DWELLING UNITS PER LOT (MAXIMUM) (unless otherwise permitted by by-law)	1 only
(k)	Accessory Uses, Parking, Home Occupation, etc. in accordance with the provisions of Section 3 hereof.	

(4) SPECIAL PROVISIONS**(a) R1-1 (SERVICE SHOP)**

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R1-1 on Schedule "A" hereto, a service shop shall be a permitted use in addition to any use permitted in an R1 Zone.

(b) R1-2 (FORMER MALAHIDE AR-33 ZONE)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R1-2 on Schedule "A" hereto, permitted uses shall be limited to a single detached dwelling, a home occupation, and an accessory use and shall be subject to the following regulations:

(i) Exterior Side Yard Width (Minimum)	3.0 m
(ii) Rear Yard Depth and Structural Setback from Top-of-Bank (Minimum)	6.0 m
(iii) Setback from a Provincial Highway (Minimum)	7.0 m
(iv) Building Setback from Intersecting Streetlines (Minimum)	6.0 m
(v) Driveway Setback from Intersecting Streetlines (Minimum)	8.0 m

(c) R1-3

Not in use as of this consolidation

(d) R1-4 (DAY CARE FACILITY)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R1-4 on Schedule "A" hereto, a day care facility and an accessory dwelling unit shall be permitted uses in addition to any use permitted in an R1 Zone.

(e) R1-5 (SPORTING GOODS SALES)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R1-5 on Schedule "A" hereto, the sale of sporting goods shall be a permitted use in addition to any use permitted in an R1 Zone.

(f) R1-6 (MINIMUM FLOODPROOFING ELEVATION)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R1-6 on Schedule "A" hereto, a minimum floodproofing elevation as required by the Catfish Creek Conservation Authority of 223.79 metres is required.

(g) R1-7 (VAN GURP SUBDIVISION)

Notwithstanding any provisions of this By-Law to the contrary, within any area designated R1-7 on Schedule "A" hereto, the maximum lot coverage shall be 40% and the minimum rear yard setback shall be 6.0m. All other provisions of the zoning by-law shall apply.