

# SECTION 6 RESIDENTIAL TYPE 1A (R1A) ZONE

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**(1) SCOPE**

The provisions of this Section shall apply in all Residential Type 1A (R1A) Zones except as otherwise provided in the Special Provisions subsection of this Section.

**(2) USES PERMITTED**

No person shall within any R1A Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R1A uses, namely:

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

**(3) ZONE REQUIREMENTS**

No person shall, within any R1A Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions.

(a)	LOT AREA (MINIMUM)	450 m <sup>2</sup>
(b)	LOT FRONTAGE (MINIMUM)	15 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)	7.0m
	except when a corner lot's rear yard abuts the adjoining lot's rear yard, a lane or a non-residential use, the exterior side yard requirement shall be 4.0 metres.	
(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)	1 only
	(unless otherwise permitted by by-law)	

- (k) Accessory Uses, Parking, Home Occupation, etc. in accordance with the provisions of Section 3 hereof.

**(4) SPECIAL PROVISIONS**

**(a) R1A-1 (REAR LANE)**

Within an area designated R1A-1 on Schedule "A" hereto, where a rear lot line abuts a lane:

- (i) notwithstanding the provisions of Section 6(3)(d), the minimum interior side yard requirement shall be 1.2 metres, except that garages not attached to a dwelling and located on adjoining lots may be attached along their common lot line; and
- (ii) notwithstanding the provisions of Section 3(18), no driveway shall be constructed in a front yard.

That all other Residential Type 1A (R1A) Zone regulations and all other general provisions, as amended from time to time, shall apply.

**(b) R1A-2 (REDUCED FRONT AND EXTERIOR SIDE YARD)**

Within an area zoned R1A-2 on Schedule "A" hereto, notwithstanding Subsections 6(3)(c) and 6(3)(e) the following provisions shall apply:

- (i) Front Yard Depth (Minimum)
- |  |       |
|--|-------|
| 1. single detached dwelling                                      | 5.0 m |
| 2. garage or carport either attached to the dwelling or detached | 7.0 m |