

## SECTION 5. — REQUIREMENTS FOR RESIDENTIAL ONE (R1) ZONES

### 5.1 PERMITTED USES

No person shall use land or erect or use a building or structure in any R1 Zone except for:

#### (a) Residential Uses

- single detached dwelling
- duplex dwelling
- semi-detached dwelling
- group home in accordance with the provisions for Group Homes in Section 3 - General Provisions of this By-law.

#### (b) Non-Residential Uses

- public park
- private park
- see also Section 3.14 Home Occupations

### 5.2 ZONE PROVISIONS

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

#### (a) Lot Area (minimum):

- |      |   |                     |
|------|---|---------------------|
| i)   | single detached dwelling                                  | 2025 m <sup>2</sup> |
| ii)  | duplex dwelling   | 3065 m <sup>2</sup> |
| iii) | semi-detached dwelling                                    | 3065 m <sup>2</sup> |
| iv)  | semi-detached dwelling unit (each unit on a separate lot) | 1532 m <sup>2</sup> |

#### (b) Lot Frontage (minimum):

- |      |   |           |
|------|---|-----------|
| i)   | single detached dwelling                                  | 30 metres |
| ii)  | duplex dwelling   | 35 metres |
| iii) | semi-detached dwelling                                    | 40 metres |
| iv)  | semi-detached dwelling unit (each unit on a separate lot) | 20 metres |

#### (c) Front Yard Depth (minimum) 7.5 metres

#### (d) Exterior Side Yard Width (minimum) 7.5 metres

- |       |  |   |
|-------|--|---|
| (e)   | Interior Side Yard Width (minimum)   | 3.0 metres or ½ the height of the building whichever is greater; but for a semi-detached dwelling unit on a separate lot, a side yard is required on one side only. |
| i)    | Rear Yard Depth (minimum)  | 7.5 metres  |
| ii)   | Dwelling Unit Area   | 55 m <sup>2</sup>   |
| iii)  | Lot Coverage (maximum)   | 33%   |
| iv)   | Building Height  | 10.5 metres   |
| v)    | Open Storage:  | In accordance with the provisions for Open Storage in Section 3 — General Provisions of this By-law.  |
| vi)   | Parking and Loading:   | In accordance with the provisions for Parking and Loading in Section 3 — General Provisions of this By-law.   |
| vii)  | Separation Distance:   | In accordance with the provisions for Separation Distance in Section 3 — General Provisions of this By-law.   |
| viii) | Setbacks:  | In accordance with the provisions for Setbacks in Section 3 — General Provisions of this By-law.  |
| ix)   | Accessory Uses, Buildings and Structures: Notwithstanding any Zone Provisions of this zone to the contrary, Uses, Buildings and Structures that are accessory to the permitted uses of this zone shall be permitted in accordance with the requirements for Accessory Uses, Buildings and Structures in Section 3.0 General Provisions of this By-law. |   |

5.3 **EXCEPTION ZONES**(a) **Residential One - Exception One (R1-E1) Zone:**

Notwithstanding any provisions of this By-law to the contrary, for the lands located with the R1-E1 Zone, in Part of Lots 17 & 18, Con. XVII, a lot line that abuts an improved street and/or a .3 metre reserve bordering on an improved street shall be deemed to be the lot line front. Further, a building or structure may be erected or used on a lot that fronts on the improved street and/or the .3 metre reserve bordering County Road 30. Furthermore, the following provisions shall apply:

- |      |                         |                          |
|------|-------------------------|--------------------------|
| i)   | Lot Frontage (minimum)  | 45 metres                |
| ii)  | Lot Area (minimum)      | 8500 metres <sup>2</sup> |
| iii) | Water Setback (minimum) | 30 metres.               |

(b) **Residential One-Exception Two (R1-E2) Zone:**

Notwithstanding any other provision of this By-law to the contrary, for the lands in the R1-E2 Zone situated in Lot 11, Concession XVIII, the following exception to the Residential One zone provisions shall apply:

- |    |                        |             |
|----|------------------------|-------------|
| i) | Lot Frontage (minimum) | 17.5 metres |
|----|------------------------|-------------|

(c) **Residential One-Exception Three (R1-E3) Zone:**

Notwithstanding any other provision of this By-law to the contrary, for the lands in the R1-E3 Zone situated in Lot 11, Concession XVIII, no person shall use land except for purposes of open space unless the lot has a minimum shoreline lot frontage of twenty-two (22) metres in which case the required minimum lot frontage shall be twenty-three (23) metres and all other provisions of the Residential One (R1) Zone shall apply.

(d) **Residential One-Exception Four (R1-E4) Zone:**

Notwithstanding any provisions of this By-law to the contrary, for the lands located within the R1-E4 Zone, in Lot 18, Concession XVII, Township of Wilberforce, as shown on Schedule A to this By-law the following provisions shall apply:

- |    |                                    |             |
|----|------------------------------------|-------------|
| i) | Lot Frontage (minimum):            |             |
|    | for Lots 2, 3, 4, 5, 9, 10, 14, 15 | 21.5 metres |
|    | for all other lots                 | 35.0 metres |

- |      |                         |                     |
|------|-------------------------|---------------------|
| ii)  | Lot Area (minimum)      | 3000 m <sup>2</sup> |
| iii) | Water Setback (minimum) | 30 metres           |

(e) Residential One-Exception Five (R1-E5) Zone:

Notwithstanding any provisions of this By-law to the contrary, for the lands located within the R1-E5 Zone, in Lot 18, Concession XVII, Township of Wilberforce as shown on Schedule A to this By-law the only permitted use shall be a park and the following provisions shall apply:

- |    |                         |           |
|----|-------------------------|-----------|
| i) | Water Setback (minimum) | 30 metres |
|----|-------------------------|-----------|

(f) Residential One-Exception Six (R1-E6) Zone:

Notwithstanding any provisions of this By-law to the contrary, for the lands located in the R1-E6 Zone in Lot 5, Concession XXIII, the following provision shall apply:

- |    |                        |            |
|----|------------------------|------------|
| i) | Lot Frontage (minimum) | 11 metres. |
|----|------------------------|------------|

(g) Residential One-Exception Seven (R1-E7) Zone:

Notwithstanding any provision of this By-law to the contrary, for the lands located in the R1-E7 Zone situated in Lot 11, Concession XVIII, the following exceptions to the Residential One (R1) Zone Provisions shall apply:

- |     |                        |                    |
|-----|------------------------|--------------------|
| i)  | Lot Area (minimum)     | 1800 square metres |
| ii) | Lot Frontage (minimum) | 22.5 metres.       |