

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	
	• an <i>additional residential unit</i> , in accordance with Section 5.35.2;
	• a <i>group home</i> , in accordance with Section 5.9;
	• a <i>home occupation</i> , in accordance with Section 5.10;
	• a <i>public use</i> , in accordance with Section 5.22;
	• a <i>single detached dwelling</i>

(Amended by By-Law 24-5318)

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 in Table 6.2:

TABLE 6.2: ZONE PROVISIONS	
Zone Provision	Uses
Number of Dwellings Per Lot, Maximum	1 <i>dwelling</i> ¹
Lot Area	450 m ² (4,844 ft ²) or 540 m ² (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).

TABLE 6.2: ZONE PROVISIONS	
Zone Provision	Uses
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>
Height of Building , Maximum	11 m (36.1 ft)
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5

1. except where an *Additional Residential Unit* is established in accordance with Section 5.35.2

(Deleted and Replaced by By-Law 24-5329)

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

(Deleted by By-Law 24-5329)

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:

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

6.4.2.1 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.

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.

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)

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)

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)

6.4.10 LOCATION: NORSWORTHY LANE, R1-10 (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, 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)

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)

(Deleted by By-Law 24-5329)

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).

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:6.4.16.2.1 *GROUND FLOOR AREA* OF ACCESSORY BUILDINGS

Maximum	240 m ² (2,583.3 ft ²)
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6.4.16.2.2 *HEIGHT OF ACCESSORY BUILDINGS*

Maximum	7.5 m (24.6 ft.)
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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)

6.4.18 **LOCATION: 37 NORTH TOWN LINE, R1-18, (KEY MAP 28)**

6.4.18.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R1-18 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;

6.4.18.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R1-18 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

6.4.18.2.1 *Total Ground Floor Area of Accessory Buildings*

Maximum 145 m² (1,560.9 ft²)

6.4.18.2.3 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 23-5245)

6.4.19 LOCATION: KEITH MABEE BLVD, PART LOT 19, CONCESSION 1 (WEST OXFORD), R1-19 (KEY MAP 9)

6.4.19.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R1-19 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.

6.4.19.2 Notwithstanding any provision of this By-law to the contrary, no *person* shall within any R1-19 zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

6.4.19.2.1 Lot Frontage

Minimum 14 m (45.9 ft)

6.4.19.3 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 25-5367)