

RESIDENTIAL ZONE 1 (R1)**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 for one or more of the following R1 uses:

an additional residential unit subject to the provisions of Section 5.2.8;
 a bed and breakfast establishment;
 a home occupation in a permitted dwelling house;
 a single-detached dwelling house.

(Deleted and Replaced by By-Law 9645-23)

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 following provisions:

TABLE 6.2 – ZONE PROVISIONS			
Zone Provision	Lots having 12 m frontage or greater, but less than 13.5 m	Lots having 13.5 m frontage or greater, but less than 15 m	Lots having 15 m frontage or greater
Lot Area			
Minimum	370 m ²	415 m ²	465 m ²
Corner Lot Minimum	540 m ²	540 m ²	540 m ²
Lot Coverage			
Maximum for Dwelling House	40% of the lot area	38% of the lot area	36.5% of the lot area
Maximum for all Main Buildings and Accessory Buildings	45% of the lot area	43% of the lot area	40% of the lot area
Lot Frontage			
Minimum	12.0 m		
Corner Lot Minimum	18.0 m		
Lot Depth			
Minimum	28.0 m		
Front Yard Depth			
Minimum	6.0 m		
Rear Yard Depth			
Minimum	7.5 m		

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TABLE 6.2 – ZONE PROVISIONS			
Zone Provision	Lots having 12 m frontage or greater, but less than 13.5 m	Lots having 13.5 m frontage or greater, but less than 15 m	Lots having 15 m frontage or greater
<i>Interior Side Yard Width</i> Minimum	3.0 m on one side and 1.2 m on the other side, except that where a garage or carport is attached to or is within the <i>main building</i> on the <i>lot</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum <i>interior side yard width</i> shall be 1.2 m.		
<i>Exterior Side Yard Width</i> Minimum	4.5 m		
<i>Setback</i> Minimum distance from centreline of an <i>arterial road</i> as designated on Schedule “B”	18.5 m adjacent to a <i>front yard</i> ; and 17.0 m adjacent to an <i>exterior side yard</i>		
<i>Landscaped Open Space</i> Minimum	30% of the <i>lot area</i>		
<i>Height</i> Maximum	11.0 m		
<i>Number of Dwelling Houses per Lot</i> Maximum	1		
<i>Parking, Accessory Buildings, Etc.</i>	In accordance with the provisions of Section 5 herein		

RESIDENTIAL ZONE 1 (R1)**6.3 SPECIAL PROVISIONS**

6.3.1	R1-1	SOUTHSIDE COMMUNITY VILLAGES OF SALLY CREEK	(KEY MAPS 94 & 102) (KEY MAP 17)
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6.3.1.1 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:

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

6.3.1.2 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:

6.3.1.2.1 Front Yard Depth

Minimum	4.5 metres
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except that an attached garage or carport shall be set back a minimum of 6.0 metres from the *street line*.

6.3.1.2.2 Exterior Side Yard Width:

Minimum	3.0 metres
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6.3.1.2.3 That all other provisions of the R1 Zone in Section 6.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

6.3.2	R1-2	FERGUSON DRIVE	(KEY MAP 86)
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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:

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

6.3.2.2 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:

6.3.2.2.1 Front Yard Depth

Minimum	8.0 metres
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6.3.2.2.2 That all other provisions of the R1 Zone in Section 6.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

RESIDENTIAL ZONE 1 (R1)**6.3.3 R1-3 ONTARIO STREET AND PRINCE EDWARD STREET (KEY MAP 85)**

- 6.3.3.1 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 of this By-law.

- 6.3.3.2 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:

6.3.3.2.1 Lot Coverage

Maximum for <i>Dwelling House</i>	38% of the <i>lot area</i>
Maximum for all <i>main buildings and accessory buildings</i>	40% of the <i>lot area</i>

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

6.3.4 R1-4 FORESTWAY TRAIL (KEY MAP 94)

- 6.3.4.1 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 of this By-law.

- 6.3.4.2 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:

6.3.4.2.1 Front Yard Depth

Minimum	4.0 metres
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6.3.4.2.2 Rear Yard Depth

Minimum	9.0 metres
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- 6.3.4.2.3 That all other provisions of the R1 Zone in Section 6.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

RESIDENTIAL ZONE 1 (R1)**6.3.5 R1-5 NORTH SIDE OF FORESTWAY TRAIL (KEY MAP 94)**

- 6.3.5.1 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* and *buildings accessory* to a residential *use*, as *permitted* in Section 5.1.1 of this By-law;
porches and *decks* attached to a *dwelling house*.

- 6.3.5.2 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* except in accordance with the following provisions:

all provisions contained in subsection 5.1.1 of this By-law shall apply.

6.3.5.2.1 **Holding Provisions**

Where the symbol “H” appears on a zoning map following the zone symbol R1-5, those lands shall not be developed or *used* unless this By-law has been amended to remove the relevant “H” symbol or the provisions governing the “H” symbol have been modified to permit the *use*.

6.3.5.2.1a **R1-5H1 Lot 7, Plan 41M-189 (127 Forestway Trail)**

Notwithstanding subsection 6.3.5.2.1, on those lands zoned R1-5H1, an attached *deck* measuring approximately 3.05 metres by 4.88 metres shall be *permitted* in accordance with the provisions contained in subsection 6.3.5.2

6.3.5.2.1b **R1-5H2 Lot 8, Plan 41M-189 (131 Forestway Trail)**

Notwithstanding subsection 6.3.5.2.1, on those lands zoned R1-5H2, an attached *deck* measuring approximately 4.25 metres by 6.38 metres and all stairs and/or landings required to access said *deck* shall be permitted in accordance with the provisions contained in subsection 6.3.5.2

6.3.5.2.1c **R1-5H3 Lot 9, Plan 41M-189 (135 Forestway Trail)**

Notwithstanding subsection 6.3.5.2.1, on those lands zoned R1-5H3, a two-tiered attached *deck* with an upper level measuring approximately 3.66 metres by 5.18 metres and a lower *deck* measuring approximately 3.01 metres by 3.01 metres and all stairs and/or landings required to access said *deck* shall be permitted in accordance with the provisions contained in subsection 6.3.5.2

RESIDENTIAL ZONE 1 (R1)**6.3.5.2.1d R1-5H4 Lot 10, Plan 41M-189 (139 Forestway Trail)**

Notwithstanding subsection 6.3.5.2.1, on those lands zoned R1-5H4, an attached *deck* measuring approximately 5.5 metres by 4.3 metres and all stairs and/or landings required to access said *deck*, a patio measuring approximately 4.3 metres by 3.66 metres and a detached shed measuring approximately 3.1 metres by 3.1 metres shall be permitted in accordance with the provisions contained in subsection 6.3.5.2.

6.3.5.2.1e R1-5H5 Lot 5, Plan 41M-189 (119 Forestway Trail)

Notwithstanding subsection 6.3.5.2.1, on those lands zoned R1-5H5, an attached *deck* measuring approximately 9.14 metres by 4.3 metres and all stairs and/or landings required to access said *deck*, a shed measuring approximately 1.82 metres by 3.65 metres and a fence along the *rear* and *side yard lot lines* shall be permitted in accordance with the provisions contained in Section 6.3.5.2.

6.3.5.2.1f R1-5H6 Lot 6, Plan 41M-189 (123 Forestway Trail)

Notwithstanding subsection 6.3.5.2.1, on those lands zoned R1-5H6, an attached *deck* measuring approximately 3.66 metres by 4.6 metres and all stairs and/or landings required to access said *deck* shall be permitted in accordance with the provisions contained in Section 6.3.5.2.

6.3.5.2.1.1 Criteria for the Removal of or Amendment to the Holding Provision

Prior to the removal of the “H” symbol to allow a *use* or *uses permitted* in the R1-5 Zone, the owner shall submit drawings to the City Engineering Office indicating the nature of the proposed development, including the size and location of any buildings or structures, the proximity of the development to abutting *lot lines* and any other information deemed to be of significance to the proposal by the City Engineer.

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

6.3.6	R1-6	BOWER HILL ROAD	(KEY MAP 84)
		ORCHARD ROAD	(KEY MAP 50)

6.3.6.1 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:

a single-detached dwelling house;
a home occupation;
an animal kennel.

6.3.6.2 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:

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- 6.3.6.2.1 for the purpose of this subsection, the boarding of dogs or other animals will not be permitted.
- 6.3.6.2.2 That all other provisions of the R1 Zone in Section 6.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

6.3.7 R1-7 PARK ROW (KEY MAP 59)

- 6.3.7.1 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 of this By-law.

- 6.3.7.2 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:

6.3.7.2.1 Dwelling House Location

Notwithstanding any provision of this By-law, a *dwelling house* shall be located no closer than 7.5 metres from the *rear lot line* and no further than 42 metres from the *rear lot line*.

6.3.7.2.2 Lot Frontage

Minimum	6.0 metres
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- 6.3.7.2.3 That all other provisions of the R1 Zone in Section 6.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

6.3.8 R1-8 DEVONSHIRE AVENUE (KEY MAP 23)

- 6.3.8.1 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* for any purpose except the following:

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

- 6.3.8.2 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:

6.3.8.2.1 Dwelling House Location

Notwithstanding any provision of this By-law, a *dwelling house* shall be located no closer than 7.5 metres from the *rear lot line* and no further than 30 metres from the *rear lot line*.

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6.3.8.2.2 Lot Frontage

Minimum 7.3 metres

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

6.3.9 R1-9 NORWICH AVENUE SOUTH OF DUFFERIN STREET (KEY MAP 74)

6.3.9.1 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 of this By-law.

6.3.9.2 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:

6.3.9.2.1 Lot Frontage

Minimum 9.1 metres

6.3.9.2.2 Lot Area

Minimum 300 square metres

6.3.9.2.3 Front Yard Depth

Minimum 5 metres

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

6.3.10 R1-10 NORWICH AVENUE SOUTH OF DUFFERIN STREET (KEY MAP 74)

6.3.10.1 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 of this By-law.

6.3.10.2 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:

RESIDENTIAL ZONE 1 (R1)

6.3.10.2.1 Lot Frontage

Minimum	3.0 metres
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6.3.10.2.2 Dwelling House Location

Notwithstanding any provision of this By-law, a *dwelling house* shall be located no further than 27.5 metres from the *rear lot line*.

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

6.3.11 R1-11 FALCON DRIVE (KEY MAP 30)

6.3.11.1 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 of this By-law.

6.3.11.2 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:

6.3.11.2.1 Lot Frontage

Minimum	10 metres
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6.3.11.2.2 Lot Area

Minimum 510 square metres

6.3.11.2.3 Exterior Side Yard Width

- i) for the purpose of this subsection, there shall be no required *exterior side yard* *within* a depth of 15 metres from the *front lot line*; and
- ii) for any depth in excess of that defined in subsection 6.3.11.2.3 i), where an *exterior side yard width* is required, such width shall be provided at a ratio of 0.67 metres of width for every metre of depth; for the purpose of this provision, the 'depth' shall be measured from a line drawn between the *interior* and *exterior lot lines*, parallel to the *front lot line* at a point 15 metres south of the *front lot line*.

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

RESIDENTIAL ZONE 1 (R1)**6.3.12 R1-12 PARROTT PLACE (KEY MAP 32)**

6.3.12.1 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 of this By-law.

6.3.12.2 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:

6.3.12.2.1 Lot Frontage

Minimum

8.0 metres

6.3.12.2.2 Rear Lot Line

Notwithstanding any other provision of this By-law, the *rear lot line* of lands zoned R1-12 shall be deemed to be the most southeasterly *lot line* and that all other *lot lines* that are not the *front lot line* shall be deemed to be interior *lot lines*.

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

**6.3.13 R1-13 EAST SIDE OF 13TH LINE, SOUTH OF OXFORD ROAD 17
(KEY MAPS 4, 5, 16, 19, 41, 42, 43)**

6.3.13.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-13 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.

6.3.13.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-13 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the provisions as set out in Table 6.3.13.2:

TABLE 6.3.13.2 – ZONE PROVISIONS	
Zone Provision	All Uses
Lot Area	
Minimum where <i>sanitary sewers</i> are not available	2,800 m ²
Minimum where served by both <i>sanitary sewers</i> and public <i>water supply</i>	465 m ² or 540 m ² for a <i>corner lot</i>

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TABLE 6.3.13.2 – ZONE PROVISIONS	
Zone Provision	All Uses
Lot Frontage	
Minimum where <i>sanitary sewers</i> are not available	35.0 m
Minimum where served by both <i>sanitary sewers</i> and public <i>water supply</i>	15.0 m or 18.0 m for a <i>corner lot</i>
Lot Depth	
Minimum where <i>sanitary sewers</i> are not available	50.0 m
Minimum where served by both <i>sanitary sewers</i> and public <i>water supply</i>	28.0 m

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

6.3.14 R1-14 BRICK POND LANE (KEY MAP 75)

6.3.14.1 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* for any purpose except the following:

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

6.3.14.2 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:

6.3.14.2.1 Lot Depth

Minimum 27 metres

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

6.3.15 R1-15 OXFORD ROAD 30 (11TH LINE) (KEY MAP 19)

6.3.15.1 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 home-based business consisting of the storage and maintenance of amusement rides in an *accessory building*.

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6.3.15.2 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:

6.3.15.2.1 Lot Area, Lot Frontage and Lot Depth

The provisions as contained in Section 6.3.13.2 of this By-law shall apply to the subject lands regarding *lot area, lot frontage* and *lot depth*.

6.3.15.2.2 Provisions for Storage and Maintenance of Amusement Rides

- i) the storage and maintenance of amusement rides shall only be *permitted* within an *accessory* storage garage;
- ii) an *accessory* storage garage used for the storage and maintenance of amusement rides shall be located in the *rear yard*;
- iii) the *gross floor area* of an *accessory* storage garage used for the storage and maintenance of amusement rides shall not exceed 117 square metres and shall not exceed 5.5 metres in *height*;
- iv) there shall be no *outdoor storage* and no external display or advertising other than one sign with a maximum area of 1.0 square metres; and
- v) a maximum of one (1) *person*, other than a family member residing on the *lot*, may be employed regarding the storage and maintenance of amusement rides;
- vi) no goods, wares or merchandise may be offered for sale, lease or rent from the *lot*.

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

6.3.16 R1-16 OXFORD ROAD 17, EAST OF LAKEVIEW DRIVE (KEY MAP 4)

6.3.16.1 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 the following:

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

6.3.16.2 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* except in accordance with the following provisions:

6.3.16.2.1 Lot Area

Minimum

500 square metres

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

6.3.17 R1-17 OXFORD ROAD 17, EAST OF LAKEVIEW DRIVE (KEY MAP 4)

6.3.17.1 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 the following:

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

6.3.17.2 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* except in accordance with the following provisions:

6.3.17.2.1 Lot Area

Minimum	410 square metres
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6.3.17.2.2 Lot Coverage

Maximum for the <i>dwelling house</i>	38%
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Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	43%
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6.3.16.2.3 That all other provisions of the R1 Zone in Section 6.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

6.3.18 R1-18 OXFORD ROAD 17 (KEY MAP 5 & 6)

6.3.18.1 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 the following:

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

6.3.18.2 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* except in accordance with the following provisions:

(Replaced by By-Law 9319-19)

6.3.18.2.1 *Lot Frontage*:

Minimum for a <i>corner lot</i>	15 m
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6.3.18.2.2 *Front Yard Depth* for a covered or uncovered porch with a basement or cold room:

Minimum	4.5 m
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except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

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

(Replaced by By-Law 9319-19)

6.3.19 **R1-19 Oxford Road 30 (11th Line) (Key Map 19)**

(Added by By-Law 8713-11)

(Deleted by By-Law 9025-15)

6.3.19 **R1-19 Havelock Corners (KEY MAP 4)**

- 6.3.19.1 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 the following:

a bed and breakfast establishment;
a home occupation in a permitted dwelling house;
a single-detached dwelling house.

- 6.3.19.2 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* except in accordance with the following provisions:

6.3.19.2.1 Lot Area

The minimum *lot area* shall be the *lot area* existing as of December 15, 2011 or created as the result of a *boundary adjustment* approved by the *County Land Division Committee* or the Ontario Municipal Board.

6.3.19.2.2 Lot Frontage

The minimum *lot frontage* shall be the *lot frontage* existing as of December 15, 2011 or created as the result of a *boundary adjustment* approved by the *County Land Division Committee* or the Ontario Municipal Board.

6.3.19.2.3 Interior Side Yard Width

Minimum 3.0 m

(Added by By-Law 8727-11)

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

(Added by By-Law 8727-11)

RESIDENTIAL ZONE 1 (R1)**6.3.20 R1-20 OXFORD ROAD 30 (11TH LINE) (KEY MAP 19)**

6.3.20.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-20 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.

6.3.20.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-20 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.3.20.2.1 Rear yard depth for all accessory structures including swimming pools:

Minimum: 5 m (16.4 ft)

6.3.20.2.2 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*.

(Added by By-Law 8798-12)

6.3.21 R1-21 DEVONSHIRE AVENUE (KEY MAP 47)

6.3.21.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-21 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 of this By-Law;

6.3.21.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R1-21 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.3.21.2.1 *Accessory Structures*:

Maximum *Permitted Size* of all *structures*: 212 square metres of floor area

Maximum *Height*: 4.5 m

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

(Added by By-Law 8914-14)

6.3.22 R1-22 Oxford Road 30 (11th Line) (Key Map 19)

6.3.22.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-22 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* for any purpose except the following:

RESIDENTIAL ZONE 1 (R1)

all *uses* permitted in Section 6.1 of this By-law;
a *garden suite*, in accordance with the provisions of 5.2.4.

6.3.22.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-22 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.3.22.2.1 Lot Area, Lot Frontage and Lot Depth

The provisions as contained in Section 6.3.13.2 of this By-Law shall apply to the subject lands regarding *lot area*, *lot frontage* and *lot depth*.

6.3.22.2.2 Provisions for a Garden Suite

6.3.22.2.2.1 Ground Floor Area

Maximum	97.5 m ² (1,050 ft ²)
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6.3.22.2.2.2 Time Period

Maximum	September 1, 2011 to September 1, 2016
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6.3.22.2.2.3 Removal

Upon expiry of the time period identified in Section 6.3.22.2.2.2 of this By-Law, the *Garden Suite* shall be removed from the subject land unless a request is submitted for an extension of the temporary residential use, and approved pursuant to Section 39 of the Planning Act.

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

(Added by By-Law 9025-15)

6.3.23 **R1-23 OXFORD ROAD 17 (KEY MAP 5 & 6)**

6.3.23.1 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R1-23 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 of this By-law;

6.3.23.2 Notwithstanding any provisions of this By-law to the contrary, no person shall within any R1-23 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

6.3.23.2.1 *Lot Frontage*:

Minimum for a <i>corner lot</i>	5 m
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RESIDENTIAL ZONE 1 (R1)6.3.23.2.2 *Lot Coverage:*

Maximum for a *Dwelling House* 42% of the *lot area*
 for lots having 12 m frontage or
 greater, but less than 13.5 m

6.3.23.2.3 *Front Yard Depth* for a covered or uncovered porch with a basement or cold room:

Minimum 4.5 m

except that an attached garage or carport shall be set back a minimum of 6 m
 from the *street line*.

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

(Added by By-Law 9192-18)

(Replaced by By-Law 9319-19)

6.3.23 **R1-23 EAST SIDE OF VANSITTART AVENUE, SOUTH OF PITTOCK PARK ROAD
(KEY MAP 16)**6.3.23.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-23 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.

6.3.23.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-23 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

6.3.23.2.1 Special Provision for a Single-Detached Dwelling House

Maximum number of 2
Single-detached dwelling houses

6.3.23.2.2.1 Time Period

Notwithstanding any other provision of this Zoning By-Law to the contrary, 2 *single-detached dwelling houses* shall be permitted on those lands zoned R1-23 from August 9, 2018 to February 9, 2020, after which only 1 *single-detached dwelling house* shall be permitted.

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

(Added by By-Law 9238-18)

RESIDENTIAL ZONE 1 (R1)

6.3.24 **R1-24** **OXFORD ROAD 17** **(KEY MAP 5 & 6)**

- 6.3.24.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R1-24 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.
- 6.3.24.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R1-24 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:
- 6.3.24.2.1 *Front Yard Depth* for a covered or uncovered porch with a basement or cold room:
- | | |
|---------|-------|
| Minimum | 4.5 m |
|---------|-------|
- except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.
- 6.3.24.2.2 That all provisions of the R1 Zone in Section 6.2 to this By-law, as amended, shall apply and further, that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9319-19)

6.3.25 R1-25 OXFORD ROAD 17 (KEY MAP 6)

- 6.3.25.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R1-25 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.
- 6.3.25.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R1-24 Zone use any *lot* or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:
- 6.3.25.2.1 *Lot Area*:
- | | |
|---------------------------------|--------------------|
| Minimum for a <i>corner lot</i> | 500 m ² |
|---------------------------------|--------------------|
- 6.3.25.2.2 *Front Yard Depth* for a covered or uncovered porch with a basement or cold room:
- | | |
|---------|-------|
| Minimum | 4.5 m |
|---------|-------|
- except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.
- 6.3.25.2.3 That all provisions of the R1 Zone in Section 6.2 to this By-law, as amended, shall apply and further, that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*. (Added by By-Law 9319-19)

RESIDENTIAL ZONE 1 (R1)

6.3.26 R1-26 311 ROBINSON STREET (KEY MAP 85)

- 6.3.26.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-26 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.

- 6.3.26.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any R1-26 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

- #### 6.3.26.2.1 Location of a *Dwelling House*

Notwithstanding any provision of this By-law, a *dwelling house* shall be located a minimum of 7.5 m, and a maximum of 30 m, from the westerly interior property line.

- #### 6.3.26.2.2 *Lot Frontage*

Minimum	5.5 m
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- 6.3.26.3 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 9327-19)

6.3.27 R1-27 SOUTH OF OXFORD ROAD 17 (KEY MAP 7 & 8)

- 6.3.27.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-27 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,
an *additional residential* unit subject to Section 5.2.8.

- 6.3.27.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R1-27 Zone use any *lot*, or *erect*, *alter* or use any *building* or *structure* except in accordance with the following provisions:

- 6.3.27.2.1 *Front Yard Depth* for the main building, with or without a covered or uncovered porch, with or without a basement or cold room

Minimum 45m

Except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

- #### 6.3.27.2.2 *Lot Area*

Minimum	459 m ²
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RESIDENTIAL ZONE 1 (R1)6.3.27.2.3 *Lot Coverage*

Maximum 55%

Inclusive of all buildings and accessory structures.

6.3.27.2.4 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R1-27, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1)

6.3.27.2.5 Permitted Projections Into Required Yards- Covered Porches

Notwithstanding Section 5.1.9.1- Table 2 of this By-Law, on lands zoned R1-27, covered steps, decks, stoops or landings not exceeding one storey in height may be permitted to project 1.5 m into an exterior side yard

6.3.27.3 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 9588-23)

6.3.28 **R1-28 SOUTH OF OXFORD ROAD 17 (KEY MAP 9)**6.3.28.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-28 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;
an *additional residential* unit, subject to Section 5.2.8.

6.3.28.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R1-28 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:6.3.28.2.1 *Front Yard Depth* for a covered or uncovered porch with a *basement* or cold room:

Minimum 4.5 m

Except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

6.3.28.2.2 *Lot Coverage*

Maximum for a Dwelling House 42% of the lot area for lots having 12 m frontage or greater, but less than 13.5 m

RESIDENTIAL ZONE 1 (R1)

6.3.28.2.3 Distance from Environmental Protection Zones

Notwithstanding Section 5.1.14 of this By-Law, on lands zoned R1-28, development or site alteration may be *permitted* within 0 m of Environmental Protection Zone 1 (EP1).

6.3.28.3 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 9603-23)

6.3.29 **R1-29 KARN ROAD (KEY MAPS 108 & 109)**

6.3.29.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-29 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;
an *additional residential* unit, subject to Section 5.2.8.

6.3.29.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R1-29 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

6.3.29.2.1 *Lot Area*

Minimum	360 m ²
Corner Lot Minimum	455 m ²

6.3.29.2.2 *Front Yard Depth*

Minimum	4.5 m
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except that an attached garage or carport shall be set back a minimum of 6 m from the *street line*.

6.3.29.2.3 *Height*

Maximum	12.5 m
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6.3.29.2.4 Distance from Environmental Protection Zones

Section 5.1.14 of this By-law shall not apply to lands zoned R1-29.

6.3.29.2.5 Driveway Standards, Distance from Intersection

Minimum for City Roads	7.5 m
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(Added by By-Law 9639-23)

(Deleted and Replaced by By-Law 9738-25)

RESIDENTIAL ZONE 1 (R1)

- 6.3.29.3 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 9639-23)

(Deleted and Replaced by By-Law 9738-25)

6.3.30 **R1-30 WESTERN TERMINUS OF SALTER AVENUE (KEY MAP 87)**

- 6.3.30.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-30 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.

- 6.3.30.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R1-30 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

(Added by By-Law 9635-23)

6.3.30.2.1 *Lot Depth*

Minimum 25 m

6.3.30.2.2 *Rear Yard Depth*

Minimum 6.5 m

- 6.3.30.3 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 9635-23)

6.3.31 **R1-31 WESTERN TERMINUS OF SALTER AVENUE (KEY MAP 87)**

- 6.3.31.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any R1-31 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.

- 6.3.31.2 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any R1-31 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

6.3.31.2.1 *Lot Frontage*

Minimum 6.5 m

(Added by By-law 9635-23)

RESIDENTIAL ZONE 1 (R1)6.3.31.2.2 *Lot Depth*

Minimum 15 m

6.3.31.2.3 *Front Yard Depth*

Minimum 3 m

6.3.31.2.4 *Rear Yard Depth*

On lands zoned R1-31, the minimum *rear yard depth* to the OS1 Zone shall be 3 m.

6.3.31.3 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 9635-23)