

SECTION 5

RESIDENTIAL R1 ZONE

5.1 GENERAL PURPOSE OF THE R1 ZONE

The R1 Zone is the most restrictive residential zone, and provides for and regulates single detached dwellings. The zone variations are symbolized by R1 followed by a dash and a number. There is no main Residential R1 Zone variation as the zone is restricted to only single detached dwelling units. The seventeen variations which comprise the zone are differentiated on the basis of site requirements in order to provide for a range of lot sizes and dwelling styles. Zone variations R1-1 to R1-3 deal with existing inner-City smaller lot single dwelling developments; Zone variations R1-4 to R1-9 are zones to be applied to most suburban single dwelling developments; Zone variations R1-10 and R1-11 deal with larger estate lot developments. The R1-12 Zone variation has the lowest lot area standards and is not intended to be applied to large areas; rather, it is intended to be applied to specific areas and reflect existing development on local streets. The approach allows for the supply of a range of lot sizes. The R1-13 Zone variation deals specifically with small lot single detached dwellings in suburban areas of the City. The R1-14, R1-15 and R1-16 Zone variations is intended to apply to large lots with single detached dwellings. A parking regulation (Section 4.19.6) addresses permitted garage and driveway widths.

(Z.-1-051337)

The R1-14, R1-15 and R1-16 Zone variations are generally applied to existing residential lots on individual services in rural areas, typically on lands designated Low Density Residential and Rural Settlement in the Official Plan. The R1-17 Zone variation is typically applied to large existing lots in these rural areas.

(O.M.B. File #R910387 - Appeal #9008 June 4, 1993)
(Z.-1-00759) (Z.-1-051318) (Z.-1-051390)

5.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R1 Zone variation for any use other than the following use:

- a) A [single detached dwelling](#).

5.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R1 Zone variation except in conformity with the regulations set out below and in [Table 5.3](#).

- 1) [LOT AREA](#) AND [LOT FRONTAGE](#)

Lot Area (Minimum) and Lot Frontage (Minimum) shall be as specified by the regulations set out in [Table 5.3](#) or as shown on a Registered Plan of Subdivision registered after May 14, 1962.

- 2) (Deleted by Z.-1-021025)

- 3) [INTERIOR SIDE YARD](#) - ZERO LOT LINE R1-1 TO R1-3 ZONES

1.6 metres (5.2 feet) plus 0.6 metres (2.0 feet) for each storey or part thereof above one storey on one side and no interior side yard shall be required on one side of a single detached dwelling if no doors, windows or other openings are provided on that side of the building; all roof drainage from the building is directed onto the site by eavestroughs and downspouts; and, the owner grants a private maintenance easement for the entire length of the property having a width of not less than the minimum side yard requirement which shall:

- a) be registered by caveat against the title of the site proposed for development and the adjacent site; and,
- b) include a 0.6 metre (1.97 feet.) eave and footing encroachment easement.

The interior side yard for zero lot line dwellings where no garage is provided is 3.2 metres (10.5 feet).

(Z.-1-00761)

4) INTERIOR SIDE YARD - R1-1 TO R1-5 AND R1-12 TO R1-13 VARIATION (MINIMUM)

1.2 metres (3.9 feet); except that, where no private garage is attached to the dwelling, one side yard shall be 3.0 metres (9.8 feet). (Z.-1-132234)

5) INTERIOR SIDE YARD - R1-6 TO R1-11 AND R1-14 TO R1-17 VARIATION (MINIMUM) (Z.-1-021025) (Z.-1-051318) (Z.-1-051390)(Z.-1-051337)(Z.-1-101938) (Z.-1-122125, OMB Order PL121003, July 22, 2013) (Z.-1-132234)

1.2 metres (3.9 feet) plus, for any portion of the side yard adjacent to a part of the building exceeding one storey in height, 0.6 metre (2.0 feet) for each storey or part thereof above one storey; except that, where no private garage is attached to the dwelling, one side yard shall be 3.0 metres (9.8 feet).

6) [LOT AREA](#) AND [LOT FRONTAGE](#) - R1-12 ZONE VARIATION (MINIMUM)

Subsection 4.16(3) of this By-law does not apply within this zone variation.
(O.M.B. File #R 910387 - Appeal 9008 June 4, 1993)

7) Regulations for Low-Rise Residential Development in the Primary Transit Area

Notwithstanding the provisions of Table 5.3, the front and exterior side yard setbacks, interior side yard setbacks, building depth and garage widths within the Primary Transit Area are specified in Section 4.23 of the General Provisions.
(Z.-1-041306) (Z.-1-172575)

5.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard R1 Zone variations. If a regulation or use is not specified, the permitted uses of Section 5.2 and/or the regulations of Section 5.3 shall apply.

a) R1-1 Zone Variation

1) R1-1(1)

a) Permitted Uses:

- i) Mobile Home Park.

2) R1-1(2)

a) Regulations

- i) Floor Area Ratio /Maximum Floor Area, Gross Residential

- for lots less than 400 square metres
Floor Area Ratio:
Maximum 50%

Maximum Floor Area:
180 square metres
(1,938 square feet)

- for lots between 401-500 square metres
Floor Area Ratio:
Maximum 45%

Maximum Floor Area:
200 square metres
(2,153 square feet)

- for lots between 501-700 square metres
Floor Area Ratio:
Maximum 40%

Maximum Floor Area:
245 square metres
(2,637 square feet)

- for lots over 700 square metres
 - Floor Area Ratio: Maximum 35%
 - Maximum Floor Area: 275 square metres (2,960 square feet)
 - ii) Rear Yard Depth (Minimum)
 - Thirty percent (30%) of the actual lot depth or as indicated on Table 5.3, whichever is greater;
 - iii) Yards Where Parking Area Permitted
 - Parking in rear yards is restricted to the required rear yard depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard;
 - iv) Parking Standard
 - One space per 100 square metres (1,076 square feet) of Gross Residential Floor Area or as indicated in Section 4.19.10 of this By-law, whichever is greater.
(Z.-1-96413)
- 3) R1-1(3)
- a) Regulations:
 - i) Section 4.30 of this By-law, which requires the rear yard requirement to be increased by 6.0 metres (19.68 feet), where it abuts an Arterial Street, shall not apply.
 - ii) Front Yard Depth 5 metres (16.4 feet)
 - for Garages on a Local Street (Minimum)
(Z.-1-97505)
- 4) R1-1(4)
- a) Regulations
 - i) Setback from a Railway Right-of-Way (Minimum) 15 metres (49.2 feet)
 - ii) Setback from a Railway Right-of-Way means the shortest horizontal distance between the nearest boundary of a railway right-of-way and the nearest part of any residential building.
(Z.-1-98575)
- 5) R1-1(5)
- a) Regulations
 - i) Interior Side Yard Depth (Minimum) 1.2 metres (3.94 feet) to property line.
(Z.-1-99690)

- 6) R1-1(6)
 - a) Regulations:
 - i) Dwelling Setback From Railway Line 30.0 metres (98.4 feet) in conjunction with a safety berm/noise attenuation barrier, parallel to the railway right-of-way.
(Z.-1-021005)

b) R1-2 Zone Variation

- 1) R1-2(1)
 - a) Regulations:
 - i) Main Building Setback from Existing Imperial Oil Pipeline Easement (Minimum)
(Z.-1-92052) 7.5 metres (24.6 feet)
- 2) R1-2(2)
 - a) Regulations
 - i) Front and Rear Yard Depth (Minimum) 1.0 metre (3.2 feet).
 - ii) Interior Side Yard (Minimum) 1.0 metres (3.2 feet) on one side and no interior side yard shall be required on one side of a single detached dwelling if no doors, windows or other openings are provided on that side by the building; all roof drainage from the building is directed onto the site by eavestroughs and downspouts; and the owner grants a private maintenance easement for the entire length of the building having a width of not less than minimum side yard requirement.
 - iii) Lot Coverage (Maximum) 60%.
 - iv) Lot access may be obtained via a private street in addition to public street access.
(O.M.B. File #R 910387 - Appeal #1007 June 4, 1993)

- 3) R1-2(3)
- a) Regulations
- i) Interior Side Yard - Zero Lot Line (Minimum) 1.2 metres (3.9 feet) plus 0.6 metres (2.0 feet) for each storey or part thereof above one storey in height on one side of a single detached dwelling, and no interior side yard shall be required on the other side of the dwelling if no doors, windows or other openings are provided on that side of the building. (Z.-1-94224)
- 4) R1-2(4)
- a) Regulations:
- i) Notwithstanding the provisions of Section 5.3 of this By-law to the contrary, any area zoned R1-2(4) on Schedule "A" to this By-law shall be exempt from the Section 5.3(3) - *Interior Side Yard - Zero Lot Line R1-1 to R1-3 Zones*. Provisions for private maintenance easements will be established through the Site Plan Control By-law. (Z.-1-94240)
- 5) R1-2(5)
- a) Regulations
- i) Interior Side Yard - Zero Lot Line (Minimum) Notwithstanding the provisions of Section 5.3 of this By-law to the contrary, any area zoned R1-2(5) on Schedule AA@ to this By-law shall be exempt from the Section 5.3(3) - Interior Side Yard - Zero Lot Line R1-1 to R1-3 Zones. Provisions for private maintenance easements will be established through the site Plan Control By-law.
- ii) Parking One (1) space minimum. Two (2) spaces maximum may be located in the front yard. (Z.-1-98589)
- 6) R1-2(6)
- a) Regulations:
- i) Notwithstanding the provisions of Section 5.3 2 of this by-law to the contrary, any area zoned R1-2(6) on Schedule AA@ to this by-law shall be permitted to develop for conventional single detached dwellings, with interior side yards of 1.2 metres (3.9 feet) on either side of the dwelling, regardless of building height. (Z.-1-98614)

7) R1-2(7)

a) Regulations:

- i) Notwithstanding the provisions of Section 5.3 2) of this By-law to the contrary, any area zoned R1-2(7) on Schedule AA shall be permitted to develop for single detached dwellings, with an interior side yard of 1.0 metre (3.28 feet) to the property line on one side, and an interior side yard of 1.2 metres (3.94 feet) to the property line on the other side, except that where no private garage is attached to the dwelling, one side yard shall be 3.0 metres (9.8 feet).
(Z.-1-99639)

8) R1-2(8)

a) Regulations:

- i) Interior Side Yard Depth (Maximum) 1.2 metres (4.0 feet) to the property line.
- ii) The combined total of all driveways to parking areas may exceed 2.7 metres (8.8 feet) to a lot maximum of 6.0 metres (19.7 feet) in width or 45% of the front lot line of the lot, whichever is less.
(Z.-1-99697)

9) R1-2(9)

a) Permitted Use:

- i) A single detached dwelling.

b) Regulations Notwithstanding the Regulations in Table 5.3:

- i) Rear Yard Depth Arterial Road (Maximum) 3 m (9.84 ft.) to the property from the line.
- ii) Protected Outdoor Living Area 56 m² (603 sq. ft)
- iii) The front face of the dwelling unit shall be oriented towards the arterial road, the dwelling unit shall be designed to have the protected outdoor living area located between the dwelling and the internal local public road, and driveway access is via the internal local public road.
(Z.-1-061562)

10) R1-2(10)

(a) Regulations

- i) Lot Coverage One (1) Storey Single Detached Dwelling (Maximum) 50%
(Z.-1-162481)

c) R1-3 Zone Variation

1) R1-3(1)

a) Regulations

- i) Interior Side Yard - Zero Lot Line (Minimum) 1.2 metres (3.9 feet) plus 0.6 metres (2.0 feet) for each storey or part thereof above one storey in height on one side of a single detached dwelling,

and no interior side yard shall be required on the other side of the dwelling if no doors, windows or other openings are provided on that side of the building.(Z.-1-94224)

- 2) R1-3(2)
 - a) Regulations
 - i) Interior Side Yard Depth (Minimum) 1.2 metre (3.94 feet) to the property line.
 - ii) Main Building Setback from Existing Imperial Oil Pipeline Easement (Minimum) (Z.-1-97474) 7.5 metres (24.6 feet)

- 3) R1-3(3)
 - a) Regulations
 - i) Interior Side Yard Depth (Minimum) (Z.-1-97474) 1.2 metres (3.94 feet) to the property line.

- 4) R1-3(4)
 - a) Regulations:
 - i) Front and Exterior Yard Depth for Main Dwelling to Local Street (Minimum): 3 metres (9.8 feet)
 - ii) Front and Exterior Yard Depth for Main Dwelling to Secondary Collector (Minimum): 4.5 metres (14.8 feet)
 - iii) Front and Exterior Yard Depth for Garages (Minimum): 6 metres (19.7 feet)
 - iv) Interior Side Yard Depth (Minimum) (Z.-1-01928) 1.2 metres (3.9 feet)

- 5) R1-3(5)
 - a) Regulations
 - i) Front and Exterior Yard Depth for Main Dwelling to Local Street (Minimum): 3 metres (9.8 feet)
 - ii) Front and Exterior Yard Depth for Main Dwelling to Secondary Collector (Minimum): 4.5 metres (14.8 feet)
 - iii) Front and Exterior Yard Depth for Garages (Minimum): 6 metres (19.7 feet)
 - iv) Interior Side Yard Depth 1.2 metres (3.9 feet)

(Minimum):
(Z.-1-01929)

6) R1-3(6)

a) Regulations

- i) Front and Exterior Yard Depth for Main Dwelling to Local Street (Minimum): 3 metres (9.8 feet)
- ii) Front and Exterior Yard Depth for Main Dwelling to Secondary Collector (Minimum): 4.5 metres (14.8 feet)
- iii) Front and Exterior Yard Depth for Garages (Minimum): 6 metres (19.7 feet)
- iv) Interior Side Yard Depth (Minimum): 1.2 metres (3.9 feet)
- v) Notwithstanding anything in Section 2(201) or anywhere else in this By-law to the contrary, the chord of the frontage is a straight line joining the midpoint of the inside arc of the traffic calming circle (between survey bars) and the point where the side lot line intersects the front lot line.
(Z.-1-01929)

7) R1-3(7)

a) Regulations

- i) Interior Side Yard Depth (Minimum) to the property line. 1.2 metres (3.94 feet)
- ii) Lot Frontage (Minimum) (Z.-1-021034) 11.0 metres (36.09 feet)

8) R1-3(8)

a) Regulations:

- i) Lot Frontage (Minimum): 11.0 metres (36.0 feet)
- ii) Front and Exterior Yard Depth for Main Dwelling to Local Street (Minimum): 3.0 metres (9.8 feet)
- iii) Front and Exterior Yard Depth for Main Dwelling to Secondary Collector (Minimum): 3.0 metres (9.8 feet)
- iv) Front and Exterior Yard Depth for Garages (Minimum): (Z.-1-041242) 6.0 metres (19.7 feet)

- 9) R1-3(9)
- a) Regulations:
- | | | |
|------|---|-------------------------|
| i) | Setback from Railway Right-of-Way (Minimum): | 30.0 metres (98.4 feet) |
| ii) | Front and Exterior Yard Depth for Main Dwelling to Local Street (Minimum): | 3.0 metres (9.8 feet) |
| iii) | Front and Exterior Yard Depth for Main Dwelling to Secondary Collector (Minimum): | 3.0 metres (9.8 feet) |
| iv) | Front and Exterior Yard Depth for Garages (Minimum): (Z.-1-041242) | 6.0 metres (19.7 feet) |
- 10) R1-3(10) (Z.-1-041243)
(deleted by Z.-1-051371)
- 11) R1-3(11)(Z.-1-041243)
(deleted by Z.-1-051371)
- 12) R1-3(12)
- a) Regulations
- | | | |
|-----|---------------------------------|----------------|
| i) | Garage Front Yard Depth Minimum | 5.5 m (18 ft.) |
| ii) | Coverage Maximum | 45% |
- 13) R1-3(13)
- a) Regulations
- | | | |
|------|--|-----------------|
| i) | Front Yard Depth Minimum | 3.0 m (9.8 ft.) |
| ii) | Garage Front Yard Depth Minimum | 5.5 m (18 ft) |
| iii) | Coverage Maximum | 45% |
| iv) | Encroachment Under Porch Maximum (Z.-1-081707) | 1.8 m (5.9 ft) |
- 14) R1-3 (14)
- a) Regulations:
- | | |
|-----|--|
| i. | 1 Storey Single Detached Dwelling only |
| ii. | Height – 5 metres (maximum)
(Z.-1-122118) |

15) R1-3 (15)

- a) Regulations:
- i) Front and Exterior Yard Depth for Main Dwelling to Local Street (Minimum): 3 metres (9.8 feet)
 - ii) Front and Exterior Yard Depth for Main Dwelling to Secondary Collector (Minimum): 4.5 metres (14.8 feet)
 - iii) Front and Exterior Yard Depth for Garages (Minimum): 6 metres (19.7 feet)
 - iv) Interior Side Yard Depth (Minimum): 1.2 metres (3.9 feet)
 - v) Setback from a Railway right-of-way: 120 metres (394 feet) (Minimum) in the absence of a safety berm, 30 metres (98.4 feet) in conjunction with a safety berm. (Z.-1-152382)

16) R1-3(16) 1155-1236 Gough Road and 1974-2119 Gough Avenue

- a) Regulation
- i) Interior Side Yard Depth (Minimum): 1.2 metres (3.94 feet) to the property line
 - ii) Lot Frontage (Minimum): 11 metres (36.09 feet)
 - iii) Lot coverage for a One-storey single detached dwelling (Maximum): 50% (Z.-1-1622443)

17) R1-3(17)

- (a) Regulations
- i) Lot Coverage One (1) Storey Single Detached Dwelling (Maximum): 45%
 - ii) Front and Exterior Yard Depth for Main Dwelling to Primary Collector Road (Minimum): 4.5 metres (14.76 ft.)
 - iii) Front and Exterior Yard Depth for Garages to Primary Collector Road (Minimum): 6.0 metres (19.7 ft.) (Z.-1-162489)

18) R1-3(18) Zone Variation

- Regulations:
- i) Lot Frontage (minimum): 11.0 metres (36.1 feet)
 - ii) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage. (Z.-1-172550)

d) R1-4 Zone Variation

1) R1-4(1)

a) Regulations:

- i) Main Building Setback from Existing Imperial Oil Pipeline Easement (Minimum) (Z.-1-93173) 7.5 metres (24.6 feet)

2) R1-4(2)

a) Regulations

- i) Interior Side Yard Depth (m)(Minimum) (Z.-1-93154) 1.2 metre (4.0 feet) to the property line.
- ii) Main Building Setback from Existing Imperial Oil Pipeline Easement (Minimum) (Z.-1-91043) 7.5 metres (24.6 feet)

3) R1-4(3)

a) Regulations

- i) Interior Side Yard Depth Minimum) (Z.-1-93154) 1.2 metres (4.0 feet) to the property line.

4) R1-4(4)

a) Regulations:

- i) Interior Side Yard Depth (Minimum) (O.M.B. File #R910387 - Appeal #4006 June 4, 1993) 1.25 metres (4.0 feet)

5) R1-4(5)

a) Regulations:

- i) Exterior Side Yard (Minimum) 3.6 metres (12.0 feet) to the main building; except that in front of a garage entrance on a flanking street the exterior side yard minimum may be 6.0 metres (20.0 feet) and; that Section 4.30 shall not apply to minimum rear yard requirements. (O.M.B. File #R910387 - Appeal #9001 June 4, 1993)

6) R1-4(6)

a) Regulations

- i) Dwelling Setback From Rail Line (Minimum): 120 metres (394 feet), or 30 metres (98 feet) where a noise berm, or a combination berm and acoustic fence, adjoining and parallel to the railway

rights-of-way is provided.
(Z.-1-95319)

7) R1-4(7)

a) Regulations:

i) Floor Area Ratio /Maximum Floor Area, Gross Residential

- for lots less than 400 m2
Floor Area Ratio:
Maximum 50%

Maximum Floor Area:
180 square metres
(1,938 square feet)

- for lots between 401-500 m2
Floor Area Ratio:
Maximum 45%

Maximum Floor Area:
200 square metres
(2,153 square feet)

- for lots between 501-700 m2
Floor Area Ratio:
Maximum 40%

Maximum Floor Area:
245 square metres
(2,637 square feet)

- for lots over 700 m2
Floor Area Ratio:
Maximum 35%

Maximum Floor Area:
275 square metres
(2,960 square feet)

ii) Rear Yard Depth (Minimum)
Thirty percent (30%) of the actual lot depth or as indicated on Table 5.3, whichever is greater;

iii) Yards Where Parking Area Permitted
Parking in rear yards is restricted to the required rear yard depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard;

d) Parking Standard
One space per 100 square metres (1,076 square feet) of Gross Residential Floor Area or as indicated in section 4.19.10 of this By-law, whichever is greater.
(Z.-1-96413)

8) R1-4(8)

a) Regulations:

i) Interior Side Depth (Minimum)
1.2 metres (4.0 feet) to property line for a one or two storey dwelling with attached garage.
(Z.-1-97543)

9) R1-4(9)

a) Regulations:

- | | | |
|-------|---|--|
| i) | Lot Area
(Minimum) | 300 square metres
(3,225 square feet). |
| ii) | Front Yard Setback,
Main Dwelling
(Minimum): | 3 metres (9.8 feet) |
| iii) | Front Yard Depth
for Garages on
Local Street
(Minimum.): | 6 metres (19.7 feet) |
| iv) | Interior Side Yard
Depth (Minimum): | 1.2 metres (3.9 feet) |
| v) | Dwelling Setback
from Railway
Right-of-Way
(Minimum): | 120 metres in the absence
of a safety berm,
combination safety
berm and acoustic fence,
adjoining and parallel to the
railway right-of-way, or 30
metres in conjunction with
the safety/acoustic berm
noted above. |
| vi) | Lot Coverage
(Maximum): | 45% |
| vii) | Accessory Building
or Structure Lot
Coverage
(Maximum): | 5% |
| viii) | Front Yard
Encroachment for
Basements and Cellars
Under a Porch
Provided There Are
No Windows or Doors
Within the Required Yard
(Maximum):
<small>(Z.-1-99703 - O.M.B. Order No. 0595 - Issue Date: April 18, 2000)</small> | 1.8 metres (5.9 feet) |

10) R1-4(10)

a) Regulations:

- | | | |
|------|---|---|
| i) | Lot Area
(Minimum) | 300 square metres
(3,229 square feet) |
| ii) | Lot Frontage
(Minimum) | 9 metres
(29.5 feet) |
| iii) | Interior Side yard
Setback (Minimum) | 1.2 metres
(3.9 feet) |
| iv) | Driveway Width
(Maximum) | 50% of width of lot
frontage to a maximum of 6
metres (19.7 feet) |
| i) | Garage Interior Width
(Maximum)
<small>(Z.-1-00778)</small> | 53% of width of lot frontage |

11) R1-4(11)

a) Regulations:

- | | | |
|-------|--|---|
| i) | Interior Side Yard Depth (Minimum): | 1.2 metres (3.9 feet) to property line for a one or two storey dwelling with attached garage. |
| ii) | Lot Coverage (Maximum): | 45% |
| iii) | Accessory Building or Structure Lot Coverage (Maximum): | 5% |
| viii) | Front Yard Encroachment for Basements and Cellars Under a Porch Provided There Are No Windows or Doors Within the Required Yard (Maximum): | 1.8 metres (5.9 feet) |
- (Z.-1-99703 -O.M.B. Order No. 0595 - Order Issue Date: April 18, 2000)

12) R1-4(12) (for the area north of Street "E")

a) Regulations

- | | | |
|------|--|------------------------|
| i) | Front and exterior yard depth, main dwelling (Minimum) | 4.5 metres (14.8 feet) |
| ii) | Front and exterior side yard depth for garages (Minimum): | 6 metres (19.7 feet) |
| iii) | Front yard encroachment for basements and cellars under a porch provided there are no windows or doors within the required yard (Maximum): | 1.8 metres (5.9 feet) |
| iv) | Interior side yard depth (Minimum):
(Z.-1-00812) | 1.2 metres (3.9 feet) |

13) R1-4(13) (for the area south of Street "E")

a) Regulations

- | | | |
|------|--|-----------------------|
| i) | Front and exterior yard depth, main dwelling (Minimum) | 3 metres (9.8 feet) |
| ii) | Front and exterior side yard depth for garages (Minimum): | 6 metres (19.7 feet) |
| iii) | Front yard encroachment for basements and cellars under a porch provided | 1.8 metres (5.9 feet) |

there are no windows or doors
within the required yard
(Maximum):

- iv) Interior side yard depth 1.2 metres (3.9 feet)
(Minimum):
(Z.-1-00812)

14) R1-4(14)

a) Regulations:

- i) Interior Side Yard Depth (Minimum) 1.2 metres (4 feet) to the property line.
- ii) Front Yard Depth for Main Building (Minimum) 3.5 metres (11.5 feet) to the property line
- iii) Rear Yard Depth for Structures or Accessory Building (Minimum) 9.0 metres (29.5 feet) to the property line.
(Z.-1-00816 - O.M.B. Decision No. 0938 - June 27, 2000)

15) R1-4(15)

a) Regulations:

- i) Front and Exterior Yard Depth for Main Dwelling To Local Street (Minimum): 3 metres (9.8 feet)
- ii) Front and Exterior Yard Depth for Main Dwelling To Secondary Collector (Minimum): 4.5 metres (14.8feet)
- iii) Front and Exterior Yard Depth for Garages (Minimum): 6 metres (19.7 feet)
- iv) Interior Side Yard Depth (Minimum) 1.2 metres (3.9 feet)
(Z.-1-01911)

16) R1-4(16)

a) Regulations:

- i) Front and Exterior Yard Depth for Main Dwelling To Local Street (Minimum): 3 metres (9.8 feet)
- ii) Front and Exterior Yard Depth for Main Dwelling To Secondary Collector (Minimum): 4.5 metres (14.8feet)
- iii) Front and Exterior Yard Depth for Garages (Minimum): 6 metres (19.7 feet)
- iv) Interior Side Yard Depth (Minimum) 1.2 metres (3.9 feet)
- v) Notwithstanding anything in Section 2 (Definition of "Lot Frontage") or anywhere else in this By-law to the contrary, the chord of the frontage is a straight line joining the midpoint of the inside arc of the traffic calming circle

(between survey bars) and the point where the side lot line intersects the front lot line.
(Z.-1-01911)

17) R1-4(17)

a) Regulations:

- i) Front and Exterior Yard Depth for Main Dwelling to Local Street (Minimum): 3 metres (9.8 feet)
- ii) Front and Exterior Yard Depth for Main Dwelling to Secondary Collector (Minimum): 4.5 metres (14.8 feet)
- iii) Front and Exterior Yard Depth for Garages (Minimum): 6 metres (19.7 feet)
- iv) Interior Side Yard Depth (Minimum) (Z.-1-01928) 1.2 metres (3.9 feet)

18) R1-4(18)

a) Regulations

- i) Front and Exterior Yard Depth for Main Dwelling to Local Street (Minimum): 3 metres (9.8 feet)
- ii) Front and Exterior Yard Depth for Main Dwelling to Secondary Collector (Minimum): 4.5 metres (14.8 feet)
- iii) Front and Exterior Yard Depth for Garages (Minimum): 6 metres 19.7 feet)
- iv) Interior Side Yard Depth (Minimum): (Z.-1-01929) 1.2 metres (3.9 feet)

19) R1-4(19)

a) Regulations

- i) Front and Exterior Yard Depth for Main Dwelling to Local Street (Minimum): 3 metres (9.8 feet)
- ii) Front and Exterior Yard Depth for Main Dwelling to Secondary Collector (Minimum) 4.5 metres (14.8 feet)
- iii) Front and Exterior Yard Depth for Garages (Minimum): 6 metres (19.7 feet)
- iv) Interior Side Yard Depth 1.2 metres (3.9 feet)

(Minimum):

- v) Notwithstanding anything in Section 2(201) or anywhere else in this By-law to the contrary, the chord of the frontage is a straight line joining the midpoint of the inside arc of the traffic calming circle (between survey bars) and the point where the side lot line intersects the front lot line.
(Z.-1-01929)

20) R1-4(20)

a) Regulations:

- i) Rear Yard Depth for Structures or Accessory Buildings (Minimum)
(Z.-1-021039) 15.0 metres (49.2 feet) to the property line.

21) R1-4(21)

a) Regulations:

- i) Dwelling Setback From High Pressure Pipeline (Minimum)
(Z.-1-041233) 20 metres (66 feet)

22) R1-4(22)

a) Regulations:

- i) Dwelling Setback From High Pressure Pipeline (Minimum)
(Z.-1-041234) 20 metres (66 feet)

23) R1-4(23)

a) Regulations:

- i) Lot Coverage One (1) Storey Single Detached Dwelling (Maximum) 50%
- ii) Setback To Garage (Minimum)
(Z.-1-061486) 5.5 metres (18.0 feet)

24) **NUMBER NOT USED**

25) R1-4(25)

a) Regulations:

- i) Front Yard Depth (m) Minimum from a Local Street for the main building
(Z.-1-091850) 3.5 metres (11.48 feet)

26) R1-4(26)

a) Regulations

- Front yard depth for main building 3.0 m (9.8 feet) minimum
4.5 m (14.8 feet) maximum

b) Front and exterior side yard depth for garages (minimum): 6.0 m (19.7 feet)
Z.-1-122100

R1-4(27)

(a) Regulations

- i) Front Yard Setback, Main Dwelling (Minimum): 3 metres (9.8 feet)
- ii) Front Yard Depth for Garages (Minimum.): 5.5 metres (18.0 feet)
- iii) Interior Side Yard Depth (Minimum): 1.2 metres (3.9 feet), except where there is no attached garage, then 3.0 metres (9.8 feet) is required on one side. (Z.-1-142328)

R1-4(28)

(a) Regulations

- i) Lot Coverage One (1) Storey Single Detached Dwelling (Maximum) 45%
(Z.-1-162465)

R1-4(29)

Regulations:

- i) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage. (Z.-1-172550)

R1-4 (30)

a) Regulations

- i) Front Yard Setback To Dwelling (Maximum) 7.5 metres
- ii) Front Yard Setback To Dwelling (Minimum) 4.5 metres
- iii) Front Yard Setback To Garage (Minimum) 5.5 metres
- iv) Lot Coverage (Maximum) 45%
(Z.-1-162472)

R1-4(31) Zone Variation

- Regulation: i) Setback (Minimum) 10 metres from lands zoned Open Space (OS5)
(Z.-1-172564)

e) R1-5 Zone Variation

- 1) R1-5(1)
 - a) Regulations:
 - i) Lot Coverage (Maximum) 45%

- 2) R1-5(2)
 - a) Regulations:
 - i) Interior Side Yard 1.25 metres (4.0 feet).
(O.M.B. File #R910387 - Appeal #4006 June 4, 1993)

- 3) R1-5(3)
 - a) Regulations
 - i) Floor Area Ratio /Maximum Floor Area, Gross Residential
 - for lots less than 400 m2
 - Floor Area Ratio:
Maximum 50%

 - Maximum Floor Area:
180 square metres
(1,938 square feet)
 - for lots between 401-500 m2
 - Floor Area Ratio:
Maximum 45%

 - Maximum Floor Area:
200 square metres
(2,153 square feet)
 - for lots between 501-700 m2
 - Floor Area Ratio:
Maximum 40%

 - Maximum Floor Area:
245 square metres
(2,637 square feet)
 - for lots over 700 m2
 - Floor Area Ratio:
Maximum 35%

 - Maximum Floor Area:
275 square metres
(2,960 square feet)
 - ii) Rear Yard Depth (Minimum) Thirty percent (30%) of the actual lot depth or as indicated on Table 5.3, whichever is greater;
 - iii) Yards Where Parking Area Permitted Parking in rear yards is restricted to the required rear yard depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard;
 - iv) Parking Standard One space per 100 square metres (1,076 square feet) of

Gross Residential Floor Area, or as indicated in Section 4.19.10 of this By-law, whichever is greater.
(Z.-1-96413)

- 4) R1-5(4)
- a) Regulations
- i) Floor Area Ratio /Maximum Floor Area, Gross Residential
- for lots less than 400 m²
 - Floor Area Ratio: maximum 50%
 - Maximum Floor Area: 180 square metres (1,938 square feet)
 - for lots between 401-500 m²
 - Floor Area Ratio: maximum 45%
 - Maximum Floor Area: 200 square metres (2,153 square feet)
 - for lots between 501-700 m²
 - Floor Area Ratio: maximum 40%
 - Maximum Floor Area: 245 square metres (2,637 square feet)
 - for lots between 701-1000 m²
 - Floor Area Ratio: maximum 35%
 - Maximum Floor Area: 275 square metres (2,960 square feet)
 - for lots over 1000 m²
 - Floor Area Ratio: maximum 35%
 - Maximum Floor Area: 375 square metres (4,037 square feet)
- b) Rear Yard Depth (Minimum)
- Thirty percent (30%) of the actual lot depth or as indicated on Table 5.3, whichever is greater;
- c) Yards Where Parking Area Permitted
- Parking in rear yards is restricted to the required rear depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard;
- d) Parking Standard
- One space per 100 square metres (1,076 square feet.) of Floor Area, Gross Residential or as indicated in

section 4.19.10 of this By-law, which ever is greater.
(Z-1-96425)

- 5) R1-5(5)
 - a) Regulations
 - i) Gross Floor Area (Maximum)
(Z.-1-96431) 230 square metres
(2,475 square feet)
- 6) R1-5(6)
 - a) Regulation:
 - i) Dwelling Setback From High Pressure Pipeline (Minimum)
(Z.-1-061469) 20 metres
(66 feet)
- 7) R1-5(7)
 - a) Regulation:
 - a) Height (Maximum)
(Z.-1-061469) 12 metres
(39.3 feet)
- 8) R1-5(8)
 - a) Regulations:
 - l) Rear Yard Setback (Minimum)
(Z.-1-112030) 12.6 metres (41.3 feet)
- 9) R1-5(9)
 - a) Regulations
 - i) Rear Yard Setback (Minimum)
(Z.-1-112030) 14.2 metres (46.6 feet)
- 10) R1-5(10)
 - a) Regulation(s)
 - i) Lot Area (minimum) 415.0 square metres
(4,843.8 square feet)
 - ii) Lot Frontage (minimum)
(Z.-1-132184) 11.0 metres
(36.1 feet)
- R1-5(11)
 - (a) Regulations
 - i) Front Yard Setback, Main Dwelling (Minimum): 3 metres (9.8 feet)
 - ii) Front Yard Depth for Garages (Minimum.): 5.5 metres (18.0 feet)
 - iii) Interior Side Yard Depth (Minimum): 1.2 metres (3.9 feet), except where there is no attached

			garage, then 3.0 metres (9.8 feet) is required on one side. (Z.-1-142328)
12)	R1-5(12)		
	(a)	Regulations	
		i) Front Yard Setback, Main Dwelling (Minimum):	3 metres (9.8 feet)
		ii) Front Yard Depth for Garages (Minimum.):	5.5 metres (18.0 feet)
		iii) Interior Side Yard Depth (Minimum):	1.2 metres (3.9 feet), except where there is no attached garage, then 3.0 metres (9.8 feet) is required on one side.
		iv) Dwelling Setback From High Pressure Pipeline (Minimum):	20 metres (66 feet)

(Z.-1-142328)

13)	R1-5(13)	7 Annadale Drive	
	b)	Regulation[s]	
		iv) Lot Area (Minimum)	500m ² (5,382 sq.ft)
		v) Front and exterior side yard depth for main building or garage on local street or secondary collector (Minimum)	6 metres (19.6 feet)
		vi) The front face and primary entrance of dwellings abutting an Open Space (OS1) zone shall be oriented towards the Open Space (OS1) Zone (Z.-1-142357)	

f) R1-6 Zone Variation

1)	R1-6(1)		
	a)	Regulations	
		i) Floor Area Ratio /Maximum Floor Area, Gross Residential	
		- for lots less than 400 m2	Floor Area Ratio: Maximum 50%
			Maximum Floor Area: 180 square metres (1,938 square feet)
		- for lots between 401-500 m2	Floor Area Ratio: Maximum 45%
			Maximum Floor Area: 200 square metres (2,153 square feet)
		- for lots between 501-700 m2	Floor Area Ratio: Maximum 40%
			Maximum Floor Area:

		245 square metres (2637 square feet)
-	for lots over 700 m2	Floor Area Ratio: Maximum 35%
		Maximum Floor Area: 275 square metres (2,960 square feet)
b)	Rear Yard Depth (Minimum)	Thirty percent (30%) of the actual lot depth or as indicated on Table 5.3, whichever is greater;
c)	Yards Where Parking Area Permitted	Parking in rear yards is restricted to the required rear yard depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard;
d)	Parking Standard	One space per 100 square metres (1,076 square feet) of Floor Area, Gross Residential or as indicated in Section 4.19.10 of this By- law, which ever is greater. (Z.-1-96413)
2)	R1-6(2)	
a)	Regulations	
	i) Floor Area Ratio /Maximum Floor Area, Gross Residential	
-	for lots less than 400 m2	Floor Area Ratio: maximum 50%
		Maximum Floor Area: 180 square metres (1,938 square feet)
-	for lots between 401-500 m2	Floor Area Ratio: maximum 45%
		Maximum Floor Area: 200 square metres (2,153 square feet)
-	for lots between 501-700 m2	Floor Area Ratio: maximum 40%
		Maximum Floor Area: 245 square metres (2,637 square feet)
-	for lots between 701-1000 m2	Floor Area Ratio: maximum 35%
		Maximum Floor

- Area:
275 square metres
(2,960 square feet)
- for lots over 1000 m²
 - Floor Area Ratio:
maximum 35%
 - Maximum Floor Area:
375 square metres
(4,037 square feet)
 - b) Rear Yard Depth (Minimum)
 - Thirty percent (30%) of the actual lot depth or as indicated on Table 5.3, whichever is greater;
 - c) Yards Where Parking Area Permitted
 - Parking in rear yards is restricted to the required rear depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard;
 - d) Parking Standard
 - One space per 100 square metres (1,076 square feet) of Floor Area, Gross Residential or as indicated in section 4.19.10 of this By-law, which ever is greater.
(Z-1-96425)
- 3) R1-6(3)
- a) Regulations
 - i) Floor Area Ratio (Maximum) 40%
 - b) Existing Uses Continued:

Nothing in this By-law shall prevent the rebuilding or repair of a building or structure or repair of a building or structure lawfully used on the date of passing of this By-law (August 6, 1996) for a purpose that , were it not for Section 1.3 is prohibited in this by-law where:

 - i) the dimensions of the building or structure are not increased and the yards appurtenant thereto are not reduced except in accordance with the provisions of this by-law; and
 - (ii) the building or structure is used for a use which is contained in the list of permitted uses for the zone in which the building or structure is located.
(Z.-1-96440)
- 4) R1-6(4)
- a) Regulation
 - i) Interior Side Yard Depth (Minimum) 1.2 metres (4.0 feet) on both sides to the property line.
(Z.-1-00789)

5) R1-6(5)

a) Regulations

- | | | |
|-----|--|-----------------------|
| i) | Front and exterior yard depth, main dwelling (Minimum): | 3 metres (9.8 feet) |
| ii) | Front and exterior yard depth for garages (Minimum): | 6 metres (19.7 feet) |
| ii) | Interior side yard depth (Minimum): | 1.2 metres (3.9 feet) |
| iv) | Main dwelling setback from the property line adjacent to the Imperial Oil pipeline corridor (Minimum):
(Z.-1-00812) | 15 metres (49 feet) |

6) R1-6(6)

a) Regulations:

- | | | |
|-----|--|--|
| i) | Front Yard Setback, Main Dwelling (Minimum): | 3 metres (9.8 feet) |
| ii) | Dwelling Setback from Railway Right-of-Way (Minimum) | 120 metres in the absence of a safety berm, combination safety berm and acoustic fence, adjoining and parallel to the railway right-of-way, or 30 metres in conjunction with the safety/acoustic berm noted above.
(Z.-1-01932) |

7) R1-6(7)

a) Regulations:

- | | | |
|----|--|---|
| i) | Floor Area Ratio / Maximum Floor Area, Gross Residential | |
| | for lots less than 400 m ² | Floor Area Ratio: maximum 50% |
| | | Maximum Floor Area: 180 square metres (1,938 square feet) |
| | for lots between 401-500 m ² | Floor Area Ratio: maximum 45% |
| | | Maximum Floor Area: 200 square metres (2,153 square feet) |
| | for lots between 501-700 m ² | Floor Area Ratio: maximum 40% |
| | | Maximum Floor |

Depth (Minimum) on both sides to the property line.

- ii) Interior Side Yard (single detached dwellings greater than two storeys)

Interior Side Yard Depth (minimum) See Section 5.3(5)
(Z.-1-142286)

g) R1-7 Zone Variation

- 1) R1-7(1)

Notwithstanding the provisions of Section 5.3 of this By-law to the contrary, any area zoned R1-7(1) on Schedule "A" to this By-law may have an exterior side yard minimum of 3.6 metres (12.0 feet) to the main building; except that in front of a garage entrance on a flanking street the exterior side yard minimum may be 6.0 metres (20.0 feet); an interior side yard may have one wall of any building on a property boundary save an except a street frontage and the minimum aggregate side yards on both sides of any building shall not be less than 2.4 metres (8.0 feet) and; that Section 4.30 shall not apply to minimum rear yard requirements.

(O.M.B. File #R910387 - Appeal #9001 June 4, 1993)

- 2) R1-7(2)

Notwithstanding the provisions of Section 5.3 of this By-law to the contrary, any areas zoned R1-7(2) on Schedule "A" to this By-law may have a lot frontage of 12 metres (40 feet), the required lot may be on a private street, and the required side yard shall be 1.2 metres (3.9 feet) on one side plus 0.6 metres (2.0 feet) for all storeys or part thereof above one storey.

(O.M.B. File # O 910043/R 910387/R 910066/C 910202/M 910028/M 920104 - Appeal #2015 May 9, 1994)

- 3) R1-7(3)

a) Regulations

- i) Dwelling Setback From Rail Line (Minimum): 120 metres (394 feet), or 30 metres (98 feet) where a noise berm, or a combination berm and acoustic fence, adjoining and parallel to the railway rights-of-way is provided.
(Z.-1-94278)

- 4) R1-7(4)
(Z.-1-94305) (deleted by Z.-1-96446)

- 5) R1-7(5)

a) Regulations

- i) Front and exterior yard depth, main dwelling (Minimum): 3 metres (9.8 feet)
- ii) Front and exterior yard: depth for garages (Minimum): 6 metres (19.7 feet)
- iii) Interior side yard depth (Minimum): 1.2 metres (3.9 feet)
- iv) Main dwelling setback from the property line adjacent to the Imperial Oil pipeline corridor (Minimum): 15 metres (49 feet)
(Z.-1-00812)

6) R1-7(6)

a) Regulations

- i) Rear Yard Depth for Structures or Accessory Buildings (Minimum) 10.0 metres (32.8 feet) to the property line.
(Z.-1-00816 - O.M.B. Decision # 0938 - June 27, 2000)

7) R1-7(7)

Notwithstanding the provisions of Section 5.3 of this By-law to the contrary, any area zoned R1-7(7) shall have a main building setback of 20 metres (65 feet) minimum, from the centre of the existing Imperial Oil pipeline.
(Z.-1-00836 - O.M.B. Decision # 2184 0 December 1, 1999)

8) R1-7(8)

a) Regulations:

- i) Interior Side Yard (Minimum) 1.2 metres (3.9 feet) on either side of the dwelling regardless of building height.
(Z.-1-021016)

9) R1-7(9)

a) Regulations:

- i) Interior Side Yard (Minimum) 1.2 metres (3.9 feet) on either side of the dwelling regardless of building height.
- ii) Main Building Setback from the Centre of the Existing Imperial Oil Pipeline (Z.-1-021016) 20 metres (65 feet)

10) R1-7(10)

a) Regulations:

- i) Interior Side Yard (Minimum) 1.2 metres (3.9 feet) on either side of the dwelling, regardless of building height.
- ii) Main Building Setback From The Centre of The Existing Imperial Oil Pipeline (Z.-1-031106) 15 metres (49 feet)

11) R1-7(11)

a) Regulations:

- i) Main Building Setback from the Centre of the Existing Imperial Oil Pipeline (Z.-1-041207) 11 metres (36 feet)

12) R1-7(12)

a) Regulations:

- i) Interior Side Yard (Minimum) 1.2 metres (3.9 feet) on either side of the dwelling, regardless of building height.
- ii) Setback from a Railway right-of-way (Minimum) 120 metres (394 feet) in the absence of a safety berm, 30 metres (98.4 feet) in conjunction with a safety berm.

(Z.-1-041213)

13) R1-7(13)

a) Additional Regulation

- i) Maximum setback for main building from Wonderland Road North – 3 metres (Z.-1-081731)

h) R1-8 Zone Variation

1) R1-8(1)

Notwithstanding the provisions of Section 5.3 of this By-law to the contrary, any land zoned with special provision R1-8(1) on Schedule "A" to this By-law shall have a main building setback of 7.5 metres (24.6 feet) minimum from the existing Imperial Oil pipeline easement.
(Z.-1-92052)

2) R1-8(2)

Notwithstanding the provisions of Section 4.2, or any other section of this By-law, to the contrary, the lands zoned R1-8(2) may be developed and used for eight (8) single family residential lots conforming with all other requirements of the said R1-8 Zone with each lot having a frontage on a private street/driveway and with access to a public street (Windermere Road) across the adjacent Open Space (OS4) Zone.
(O.M.B. File #R 910387 - Appeal #2040 July 19, 1994)

3) R1-8(3)

a) Regulation:

- i) Front Yard Depth (Minimum) 10.0 metres (32.8 feet)
(Z.-1-061437)

4) R1-8(4)

a) Regulations:

- i) Front Yard Depth for Main Dwelling To Secondary Collector (Minimum) 3 metres (9.8 feet)
- ii) Front Yard Depth for Garages (Minimum) 6.0 metres (19.7 feet)

- iii) Exterior Yard Depth for Main Dwelling to Secondary Collector (Minimum) 3 metres (9.8 feet)
 - iv) Exterior Yard Depth for Garages (Minimum) 6.0 metres (19.7 feet)
- (Z.-1-081703 – OMB File Nos. PL 080059, 0800319 and 080332)

5) R1-8(5) Zone Variation

- Regulation: i) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage.
(Z.-1-162448)

6) R1-8(6) Zone Variation

- Regulation: i) Notwithstanding Section 4.23 of the Z-1 Zoning By-law, the Front Yard Setback shall be 10.0m (Minimum)
- ii) The front face of the dwelling unit shall be oriented towards Commissioners Road East
- iii) Incorporate enhanced landscape and design features such as black Wrought iron fencing and vegetation in the landscaped open space area between the arterial road and the face of the main building, and in the boulevard or side entrances of the local road in the subdivision.
(Z.-1-172537)

7) R1-8(7) Zone Variation

- Regulation: i) Lot Area 580m2 (Minimum)
- ii) Rear Yard Setback 6.0m (Minimum)
- iii) Interior Yard Setback 1.2m (Minimum) (Z.-1-172537)

i) R1-9 Zone Variation

1) R1-9(1)

Notwithstanding the provisions of Section 5.3 of this By-law to the contrary, any area zoned R1-9(1) on Schedule "A" to this By-law may have an exterior side yard minimum of 3.0 metres (10.0 feet) to the main building; except that in front of a garage entrance on a flanking street the exterior side yard minimum may be 6.0 metres (20.0 feet) and; that Section 4.30 shall not apply to minimum rear yard requirements.
(O.M.B. File #R910387 - Appeal #9001 June 4, 1993)

2) R1-9(2)

a) Regulations

- i) Floor Area Ratio /Maximum Floor Area, Gross Residential
- for lots less than 400 m2
 - Floor Area Ratio: Maximum 50%
 - Maximum Floor Area: 180 square metres (1,938 square feet)
 - for lots between 401-500 m2
 - Floor Area Ratio: Maximum 45%

		Maximum Floor Area: 200 square metres (2,153 square feet)
-	for lots between 501-700 m ²	Floor Area Ratio: Maximum 40%
		Maximum Floor Area: 245 square metres (2,637 square feet)
-	for lots over 700 m ²	Floor Area Ratio: Maximum 35%
		Maximum Floor Area: 275 square metres (2,960 square feet)
b)	Rear Yard Depth (Minimum)	Thirty percent (30%) of the actual lot depth or as indicated on Table 5.3, whichever is greater;
c)	Yards Where Parking Area Permitted	Parking in rear yards is restricted to the required rear yard depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard;
d)	Parking Standard	One space per 100 square metres (1,076 square feet) of Floor Area, Gross Residential or as indicated in section 4.19.10 of this By- law, which ever is greater. (Z.-1-96413)
3)	R1-9(3)	
a)	Regulations	
	i) Floor Area Ratio /Maximum Floor Area, Gross Residential	
-	for lots less than 400 m ²	Floor Area Ratio: maximum 50%
		Maximum Floor Area: 180 square metres (1,938 square feet.)
-	for lots between 401-500 m ²	Floor Area Ratio: maximum 45%
		Maximum Floor Area: 200 square metres (2,153 square feet)
-	for lots between 501-700 m ²	Floor Area Ratio: maximum 40%
		Maximum Floor Area:

		245 square metres (2,637 square feet)
-	for lots between 701-1000 m ²	Floor Area Ratio: maximum 35%
		Maximum Floor Area: 275 square metres (2,960 square feet)
-	for lots over 1000 m ²	Floor Area Ratio: maximum 35%
		Maximum Floor Area: 375 square metres (4,037 square feet)
b)	Rear Yard Depth (Minimum)	Thirty percent (30%) of the actual lot depth or as indicated on Table 5.3, whichever is greater;
c)	Yards Where Parking Area Permitted	Parking in rear yards is restricted to the required rear depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard;
d)	Parking Standard	One space per 100 square metres (1076 square feet) of Floor Area, Gross Residential or as indicated in Section 4.19.10 of this By- law, which ever is greater. (Z-1-96425)
4)	R1-9(4)	
a)	Regulations	
i)	Lot Area (Minimum)	1 875 square metres (20,182 square feet)
ii)	Lot Frontage (Minimum)	33 metres (108.3 feet)
iii)	Setback from Jarvis St. (Minimum)	27.9 metres (91.5 feet)
iv)	Front Yard Setback (Minimum)	6 metres (19.7 feet)
v)	Garage Setback (Minimum)	6 metres (19.7 feet)
vi)	West Side Yard Setback (Minimum)	1.8 metres (5.9 feet)
vii)	East Side Yard Setback (Minimum)	12.192 metres (40 feet)
viii)	Rear Yard Setback (Minimum)	18 metres (59 feet)

- b) Notwithstanding the provisions of Section 4.2, to the contrary, the lands zoned R1-9(4) on Schedule AA@ may be developed for one single detached dwelling on one lot; and such lot may abut the unopened road allowance of Baseline Road.
(Z.-1-00842 - Decision # 1578 - October 27, 2000)

5) R1-9(5)

a) Regulations:

- i) Notwithstanding the provisions of Section 4.1 of this By-law to the contrary, the minimum rear yard depth for any accessory building or structure shall be 6.0 metres (19.7 feet).
(Z.-1-01869)

6) R1-9(6)

a) Regulations:

- i) Lot Frontage (Minimum) 14.0 metres
- ii) Notwithstanding anything in Section 2(206) to the contrary, the chord of the frontage is a straight line joining the midpoint of the inside arc of the traffic calming circle between the survey bars and the point where the side lot line intersects the front lot line.
(Z.-1-01869)

7) R1-9(7)

a) Regulations:

- Setback from Arterial Road (Minimum) 20 metres (65.6 ft.)
- Protected Outdoor Living Area 56 m2 (603 sq.ft)

The front face of the dwelling unit shall be oriented towards The arterial road, the dwelling unit shall be designed to protect The outdoor living area, and any localized noise attenuation Measures shall be located on privately owned lands.

Incorporate enhanced landscape and design features such as black Wrought iron fencing and vegetation in the landscaped open space area between the arterial road and the face of the main building, and in the boulevard or side entrances of the local road in the subdivision.
(Z.-1-081797)

j) R1-10 Zone Variation

1) R1-10(1)

a) Regulations

- i) Front Yard Depth for Main Buildings and Garages (Minimum) 34 metres (111.55 feet)
(O.M.B. Order #C 920083, R 930125, V 930324 - Order Date January 25, 1994)
(Z.-1-93142)

- 2) R1-10(2)
- a) Regulations
- i) Front Yard Depth for Main Buildings and Garages (Minimum) 34 metres (111.55 feet)
- ii) Frontage (Minimum) 20.32 metres (66.67 feet)
(O.M.B. Order #C 920083, R 930125, V 930324 - Order Date January 25, 1994)
(Z.-1-93142)
- 3) R1-10(3)
- a) Regulations
- i) Front Yard Depth for Main Buildings and Garages (Minimum) 34 metres (111.55 feet)
- ii) Frontage (Minimum) 21.34 metres (70 feet)
(O.M.B. Order #C 920083, R 930125, V 930324 - Order Date January 25, 1994)
(Z.-1-93142)
- 4) R1-10(4)
- a) Regulations
- i) Floor Area Ratio (Maximum) 35%
- b) Existing Uses Continued:
- Nothing in this By-law shall prevent the rebuilding or repair of a building or structure or repair of a building or structure lawfully used on the date of passing of this By-law (August 6, 1996) for a purpose that , were it not for Section 1.3 is prohibited in this by-law where:
- (i) the dimensions of the building or structure are not increased and the yards appurtenant thereto are not reduced except in accordance with the provisions of this by-law; and
- (ii) the building or structure is used for a use which is contained in the list of permitted uses for the zone in which the building or structure is located.
(Z.-1-96440)
- 5) R1-10(5)
- Not approved as of this consolidation
- 6) R1-10(6)
- a) Regulations
- i) Notwithstanding the provisions of Section 4.2 or any other section of this By-law to the contrary, access may be permitted via a private right-of-way with access to a public street.
- ii) Lot Area (Minimum) Existing area of Block 7 in Plan 39T-00506 on the date of passing of this By-law.

- iii) All yard setbacks from any Open Space (OS2) Zone and Residential R6 Special Provision (R6-5(7)) Zone (Minimum): 6 metres (19.68 feet)
 - iv) All yard setbacks from any Open Space (OS5) Zone (Minimum): (Z.-1-00834) 10 metres (32.8 feet)
- 7) R1-10(7)
 - a) Permitted Uses:
 - i) Two residential dwellings within the existing residential cluster.
 - b) Regulations:
 - i) Notwithstanding the provisions of Section 4.2 or any other section of this By-law to the contrary, access may be permitted via a private right-of-way with access to a public street.
 - ii) All Yard Setbacks from any Residential R6 Special Provision (R6-5(7)) Zone (Minimum) 6 metres (19.68 feet)
 - iii) All Yard Setbacks from any Open Space (OS5) Zone (Minimum)(Z.-1-02939) 10 metres (32.8 feet)
- 8) R1-10(8) 1550 Sunningdale Road West
 - c) Regulations
 - vii) South Yard Setback (Minimum) 2.3 metres
 - viii) West Yard Setback (Minimum) (Z.-1-142300) 7.0 metres
- 9) Regulations
 - i) Notwithstanding the provisions of Section 4.2 or any other section of this By-law to the contrary, access may be permitted via a private right-of-way with access to a public street.
 - ii) Lot Area (Minimum) 0.3 hectares
 - iii) All yard setbacks from any Residential R6 Special Provision (R6-5(49)) Zone (Minimum) 6.0 metres
 - iv) All yard setbacks from any Open Space OS5 Zone (Minimum) (Z.-1-162534) 10.0 metres

k) R1-11 Zone Variation

- 1) R1-11(1) (Z-1-99646) (deleted by Z-1-051390)
- 2) R1-11(2) (Z-1-99696) (deleted by Z-1-051390)
- 3) R1-11(3) (Z-1-99728) (deleted by Z-1-051390)
- 4) R1-11(4) (Z-1-00-167) (deleted by Z-1-051390)
- 5) R1-11(5) (Z-1-00769) (deleted by Z-1-051390)
- 6) R1-11(6)

a) Permitted Uses:

- i) A denture laboratory, treated as a home occupation by way of this by-law, without client visits and located within an existing accessory structure in conjunction with a single detached residential dwelling on the same lot.

b) Regulations:

- i) Lot Area (Minimum) 1.2 hectares (2.9 acres)
- ii) Lot Frontage (Minimum) 85.5 metres (280.5 feet)
- iii) Gross Floor Area of accessory structure for home occupation (Maximum) 154.2 square metres (1,660 square feet)
- iv) Location of accessory structure for home occupation as existing at the time of passing of the by-law.
(Z.-1-00783)
(Z.-1-01867)

- 7) R1-11(7) (Z-1-00853) (deleted by Z-1-051390)
- 8) R1-11(8) (Z-1-01867) (deleted by Z-1-051390)
- 9) R1-11(9) (Z-1-01881) (deleted by Z-1-051390)
- 10) R1-11(10)

a) Regulations:

- i) Access: Notwithstanding the provisions of Section 4.2 of this By-law to the contrary, access may be permitted to a public street via a private street or right-of-way.
- ii) Lot Frontage (Minimum): Notwithstanding the provisions of Table 5.3 of this By-law to the contrary, there shall be no minimum lot frontage requirement.
- iii) Lot Area (Minimum): 3 500 square metres (37,675 square feet)
(Z.-1-02951)

- 11) R1-11(11)
- a) Regulations:
- i) Notwithstanding the provisions of Section 5.3 of this By-law to the contrary, any area zoned R1-11(11) shall have a main building setback of 20 metres (65 feet) minimum, from the centre of the existing Imperial Oil pipeline.
(Z.-1-021002)
- 12) R1-11(12) (Z-1-031071) (deleted by Z-1-051390)
- 13) R1-11(13) (Z-1-031151) (deleted by Z-1-051390)
- 14) R1-11(14) (Z-051351) (deleted by Z-1-051390)
- 15) R1-11(15)
- a) Regulations:
- i) Notwithstanding any other provision of this By-law to the contrary, vehicular access to the site shall be by joint access in accordance with the right of way for vehicular access registered on the title of the property.
(Z.-1-111992)
- 16) R1-11(16) 2156 Highbury Avenue North
- a) Permitted Use:
- i) Three Single Detached Dwellings
(Z.-1-172547)

l) R1-12 Zone Variation

m) R1-13 Zone Variation

- 1) R1-13(1)
- a) Regulations:
- i) Notwithstanding the provisions of Section 4.19.6 (g) and Section 4.19.6(h) for single detached dwellings permitted in Residential Zones, with a lot frontage of less than 12 metres (39.4 feet), the maximum residential garage width shall not exceed 60% of the lot frontage.
(Z.-1-00760)
- 2) R1-13(2)
- a) Regulations:
- i) Notwithstanding the provisions of Section 4.19(6), for single detached dwellings permitted in Residential Zones, with a lot frontage of less than 12 metres, the maximum residential garage/driveway width shall not exceed 60% of the lot frontage.
- ii) Setback from Railway Right-of-Way 30 metres (98.4 feet) to the nearest part of any residential building.
(Z.-1-00847)
- 3) R1-13(3)
- a) Regulations:
- i) Front and Exterior Yard Depth for Main Dwelling to Local Street 3 metres (9.8 feet)

(Minimum):

- ii) Front and Exterior Yard Depth for Main Dwelling to Secondary Collector (Minimum): 4.5 metres (14.8 feet)
- iii) Front and Exterior Yard Depth for Garages (Minimum): 6 metres (19.7 feet)
- iv) Setback from Railway Right-of-Way (Minimum) 30 metres (98.4 feet) from the nearest part of any residential building. (Z.-1-01928)

4) R1-13(4)

a) Regulation:

- i) Notwithstanding the regulations of section 5.3 of this By-law to the contrary, on lands zoned R1-13 (4) on Schedule "A" to this By-law shall require a minimum dwelling setback of 120 metres in the absence of a noise berm, combination berm and acoustic fence, adjoining and parallel to the railway rights-of-way, or 30 metres in conjunction with the safety noted above. (Z.-1-02945)

5) R1-13(5)

a) Regulation:

- i) Setback from Railway Right-of-Way (Minimum) 15 metres (49.2) feet) to the nearest part of any residential building. (Z.-1-031101)

6) R1-13(6)

a) Regulations:

- i) Front and Exterior Yard Depth for Main Dwelling To Local Street (Minimum) 3.0 metres (9.8 ft.) (Z.-1-061442)

R1-13(7) Zone Variation

- Regulations:
- i) Rear Yard Setback (minimum) 6.0 metres (19.7 feet)
 - ii) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage. (Z.-1-172550)

n) R1-14 Zone Variation

- 1) R1-14(1) 1805, 1815, 1857 and 1875 Fanshawe Park Road West
- a) Regulations:
- i) The zoning on these properties will allow a broader range of home occupations including transport terminals, automobile sales and service establishments, offices, medical-dental offices, studio, building and contracting establishment office and a personal service establishment for a dressmaker, milliner or hairdresser and the total floor area of the home occupation does not exceed 25% of the total floor area of the dwelling or 40m², whichever is the lesser. A hairdressing establishment with more than 2 employees, a clinic, a retail store, a service trade, a restaurant, funeral parlour, dancing school, storage yard, parking area or building and contracting establishment yard are not permitted as home occupations.
(Z.-1-061487)
- 2) R1-14(2) 1701-1785, 1835, 1845 and 1889-1915 Fanshawe Park Road West
- a) Regulations:
- i) The zoning on these properties will allow a broader range of home occupations including offices, medical-dental offices, studio and a personal service establishment for a dressmaker, milliner or hairdresser provided there is no outside storage; no noise, traffic or parking nuisances are created; no use of mechanical equipment which causes undue, noise, fumes, dust or odour; and the total floor area of the home occupation does not exceed 25% of the total floor area of the dwelling or 40m², whichever is the lesser. A hairdressing establishment with more than 2 employees, a clinic, a retail store, a service trade, a restaurant, funeral parlour, dancing school, storage yard, parking area or building and contracting establishment yard are not permitted as home occupations.
(Z.-1-061487)

R1-14(3) Zone Variation

Regulation:

- i) Lot Area 3 000 square metres (32,292 square feet)
(Minimum)(Z.-1-142250)
- 3) R1-14(3) 5279 Colonel Talbot Road
- a) Additional Permitted Use
- i) Building or Contracting Establishment ancillary to the single detached dwelling
- b) Regulation[s]
- i) Lot Area 4000m²
(Minimum)
- ii) Interior Side Yard (North) 1.7m (5.7ft)

- | | | | |
|--|------|--|-------------------|
| | | (Minimum) | |
| | iii) | Interior Side Yard (South)
(Minimum) | 1.7m (5.7ft) |
| | iv) | Gross Floor Area of non-residential use
(Maximum) | 500m ² |
| | v) | Building or Contracting Establishment uses limited to existing accessory building. | |
| | vi) | Open Storage
(Maximum)
(Z.-1-142324) | 5% |

4) R1-14(4) 2397 Oxford Street West

i.A Home Occupation is permitted within the upper level of the existing accessory building.

ii.Regulations:

- | | | |
|------|---|---------------------------------|
| i. | Lot Frontage
(Minimum) | 19 metres (62.4 feet) |
| ii. | Gross floor area
(Maximum) | 221m ² (2,379 sq.ft) |
| iii. | Number of employees who
do not reside in the dwelling
(Maximum) | 10 |

iv. Parking area for Home Occupation restricted to the area as existing on the date of the passage of this by-law
(Z.-1-162479)

p) R1-16 Zone Variation

- | | | |
|----|----------|--|
| 1) | R1-16(1) | |
| | a) | Lot Frontage
(Minimum) 28 metres (91.9 feet) |
| | b) | Front Yard Depth 24 metres (78.7 feet) minimum
27 metres (88.6 feet) maximum
(Z.-1-091852) |
| 2) | R1-16(2) | |
| | a) | Regulations: |
| | | i) Rear Yard Depth
(minimum)
(Z.-1-132243) 12m (39.4 ft) |
| 3) | R1-16(3) | 2525 and 2695 Dingman Drive |
| | a) | Regulation |
| | | i) Rear Yard Depth
(min)
(Z.-1-152429) 8.5 metres (27.89 feet) |

q) R1-17 Zone Variation

- | | | |
|----|----------|---|
| 1) | R1-17(1) | 1373 Westdel Bourne |
| | a) | Additional Permitted Use |
| | | i) A denture laboratory as a home occupation,
without client visits, and located within the existing |

accessory structure associated with an existing
single detached dwelling.

b) Regulations

Gross Floor Area- 155 m2(1668 sq. ft)
Accessory Structure
(Maximum)

(Z.-1-081767)

**TABLE 5.3
RESIDENTIAL R1 ZONE
REGULATIONS FOR R1 ZONE VARIATIONS**

COLUMN A		B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R			
Line 1	RESIDENTIAL TYPE	SINGLE DETACHED DWELLING UNIT																			
2	ZONES	R1-1	R1-2	R1-3	R1-4	R1-5	R1-6	R1-7	R1-8	R1-9	R1-10	R1-11	R1-12	R1-13	R1-14	R1-15	R1-16	R1-17			
3	PERMITTED USES	SEE SECTION 5.2																			
4	LOT AREA (m ²) MINIMUM	250	300	300	360	415	450	550	600	690	925	1390	200 See section 5.3(5)	270	2000	3000	4000	As existing on the date of passing of the By-law			
5	LOT FRONTAGE (m) MINIMUM	9.0	9.0	10.0	12.0	12.0	15.0	15.0	15.0	18.0	22.0	24.0	9.0 See Section 5.3(5)*	9.0	30.0	40.0	50.0	As existing on the date of passing of the By-law			
6	** FRONT AND EXTERIOR SIDE YARD DEPTH (m) MINIMUM	LOCAL STREET AND SECONDARY COLLECTOR MAIN BUILDING	4.5	4.5	4.5	4.5	4.5	5.0	5.0	5.0	5.0	6.0	6.0	4.5	4.5	6.0	6.0	6.0	6.0	6.0*****	
7		LOCAL STREET AND SECONDARY COLLECTOR GARAGE	6.0																		
8		ARTERIAL	6.0	6.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	N/A	8.0**	8.0	8.0	8.0	8.0	8.0*****
9		PRIMARY COLLECTOR	6.0	6.0	6.0	6.0	6.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	N/A	6.0**	7.0	7.0	7.0	7.0	7.0*****

**TABLE 5.3
RESIDENTIAL R1 ZONE
REGULATIONS FOR R1 ZONE VARIATIONS**

COLUMN A			B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R		
10		Line 10 deleted by Z.-1-061499																		6.0	
11	<u>REAR YARD DEPTH</u> (m) MINIMUM		4.5	4.5	6.0	6.0	7.0	7.0	7.0	7.5	7.5	7.5	7.5	4.5	7.0	25% of lot depth or 10.5 meters, whichever is greater					
12	<u>INTERIOR SIDE YARD DEPTH</u> (m) MINIMUM *****		SEE SECTION 5.3(4)					SEE SECTION 5.3(5)					SEE SECTION 5.3(4)		SEE SECTION 5.3(5)						
13	<u>LANDSCAPED OPEN SPACE</u> (%) MINIMUM *****		30		35				40			45	30		50	55	65				
14	<u>LOT COVERAGE</u> (%) MAXIMUM		45	45	40	40	40	40	35	35	35	35	30	45	45	25	25	20	20*****		
15	<u>HEIGHT</u> (m) MAXIMUM		9.0	9.0	9.0	9.0	10.5	10.5	10.5	10.5	12.0	12.0	12.0	9.0	9.0	12.0	12.0	12.0	12.0 *****		
16	<u>PARKING AREA COVERAGE</u> (%) MAXIMUM		25 *****												20	15	15*****				
17	NUMBER OF <u>SINGLE DETACHED DWELLINGS</u>		1																		
18	MAXIMUM <u>FLOOR AREA</u> (%) (Z.-1-101938)		N/A *****															Maximum of 10% greater than the floor area that existed on the date of the passing of the by-law *****			

*** Refer to section 4.23 – setback/front yard exemption in built up residential areas (Z.-1-041306)

* Z.-1-100819

** Z.-1-01924

*** Z.-1-041306

**** Z.-1-051390 (columns P, Q, R added)

TABLE 5.3
RESIDENTIAL R1 ZONE
REGULATIONS FOR R1 ZONE VARIATIONS

***** Z.-1-051337
***** Z.-1-091875
***** Z.-1-122125, OMB Order PL121003, July 22, 2013
***** Z.-1-132234

NOTE

1. Column M of this table was approved by OMB Order R910387 dated June 4, 1993
2. Column O of this table was added by by-law no. Z.-1-051318