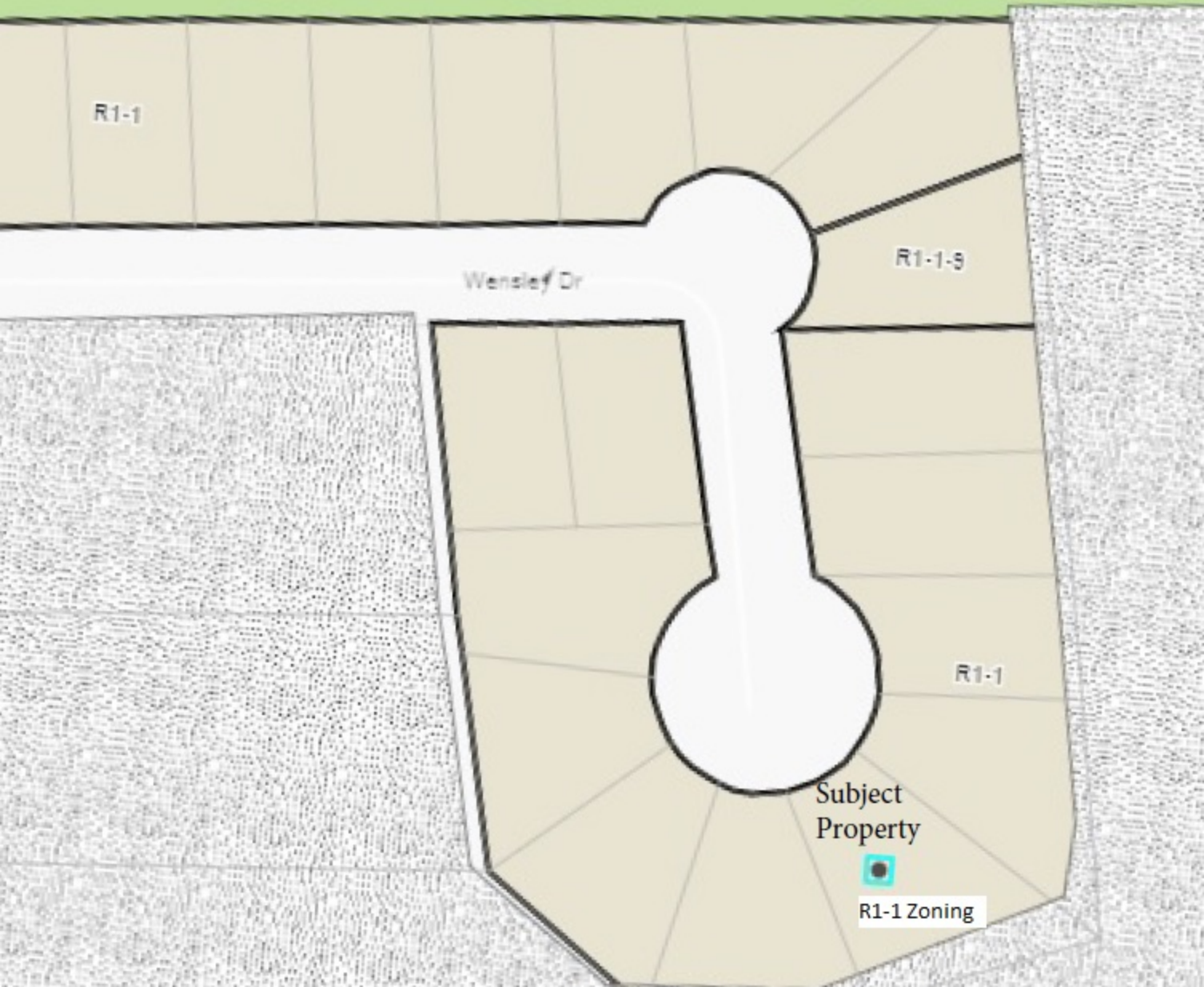


Highway 26  
STUDY PURPOSES ONLY



R1-1

Wensley Dr

R1-1-S

R1-1

Subject  
Property



R1-1 Zoning

# Study Purposes Only

## PART 6.0 RESIDENTIAL ZONES

### 6.1 ZONES

Uses permitted in a Residential Zone are denoted by the symbol 'X' in the column applicable to that Zone and corresponding with the row for a specific permitted use in **Table 6.1**.

**Table 6.1 – Residential Zone Use Permissions**

Permitted Use	R1	R2	R3
<i>Accessory apartment</i>	X	X	
<i>Apartment building</i>			X
<i>Duplex dwelling</i>		X	
<i>Group home</i>	X		
<i>Home child care</i>	X	X	X
<i>Home industry</i>			
<i>Home business</i>	X	X	X
<i>Multiple dwelling</i>		X	
<i>Retirement home</i>			X
<i>Rowhouse Dwelling</i>		X	
<i>Semi-detached dwelling</i>		X	
<i>Single detached dwelling</i>	X		
<i>Townhouse dwelling</i>		X	
<i>Triplex dwelling</i>		X	

### 6.2 ZONE STANDARDS

Regulations for uses permitted in Section 6.1 are set out in **Table 6.2**. A number(s) following the Zone standard, Zone heading or description of the standard, indicates that one or more special provisions apply. These special provisions are listed below **Table 6.2**.

**Table 6.2.1 – Residential Zone Standards (Part A)**

Zone Standard	R1-1	R1-2	R1-3	R1-4	R1-5
Minimum lot area (m <sup>2</sup> )	550	450	360	2,000	1,390
Maximum lot coverage	30%	35%	40%	20%	N/A
Minimum lot frontage (m)	18.0	15.0	12.0	30.0	24.0
Minimum front yard (m)	7.5	6.0	6.0	9.0	9.0
Minimum exterior side yard (m)	5.0	2.4	2.4	9.0	7.5

Zone Standard	R1-1	R1-2	R1-3	R1-4	R1-5
Minimum <i>interior side yard</i> (m)	2.0	1.2 (1)	1.2(1)	5.0	3.0
Minimum <i>rear yard</i> (m)	9.0	6.0	6.0	7.5	9.0
Maximum <i>height</i> (m)	9.5	8.0		9.5	
Maximum <i>height</i> (storeys)	2.5	2.0		2.5	

**Special Provisions:**

- (1) Minimum *interior side yard* – 1.2 metres on one side, 0.6 metres on other side.

**Table 6.2.2 – Zone Standards for the R2 and R3 Zones (Part B)**

Zone Standard	Semi-detached Dwelling	Duplex & Triplex Dwellings (2)	Multiple Dwelling (1) (2)	Apartment Dwelling (1)(2)	Rowhouse Dwelling (1)	Townhouse Dwelling (1)
Minimum <i>lot area</i> (m <sup>2</sup> )	350.0	500.0	600.0	600	190	650
Minimum <i>lot frontage</i> (m)	9.0	16.5	20.0	20.0	6.0	18.0
Minimum <i>front yard</i> (m)	6.0	7.5	7.5	7.5	6.0	7.5
Minimum <i>exterior side yard</i> (m)	3.0	4.0	7.5	7.5	4.0	7.5
Minimum <i>interior side yard</i> (m)	1.2 (3)	2.4	2.4	2.4	1.2	4.5
Minimum <i>rear yard</i> (m)	6.0	7.5	7.5	7.5	7.5	7.5
Maximum <i>height</i> (m)	9.5	9.5	11.0	11.0	11.0	11.0
Maximum <i>height</i> (storeys)	2.5	2.5(5)	3	3	3	3

**Special Provisions:**

- (1) Where new *lots* are created under the registration of a Phased Condominium in accordance with the Condominium Act, 1998, S.O. 1998, c.19, as amended the minimum *lot area*, minimum *lot frontage* and maximum *lot coverage* standards shall not apply, the minimum required front, rear or side *yards* from the applicable new *lot* lines shall be zero and the new *lot* shall not require frontage onto a *public street* in accordance with Section 4.15 of this By-law.
- (2) A minimum amenity area of 10 square metres per *dwelling unit* shall be provided on the *lot* said *dwelling unit* is located.
- (3) Required on one side only.
- (4) Required for end unit.
- (5) The maximum height for triplex dwellings shall be 3.0 storeys or 11.0m.