

Specialized Residential (R.1) Zones

In certain instances, special circumstances dictate that variances be allowed to the permitted Uses or regulations of the Residential 1 (R.1) **Zones**. In these cases, specific R.1 Restricted Defined Areas (Specialized R.1 **Zones**) have been established and these are indicated by hyphenated **Zone** designations (e.g., R.1A-1, R.1B-1, R.1B-3, etc.).

The R.1 **Zone** provisions shall apply except when precluded by the specific **Uses** and regulations for any R.1 Restricted Defined Area.

The following R.1 Restricted Defined Areas (Specialized R.1 **Zones**) are herein set out:

5.1.3.2 Restricted Defined R.1B Areas – Specialized R.1B Zones

5.1.3.2.1 R.1B-1

200-210 Edinburgh Rd. N.

As shown on Defined Area Map Number 14 of Schedule "A" of this **By-law**.

5.1.3.2.1.1 Permitted **Uses**

In addition to the **Uses** listed in Section 5.1.1, the following are also permitted:

- **Personal Service Establishment** attached to the existing **Dwelling Unit**
- Construction **Office** attached to the existing **Dwelling Unit**

5.1.3.2.1.2 Regulations

5.1.3.2.1.2.1 Maximum **Gross Floor Area**
Personal Service Establishment – 56.5 m²
Construction **Office** – 53 m²

5.1.3.2.1.2.2 Minimum **Lot Area**
381 m²

5.1.3.2.1.2.3 Minimum **Lot Frontage**
14.5 metres

5.1.3.2.1.2.4 Minimum **Front Yard**
0.3 metres

5.1.3.2.1.2.5 Entry Ramps
Driveways for the two new **Single Detached Dwellings** shall be constructed adjacent to each other on the Edinburgh Road frontage.

5.1.3.2.1.2.6 Additional Commercial **Use** Regulations

5.1.3.2.1.2.6.1 Signs
There will only be 2 signs permitted on the Suffolk St. side of the property with a maximum size for each of 0.2 m².

5.1.3.2.1.2.6.2 Minimum Off-Street Parking
9 **Parking Spaces** with dimensions of 3.05 metres by 6.1 metres.

5.1.3.2.1.2.6.3 **Outdoor Storage**
No **Outdoor Storage** is permitted.

5.1.3.2.1.2.6.4 Off-Street Loading
None Required.

5.1.3.2.2 R.1B-2
20 Stuart St.
As shown on Defined Area Map Number 35 of Schedule "A" of this **By-law**.

5.1.3.2.2.1 Permitted **Uses**
The **Building** which existed at 20 Stuart Street on June 2, 1986 shall only be **Used** as a **Semi-Detached Dwelling**.

5.1.3.2.2.2 Regulations

5.1.3.2.2.2.1 Special Provision
Despite the provisions of Sections 4 and 5.1.2, the **Building** which existed on June 2, 1986 shall be deemed to conform to this **By-law**.

5.1.3.2.3 R.1B-3
117 Elizabeth St.
As shown on Defined Area Map Number 46 of Schedule "A" of this **By-law**.

5.1.3.2.3.1 Regulations

5.1.3.2.3.1.1 Minimum **Lot Frontage**
9 metres

5.1.3.2.3.1.2 Minimum **Front Yard**
3 metres

5.1.3.2.3.1.3 Minimum **Side Yards**
Interior - 0.6 metres
Exterior - 1.5 metres for 1 to 2 **Storeys**
2.4 metres for over 2 **Storeys**

5.1.3.2.3.1.4 Minimum Length of **Driveway**
12 metres measured from the Elizabeth Street **Street Line**.

5.1.3.2.3.1.5 Special Provision
Dwelling Units within the R.1B-3 Zone shall have identical ground floor elevation.

5.1.3.2.4 R.1B-4
291 Victoria Rd. N
As shown on Defined Area Map Number 49 of Schedule "A" of this **By-law**.

5.1.3.2.4.1 Permitted **Uses**

- **Medical Office** (limited to one practitioner)
- Maximum of 3 residential **Dwelling Units**

5.1.3.2.4.2 Regulations

5.1.3.2.4.2.1 Regulations of Residential **Dwelling Units**

In accordance with Section 5.1.2.

5.1.3.2.4.2.2 Regulations for a **Medical Office**

In accordance with Section 5.1.2 with the following exception:

a) Off-Street Parking

A minimum of 7 off-street **Parking Spaces** shall be provided for the **Medical Office**.

5.1.3.2.5 R.1B-5

Eastview Rd.

As shown on Defined Area Map Number 50 of Schedule "A" of this **By-law**.

5.1.3.2.5.1 Regulations

5.1.3.2.5.1.1 Minimum **Front Yard**

7.7 metres

5.1.3.2.5.1.2 Maximum **Front Yard**

22.8 metres

5.1.3.2.6 R.1B-6

6 Grange St.

As shown on Defined Area Map Number 35 of Schedule "A" of this **By-law**.

5.1.3.2.6.1 Permitted **Uses**

In addition to the **Uses** listed in Section 5.1.1, the following shall also be permitted:

- 3 **Dwelling Units** within the **Building** at 6 Grange Street, existing on the date of passing of this **By-law**.

5.1.3.2.6.2 Regulations

Despite Sections 4 and 5.1.2, the **Building** at 6 Grange Street shall be deemed to conform with this **By-law** and shall be subject to the following regulations:

5.1.3.2.6.2.1 Off-Street Parking

A minimum of 5 **Parking Spaces** shall be provided.

5.1.3.2.6.2.2 Minimum **Landscaped Open Spaces**

A minimum of 28 m² per unit shall be provided.

5.1.3.2.7 R.1B-7

(added/amended by 15006)

As shown on Defined Area Map Number 24 of Schedule "A" of this **By-law**.

5.1.3.2.7.1 Permitted **Uses**

In addition to the **Uses** listed in Section 5.1.1, the following additional **Use** shall be permitted:

- 4 apartments shall be permitted in the existing dwelling.

5.1.3.2.7.2 Regulations

5.1.3.2.7.2.1 Off-Street Parking for Apartment Units

1 **Parking Space** shall be provided for each apartment unit.

5.1.3.2.7.2.2 **Buffer Strip**

A landscaped buffer shall be provided for each apartment unit.

5.1.3.2.8 R.1B-8

(added/amended by 15378)

180-184, 186 Dufferin St.

As shown on Defined Area Map Number 34 of Schedule "A" of this **By-law**.

5.1.3.2.8.1 Regulations

5.1.3.2.8.1.1 Minimum **Lot Area**

317 m².

5.1.3.2.8.1.2 Minimum **Lot Frontage**

11.5 metres.

5.1.3.2.8.1.3 Minimum **Side Yard**

1.2 metres.

5.1.3.2.9 R.1B-9

146 Waterloo Ave.

As shown on Defined Area Map Number 25 of Schedule "A" of this **By-law**.

5.1.3.2.9.1 Permitted **Uses**

(added/amended by 15692)

In addition to the **Uses** listed in Section 5.1.1, the following additional **Use** shall be permitted:

- A multiple dwelling containing a maximum of three (3) **Dwelling Units**.

5.1.3.2.9.2 Regulations

5.1.3.2.9.2.1 Minimum Floor Area Per **Dwelling Unit**

36 m².

5.1.3.2.9.2.2 Minimum **Rear Yard**

3.8 metres

5.1.3.2.9.2.3 Off-Street Parking
1.5 spaces per unit.

5.1.3.2.9.2.4 Location of Off-Street **Parking Spaces**
The required off-street **Parking Spaces** may be located in the **Front Yard**.

5.1.3.2.9.2.5 Minimum **Private Amenity Area**
28 m² per unit.

5.1.3.2.10 R.1B-10

Ward One Area (South of CNR lines and West of Victoria Rd.)

As shown on Defined Area Map Numbers 38 and 46 of Schedule "A" of this **By-law**.

5.1.3.2.10.1 Regulations

5.1.3.2.10.1.1 Minimum **Front Yard** and **Exterior Side Yard**
Despite Row 6 of Table 5.1.2 and Section 4.24, all **Front** and **Exterior Side Yards** in the R.1B-10 Zone shall be in accordance with the following:

The minimum **Front** or **Exterior Side Yards** shall be 6 metres or the average of the **Setbacks** of the adjacent properties.

5.1.3.2.11 R.1B-11

Deleted by By-law (2017)-20187

5.1.3.2.12 R.1B-12

135 Division St.

As shown on Defined Area Map Number 23 of Schedule "A" of this **By-law**.

5.1.3.2.12.1 Regulations

5.1.3.2.12.1.1 Minimum **Lot Area**
342 m²

5.1.3.2.12.1.2 Minimum **Rear Yard**
4 metres

5.1.3.2.13 R.1B-13

(added/amended by 14906)

As shown on Defined Area Map Number 42 of Schedule "A" of this **By-law**.

5.1.3.2.13.1 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended with the following exception:

5.1.3.2.13.1.1 Minimum **Lot Frontage**
Seventeen (17.0) metres

5.1.3.2.14 R.1B-14

Deleted by **By-law** (2003)-17187

5.1.3.2.15 R.1B-15

(added/amended by 15170)

As shown on Defined Area Map Number 30 of Schedule "A" of this **By-law**.

5.1.3.2.15.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.1.1 of By-law (1995)-14864, as amended.

5.1.3.2.15.2 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.1.3.2.15.2.1 Minimum **Front Yards**

(added/amended by 15692)

Notwithstanding Row 6 of Table 5.1.2 of By-law Number (1995)-14864, as amended, the following minimum Front Yards shall apply:

- a) Minimum **Front Yard** – 6.0 metres from **Street Line** of local **Streets**.
- b) Minimum **Front Yard** – 7.5 metres from **Street Line** of Gordon Street.
- c) Minimum **Exterior Side Yard** – 4.5 metres except 6.0 metres for any **Exterior Side Yard** abutting Clairfields Drive (Street A) or Gordon Street.

5.1.3.2.16 R.1B-16

(added/amended by 15170)

As shown on Defined Area Map Number 30 of Schedule "A" of this **By-law**.

5.1.3.2.16.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.2.16.2 Regulations

In accordance with the provisions of Section 5.1.2 of By-law Number (1995)-14864, as amended, with the following exceptions:

5.1.3.2.16.2.1 Minimum **Front Yards**

(added/amended by 15692)

Notwithstanding Row 6 of Table 5.1.2 of **By-law** Number (1995)-14864, as amended, the following minimum **Front Yards** shall apply:

- a) Minimum **Front Yard** – 6.0 metres from **Street Line** of local **Streets**.
- b) Minimum **Front Yard** – 7.5 metres from **Street Line** of Gordon Street.

- c) Minimum **Exterior Side Yard** – 4.5 metres except 6.0 metres for any **Exterior Side Yard** abutting Clairfields Drive (Street A) or Gordon Street.

5.1.3.2.16.2.2 Stormwater Gallery Protection

No **Buildings** or **Structures** (excluding fences) shall be located or constructed within 3.0 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.

5.1.3.2.17 R.1B-17

(added/amended by 15006 and 15341)

Mitchell Farm Phase 2

As shown on Defined Area Map Number 2 of Schedule "A" of this **By-law**.

5.1.3.2.17.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.1.1.

5.1.3.2.17.2 Regulations

In accordance with Section 5.1.2 with the following addition:

5.1.3.2.17.2.1 Minimum Separation from Railway Right-of-Way

30 metres

5.1.3.2.18 R.1B-18

(added/amended by 15375)

100 Woodland Glen Drive

As shown on Defined Area Map Number 11 of Schedule "A" of this **By-law**.

5.1.3.2.18.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.1.1 of Zoning **By-law** (1995)-14864, as amended.

5.1.3.2.18.2 Regulations

In accordance with the provisions of Sections 4 and 5.1.2 of Zoning **By-law** (1995)-14864, as amended with the following exceptions:

5.1.3.2.18.2.1 Minimum **Rear Yard**

Existing **Dwelling** (100 Woodland Glen Drive) – 4 metres

New **Dwellings** – 7.5 metres

5.1.3.2.18.2.2 Minimum Easterly **Side Yard** (Exterior or Interior)

Existing **Dwelling** (100 Woodland Glen Drive) – 15 metres

New **Dwellings** – in accordance with the provisions of Section 5.1.2

5.1.3.2.19 R.1B-19

(added/amended by 15447, deleted by (2020)-20555))

5.1.3.2.20 R.1B-20

(added/amended by 16104)

As shown on Defined Area Map Number 75 of Schedule "A" of this **By-law**.

5.1.3.2.20.1 Regulations

In accordance with the provisions of Section 5.1.2 of this **By-law**, as amended, with the following exception:

5.1.3.2.20.1.1 Minimum **Lot Frontage**
17 metres.

5.1.3.2.20.1.2 Minimum **Exterior Side Yard**
4.5 metres.

5.1.3.2.21 R.1B-21

(added/amended by 15868)

As shown on Defined Area Map Number 12 of Schedule "A" of this **By-law**.

5.1.3.2.21.1 Regulations

In accordance with the provisions of Section 5.1.2 of this **By-law**, as amended, with the following exception:

5.1.3.2.21.1.1 Storm Gallery Protection
No **Buildings** or **Structures** (excluding fences) shall be located or constructed within 3.0 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.

5.1.3.2.22 R.1B-22

(added/amended by 16195)

93 Grange Street

As shown on Defined Area Map Number 45 of Schedule "A" of this **By-law**.

5.1.3.2.22.1 Permitted **Uses**

In addition to the permitted **Uses** listed in Section 5.1.1 of Zoning **By-law** (1995)-14864, as amended, the following additional **Use** shall also be permitted:

- A maximum of three (3) apartment **Dwelling Units** within the existing dwelling known municipally as 93 Grange Street.

5.1.3.2.22.2 Regulations

In accordance with Sections 5.1.2 of Zoning **By-law** (1995)-14864, as amended, with the following additional regulations:

5.1.3.2.22.2.1 Off-Street Parking
Despite Section 4.13.4.3, a three unit **Apartment Building** will require 4 Parking Spaces.

5.1.3.2.22.2.2 Access
Despite Section 4.13.3.1, egress in a reverse motion from the site shall be permitted.

5.1.3.2.23 R.1B-23

(added/amended by 16081)

190 Riverview Drive

As shown on Defined Area Map Number 33 of Schedule "A" of this **By-law**.

5.1.3.2.23.1 Permitted **Uses**

A maximum of 22 **Single Detached Dwellings**.

5.1.3.2.23.2 Regulations

In accordance with Sections 4 (General Provisions) and 5.1.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions:

5.1.3.2.23.2.1 Minimum **Lot Area**

13,500 square metres

5.1.3.2.23.2.2 Minimum Distance Between **Buildings**

2.4 metres

5.1.3.2.23.2.3 Minimum **Rear Yard**

10% of the **Lot** depth and in no case less than 5 metres

5.1.3.2.24 R.1B-24

(added/amended by 16104 and 16170)

As shown on Defined Area Map Numbers 42 and 75 of Schedule "A" of this **By-law**.

5.1.3.2.24.1 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.1.3.2.24.1.1 Minimum **Exterior Side Yard**

4.5 metres

5.1.3.2.24.1.2 Minimum **Side Yard**

1.2 metres

5.1.3.2.25 R.1B-25

(added/amended by 16262)

As shown on Defined Area Map Number 59 of Schedule "A" of this **By-law**.

5.1.3.2.25.1 Permitted **Uses**

Despite the **Uses** permitted by Section 5.1.1, the permitted **Uses** in the R.1B-25 Zone shall be limited to:

- **Single Detached Dwelling**
- **Home Occupation** limited to an **Office** use only and in accordance with Section 4.19

5.1.3.2.25.2 Regulations

In accordance with Sections 4 and 5.1.2 with the following exception:

5.1.3.2.25.2.1 Municipal Services

Despite Section 4.10, one **Single Detached Dwelling** may be serviced by a private sewage disposal system.

5.1.3.2.26 R.1B-26

(added/amended by 16170)

As shown on Defined Area Map Number 42 of Schedule "A" of this **By-law**.

5.1.3.2.26.1 Regulations

In accordance with the provisions of Section 5.1.3.2.24.1 of this **By-law**, as amended, with the following addition:

5.1.3.2.26.1.1 Storm Gallery Protection

No **Buildings** or **Structures** (excluding **fences**) shall be located or constructed within 3.0 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.

5.1.3.2.27 R.1B-27

(added/amended by 16340)

As shown on Defined Area Map Number 34 of Schedule "A" of this **By-law**.

5.1.3.2.27.1 Regulations

In accordance with Section 4 (General Provisions), Section 5.1.2 and Table 5.1.2 (Residential Single Detached) **Zone** Regulations of Zoning **By-law** (1995)-14864, as amended with the following exceptions:

5.1.3.2.27.1.2 **Lot Area**

Notwithstanding Row 3 of Table 5.1.2 of this By-law, the minimum **Lot Area** shall be 400 square metres.

5.1.3.2.27.1.3 **Lot Frontage**

Notwithstanding Row 4 of Table 5.1.2 of this By-law, the minimum **Lot Frontage** shall be 14 metres.

5.1.3.2.28 R.1B-28

(added/amended by 16444, deleted by (2020)-20555))

5.1.3.2.29 R.1B-29

Placeholder

5.1.3.2.30 R.1B-30

(added/amended by 16944 and 16945)

As shown on Defined Area Map Numbers 77 and 78 of Schedule "A" of this **By-law**.

5.1.3.2.30.1 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions and additions:

5.1.3.2.30.1.1 Minimum **Exterior Side Yard**

4.5 metres.

5.1.3.2.30.1.2 Minimum **Landscaped Open Space**

The **Front Yard** of any **Lot**, excepting the **Driveway** shall be landscaped and no parking shall be permitted within this **Landscaped Open Space**.

The **Driveway** and **Garage** shall not constitute more than 50% of the **Front Yard**.

5.1.3.2.30.1.3 **Garages**

The maximum distance between the main front wall of the dwelling and the **Garage** shall not exceed 2.4 metres, exclusive of the **Porch**.

5.1.3.2.31 R.1B-31

(added/amended by 16978 and 17353)

6 Ridgeway Avenue

As shown on Defined Area Map Number 42 of Schedule "A" of this **By-law**.

5.1.3.2.31.1 Regulations

In accordance with the provisions of Sections 4 and 5.1.2 of **By-law** Number (1995) – 14864, as amended, with the following exceptions:

5.1.3.2.31.1.1 Minimum **Lot Area**

Despite Row 3, Table 5.1.2, the minimum **Lot Area** shall be 405 square metres.

5.1.3.2.31.1.2 Minimum **Lot Frontage**

Despite Row 4, Table 5.1.2, the minimum **Lot Frontage** shall be 18 metres.

5.1.3.2.31.1.3 Maximum **Building Height**

Despite Row 5, Table 5.1.2, the maximum **Building Height** shall be 2 **Storeys**.

5.1.3.2.31.1.4 Minimum **Rear Yard**

Despite Row 8, Table 5.1.2, the minimum **Rear Yard** shall be 6 metres.

5.1.3.2.31.1.5 Accessory **Buildings** or **Structures**

Despite Row 9, Table 5.1.2, the accessory **Buildings** or **Structures** shall not be permitted within 4 metres of the **Rear Lot Line**.

5.1.3.2.31.1.6 **Garages**

Despite Row 14, Table 5.1.2, attached **Garages** shall be located at the same distance or further from the **Street Line** than a wall enclosing **Habitable Floor Space**.

5.1.3.2.31.1.7 Slope and Tree Preservation Area

The 2 metres of the rear yard immediately adjacent to the top of slope has been placed in the Conservation Land P.1 **Zone** in order to maintain this treed **Setback** and protect slope stability. Disturbance of vegetation or soils shall not be permitted within this portion of the **Rear Yard**.

5.1.3.2.31.2 Deleted by **By-law** (2004)-17353

5.1.3.2.32 R.1B-32

(added/amended by 16978 and 17353)

8, 14 and 16 Ridgeway Avenue

As shown on Defined Area Map Number 42 of Schedule "A" of this **By-law**.

5.1.3.2.32.1 Regulations

In accordance with the provisions of Sections 4 and 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.1.3.2.32.1.1 Minimum **Lot Frontage**

Despite Row 4, Table 5.1.2, the minimum **Lot Frontage** shall be 18 metres.

5.1.3.2.32.1.2 Maximum **Building Height**

Despite Row 5, Table 5.1.2, the maximum **Building Height** shall be 2 **Storeys**.

5.1.3.2.32.1.3 Minimum **Rear Yard**

Despite Row 8, Table 5.1.2, the minimum **Rear Yard** shall be 6 metres.

5.1.3.2.32.1.4 Accessory **Buildings** or **Structures**

Despite Row 9, Table 5.1.2, the accessory **Buildings** or **Structures** shall not be permitted within 4 metres of the rear **Lot** line.

5.1.3.2.32.1.5 **Garages**

Despite Row 14, Table 5.1.2, attached **Garages** shall be located at the same distance or further from the **Street Line** than a wall enclosing **Habitable Floor Space**.

5.1.3.2.32.1.6 Slope and Tree Preservation Area

The 2 metres of the **Rear Yard** immediately adjacent to the top of slope has been placed in the Conservation Land P.1 **Zone** in order to maintain this treed setback and protect slope stability.

Disturbance of vegetation or soils shall not be permitted within this portion of the **Rear Yard**.

5.1.3.2.32.2 Deleted by **By-law** (2004)-17353

5.1.3.2.33 R.1B-33

(added/amended by 18734, deleted by (2020)-20555))

5.1.3.2.34 R.1B-34

(added/amended by 17358 and 17989)

284 Exhibition Street

As shown on Defined Area Map Number 23 of Schedule "A" of this **By-law**.

5.1.3.2.34.1 Permitted **Uses**

All Uses outlined in Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.2.34.2 Regulations

In accordance with the regulations outlined in Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.1.3.2.34.2.1 Frontage on a **Street**

Despite Section 4.1 of this **By-law**, development may occur on either a public **Street** or a privately-owned **Street**.

For the purposes of the R.1B-34 Zone, a "**Street**" may mean a privately-owned **Street** or a public **Street**.

5.1.3.2.34.2.2 Minimum **Lot Frontage**

Despite Row 4, Table 5.1.2 of this **By-law**, the minimum **Lot Frontage** shall be 12 metres.

5.1.3.2.34.2.3 Minimum **Lot Area**

Despite Row 3, Table 5.1.2 of this **By-law**, the Minimum **Lot Area** shall be 386 square metres.

5.1.3.2.34.2.4 Minimum **Front Yard**

Despite Row 6, Table 5.1.2 of this **By-law**, the minimum **Front Yard** shall be 4.5 metres for the residential **Dwelling Unit** and 6 metres for the wall of a **Garage**.

5.1.3.2.34.2.5 Maximum **Building Height**

Despite Row 5, Table 5.1.2 of this **By-law**, the Maximum **Building Height** shall be 2 Storeys.

5.1.3.2.34.3 Deleted by **By-law** (2006)-17989

5.1.3.2.35 R.1B-35

316 Grange Road

As shown on Defined Area Map Number 51 of Schedule "A" of this **By-law**.

5.1.3.2.35.1 Permitted **Uses**

(added/amended by 17608 and 18721 and (2020)-20555)

- **Single Detached Dwelling**
- **Additional Residential Dwelling Unit** in accordance with Section 4.15.1
- **Bed and Breakfast Establishment** in accordance with Section 4.27
- **Day Care Centre** in accordance with Section 4.26
- **Group Home** in accordance with Section 4.25
- **Home Occupation** in accordance with Section 4.19

5.1.3.2.35.2 Regulations

In accordance with Section 4 (General Provisions) and Section 5.1.2 and Table 5.1.2 (Regulations Governing R.1 Zones) of Zoning **By-law** (1995)-14864, as amended.

5.1.3.2.36 R.1B-36

(added/amended by 17695)

As shown on Defined Area Map Number 26 of Schedule "A" of this **By-law**.

5.1.3.2.36.1 Permitted **Uses**

In accordance with the provisions of Section 5.1.1 Zoning **By-law** (1995)-14864, as amended.

5.1.3.2.36.2 Regulations

In accordance with Section 5.1.2 of Zoning **By-law** (1995)-14864, as amended with the following exceptions:

5.1.3.2.36.2.1 Frontage on a **Street**

Despite Section 4.1 of the Zoning **By-law** (1995)-14864, development may occur on a privately owned **Street**.

5.1.3.2.36.2.2 Minimum **Front Yard**

Despite Row 6, Table 5.1.2, the Minimum **Front Yard** shall be 4.5 metres (for the **Dwelling**) and 6 metres (for the **Garage**) from the private **Street**.

5.1.3.2.36.2.3 Minimum **Side Yard**

Despite Row 7, Table 5.1.2, the Minimum **Side Yard** shall be 1.5 metres for 1 **Storey**, 2 metres for 2 **Storeys**, and 2.4 metres for 3 **Storeys**.

Despite Row 7, Table 5.1.2, where a **Building** has a one **Storey** portion and a 2 to 3 **Storey** portion, the required **Side Yard** shall be 1.5 metres from the **Side Lot Line** to the foundation wall of the 1 **Storey** portion; 2 metres from the **Side Lot Line** to the wall of the 2 **Storey** portion; and 2.4 metres from the **Side Lot Line** to the wall of the 3 **Storey** portion.

5.1.3.2.36.2.4 Minimum **Rear Yard**

Despite Row 8, Table 5.1.2, the Minimum **Rear Yard** shall be 7.5 metres.

5.1.3.2.37 R.1B-37 (H)

(added/amended by 17767)

55 Paisley Street

As shown on Defined Area Map Number 24 of Schedule "A" of this **By-law**.

5.1.3.2.37.1 Permitted **Uses**

In addition to permitted **Uses** listed in Section 5.1.1. of Zoning **By-law** (1995)-14864, as amended, the following additional **Use** shall be permitted:

- A multiple dwelling containing a maximum of four **Dwelling Units**.

5.1.3.2.37.2 Regulations

In accordance with Section 4 (General Provisions), Section 5.1.2 and Table 5.1.2 (Residential Single Detached) **Zone** regulations of **By-law** Number (1995)-14864, as amended, with the following exception:

5.1.3.2.37.2.1 Off-Street **Parking** for Apartment **Units**

A minimum of 1 parking space shall be provided for each apartment unit.

5.1.3.2.37.3 Holding Provision

5.1.3.2.37.3.1 Purpose:

To ensure that the development of the lands does not proceed until the owner has completed certain conditions to the satisfaction of the City of Guelph.

Holding Provision Conditions:

Prior to the removal of the holding symbol "H", the owner shall complete the following conditions to the satisfaction of the City:

1. Receive a building permit for the fourth **Unit** basement apartment.
2. Pay to the **City**, as determined applicable by the Director of Finance, development charges, in accordance with the **City of Guelph Development Charges By-law** (2004)-17631, as amended from time to time, or any successor thereof at the rate in effect at the time of the issuance of a building permit.
3. The owner shall pay to the **City** cash-in-lieu of parkland dedication in accordance with **By-law** (1989)-1340, as amended by **By-law** (1990)-13545, or any successor thereof, at the rate in effect at the time of the issuance of a building permit.
4. The owner shall submit a parking plan for the subject property, approved by the Director of Planning and Building Services, showing the location and extent of the required off-**Street** spaces for the property.

5.1.3.2.38 R.1B-38

(added/amended by 17926)

As shown on Defined Area Map Number 30 of Schedule "A" of this **By-law**.

5.1.3.2.38.1 Regulations

In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)-14864, as amended, with the following exception:

5.1.3.2.38.1.1 Minimum **Front Yard**

4.5 metres.

5.1.3.2.39 R.1B-39 (H)

(added/amended by 17988)

As shown on Defined Area Map Number 50 of Schedule "A" of this **By-law**.

5.1.3.2.39.1 Regulations

In accordance with Section 4 (General Provisions), Section 5.1.2 and Table 5.1.2 (Residential Single Detached) **Zone** regulations of **By-law** Number (1995)-14864, as amended, with the following exception:

5.1.3.2.39.1.1 Minimum **Lot Frontage**

Despite Row 4, Table 5.1.2 of this By-law, the minimum **Lot Frontage** shall be 14 metres.

- 5.1.3.2.39.1.2 **Minimum Front Yard**
Despite Row 6, Table 5.1.2 of this By-law, the minimum **Front Yard** shall be 12 metres.
- 5.1.3.2.39.2 Holding Provision
- 5.1.3.2.39.2.1 Purpose
To ensure that the development of the lands does not proceed until the owner has completed certain conditions to the satisfaction of the **City of Guelph**.
- 5.1.3.2.39.2.2 Holding Provision Conditions:
Prior to the removal of the holding symbol "H", the owner shall complete the following conditions to the satisfaction of the **City**:
1. That the owner shall receive approval for the necessary consent applications (ie. severances) to create the lots and the deeds shall be endorsed.
 2. That the owner enters into an Agreement, to be registered on title, satisfactory to the **City** Solicitor, which includes all requirements for the development of the lands, financial and otherwise to the satisfaction of the **City of Guelph**.
- 5.1.3.2.40 R.1B-40**
(added/amended by 18500)
As shown on Defined Area Map Number 44 of Schedule "A" of this **By-law**.
- 5.1.3.2.40.1 Regulations
In accordance with Section 5.1.2 and Table 5.1.2 (Residential Single Detached) Zone regulations of **By-law** Number (1995)-14864, as amended, with the following exceptions:
- 5.1.3.2.40.1.1 **Minimum Lot Frontage**
Despite Row 4, Table 5.1.2 of this By-law, the minimum **Lot Frontage** shall be 7.5 metres.
- 5.1.3.2.40.1.2 **Minimum Northerly Side Yard**
Despite Row 7, Table 5.1.2 of this By-law, the minimum Northerly **Side Yard** shall be 2.0 metres.
- 5.1.3.2.40.1.3 **Minimum Southerly Side Yard**
Despite Row 7, Table 5.1.2 of this By-law, the minimum Southerly **Side Yard** shall be 4.0 metres.
- 5.1.3.2.40.1.4 **Minimum Rear Yard**
Despite Row 8, Table 5.1.2 of this By-law, the minimum **Rear Yard** shall be 9.0 metres.
- 5.1.3.2.40.1.5 **Maximum Building Height**
Despite Row 5, Table 5.1.2 of this **By-law**, the maximum **Building Height** shall be 2 **Storeys**, not to exceed 9.0 metres

5.1.3.2.41 R.1B-41

(added/amended by 18568)

0 & 11 Valley Road. As shown on Defined Area Map Number 41 of Schedule "A" of this **By-law**.

5.1.3.2.41.1 Permitted **Uses**

In accordance with Section 5.1.1 of Zoning **By-law** (1995) – 14864, as amended.

5.1.3.2.41.2 Regulations

In accordance with the provisions of Section 5.1.2 of Zoning **By-law** (1995) – 14864, as amended, with the following exceptions and additions:

5.1.3.2.41.2.1 Frontage on a **Street**

Despite Section 4.1 of this **By-law**, development in this zone may occur on a privately owned **Street**.

5.1.3.2.41.2.2 Minimum **Lot Frontage**

Despite Table 5.1.2, Row 4, the minimum **Lot Frontage** shall be 14 metres.

5.1.3.2.41.2.3 Maximum **Building Height**

Despite Table 5.1.2, Row 5, the maximum **Building Height** shall be 2 **Storeys**.

5.1.3.2.41.2.4 Minimum **Front Yard**

Despite Table 5.1.2, Row 6, the minimum **Front Yard** shall be:

- a) For **Habitable Floor Space** – a minimum of 4.5 metres and a maximum of 6 metres.
- b) For **Garage** or legal **Parking Space** – a minimum of 6 metres

5.1.3.2.41.2.5 Minimum **Side Yard**

Despite Table 5.1.2, Row 7, the minimum **Side Yard** shall be 1.2 metres, including the **Exterior Side Yard** of corner lots on a private road.

5.1.3.2.42 R.1B-42

(added/amended by 19008 and 20294)

As shown on Defined Map Number 24 of Schedule "A" of this **By-law**.

5.1.3.2.42.1 Permitted Uses

In addition to permitted Uses listed in Section 5.1.1 of Zoning **By-law** (1995)-14864, as amended, the following additional Use shall be permitted:

- A multiple dwelling containing a maximum of four (4) **Dwelling Units**.

5.1.3.2.42.2 Holding Provision Conditions:

Deleted by By-law (2018)-20294

5.1.3.2.43 R.1B-43

(added/amended by 19475)

927 Victoria Road South

As shown on Defined Area Map Number 74 of Schedule "A" of this **By-law**.

5.1.3.2.43.1 Permitted **Uses**

In accordance with Section 5.1.1 of Zoning **By-law** (1995)-14864, as amended.

5.1.3.2.43.2 Regulations

In accordance with Section 5.1.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions:

5.1.3.2.43.2.1 Minimum **Lot Area**

Despite Table 5.1.2, Row 3, the minimum **Lot Area** shall be 390 m².

5.1.3.2.43.2.2 Minimum **Side Yard**

Despite Table 5.1.2, Row 7, the minimum **Side Yard** shall be 1.2 m,

5.1.3.2.44 R.1B-44 (H)

(added/amended by 19511, deleted by (2020)-20555)

5.1.3.2.45 R.1B-45

(added/amended by 19835)

781 Victoria Road South

As shown on Defined Area Map Number 48 of Schedule "A" of this **By-law**.

5.1.3.2.45.1 Permitted **Uses**

(amended by (2020)-20555)

In accordance with Section 5.1.1 of Zoning **By-law** (1995)-14868, as amended, with the following exceptions:

- **Single detached dwellings** on a private condominium road
- **Additional Residential Dwelling Unit** in accordance with Section 4.15.1
- **Home Occupation** in accordance with Section 4.19

5.1.3.2.45.2 Regulations

In accordance with Section 5.1.2 and Table 5.1.2 of Zoning **By-law** (1995)-14864, with the following exceptions:

5.1.3.2.45.2.1 **Development** on a Privately Owned **Street**

Despite Section 4.1 of Zoning **By-law** (1995)-14864, **development** may occur on a privately owned **street**.

5.1.3.2.45.2.2 Minimum **Front Yard**

4.5 metres to front wall of habitable space.

5.1.3.2.45.2.3 Minimum **Exterior Side Yard**

3 metres adjacent to private **streets**.

5.1.3.2.45.2.4 Minimum **Rear Yard**
5 metres or 20% of the lot depth, whichever is lesser.

5.1.3.2.46 R.1B-46

(added/amended by 19943 and 20035)

24,26 and 0 Landsdown Drive

As shown on Defined Area Map Number 41 of Schedule "A" of this **By-law**.

5.1.3.2.46.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.2.46.2 Regulations

In accordance with Section 5.1.2 of the **By-law** with the following exceptions and additions:

5.1.3.2.46.2.1 Despite Section 4.1, **Development** in this **Zone** may occur on a privately owned **Street**.

5.1.3.2.46.2.2 Minimum **Lot Area**

Despite Table 5.1.2, Row 3, the minimum **Lot Area** shall be 425 m².

5.1.3.2.46.2.3 Maximum **Building Height**

Despite Table 5.1.2, Row 5, and Section 4.18, the maximum **Building Height** shall be two **Storeys** plus a partially exposed walk out or look out **basement** as required for grading.

5.1.3.2.46.2.4 Minimum **Front Yard**

Despite Table 5.1.2, Row 6, and Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7 the minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.

5.1.3.2.46.2.5 Minimum **Exterior Side Yard**

Despite Table 5.1.2, Row 6a, and Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7, the minimum **Exterior Side Yard** shall be 1.2 metres.

5.1.3.2.46.2.6 Minimum **Side Yard**

Despite Table 5.1.2, Row 7, and Sections, 5.1.2.1 and 5.1.2.2 the minimum **Side Yard** shall be 1.2 metres.

5.1.3.2.46.2.7 Minimum **Rear Yard**

Despite Table 5.1.2, Row 8, and Section 5.1.2.4 the minimum **Rear Yard** shall be 4.5 metres.

5.1.3.2.46.2.8 Severability Provision

The provisions of this **By-law** shall continue to apply collectively to the whole of the subject lands in this **Zone**, despite any future severance, phase of registration, partition or division for any purpose.

5.1.3.2.46.2.9 Holding Provision

Deleted by By-law (2016)-20035

5.1.3.2.47 R.1B-47

(added/amended by 19943 and 20035)

24, 26 and 0 Landsdown Drive

As shown on Defined Area Map Number 41 of Schedule "A" of this **By-law**.

5.1.3.2.47.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.2.47.2 Regulations

In accordance with Section 5.1.2 of the **By-law** with the following exceptions and additions:

5.1.3.2.47.2.1 Frontage on a **Street**

Despite Section 4.1, of this **By-law**, **Development** in this **Zone** may occur on a privately owned **Street**.

5.1.3.2.47.2.2 Minimum **Lot Area**

Despite Table 5.1.2, Row 3, the minimum **Lot Area** shall be 425 m².

5.1.3.2.47.2.3 Maximum **Building Height**

Despite Table 5.1.2, Row 5, the maximum **Building Height** shall be two **Storeys** plus a partially exposed walk out or look out **Basement** as required for grading.

5.1.3.2.47.2.4 Minimum **Front Yard**

Despite Table 5.1.2, Row 6, and Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7 the minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.

5.1.3.2.47.2.5 Minimum **Exterior Side Yard**

Despite Table 5.1.2, Row 6a, and Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7, the minimum **Exterior Side Yard** shall be 1.2 metres.

5.1.3.2.47.2.6 Minimum **Side Yard**

Despite Table 5.1.2, Row 7, and Sections 5.1.2.1 and 5.1.2.2 the minimum **Side Yard** shall be 1.2 metres.

5.1.3.2.47.2.7 Minimum **Rear Yard**

Despite Table 5.1.2, Row 8, and Section 5.1.2.4 the minimum **Rear Yard** shall be 4.5 metres.

5.1.3.2.47.2.8 Storm Gallery Protection

No **Building, Structures** or **Swimming Pools** (excluding **Fences**) shall be located or constructed within 2.4 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.

5.1.3.2.47.2.9 Severability Provision

The provisions of this **By-law** shall continue to apply collectively to the whole of the subject lands in this **Zone**, despite any future severance, phase of registration, partition or division for any purpose.

5.1.3.2.47.2.10 Holding Provision
Deleted by By-law (2016)-20035

5.1.3.2.48 R.1B-48

(added/amended by 19943 and 20035)

28 Landsdown Drive

As shown on Defined Area Map Number 41 of Schedule "A" of this **By-law**.

5.1.3.2.48.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.1.1 of **By-law** Number (1995)-14864, as amended.

5.1.3.2.48.2 Regulations

In accordance with Section 5.1.2 of the **By-law** with the following exceptions and additions:

5.1.3.2.48.2.1 Minimum **Lot Area**

Despite Table 5.1.2, Row 3, the minimum **Lot Area** shall be 425 m².

5.1.3.2.48.2.2 Minimum **Lot Frontage**

Despite Table 5.1.2, Row 4, the minimum **Lot Frontage** shall be 13 metres.

5.1.3.2.48.2.3 Maximum **Building Height**

Despite Table 5.1.2, Row 5, the maximum **Building Height** shall be two **Storeys** plus a partially exposed walk out or look out **Basement** as required for grading.

5.1.3.2.48.2.4 Minimum **Front Yard**

Despite Table 5.1.2, Row 6, and Sections 4.6, 4.24, 5.1.2.3, 5.1.2.4 and 5.1.2.7 the minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.

5.1.3.2.48.2.5 Minimum **Exterior Side Yard**

Despite Table 5.1.2, Row 6a, and Sections 4.6, 4.24, 4.28, 5.1.2.3, 5.1.2.4 and 5.1.2.7, the minimum **Exterior Side Yard** shall be 0.9 metres to a private **Street**.

5.1.3.2.48.2.6 Minimum **Side Yard**

Despite Table 5.1.2, Row 7, and Sections 5.1.2.1 and 5.1.2.2 the minimum **Side Yard** shall be 1.2 metres.

5.1.3.2.48.2.7 Minimum **Rear Yard**

Despite Table 5.1.2, Row 8, and Section 5.1.2.4 the minimum **Rear Yard** shall be 4.5 metres.

5.1.3.2.48.2.8 Severability Provision

The provisions of this **By-law** shall continue to apply collectively to the whole of the subject lands in this **Zone**, despite any future severance, phase of registration, partition or division for any purpose.

5.1.3.2.48.2.9 Holding Provision
Deleted by By-law (2016)-20035

5.1.3.2.49 R.1B-49

(added by 20254)

7 Eden Street and Part of 9 Eden Street

As shown on Defined Area Map Number 10 of Schedule "A" of this **By-law**.

5.1.3.2.49.1 Permitted **Uses**
(deleted by (2020)-20555)

5.1.3.2.49.2 Regulations
In accordance with Section 5.1.2 of the **By-law**, with the following exceptions and additions:

5.1.3.2.49.2.1 **Gross Floor Area**
(deleted by (2020)-20555)

5.1.3.2.49.2.2 Maximum Number of Bedrooms
(deleted by (2020)-20555)

5.1.3.2.49.2.3 Maximum **Building Height** for An **Additional Residential Dwelling Unit**
(amended by (2020)-20555)
The maximum **Building Height** of the **Additional Residential Dwelling Unit** shall be two **Storeys** for the existing **Additional Residential Dwelling Unit**. If the **Additional Residential Dwelling Unit** is ever demolished and rebuilt, the maximum Building Height shall be one **Storey**.

5.1.3.2.49.2.4 Accessory **Buildings** or **Structures**
Despite Section 4.5.1.4, the total ground floor area of all accessory **Buildings** or **Structures** shall not exceed 105 square metres.

5.1.3.2.49.5 **Parking Space** Location
(amended by (2020)-20555)
Despite Section 4.13.2.1, the legal **Parking Space** for the **Additional Residential Dwelling Unit** shall be located in front of the **Additional Residential Dwelling Unit** and within 6 metres of the **Street Line**.

5.1.3.2.49.2.6 Parking in Residential **Zones**
Despite Section 4.13.7.2, two **Driveways (Residential)** shall be permitted.

5.1.3.2.49.2.7 Maximum **Driveway (Residential)** Width
(amended by (2020)-20555)
The **Driveway (Residential)** located in front of the **Additional Residential Dwelling Unit** shall have a maximum width of 3.0 metres.

5.1.3.2.49.2.8 deleted by (2020)-20555

5.1.3.2.49.3 Holding Provision
(deleted by (2020)-20555)