

## 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:

### 5.1.3.4 Restricted Defined R.1D Areas – Specialized R.1D **Zones**

#### **5.1.3.4.1 R.1D-1**

Deleted by **By-law** (1998)-15658.

#### **5.1.3.4.2 R.1D-2**

As shown on Defined Area Map Number 29 of Schedule “A” of this **By-law**.

##### 5.1.3.4.2.1 Permitted **Uses**

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

##### 5.1.3.4.2.2 Regulations

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

5.1.3.4.2.2.1 Added by 15692, Deleted by **By-law** (2007)-18235

##### 5.1.3.4.2.2.2 Location of Legal Off-Street **Parking Spaces**

Notwithstanding Sections 4 and 5.1.2 of this **By-law**, the legal off-Street **Parking Spaces** shall be located to the rear of the **Setback Line** and a minimum distance of 6 metres from the **Street Line**.

##### 5.1.3.4.2.2.3 Minimum **Exterior Side Yard**

Despite Section 4.28, the minimum **Exterior Side Yard** shall be 4.5 metres.

#### **5.1.3.4.3 R.1D-3**

(added/amended by 15006 and 16170)

As shown on Defined Area Map Numbers 42 and 56 of Schedule “A” of this **By-law**.

##### 5.1.3.4.3.1 Permitted **Uses**

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

5.1.3.4.3.2 Regulations

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

5.1.3.4.3.2.1 Minimum **Front Yard**

(added/amended by 15692)

- i) From Starwood Drive – 7.5 metres from the **Street Line**;
- ii) From all other Streets – 6 metres from the **Street Line**.

5.1.3.4.3.2.2 Minimum **Exterior Side Yard**

4.5 metres.

5.1.3.4.3.2.3 Location of Legal Off-Street **Parking Space**

Notwithstanding Sections 4 and 5.1.2 of this By-law, the legal off-street **Parking Space** shall be located to the rear of the **Setback Line** and a minimum distance of 6 metres from the **Street Line**.

**5.1.3.4.4 R.1D-4**

(added/amended by 14937 and 15378)

As shown on Defined Area Map Number 36 of Schedule "A" of **By-law** Number (1995)-14864, as amended.

5.1.3.4.4.1 Permitted **Uses**

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

5.1.3.4.4.2 Regulations

Subject to the regulations of Section 5.1.2 of Zoning **By-law** (1995)-14864, as amended, with the following additions and exceptions:

5.1.3.4.4.2.1 Minimum **Lot Area**

230 m<sup>2</sup>.

5.1.3.4.4.2.2 Minimum **Side Yard**

0.6 metres, except where **Dwellings** do not have a **Garage** or **Carport** attached to or forming part of the main Dwelling, then one **Side Yard** shall have a minimum dimension of 3 metres to a distance of 11 metres to the **Street Line**.

5.1.3.4.4.2.3 Minimum **Front Yard**

Notwithstanding Section 5.1.2.7 of Zoning **By-law** (1995)-14864, as amended, the minimum **Front Yard** shall be 5.5 metres to the front of any **Garage** or 5.5 metres to the legal off-street **Parking Space**.

5.1.3.4.4.2.4 **Parking Space** Dimensions

Despite Section 4.13.3.2.2 of Zoning **By-law** (1995)-14864, as amended, **Parking Spaces** shall be a minimum of 3 metres by 5.5 metres.

**5.1.3.4.5 R.1D-5**

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

**5.1.3.4.6 R.1D-6**

(added/amended by 15170)

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

5.1.3.4.6.1 Permitted **Uses**

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

5.1.3.4.6.2 Regulations

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

5.1.3.4.6.2.1 Minimum **Front Yard**

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

5.1.3.4.6.2.2 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.

**5.1.3.4.7 R.1D-7**

(added/amended by 15190 and 16170)

As shown on Defined Area Map Numbers 29 and 42 of Schedule "A" of this **By-law**.

5.1.3.4.7.1 Permitted **Uses**

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

5.1.3.4.7.2 Regulations

In accordance with the provisions of Section 5.1.3.4.2.2 of **By-law** Number (1995)-14864, as amended, with the following addition:

5.1.3.4.7.2.1 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.

**5.1.3.4.8 R.1D-8**

Deleted by By-law (2003)-17187

**5.1.3.4.9 R.1D-9**

(added/amended by 15341)

Mitchell Farm Phase 2

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

5.1.3.4.9.1 Permitted **Uses**

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

5.1.3.4.9.2 Regulations

In accordance with the provisions of Section 5.1.2 with the following addition:

- 5.1.3.4.9.2.1 Minimum Separation from Railway Right-of-Way  
30 metres.

**5.1.3.4.10 R.1D-10**

(added/amended by 15868)

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

5.1.3.4.10.1 Regulations

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

5.1.3.4.10.1.1 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.

**5.1.3.4.11 R.1D-11**

(added/amended by 16170)

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

5.1.3.4.11.1 Regulations

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

5.1.3.4.11.1.1 Rear Lane Access

Where access to the property is provided from the rear lane the following regulations shall apply:

- 5.1.3.4.11.1.1.1 Minimum **Lot Frontage**  
9 metres.

- 5.1.3.4.11.1.1.2 Minimum **Front Yard**  
4.5 metres.

- 5.1.3.4.11.1.1.3 Access to Parking  
Notwithstanding Section 4.13.3.1, vehicular access shall be from the rear lane only.

- 5.1.3.4.11.1.1.4 Minimum **Rear Yard**  
12 metres, except where there is an attached **Garage** where the minimum **Rear Yard** shall be 6 metres.

- 5.1.3.4.11.1.1.5 Minimum **Landscaped Open Space**  
45 m<sup>2</sup> excluding open spaces in the **Front** and **Rear Yards**.

- 5.1.3.4.11.1.1.6 Minimum **Off-Street Parking**  
Notwithstanding Section 4.13.4.3, a minimum of 2 spaces shall be required and notwithstanding Section 4.13.2.1 the **Parking Spaces** may be located a minimum distance of 0.6 metres from the rear lane.
- 5.1.3.4.11.1.1.7 Detached **Garages**  
In accordance with Section 4.5.
- 5.1.3.4.11.1.1.8 Minimum **Exterior Side Yard**  
4.5 metres.
- 5.1.3.4.11.1.2 Abutting **Street** Access  
Where access to the property is provided from the abutting **Street**, the following regulations shall apply:
- 5.1.3.4.11.1.2.1 All regulations of the R.1D **Zone**, in accordance with Section 5.1.2 of this **By-law**, with the following exception:
- 5.1.3.4.11.1.2.1.1 Minimum **Exterior Side Yard**  
4.5 metres.
- 5.1.3.4.12 R.1D-12**  
(added/amended by 165505)  
As shown on Defined Area Map Numbers 61 and 62 of Schedule "A" of this **By-law**.
- 5.1.3.4.12.1 Permitted **Uses**  
In accordance with the **Uses** permitted by Section 5.1.1
- 5.1.3.4.12.2 Regulations  
In accordance with the provisions of Section 5.1.2 of this **By-law** with the following exception:
- 5.1.3.4.12.2.1 Minimum **Exterior Side Yard**  
4.5 metres
- 5.1.2.4.12.2.2 Minimum **Side Yard**
- a) For interior **Lots** with frontages of 9 metres to less than 12 metres – in accordance with the R.1D regulations.
  - b) For interior **Lots** with frontages of 12 metres to less than 15 metres – in accordance with the R.1C regulations.
  - c) For interior **Lots** 15 metres or more – in accordance with the R.1B regulations.
  - d) For **Corner Lots** with frontages less than 17 metres – 0.6 metres.
  - e) For **Corner Lots** with frontages greater than or equal to 17 metres – 1.2 metres.
- 5.1.3.4.13 R.1D-13**  
(added/amended by 16944 and 16945)  
As shown on Defined Area Map Numbers 77 and 78 of Schedule "A" of this **By-law**.

#### 5.1.3.4.13.1 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:

##### 5.1.3.4.13.1.1 Minimum **Exterior Side Yard**

4.5 metres.

##### 5.1.3.4.13.1.2 Minimum **Side Yard**

- a) For interior **Lots** with frontages of 9 metres to less than 12 metres – in accordance with R.1D regulations
- b) For interior **Lots** with frontages of 12 metres to less than 15 metres – in accordance with R.1C regulations
- c) For interior **Lots** with frontages of 15 metres or more – in accordance with R.1B regulations

##### 5.1.3.4.13.1.3 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**.

##### 5.1.3.4.13.1.4 **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**.

#### **5.1.3.4.14 R.1D-14**

(added/amended by 16944 and 16945)

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

#### 5.1.3.4.14.1 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:

##### 5.1.3.4.14.1.1 Minimum **Exterior Side Yard**

4.5 metres.

##### 5.1.3.4.14.1.2 Minimum **Side Yard**

- a) For interior **Lots** with frontages of 9 metres to less than 12 metres – in accordance with R.1D regulations
- b) For interior **Lots** with frontages of 12 metres to less than 15 metres – in accordance with R.1C regulations.
- c) For interior **Lots** with frontages of 15 metres or more – in accordance with R.1B regulations.

##### 5.1.3.4.14.1.3 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**.

5.1.3.4.14.1.4 **Garages**

The maximum distance between the main front wall of the dwelling and/or **Porch** and the **Garage** shall not exceed 1.5 metres.

**5.1.3.4.15 R.1D-15**

(added/amended by 16944)

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

5.1.3.4.15.1 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:

5.1.3.4.15.1.1 Minimum **Exterior Side Yard**

4.5 metres.

5.1.3.4.15.1.2 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**.

5.1.3.4.15.1.3 **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**.

**5.1.3.4.16 R.1D-16**

(added/amended by 17005)

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

5.1.3.4.16.1 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:

5.1.3.4.16.1.1 Minimum **Lot Frontage**

11 metres.

5.1.3.4.16.1.2 Minimum **Front** and **Exterior Side Yard**

- a) 4.5 metres for the **Residential Dwelling Unit** or the wall of a **Garage** with no vehicle access.
- b) 6.0 metres for the wall of a Garage with vehicle access.

5.1.3.4.16.1.3 Window Locations

With the exception of **Basement** windows, windows facing onto a **Side Yard** are prohibited beyond a distance of 13.8 metres behind the **Front Lot Line**, except that opaque glass windows or windows higher than 1.8 metres above finished floor level shall be permitted.

5.1.3.4.16.1.4 Minimum **Rear Yard Amenity Area**

90 square metres.

#### **5.1.3.4.17 R.1D-17**

(added/amended by 17005)

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

##### 5.1.3.4.17.1 Permitted Uses

In accordance with the **Uses** permitted by Section 5.1.1 of this **By-law**, with the following additional **Use**:

- **Garden Suite**

##### 5.1.3.4.17.2 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:

###### 5.1.3.4.17.2.1 Minimum **Lot Area**

500 square metres

###### 5.1.3.4.17.2.2 Minimum **Lot Frontage**

11 metres

###### 5.1.3.4.17.2.3 Minimum **Side Yard**

1.2 metres

###### 5.1.3.4.17.2.4 Minimum **Rear Yard Amenity Area**

82 square metres

###### 5.1.3.4.17.2.5 Maximum Floor Area of **Garden Suite**

60 square metres

###### 5.1.3.4.17.2.6 Maximum Number of Bedrooms in **Garden Suite**

1 bedroom

###### 5.1.3.4.17.2.7 Maximum **Building Height** of **Garden Suite**

1 storey

###### 5.1.3.4.17.2.8 Minimum **Side Yard** for **Garden Suite**

1.2 metres

###### 5.1.3.4.17.2.9 Minimum **Rear Yard** for **Garden Suite**

7.5 metres

#### **5.1.3.4.18 R.1D-18**

(added/amended by 17005)

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

##### 5.1.3.4.18.1 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:



5.1.3.4.18.1.1 **Driveway Access**  
Despite Section 4.13.7.2(ii), a maximum of 2 **Driveway** accesses shall be permitted per **Lot** with a maximum width of each **Driveway** of 7.5 metres.

5.1.3.4.18.1.2 Minimum **Front** and **Exterior Side Yard**  
a) 4.5 metres for the **Residential Dwelling Unit** or the wall of a **Garage** with no **Vehicle** access.  
b) 6.0 metres for the wall of a **Garage** with **Vehicle** access.

5.1.3.4.18.1.3 Minimum **Rear Yard Amenity Area**  
67 square metres.

#### **5.1.3.4.19 R.1D-19**

(added/amended by 17005)

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

5.1.3.4.19.1 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:

5.1.3.4.19.1.1 Minimum **Lot Frontage**  
12 metres

5.1.3.4.19.1.2 Minimum **Rear Yard Amenity Area**  
90 square metres

5.1.3.4.19.1.3 Minimum **Rear Yard**  
1.2 metres

5.1.3.4.19.1.4 Minimum **Front** and **Exterior Side Yard**  
a) 4.5 metres for the **Residential Dwelling Unit** or the wall of a **Garage** with no **Vehicle** access.  
b) 6.0 metres for the wall of a **Garage** with **Vehicle** access.

5.1.3.4.19.1.5 Minimum **Side Yard**  
1.2 metres

5.1.3.4.19.1.6 Windows Locations  
With the exception of **Basement** windows, windows facing onto a **Side Yard** are prohibited beyond a distance of 13.8 metres behind the front **Lot Line**, except that opaque windows or windows higher than 1.8 metres above finished floor level shall be permitted.

#### **5.1.3.4.20 R.1D-20**

(added/amended by 17186)

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

5.1.3.4.20.1 Regulations

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

#### 5.1.3.4.20.1.1 Regulations for Interior **Lots**

##### Minimum **Front Yard**

- The minimum **Front Yard** shall be 4.5 metres (for **Dwelling**) and 6 metres (for **Garage**) and in accordance with Sections 4.6 and 5.1.2.3.

##### Minimum **Side Yard**

- Where an attached **Garage** or **Carport** is provided, one **Side Yard** shall have a minimum dimension of 0.6 metres and the other **Side Yard** shall have a minimum dimension of 1.2 metres.
- Where an attached **Garage** or **Carport** is not provided, the **Side Yard** shall comply with Row 7, Table 5.1.2.

#### 5.1.3.4.20.1.2 Regulations for **Corner Lots**

##### **Minimum Front Yard** and **Exterior Side Yard** for **Corner Lots**

- The minimum **Front Yard** and **Exterior Side Yard** shall be 4.5 metres (for **Dwelling**) and 6 metres (for **Garage**) and in accordance with Sections 4.6 and 5.1.2.3.
- Despite the reference to Defined Area Map 66, the general sight line requirements outlined in Section 4.6.2 shall apply for all **Corner Lots**.

##### Minimum Interior **Side Yard** for **Corner Lots**

- Where an attached **Garage** or **Carport** is provided, the interior **Side Yard** shall be permitted to have a minimum dimension of 0.6 metres.
- Where an attached **Garage** or **Carport** is not provided, the **Side Yard** shall comply with Row 7, Table 5.1.2.

#### **5.1.3.4.21 R.1D-21**

(added/amended by 17595)

As shown on Defined Area Map Number 56 of Schedule "A" of this **By-law**.

#### 5.1.3.4.21.1 Regulations

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

##### 5.1.3.4.21.1.1 Minimum **Lot Frontage**

- The minimum **Lot Frontage** for interior **Lots** shall be 9.5 metres
- For interior **Lots** with frontages of 9.5 metres to less than 12 metres – in accordance with R.1D regulations
- For interior **Lots** with frontages of 12 metres to less than 14.99 metres – in accordance with R.1C regulations
- For interior **Lots** with frontages of 15 metres or more – in accordance with R.1B regulations.

**5.1.3.4.22 R.1D-22**

(added/amended by 17869)

As shown on Defined Area Map Number 56 of Schedule "A" of this **By-law**.

5.1.3.4.22.1 Permitted **Uses**

In accordance with the provisions of Section 5.1.1 of this **By-law**.

5.1.3.4.22.2 Regulations

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

5.1.3.4.22.2.1 Maximum **Building Height**

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

**5.1.3.4.42 R.1D-42**

(added/amended by 18721)

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

5.1.3.4.42.1 Regulations

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

5.1.3.4.42.1.1 Minimum **Lot Area**

269 square metres

**5.1.3.4.43 R.1D-43**

(added/amended by 19475)

1023 Victoria Road South

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

5.1.3.4.43.1 Permitted **Uses**

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

5.1.3.4.43.2 Regulations

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

5.1.3.4.43.2.1 Minimum **Front Yard**

Despite Table 5.1.2, Row 6, the minimum **Front Yard** shall be 4.5m for **Habitable Floor Space** and 6m to the front wall of a **Garage**.

**5.1.3.4.44 R.1D-44**

(added/amended by 19569)

51-65 Inkerman Street

As shown on Defined Area Map Number 15 of Schedule "A" of this **By-law**.

5.1.3.4.44.1 Permitted **Uses**

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

#### 5.1.3.4.44.2 Regulations

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

##### 5.1.3.4.44.2.1 Minimum **Lot Frontage**

Despite Table 5.1.2, Row 4, and Section 5.1.2.6 the minimum **Lot Frontage** shall be 10 metres.

##### 5.1.3.4.44.2.2 Minimum **Front Yard**

Despite Table 5.1.2, Row 6, and Subsection 5.1.2.7 i) the minimum **Front Yard** shall be 4.5 metres for **Habitable Floor Space** and a minimum of 6 metres to the front wall of the **Garage** or **Carport**.

#### **5.1.3.4.45 R.1D-45**

(added/amended by 19680)  
1159 Victoria Road South

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

##### 5.1.3.4.45.1 Permitted **Uses**

In accordance with Section 5.1.1 of the **By-law**.

#### 5.1.3.4.45.2 Regulations

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

##### 5.1.3.4.45.2.1 Minimum **Lot Area**

Despite Row 3, 270m<sup>2</sup>

##### 5.1.3.4.45.2.2 Minimum **Front Yard**

Despite Row 6, 6m to an attached **Garage** or **Carport** and 4.5m in all other cases and including Section 4.6 and 5.1.2.3 of the **By-law**.

##### 5.1.3.4.45.2.3 Minimum **Exterior Side Yard**

Despite Row 6a, 2.4m and including Section 4.6 and 5.1.2.3 of the **By-law**.

##### 5.1.3.4.45.2.4 Minimum **Driveway (Residential)** Width

(added/amended by 19691)

Despite Section 4.13.7.2.1, for **Lots** that are 12 metres wide or greater, a **Driveway (Residential)** shall be permitted to be a maximum of 6 metres in width.

#### **5.1.3.4.46 R.1D-46**

(added/amended by 19833)  
170 to 178 Elizabeth Street

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

##### 5.1.3.4.46.1 Permitted **Uses**

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

5.1.3.4.46.2 Regulations

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

5.1.3.4.46.2.1 Minimum **Side Yard**

Despite Table 5.1.2, Row 7, and Sections 5.1.2.1 and 5.1.2.2, the minimum easterly **Side Yard** for 172 Elizabeth Street shall be a minimum of 2.0 metres and the minimum westerly **Side Yard** for 174 Elizabeth Street shall be a minimum of 2.0 metres.

5.1.3.4.46.2.2 **Fences**

Despite table 5.1.2, Row 10, and Section 4.20, **Fences** shall not be located in the **Side Yard** between dwellings.

**5.1.3.4.47 R.1D-47**

(added/amended by 19833)

As shown on Defined Area Map Number 57 of Schedule "A" of this **By-law**.

5.1.3.4.47.1 Permitted **Uses**

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

5.1.3.4.47.2 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:

5.1.3.4.47.2.1 Minimum **Front Yard Setback**

4.5 metres for **Habitable Floor Space** and 6 metres to the front wall of a **Garage** and in accordance with Sections 4.6 and 5.1.2.3.

**5.1.3.4.48 R.1D-48**

(added/amended by 20002)

635 Woodlawn Road East

As shown on Defined Area Map Number 49 of Schedule "A" of this **By-law**.

5.1.3.4.48.1 Permitted **Uses**

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

5.1.3.4.48.2 Regulations

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

5.1.3.4.48.2.1 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**.

5.1.3.4.48.2.2 **Driveway Width**  
A Lot with a **Lot Frontage** of 11 metres or greater shall have a maximum width of 6 metres.

5.1.3.4.48.2.3 **Minimum Side Yard**  
Where a rear yard catch basin and storm lateral is located, the minimum **Side Yard** shall be 1.5 metres for that **Side Yard** and the other **Side Yard** shall be a minimum of 0.6 metres. The adjacent **Lot** shall also have a minimum **Side Yard** of 1.5 metres where it abuts a **Side Yard** containing a storm lateral, so as to provide a combined minimum total of 3.0 metres.

**5.1.3.4.49 R.1D-49**  
(added/amended by 20002)  
635 Woodlawn Road East  
As shown on Defined Area Map Number 49 of Schedule "A" of this **By-law**.

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

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

5.1.3.4.49.2.1 **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**.

5.1.3.4.49.2.2 **Driveway Width**  
A Lot with a **Lot Frontage** of 11 metres or greater shall have a maximum **Driveway** width of 6 metres.

**5.1.3.4.50 R.1D-50**  
(added/amended by 20034)  
As shown on Defined Area Map Number 29 of Schedule "A" of this **By-law**.

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

5.1.3.4.50.2 **Regulations**  
In accordance with Section 5.1.2 and Table 5.1.2 (Residential Single Detached) **Zone** regulations of **By-law** Number (1995)-14834, as amended, with the following additions and exceptions:

5.1.3.4.50.2.1 **Minimum Front Yard**  
The minimum **Front Yard** shall be 4.5 metres to **Habitable Floor Space** and 6 metres to the front wall of the **Garage**.

5.1.3.4.50.2.2 **Driveway** Width  
A **Lot** with a **Lot Frontage** of 11 metres or greater shall have a maximum **Driveway** width of 6 metres.

5.1.3.4.50.2.3 Minimum **Side Yard**  
Where a rear yard catch basin and storm lateral is located, the minimum Side Yard shall be 1.5 metres for that **Side Yard** and the other **Side Yard** shall be a minimum of 0.6 metres. The adjacent **Lot** shall also have a minimum **Side Yard** of 1.5 metres where it abuts a **Side Yard** containing a storm lateral, so as to provide a combined minimum total of 3.0 metres.

**5.1.3.4.51 R.1D-51**

(added/amended by 20234)

1 and 15 Stevenson Street North, 8 William St

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

5.1.3.4.51.1 Permitted **Uses**

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

5.1.3.4.51.2 Regulations

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

5.1.3.4.51.2.1 **Fences**

Despite Table 5.1.2, Row 10, and Section 4.20, **Fences** shall not be located in the side yard between dwellings.

5.1.3.4.51.2.2 Definition of a **Lot**

In addition to the definition of a **Lot** in Section 3 of **By-law** (1995)-14864 as amended, that for the purposes of this **Zone**, a condominium unit shall be considered a **Lot**.

**5.1.3.4.52 R.1D-52**

(added/amended by 20418)

19-59 Lowes Road West

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

5.1.3.4.52.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 5.1.1 of this **By-law**.

5.1.3.4.52.2 Regulations

In accordance with the provisions of Section 4 (General Provisions), Section 5.1.2 and Table 5.1.2 (Single detached Dwellings) of the **By-law**, with the following exceptions and additions:

5.1.3.4.52.2.1 Definition of **Street**

In addition to the definition of **Street** in Section 3 of the **By-law**, that for the purposes of the R.1D-52 **Zone**, a **Street** shall also include a private road within the common elements of an approved draft plan of

condominium or registered plan of condominium provided that road has access to a public highway.

5.1.3.4.52.2.2 Definition of a **Lot**

In addition to the definition of a **Lot** in Section 3 of the **By-law**, that for the purpose of this **Zone**, a vacant land condominium unit within an approved draft plan of condominium or registered plan of condominium shall be considered a **Lot**.

5.1.3.4.52.2.3 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.

**5.1.3.4.53 R.1D-53**

(added by (2022)-20676)

9 Omar Street

As shown on Defined Area Map Number 15 of Schedule "A" of this **By-law**.

5.1.3.4.53.1 Permitted **Uses**

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

5.1.3.4.53.2 Regulations

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

5.1.3.4.53.2.1 Maximum **Driveway** Width

Despite Section 4.13.7.2.1, the maximum **Driveway** Width shall be 6 metres.

5.1.3.4.53.2.2 Minimum **Side Yard Setback**

Despite Table 5.1.2, Row 7, the minimum **Side Yard Setback** shall be 1.5m.

**5.1.3.4.54 R.1D-54**

(added by (2022)-20676)

7 Omar Street and 19 Alma Street North

As shown on Defined Area Map Number 15 of Schedule "A" of this **By-law**.

5.1.3.4.54.1 Permitted **Uses**

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

5.1.3.4.54.2 Regulations

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

5.1.3.4.54.2.1 Maximum **Driveway** Width

Despite Section 4.13.7.2.1, the maximum **Driveway** width shall be 6 metres.



5.1.3.4.54.2.2 Railway **Setback**

No **Building** shall be located closer than 30 metres from the main line of the railway.