

SECTION 8: RESIDENTIAL FIRST DENSITY R1B ZONE

8.1 Permitted Uses

The following uses are permitted in a Residential Density R1B Zone:

- (1) single detached dwelling;
- (2) a home occupation, in accordance with the provisions of Section 6.21;
- (3) a group home, in accordance with the provisions of Section 6.24;
- (4) accessory buildings and structures to the foregoing permitted uses and in accordance with the provisions of Section 6.25.

8.2 Zone Provisions

No person shall use any land or erect or use any building or structure in a Residential Density R1B Zone, except in accordance with Section 6 General Provisions and with the following:

- (a) Minimum Lot Area (square metres) 460
- (b) Minimum Lot Frontage (metres) 15.0
- (c) Front Yard Setback (metres) 7.5
- (d) Rear Yard Setback (metres) 7.5
- (e) Interior Side Yard Setback (metres) 1.2 *

* except

- (i) where there is one storey containing no habitable rooms 0.9 metres shall be provided, and
- (ii) where there is no attached garage or carport 3.0 metres shall be provided on one side.

- (f) Exterior Side Yard Setback (metres) 4.5 *

* except

- (i) for those lots located within Registered Plan M-42, the exterior side yard shall be as lawfully established or 4.5 metres, whichever is lesser.

- (g) Maximum Lot Coverage (percent of lot area) 35
- (h) Maximum Building Height (metres) 11

