

7.2 Residential Type 1A (18 Metre) Zone (R1A)

7.2.1 Permitted Uses

The following uses are permitted in an R1A Zone:

- .1 Single-detached dwellings.
- .2 Bed and breakfast establishments.
- .3 Day nurseries.
- .4 Home occupations.
- .5 Mini-group homes.
- .6 Accessory uses, buildings, and structures.
- .7 Uses permitted in Section 6.1.

7.2.2 Regulations

Any use, building, or structure in a R1A Zone shall be established in accordance with the following:

Amended by
Bylaw No.
34-93

- .1 Single-Detached Dwellings
 - .1 Lot Area (minimum) 550.0 m²
 - .2 Lot Width (minimum) 18.0 m
 - .3 Lot Coverage (maximum) 35%
 - .4 Building Height (maximum) 10.0 m
 - .5 Front Yard (minimum)
 - .1 6.0 m or the Established Front Building Line, whichever is the lesser.
 - .6 Rear Yard (minimum) 7.5 m
 - .7 Side Yard (minimum)
 - .1 Interior 3.0 m on one side and 1.0 m on the other side.

Where an integral garage or integral carport is provided, the minimum interior side yard shall be 1.0 m each side
 - .2 Exterior 3.0 m
 - .8 Gross Floor Area (minimum) 110.0 m²
 - .9 Parking in accordance with Section 6.18

- .10 Setback from Rail Lines in accordance with Section 6.30

- .2 Bed and Breakfast Establishments
 - .1 In accordance with Section 6.16.

- .3 Day Nurseries
 - .1 In accordance with Section 6.8.

- .4 Home Occupations
 - .1 In accordance with Section 6.17.

- .5 Mini-Group Homes
 - .1 In accordance with Section 6.15.

- .6 Accessory Uses, Buildings, and Structures
 - .1 In accordance with Section 6.3.

- .7 Uses Permitted in Section 6.1.
 - .1 In accordance with Section 6.1.

7.2.3

Exceptions

The following Zones apply to specific lands within an R1A Zone.

.1 Golf Road (R1A-1)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-1 Zone may be used for all of the uses permitted in the R1A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-1 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Lot numbers refer to lots in Registered Plan No. 1689.

- .2 Lot Area (minimum) 1500.0 m²

- .3 Lot Width (minimum) 30.0 m

- .4 Front Yard (minimum)
 - .1 Lots 20 - 24 inclusive 9.0 m
 - .2 All other lots 15.0 m

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Bylaw No.
130-94

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| .5 | Rear Yard (minimum) | |
| .1 | Lots 1-4, 19-23, 27-30
inclusive | 23.0 m |
| .2 | Lots 31-44 inclusive
and Lot 63 | 50.0 m |
| .3 | All other lots | 9.0 m |
| .6 | Side Yard (minimum) | |
| .1 | Interior | 3.0 m |
| .2 | Exterior | 6.0 m |

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.2 Ava Road Area (R1A-2)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-2 Zone may be used for all of the uses permitted in the R1A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-2 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

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| .1 | Lot Area (minimum) | 745.0 m ² |
| .2 | Lot Width (minimum) | 24.5 m |

That all the provisions of the R1A Zone in Section 7.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.3 70 Paris Road (R1A-3)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-3 Zone may be used for all of the uses permitted in the R1A Zone, plus the following use:

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| .1 | A veterinary clinic. |
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Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-3 Zone use any lot, or erect, alter or use any building or structure for a veterinary clinic, except in accordance with the following provisions:

.1 In accordance with Section 9.8.2.

That all the provisions of the R1A Zone in Section 7.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.4 388 St. Paul Avenue (R1A-4)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-4 Zone may be used for all of the uses permitted in the R1A Zone, plus the following use:

.1 A medical clinic.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-4 Zone use any lot, or erect, alter or use any building or structure for a medical clinic, except in accordance with the following provisions:

.1 In accordance with Section 9.8.2.

That all the provisions of the R1A Zone in Section 7.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
1-92

.5 484 West Street (R1A-5)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-5 Zone may be used for all of the uses permitted in the R1A Zone, plus the following use:

.1 A general office on the ground floor and four dwelling units.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-5 Zone use any lot, or erect, alter or use any building or structure for a use permitted in Section 7.2.3.5.1., except in accordance with the following provisions:

.1 In accordance with Section 9.3.2

That all the provisions of the R1A Zone in Section 7.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.6 98 Paris Road (R1A-6)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-6 Zone may be used for all of the uses permitted in the R1A Zone, plus the following use:

- .1 A shopping centre.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-6 Zone use any lot, or erect, alter or use any building or structure for a shopping centre, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the R1A Zone in Section 7.2.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
25-91

.7 226 Paris Road (R1A-7)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-7 Zone may be used for all of the uses permitted in the R1A Zone, plus the following use:

- .1 A general office.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-7 Zone use any lot, or erect, alter or use any building or structure for a general office, except in accordance with the following provisions:

- .1 To the development standards that existed at the date of passing of this Bylaw.

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
25-91

.8 2 Seneca Crescent (R1A-8)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-8 Zone may be used for all of the uses permitted in the R1A Zone, plus the following uses:

- .1 Specialty retail store.
- .2 Service or repair shop.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-8 Zone use any lot, or erect, alter or use any

building or structure for a specialty retail store or service or repair shop except in accordance with the following provisions:

- .1 To the development standards that existed at the date of the passing of this Bylaw.

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
131-91& 89-96

.9 DELETED

Amended by
Bylaw No.
143-94

.10 111 Gillin Road (R1A-10)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-10 Zone may be used for all of the uses permitted in the R1A Zone plus the following uses:

- .1 A group home accommodating a maximum of six (6) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-10 Zone use any lot, or erect, alter, or use any building or structure for a group home, except in accordance with the following provisions:

- .1 Interior side yard (minimum): 1.3m
- .2 Three off-street parking spaces associated with a group home may be located within the required front yard in a private driveway.

That all provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
85-95

.11 Colborne Street East & Johnson Road (R1A-11)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-11 Zone may be used for all of the uses permitted in the R1A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-11 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Gross Floor Area (minimum) 76.0 m²

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
138-95

.12 21 Kerr-Shaver Terrace (R1A-12)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-12 Zone may be used for all of the uses permitted in the R1A Zone plus the following use:

- .1 A group home accommodating a maximum of six (6) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-12 Zone use any lot, or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

- .1 In accordance with Section 6.15
- .2 Four off-street parking spaces associated with a group home may be located within the required front yard in a private driveway.

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
119-98

.13 100-102 Paris Road (R1A-13)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-13 Zone may be used for all of the uses permitted in the R1A Zone, plus the following:

- .1 A group home accommodating a maximum of seven (7) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-13 Zone use any lot, or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

- .1 In accordance with Section 6.15

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent

with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
145-98

.14 95 Tollgate Road (R1A-14)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-14 Zone may be used for all of the uses permitted in the R1A Zone, plus the following:

- .1 A group home accommodating a maximum of seven (7) residents (exclusive of staff).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A Zone use any lot, or erect, alter or use any building or structure for a group home except in accordance with the following provisions:

- .1 In accordance with Section 6.15

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
138-99

.15 Southeast Corner of Summerhayes Crescent and Powerline Road (R1A-15)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-15 Zone may be used for all of the uses permitted in the R1A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-15 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provision:

- .1 Notwithstanding Section 6.27, a use, building or structure may be established in the R1A-15 Zone with private sanitary sewage disposal facilities that have been approved by the City and relevant agencies.

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
84-2001

.16 24 Riva Ridge (R1A-16)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-16 Zone may be used for all of the uses permitted in the R1A Zone, plus the following:

- .1 A mini-group home accommodating a maximum of five (5) residents (exclusive of staff)

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-16 Zone use any lot, or erect, alter or use any building or structure for a mini-group home except in accordance with the following provisions:

- .1 A mini-group home accommodating the maximum of five (5) residents shall not provide temporary respite care or over-night accommodation to any additional individuals.
- .2 Two off-street parking spaces may be located within the required minimum front yard, and two off-street parking spaces may be located within an attached garage.

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
45-2004

.17 Southwest Corner of Queensway Drive and St. George Street (R1A-17)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-17 Zone may be used for all of the uses permitted in the R1A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-17 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 For the purposes of this Bylaw, the front lot line shall be deemed to be along Queensway Drive.

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
45-2004

.18 Southeast Corner of Queensway Drive and Franklin Street (R1A-18)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1A-18 Zone may be used for all of the uses permitted in the R1A Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1A-18 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 For the purposes of this Bylaw, the front lot line shall be deemed to be along Franklin Street.
- .2 Exterior Side Yard (minimum) 6.0m

That all the provisions of the R1A Zone in Section 7.2.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
85-2019

.19 Northern Portion of 4 Willow Drive (R1A-19)

Notwithstanding any provision of this By-law to the contrary, no person shall within the R1A-19 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Lot Area (minimum) 517 m²
- .2 Rear Yard (minimum) 2.75 m
- .3 Interior Side Yard (minimum) 4.86 m

That all the provisions of the R1A Zone in Section 7.2 of this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
85-2019

.20 Southern Portion of 4 Willow Drive and Southeastern Portion of 36 Fairview Drive (R1A-20)

Notwithstanding any provision of this By-law to the contrary, no person shall within the R1A-20 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Lot Area (minimum) 440 m²
- .2 Lot Width (minimum) 14.5 m

That all the provisions of the R1A Zone in Section 7.2 of this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.