

## SECTION 12 – RESIDENTIAL ZONE 1 (R1)

### 12.1 Permitted Uses

- (a) A single-detached dwelling;
- (b) A home occupation in accordance with Section 3;
- (c) A bed and breakfast establishment in accordance with Section 3;
- (d) A group home dwelling;
- (e) A public park;
- (f) Uses, buildings and structures accessory to the permitted uses.

### 12.2 Zone Regulations (revised by By-law No. 209-2002)

#### 12.2.1 Lot Area (minimum):

- (a) Interior lot: 460 m<sup>2</sup>
- (b) Corner lot: 560 m<sup>2</sup>

#### 12.2.2 Lot Frontage (minimum):

- (a) Interior lot 15 m
- (b) Corner lot 18 m

#### 12.2.3 Front Yard (minimum) 7.5 m

(Amended by By-law 201-2025)

#### 12.2.4 Interior Side Yard Width (minimum): 1.7 m

(Amended by By-law 201-2025)

#### 12.2.5 Exterior Side Yard Width (minimum) 4.2 m

#### 12.2.6 Rear Yard Width (minimum) 7.5 m

(Amended by By-law 201-2025)

#### 12.2.7 Lot Coverage for all Dwellings and Accessory Buildings/Structures (maximum): 45 %

#### 12.2.8 Building Height (maximum) 10 m

#### 12.2.9 Landscaped Open Space (min.) 30 %

#### 12.2.10 Ground Floor Area (minimum):

- 1 or 1 ½ storey dwelling 80 m<sup>2</sup>
- 2 or 2 ½ storey dwelling 65 m<sup>2</sup>

**12.3 Lots Not Serviced with Sanitary Sewers**

Notwithstanding Section 12.2.1, existing residential uses not serviced with sanitary sewers shall maintain a minimum lot area sufficient to accommodate a septic system approved by the appropriate authority, as well as the dwelling and accessory buildings, and such lot area shall not be less than 1,000 m<sup>2</sup>.

**12.4 Group Home Dwellings**

A group home in accordance with Section 3.43.7 is permitted in a single-detached dwelling provided the minimum separation distance between group homes is 200 m.

**12.5.1 R1-1** (added by By-law No. 217- 1999)

- (a) Location; Lot 237, registered Plan no. 363, Milverton Ward
- (b) Notwithstanding the provisions of section 12.2.4 to the contrary, the minimum side yard along the southerly side lot line of the property in the "R1-1" zone and shown on Key Map No. 12 of Schedule "A" to By-law No. 30-1999 (also shown on schedule "A" to By-law no. 217-1999) for an attached garage shall be 0.99 m. The attached garage must have door accesses from both the west and east sides sufficient to permit vehicle access to the rear yard of the subject property.
- (c) All other provisions of By-law No. 30-1999, as amended, shall apply.

**12.5.2.1 R1-2** (added by By-law 203-2012)

- (a) Location: Lot 227, Registered Plan 363, Milverton Ward
- (b) Notwithstanding any provisions of By-law No. 30-1999 to the contrary, an addition to the existing residence with an exterior side yard setback of 2.5 m shall be permitted on the land in the "R1-2" zone as shown on Key Map 12 of Schedule "A" to By-law No. 30-1999 (also shown on Schedule "A" to By-law No. 203-2012).
- (c) All other provisions of this By-law, as amended, shall apply.

**12.5.3 R1-3** (added by By-law No. 204-2016) (Registered Plan No. 44M-53, Windale Estates Subdivision, Milverton Ward)

- (a) Location: Lots 1-126 Draft Plan No. PE-14-01, Milverton Ward;
- (b) Notwithstanding Section 12.2.4 of By-law No. 30-1999 to the contrary, the minimum required interior side yard shall be, where an attached garage or carport is provided, 1.2 m for a one-storey dwelling and 1.7 m for a two-storey dwelling. Where no attached garage or carport is provided, the minimum side yard on one side of the dwelling shall be 3.65 m. When determining which side yard requirement should apply, the maximum height of that part of the dwelling nearest the side lot line shall prevail.
- (c) Notwithstanding Section 12.2.5 of By-law No. 30-1999 to the contrary, the minimum required exterior side yard shall be 6.0 m

- (d) All other provisions of this By-law, as amended, shall apply.