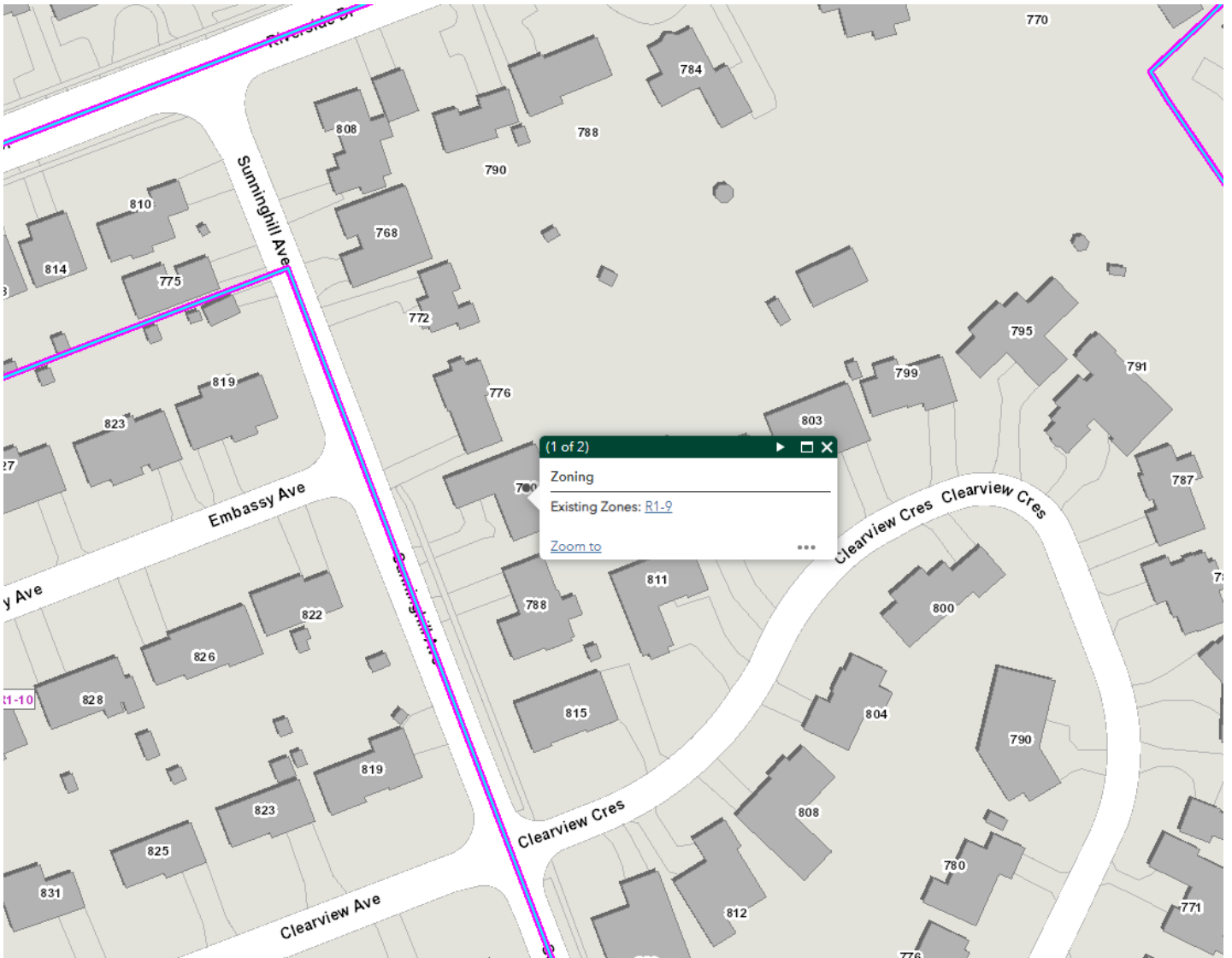


Zoning Information

780 Sunninghill Avenue London



R1-9 Residential Zone

SECTION 5 RESIDENTIAL R1 ZONE

5.1 GENERAL PURPOSE OF THE R1 ZONE

The R1 Zone is the most restrictive residential zone, and provides for and regulates single detached dwellings. The zone variations are symbolized by R1 followed by a dash and a number. There is no main Residential R1 Zone variation as the zone is restricted to only single detached dwelling units. The seventeen variations which comprise the zone are differentiated on the basis of site requirements in order to provide for a range of lot sizes and dwelling styles. Zone variations R1-1 to R1-3 deal with existing inner-City smaller lot single dwelling developments; Zone variations R1-4 to R1-9 are zones to be applied to most suburban single dwelling developments; Zone variations R1-10 and R1-11 deal with larger estate lot developments. The R1-12 Zone variation has the lowest lot area standards and is not intended to be applied to large areas; rather, it is intended to be applied to specific areas and reflect existing development on local streets. The approach allows for the supply of a range of lot sizes. The R1-13 Zone variation deals specifically with small lot single detached dwellings in suburban areas of the City. The R1-14, R1-15 and R1-16 Zone variations is intended to apply to large lots with single detached dwellings. A parking regulation (Section 4.19.6) addresses permitted garage and driveway widths. (Z.-1-051337)

The R1-14, R1-15 and R1-16 Zone variations are generally applied to existing residential lots on individual services in rural areas. The R1-17 Zone variation is typically applied to large existing lots in these rural areas. (O.M.B. File #R910387 - Appeal #9008 June 4, 1993) (Z.-1-00759) (Z.-1-051318) (Z.-1-051390) (Z.-1-202871)

5.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R1 Zone variation for any use other than the following use:

- a) A single detached dwelling.

5.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R1 Zone variation except in conformity with the regulations set out below and in Table 5.3.

1) LOT AREA AND LOT FRONTAGE

Lot Area (Minimum) and Lot Frontage (Minimum) shall be as specified by the regulations set out in Table 5.3 or as shown on a Registered Plan of Subdivision registered after May 14, 1962.

2) (Deleted by Z.-1-021025)

3) INTERIOR SIDE YARD - ZERO LOT LINE R1-1 TO R1-3 ZONES

1.6 metres (5.2 feet) plus 0.6 metres (2.0 feet) for each storey or part thereof above one storey on one side and no interior side yard shall be required on one side of a single detached dwelling if no doors, windows or other openings are provided on that side of the building; all roof drainage from the building is directed onto the site by eavestroughs and downspouts; and, the owner grants a private maintenance easement for the entire length of the property having a width of not less than the minimum side yard requirement which shall:

- a) be registered by caveat against the title of the site proposed for development and the adjacent site; and,

- b) include a 0.6 metre (1.97 feet.) eave and footing encroachment easement.
The interior side yard for zero lot line dwellings where no garage is provided is 3.2 metres (10.5 feet).
(Z.-1-00761)
- 4) INTERIOR SIDE YARD - R1-1 TO R1-5 AND R1-12 TO R1-13 VARIATION (MINIMUM)
1.2 metres (3.9 feet); except that, where no private garage is attached to the dwelling, one side yard shall be 3.0 metres (9.8 feet). (Z.-1-132234)
- 5) INTERIOR SIDE YARD - R1-6 TO R1-11 AND R1-14 TO R1-17 VARIATION (MINIMUM) (Z.-1-021025) (Z.-1-051318) (Z.-1-051390)(Z.-1-051337)(Z.-1-101938) (Z.-1-122125, OMB Order PL121003, July 22, 2013) (Z.-1-132234)
1.2 metres (3.9 feet) plus, for any portion of the side yard adjacent to a part of the building exceeding one storey in height, 0.6 metre (2.0 feet) for each storey or part thereof above one storey; except that, where no private garage is attached to the dwelling, one side yard shall be 3.0 metres (9.8 feet).
- 6) LOT AREA AND LOT FRONTAGE - R1-12 ZONE VARIATION (MINIMUM)
Subsection 4.16(3) of this By-law does not apply within this zone variation. (O.M.B. File #R 910387 - Appeal 9008 June 4, 1993)
- 7) Regulations for Low-Rise Residential Development in the Primary Transit Area
Notwithstanding the provisions of Table 5.3, the front and exterior side yard setbacks, interior side yard setbacks, building depth and garage widths within the Primary Transit Area are specified in Section 4.23 of the General Provisions.
(Z.-1-041306) (Z.-1-172575)

5.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard R1 Zone variations. If a regulation or use is not specified, the permitted uses of Section 5.2 and/or the regulations of Section 5.3 shall apply.

a) R1-1 Zone Variation

R1-1(1)

- a) Permitted Uses:
 - i) Mobile Home Park.

R1-1(2)

- a) Regulations
 - i) Floor Area Ratio /Maximum Floor Area, Gross Residential

For lots less than 400 square metres	Floor Area Ratio: Maximum 50% Maximum Floor Area: 180 square metres (1,938 square feet)
for lots between 401-500 square metres	Floor Area Ratio: Maximum 45% Maximum Floor Area: 200 square metres (2,153 square feet)

- xi) The maximum garage width (inner side of the interior garage wall to the inner side of the exterior garage wall) shall not exceed 8 m or 45% of the overall building width, whichever is greater.
- xii) Lot Coverage (Maximum) 40%
- xiii) Landscaped Open Space (Minimum) 35%
- xiv) Rear Yard Depth (Minimum) 7m (22.9ft)
- xv) Interior Side Yard (Minimum) 1.2m; except where no private garage is attached, one yard shall be 3.0m.
(Z.-1-192759 - LPAT Order PL190366 – November 23, 2020)

R1-8(9)

- a) Regulations:
 - i) Interior Side Yard Depth (Minimum): 1.2 metres; except that, where no private garage is attached to the dwelling, one side yard shall be 3.0 metres
 - ii) Lot Coverage (Maximum): 45%
(Z.-1-202820)

R1-8(10) 1345 Cranbrook Road & 1005 Longworth Road

- a) Regulations:
 - i) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch and shall not occupy more than 50% of lot frontage.
(Z.-1-223030)

i) R1-9 Zone Variation

R1-9(1)

Notwithstanding the provisions of Section 5.3 of this By-law to the contrary, any area zoned R1-9(1) on Schedule "A" to this By-law may have an exterior side yard minimum of 3.0 metres (10.0 feet) to the main building; except that in front of a garage entrance on a flanking street the exterior side yard minimum may be 6.0 metres (20.0 feet) and; that Section 4.30 shall not apply to minimum rear yard requirements.
(O.M.B. File #R910387 - Appeal #9001 June 4, 1993)

R1-9(2)

- a) Regulations
 - i) Floor Area Ratio /Maximum Floor Area, Gross Residential
 - for lots less than 400 m2
 - Floor Area Ratio: Maximum 50%
 - Maximum Floor Area: 180 square metres (1,938 square feet)
 - for lots between 401-500 m2
 - Floor Area Ratio:

- for lots between 501-700 m2
 - Maximum 45%
 - Maximum Floor Area:
200 square metres
(2,153 square feet)
 - Floor Area Ratio:
Maximum 40%
- for lots over 700 m2
 - Maximum Floor Area:
245 square metres
(2,637 square feet)
 - Floor Area Ratio:
Maximum 35%
 - Maximum Floor Area:
275 square metres
(2,960 square feet)
- ii) Rear Yard Depth (Minimum)
 - Thirty percent (30%) of the actual lot depth or as indicated on Table 5.3, whichever is greater;
- iii) Yards Where Parking Area Permitted
 - Parking in rear yards is restricted to the required rear yard depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard;
- iv) Parking Standard
 - One space per 100 square metres (1,076 square feet) of Floor Area, Gross Residential or as indicated in section 4.19.10 of this By-law, whichever is greater. (Z.-1-96413)

R1-9(3)

- a) Regulations
 - i) Floor Area Ratio/Maximum Floor Area, Gross Residential
 - for lots less than 400 m2 floor:
 - Area Ratio
Maximum 50%
 - Maximum Floor Area:
180 square metres
(1,938 square feet)
 - for lots between 401-500 m2
 - Floor Area Ratio:
Maximum 45%
 - Maximum Floor Area:
200 square metres
(2,153 square feet)
 - for lots between 501-700 m2
 - Floor Area Ratio:
Maximum 40%
 - Maximum Floor Area:
245 square metres
(2,637 square feet)

- for lots between 701-1000 m2
 - Floor Area Ratio:
Maximum 35%
 - Maximum Floor Area:
275 square metres
(2,960 square feet)
- for lots over 1000 m2
 - Floor Area Ratio:
Maximum 35%
 - Maximum Floor Area:
375 square metres
(4,037 square feet)
- b) Rear Yard Depth (Minimum):
 - Thirty percent (30%) of the actual lot depth or as indicated on Table 5.3, whichever is greater;
- c) Yards Where Parking Area Permitted
 - Parking in rear yards is restricted to the required rear depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard;
- d) Parking Standard
 - One space per 100 square metres (1076 square feet) of Floor Area, Gross Residential or as indicated in Section 4.19.10 of this By-law, whichever is greater.
(Z-1-96425)

R1-9(4)

- a) Regulations
 - i) Lot Area (Minimum):
 - 1 875 square metres
(20,182 square feet)
 - ii) Lot Frontage (Minimum):
 - 33 metres
(108.3 feet)
 - iii) Setback from Jarvis St. (Minimum):
 - 27.9 metres
(91.5 feet)
 - iv) Front Yard Setback (Minimum):
 - 6 metres
(19.7 feet)
 - v) Garage Setback (Minimum):
 - 6 metres
(19.7 feet)
 - vi) West Side Yard Setback (Minimum):
 - 1.8 metres
(5.9 feet)
 - vii) East Side Yard Setback (Minimum):
 - 12.192 metres
(40 feet)
 - viii) Rear Yard Setback (Minimum):
 - 18 metres
(59 feet)
- b) Notwithstanding the provisions of Section 4.2, to the contrary, the lands zoned R1-9(4) on Schedule AA² may be developed for one single detached dwelling on one lot; and such lot may abut the unopened road allowance of Baseline Road.
(Z.-1-00842 - Decision # 1578 - October 27, 2000)

R1-9(5)

a) Regulations:

- i) Notwithstanding the provisions of Section 4.1 of this By-law to the contrary, the minimum rear yard depth for any accessory building or structure shall be 6.0 metres (19.7 feet).
(Z.-1-01869)