

Zoning Information

134 Compton Crescent Bradford



R1-1 – Residential Zone

PART 6 RESIDENTIAL ZONES

6.1 LIST OF APPLICABLE ZONES

Residential One	R1-1, R1-2, R1-3, R1-4
Residential Two	R2-1, R2-2, R2-3
Residential Three	R3
Rural Settlement Residential	R4
Estate Residential	ER

6.2 GENERAL PROHIBITION

No *person* shall, within any Residential *Zone*, use or permit the *use* of any land, or *erect, alter*, enlarge, use or maintain any *building* or *structure* for any *use* other than as permitted in Table 6.1 and in accordance with the standards contained in Tables 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 and 6.8, the General Provisions contained in Part 4 and the Parking and Loading provisions contained in Part 5 of this By-law.

6.3 PERMITTED USES

Uses permitted in the Residential *Zones* are denoted by the symbol 'X' in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Table 6.1, below. Any number(s) following the symbol 'X', *zone* heading, or identified permitted *use*, indicates that one or more conditions apply to the *use* noted or, in some cases, to the entire *Zone*. Conditions are listed below the Permitted *Use* Table 6.1.

TABLE 6.1: PERMITTED USES

<i>Use</i>	<i>R1-1 R1-2</i>	<i>R1-3</i>	<i>R1-4</i>	<i>R2-1</i>	<i>R2-2</i>	<i>R2-3</i>	<i>R3</i>	<i>R4</i>	<i>ER</i>
<i>Bed and Breakfast</i>	X	X		X				X	
<i>Boarding or Rooming House</i>				X				X	
<i>Crisis Care Facility</i>				X				X	
<i>Custom Workshop (1)</i>	X	X	X	X				X	X
<i>Day Nursery (2)</i>	X	X	X	X	X	X	X	X	
<i>Dwelling, Accessory (3)</i>	X	X	X	X				X	X
<i>Dwelling, Apartment</i>						X	X		
<i>Dwelling, Detached</i>	X	X		X				X	X
<i>Dwelling, Duplex</i>				X					
<i>Dwelling, Linked</i>									
<i>Dwelling, Multiple Unit</i>				X	X	X			
<i>Dwelling, Semi-detached</i>			X	X					

Use	R1-1 R1-2	R1-3	R1-4	R2-1	R2-2	R2-3	R3	R4	ER
Dwelling, Townhouse (Block)					X				
Dwelling, Townhouse (Stacked)					X				
Dwelling, Townhouse (Street)				X	X				
Group Home Type 1	X			X				X	
Home Occupation	X	X	X	X	X	X	X	X	X
Mobile Home									
Mobile Home Park									
Nursing Home				X	X	X	X		
Parking Garage, Accessory						X	X		
Private Home Daycare	X	X	X	X	X	X	X	X	X

Special Provisions for Table 6.1

1. Permitted only within a *detached dwelling*, *linked dwelling*, and *semi-detached dwelling*. Subject to Section 4.12 of this By-law.
2. Subject to Section 4.6 of this By-law.
3. Subject to Section 4.3 of this By-law.

6.4 ZONE STANDARDS

No person shall within any Residential Zone use or permit the use of any lot or erect, alter or use any building or structure except in accordance with the zone standards in Tables 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 and 6.8, below. Any number(s) following the zone standard, zone heading or description of the standard indicates an additional Zone requirement. These additional standards are listed at the end of each of Tables 6.2, 6.3, 6.4, 6.5, 6.6 and 6.7.

TABLE 6.2: STANDARDS FOR THE RESIDENTIAL ONE (R1) ZONE

ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM HEIGHT
R1-1	510.0 sq.m	12.0 m	3.0 m (4)	7.5 m	1.2 m (1)	3.5 m	11.0 m
R1-2	340.0 sq.m.	11.6 m	3.0 m (4)	7.5 m	1.2 m (2) (3)	3.5 m	11.0 m
R1-3	270.0 sq.m	8.2 m	3.0 m (4)	7.5 m	1.2 m (2)	3.5 m	11.0 m
R1-4 (6)	200.0 sq.m per dwelling unit	6.8 m per dwelling unit	3.0 m (4)	7.5 m	1.2 m/0.00 m	3.5 m (5)	11.0 m

Special Provisions for Table 6.2

1. Minimum required *interior side yard* where there is no *private garage* attached to the *dwelling unit* - 2.4 metres on one side, 1.2 metres on the other side.
2. Reduced to 0.6 metres on one side only.
3. Minimum required *interior side yard* if a *private garage* is located in the *rear yard* - 3.5 metres on one side and 0.6 metres on the other side.
4. Minimum required *front yard* is 6.0 metres for the front face of the *private garage*, 3.0 metres for all other portions of the *dwelling*.
5. Minimum required exterior side yard if the attached garage faces the *rear lot line* - 3.0 metres.
6. Notwithstanding Section 4.30.1, the minimum *sight triangle* for a local *street* to a collector *street* shall be 5.0 metres.

TABLE 6.3: STANDARDS FOR THE RESIDENTIAL TWO (R2-1) ZONE

DWELLING TYPE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM HEIGHT
<i>Dwelling, Detached</i>	465.0 sq.m	15.0 m	6.0 m	7.5 m	1.2 m (1)	5.0 m	11.0 m
<i>Dwelling, Duplex</i>	285.0 sq.m per dwelling unit	8.5 m per dwelling unit	6.0 m	7.5 m	3.0 m	5.0 m	11.0 m
<i>Dwelling, Linked</i>	305.0 sq.m per dwelling unit	9.0 m per dwelling unit	6.0 m	7.5 m	1.2 m (1)	5.0 m	11.0 m
<i>Dwelling, Semi-detached</i>	230.0 sq.m per dwelling unit	7.0 m per dwelling unit	6.0 m	7.5 m	1.2 m (1)(2)	5.0 m	11.0 m
<i>Dwelling, Multiple Unit</i>	190.0 sq.m per dwelling unit	5.7 m per dwelling unit	6.0 m	7.5 m	3.0 m	5.0 m	11.0 m
<i>Nursing Home</i>	n/a	15.0 m	6.0 m	7.5 m	3.0 m	5.0 m	11.0 m
<i>Dwelling, Townhouse (Street)</i>	170.0 sq.m per dwelling unit	6.0 m per dwelling unit	3.0 m	6.0 m	1.2 m (3)	3.5 m	11.0 m
<i>Crisis Care Facility Group Home Type 1</i>	Shall be the standard applicable to the type of <i>building</i> the <i>use</i> is proposed to occupy.						

Special Provisions for Table 6.3

1. Minimum required *interior side yard* where there is no *private garage* attached to the *dwelling unit* - 2.4 metres on one side, 1.2 metres on

- the other side.
2. Required on one side only.
 3. Required for an end *dwelling unit* on one side only.

TABLE 6.4: STANDARDS FOR THE RESIDENTIAL TWO (R2-2) ZONE

DWELLING TYPE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM HEIGHT
<i>Dwelling, Multiple Unit</i>	190.0 sq.m per <i>dwelling unit</i>	5.7 m per <i>dwelling unit</i>	6.0 m	7.5 m	3.0 m	5.0 m	11.0 m
<i>Dwelling, Townhouse (Street)</i>	170.0 sq.m per <i>dwelling unit</i>	6.0 m per <i>dwelling unit</i>	3.0 m	6.0 m	1.2 m (2)	3.5 m	11.0 m
<i>Dwelling, Townhouse (Block)</i>	170.0 sq.m per <i>dwelling unit</i> (1)	6.0 m per <i>dwelling unit</i>	3.0 m	6.0 m	1.2 m (2)	3.5 m	11.0 m
<i>Dwelling, Townhouse (Stacked)</i>	170.0 sq.m per <i>dwelling unit</i> (1)	30.0 m per block	3.0 m	6.0 m	1.2 m (2)	3.5 m	11.0 m
<i>Nursing Home</i>	n/a	30.0 m	6.0 m	7.5 m	3.0 m	5.0 m	11.0 m

Special Provisions for Table 6.4

1. Minimum *lot area* where the number of *parking spaces* provided as underground *parking spaces* equals the number of *townhouse dwelling units* in a *townhouse building* - 70.0 square metres per *dwelling unit*.
2. Required for an end *dwelling unit* on one side only.

TABLE 6.5: STANDARDS FOR THE RESIDENTIAL TWO (R2-3) ZONE

DWELLING TYPE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM HEIGHT
<i>Dwelling, Multiple Unit</i>	190.0 sq.m per <i>dwelling unit</i>	5.7 m per <i>dwelling unit</i>	6.0 m	7.5 m	3.0 m	5.0 m	11.0 m
<i>Dwelling, Apartment</i>	185.0 sq.m per <i>dwelling unit</i> (1)	30.0 m	6.0 m	7.5 m	3.0 m	5.0 m	11.5 m
<i>Nursing Home</i>	n/a	30.0 m	6.0 m	7.5 m	3.0 m	5.0 m	11.5 m

Special Provisions for Table 6.5

1. Minimum *lot area* where the number of *parking spaces* provided as

underground *parking spaces* equals the number of units in an *apartment building* - 70.0 square metres per *dwelling unit*.

TABLE 6.6: STANDARDS FOR THE RESIDENTIAL THREE (R3) ZONE

DWELLING TYPE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM HEIGHT
<i>Dwelling, Apartment</i>	140.0 sq.m per <i>dwelling unit</i> (1)	30.0 m	6.0 m	7.5 m	3.0 m	5.0 m	23.0 m
<i>Nursing Home</i>	n/a	30.0 m	6.0 m	7.5 m	3.0 m	5.0 m	23.0 m

Special Provisions for Table 6.6

1. Minimum *lot area* where the number of *parking spaces* provided as underground parking equals the number of *apartment dwelling units* in an *apartment building* - 70.0 square metres per *dwelling unit*.

TABLE 6.7: STANDARDS FOR THE RURAL SETTLEMENT RESIDENTIAL (R4) ZONE

ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT
R4	929.0 sq.m	23.0 m	7.0 m	7.5 m	1.8 m	5.5 m	30%	11.0 m

TABLE 6.8: STANDARDS FOR THE ESTATE RESIDENTIAL (ER) ZONE

ZONE	MINIMUM LOT AREA	MINIMUM LOT FRONTAGE	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM LOT COVERAGE	MAXIMUM HEIGHT
ER	4000.0 sq.m	30.0 m	15.0 m	15.0 m	5.0 m	15.0 m	20%	11.0 m