

7.4 Residential Type 1C (12 Metre) Zone (R1C)

7.4.1 Permitted Uses

The following uses are permitted in a R1C 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.

7.4.2 Regulations

Any use, building, or structure in a R1C Zone shall be established in accordance with the following:

Amended by
Bylaw No.
34-93

- | | | |
|--|----------------------------|---|
| .1 | Single-Detached Dwellings | |
| .1 | Lot Area (minimum) | 360.0 m ² |
| .2 | Lot Width (minimum) | 12.0 m |
| .3 | Lot Coverage (maximum) | 40% |
| .4 | Building Height (maximum) | 10.0 m |
| .5 | Front Yard (minimum) | 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) | 70.0 m ² |
| .9 | Parking in accordance with | Section 6.18 |

- .10 Setback for 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.

7.4.3

Exceptions

Amended by
Bylaw No.
109-2004

- .1 **DELETED**

Amended by
Bylaws No.
25-91 & 35-95

- .2 **DELETED**
- .3 **21 Oak Street (R1C-3)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-3 Zone may be used for all of the uses permitted in the R1C Zone, plus the following use:

- .1 A private club.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-3 Zone use any lot, or erect, alter or use any building or structure for a private club, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the R1C Zone in Section 7.4.2. 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.
44-97

.4 DELETED

.5 71 Mohawk Street (R1C-5)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-5 Zone may be used for all of the uses permitted in the R1C Zone, plus the following use:

- .1 A financial institution.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-5 Zone use any lot, or erect, alter or use any building or structure for a financial institution, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the R1C Zone in Section 7.4.2. 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.
25-91 &
201-2003

.6 299 Murray Street (R1C-6)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-6 Zone may be used for all of the uses permitted in the R1C Zone, plus the following uses:

- .1 Industrial uses.
- .2 Autobody repair shop.
- .3 Automobile sales establishment.
- .4 Public garage.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-6 Zone use any lot, or erect, alter or use any building or structure for industrial uses, autobody repair shop, automobile sales establishment and public garage, except in accordance with the following provisions:

- .1 To the development standards that existed at the date of the passing of this Bylaw.
- .2 The parking of vehicles shall be prohibited on the portion of

this lot that forms a daylight triangle at the intersection of Murray Street and Bruce Street, with such daylight triangle having a dimension of 4.5 metres along said streets measured from their point of intersection.

That all the provisions of the R1C Zone in Section 7.4.2 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

.7 435 Nelson Street (R1C-7)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-7 Zone may be used for all of the uses permitted in the R1C Zone, plus the following use:

- .1 A duplex dwelling.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-7 Zone use any lot, or erect, alter or use any building or structure for a duplex dwelling, except in accordance with the following provisions:

- .1 In accordance with Section 7.6.2.

That all the provisions of the R1C Zone in Section 7.4.2 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

.8 124 and 128 Ninth Avenue (R1C-8)

Notwithstanding any provisions of the Bylaw to the contrary, any lot within any R1C-8 Zone may be used for all of the uses permitted in the R1C Zone, plus the following use:

- .1 Fourplex dwellings.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any R1C-8 Zone use any lot, or erect, alter or use any building or structure for a fourplex dwelling, except in accordance with the following provisions:

- .1 In accordance with Section 7.9.2.

That all the provisions of the R1C Zone in Section 7.4.2 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.
50-98

.9 11-15 Echo Villa Avenue (R1C-9)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-9 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-9 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- | | | |
|----|---------------------|---|
| .1 | Lot Width (minimum) | 11.5 m |
| .2 | Side Yard (minimum) | |
| | .1 Interior | 2.5 m on one side
and 1.0m on the
other |

Where an integral garage or integral carport is provided, the minimum interior side yard shall be 1.0m on each side.

That all the provisions of the R1C Zone in Section 7.4.2 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.
143-98

.10 430 Nelson Street (R1C-10)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-10 Zone may be used for all of the uses permitted in the R1C Zone, plus the following:

- .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 R1C-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 | In accordance with | Section 6.15 |
| .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 R1C Zone in Section 7.4.2 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.
49-99

.11 155 Mohawk Street (R1C-11)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-11 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-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) | 55.0 m ² |
|----|----------------------------|---------------------|

That all the provisions of the R1C Zone in Section 7.4.2 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.
66-2000

.12 477 St. Paul Avenue (R1C-12)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-12 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-12 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- | | | |
|----|---------------------|--|
| .1 | Side yard (minimum) | |
| .1 | Interior | 3.0 m on one side
and 0.4 m on the
other |

Where an integral garage or integral carport is provided, the minimum interior side yard shall be 1.0m on one side and 0.4m on the other.

That all the provisions of the R1C Zone in Section 7.4.2 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.
186-2000

.13 31 Palmerston Avenue (R1C-13)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-13 Zone may be used for all of the uses permitted in the R1C Zone, plus the following use:

- .1 A converted dwelling containing a maximum of two dwelling units

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-13 Zone use any lot, or erect, alter or use any building or structure for a converted dwelling, except in accordance with the following provisions:

- .1 In accordance with Section 7.8.2
- .2 A total of one off-street parking space shall be required for a converted dwelling.

That all the provisions of the R1C Zone in Section 7.4.2 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.
203-2001

.14 East Side of Conklin Road (R1C-14)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-14 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-14 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the R1C Zone except in accordance with the following provisions:

- | | | |
|----|--|--------|
| .1 | Lot Width (minimum) | 11.0 m |
| .2 | Lot Coverage (maximum) | |
| | .1 One storey single detached dwelling | 45.0% |

That all the provisions of the R1C Zone in Section 7.4.2 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.
203-2001

.15 East Side of Conklin Road (R1C-15)

Notwithstanding any provision of this Bylaw to the contrary, any lot

within any R1C-15 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-15 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the R1C Zone except in accordance with the following provisions:

- .1 Lot Coverage (maximum)
 - .1 One storey single detached dwelling 45.0%

That all the provisions of the R1C Zone in Section 7.4.2 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.
85-2003

.16 South Side of Gaydon Way (R1C-16)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-16 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-16 Zone use any lot or erect, alter or use any building or structure for the uses permitted in the R1C Zone except in accordance with the following provisions:

- .1 Lot Width (minimum) 11.0 m
- .2 Lot Area (minimum) 324.0 m²
- .3 Lot Coverage (maximum)
 - .1 One storey single detached dwelling 45.0%

That all the provisions of the R1C Zone in Section 7.4.2 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.
78-2006. 183-2006

.17 East Side of Johnson Road (R1C-17)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-17 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provisions of this Bylaw to the contrary, no person shall within any R1C-17 Zone use any lot or erect, alter or

use any building or structure for a permitted single detached dwelling in the R1C Zone except in accordance with the following provisions:

- .1 Lot Width (minimum) 11.0 m
- .2 Lot Coverage (maximum)
 - .1 One Storey Single Detached Dwelling 45%
- .3 Front Yard (Minimum):
 - .1 Main Building: 4.5 m
 - .2 Garage or Carport (Integral attached or detached) 6.0 m
- .4 Side Yard (minimum):
 - .1 Interior: 1.2 m on one side and 0.6 m on the other

A minimum separation distance of 1.8 metres shall be provided between dwellings on two adjacent properties.

That all the provisions of the R1C Zone in Section 7.4.2 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.
122-2007

.18 West Side of Conklin (South of Shellard) (R1C-18)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-18 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-18 Zone use any lot or erect, alter, or use any building or structure for the uses permitted in the R1C Zone except in accordance with the following provisions:

- .1 Lot Area (minimum) 300.0 m²
- .2 Lot Width (Minimum) 11.0 m
- .3 Building Height (maximum) 11.5 m
- .4 Front Yard (minimum) 6.0 metres from the garage or 3.5 metres from the dwelling unit

.5	Rear Yard (minimum)	7.0 m
.6	Side Yard (minimum)	
.1	Interior	1.2 metres on one side and 0.6 metres on the other side
.2	Exterior	2.4 m

That all other provisions of the R1C Zone in Section 7.4.2 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.
172-2008

.19 East of Garden Avenue & West Side of Johnson Road (R1C-19)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-19 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-19 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

.1	Lot Width (minimum)	11.0 m
.2	Lot Coverage (maximum)	
.1	One Storey Single Detached Dwelling	45%
.3	Front Yard (minimum):	
.1	Main Building	4.5 m
.2	Garage or Carport (integral attached or detached)	6.0 m
.4	Side Yard (minimum):	
.1	Interior: and 0.6 m on the other.	1.2 m on one side

All dwellings shall be setback a minimum of 30.0 metres from the CN Railway right-of-way.

A minimum separation distance of 1.8 metres shall be provided between dwellings on two adjacent properties.

Section 6.4 Permitted Encroachments in Required Yards, of this Bylaw applies. Heating/cooling equipment and utility metres are permitted to encroach in all yards subject to a maximum permitted projection of 1.2 m, provided the projection is no closer than 0.6 m to a lot line.

That all remaining provisions of the R1C Zone in Section 7.4.2 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
OMB Order
PL091065

.20 492 & 494 St. Paul Avenue (R1C-20)

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-20 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

.1 Development on the lands identified as Part "1" as shown on Schedule "B", Map R1C-20, attached to and forming part of this Bylaw, shall be in accordance with the following:

- | | | |
|----|---------------------------|--------------------|
| .1 | Lot Area (minimum) | 335 m ² |
| .2 | Lot Width (minimum) | 11.4 m |
| .3 | Building Height (maximum) | 1 storey |
| .4 | Side Yard (minimum) | |

- | | | |
|----|----------|---|
| .1 | Exterior | 2.0 m which may include a 0.3 m reserve |
|----|----------|---|

.2 Development on the lands identified as Part "2" as shown on Schedule "B", Map R1C-20, attached to and forming part of this Bylaw, shall be in accordance with the following:

- | | | |
|----|---------------------------|--------------------|
| .1 | Lot Area (minimum) | 352 m ² |
| .2 | Lot Width (minimum) | 11.4 m |
| .3 | Building Height (maximum) | 1 storey |

That all remaining provisions of the R1C Zone in Section 7.4.2. 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.7-2010,
OMB Decision
PL121376, 3-2015

.21 West of Powell Road and South of Shellard Lane (R1C-21)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-21 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any R1C-21 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- | | | |
|----|---|---|
| .1 | Lot Area (minimum) | 300.0 m ² |
| .2 | Lot Width | Lot widths shall be a minimum of 11.0 m |
| .3 | Lot Coverage (maximum) | Not Applicable |
| .4 | Building Height (maximum) | 11.5 m |
| .5 | Front Yard (minimum) | 6.0 metres from the garage or 3.5 metres from the dwelling unit |
| .6 | Rear Yard (minimum) | 7.0 m |
| .7 | Side yard (minimum) | |
| .1 | Interior | 1.2 m on one side and 0.6m on the other side |
| .2 | Exterior | 2.4 m |
| .8 | Parking – notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 metres. | |

That all remaining provisions of the R1C Zone in Section 7.4.2 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.
57-2014

.22 385 Wellington Street (R1C-22)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-22 Zone may be used for all of the uses permitted in the R1C Zone, plus the following use, in accordance with the following regulations:

1. A small school bus, defined as having a length of less than 8.0 metres, and a weight of less than 4,550kg.
2. One small school bus may be parked in an interior side yard, in a driveway having a minimum width of 2.4 metres, provided it is located behind the front face of the dwelling.

That all remaining provisions of the R1C Zone in Section 7.4.2. 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.
141-2018

.23 West of Powell Road and South of Shellard Lane (R1C-23)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any R1C-23 Zone may be used for all of the uses permitted in the R1C Zone.

Notwithstanding any provision of the Bylaw to the contrary, no person shall within any R1C-23 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

.1	Lot Area (minimum)	275.0 m ²
.2	Lot Coverage (maximum)	Not applicable
.3	Lot Width (minimum)	10.0 m.
.4	Building Height (maximum)	11.5 m
.5	Front Yard (minimum)	6.0 m from the garage. 3.5 m to the dwelling unit
.6	Rear Yard (minimum)	7.0 m
.7	Side Yard (minimum)	
.1	Interior	1.2 m on one side and 0.6 m on the other
.2	Exterior	2.4 m
.8	Parking	

Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space

within the garage, a maximum of 0.5 m.

- .9 Notwithstanding the requirements of Section 6.18.3.9, a minimum of 35% of the front yard shall be maintained as landscaped open space.

That all remaining provisions of the R1C Zone in Section 7.4.3 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.
197-2020

.24 West of Conklin Road and North of Shellard Lane (R1C-24)

Notwithstanding any provision of this By-law to the contrary, any lot within any R1C-24 Zone shall only be used for single-detached dwellings.

Notwithstanding any provision of the By-law to the contrary, no person shall within any R1C-24 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Lot Coverage (maximum) 55%
- .2 Building Height (maximum) 12 m
- .3 Front Yard (minimum) 6.0 m from the garage, 4.5 m to the dwelling unit
- .4 Rear Yard (minimum) 7.0 m
- .5 Side Yard (minimum)
 - .1 Interior 1.2 m on one side and 0.6 m on the other
 - .2 Exterior 2.4 m
- .6 Parking

Notwithstanding the requirements of Section 6.18, stairs shall be permitted to encroach within the required parking space within the garage, a maximum of 0.5 m.

- .7 Notwithstanding the requirements of Section 6.18.3.9, a minimum of 40% of the front yard shall be maintained as landscaped open space.

That all remaining provisions of the R1C Zone in Section 7.4.3 to this Bylaw, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.25 Donegal Drive Block 226, Plan 1775 (H-R1C-25)

Amended by
Bylaw No.
175-2023

- .1 The lands zoned H-R1C-25 may only be used in accordance with the permitted uses in the R1C Zone upon the removal of the "Holding" (H) provision. Removal of the "H" may occur once the following provisions have been satisfied:
 - .1 That the applicant, at their expense, address the need for a peer review of the D-6 Compatibility and Noise Assessment, prepared by CCS Engineering dated June 23, 2022, or any addendum thereto, to the satisfaction of the Manager of Development Planning; and
 - .2 That the applicant implement, at their expense the final recommendations of the D-6 Compatibility and Noise Assessment, prepared by CCS Engineering dated June 23, 2022, or any addendum thereto through the future conditions of Draft Plan of Subdivision approval for File No. 29T-22505, to the satisfaction of the Manager of Development Planning.

That all the provisions of the R1C Zone in Section 7.4 to this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.