

**SECTION 11G****RESIDENTIAL TYPE 10 ZONE (R10)**(1) USES PERMITTED

No person shall within any R10 Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the following R10 uses, namely:

- (a) RESIDENTIAL USES:  
a detached single family dwelling house.
- (b) NON-RESIDENTIAL USES:  
a home occupation;  
a public use.

(2) ZONE PROVISIONS

No person shall within any R10 Zone use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): - 384 square metres
- (b) LOT FRONTAGE (minimum):
  - (i) Corner - 13.8 metres
  - (ii) Other Lot - 12.0 metres
- (c) FRONT YARD DEPTH:
  - (i) Minimum- 3 metres
  - (ii) Maximum- 6 metres  
(By-Law No. 16-96; 2001-011)
- (d) EXTERIOR SIDE YARD WIDTH (minimum)- 3 metres
- (e) INTERIOR SIDE YARD WIDTH (minimum):- 1.2 metres except where a side lot line abuts a 0.3 metre reserve, the minimum interior side yard width shall be 3 metres.
- (f) REAR YARD DEPTH (minimum):- 7.5 metres  
(By-Law No. 16-96; 2001-011)
- (g) LANDSCAPED OPEN SPACE (minimum):- 30%
- (h) LOT COVERAGE (maximum):- 40%
- (i) HEIGHT OF BUILDING (maximum):- 10.5 metres
- (j) DWELLING HOUSES PER LOT (maximum):- 1 only
- (k) ACCESSORY USES, PARKING, ETC:

In accordance with the provisions of Section 5 hereof except:

- (i) That notwithstanding the maximum allowable lot coverage provisions of this zone, an additional 20 square metres of lot coverage shall be permitted for only unenclosed porches, balconies, ramps or steps located in a front yard or exterior side yard:

- (ii) That notwithstanding the provisions of Section 5(1)(d)(iii) to the contrary, no accessory use, building or structure shall be located closer than 0.6 metres to an interior side lot line except where a mutual private garage or a mutual boathouse is erected on the common lot line between two lots, in which case, no minimum interior side yard depth is required.
  - (iii) That notwithstanding the provisions of Section 5(1)(d)(iii) to the contrary, no accessory use, building or structure shall be located closer than 0.6 metres to a rear lot line except where a mutual private garage or a mutual boathouse is erected on the common lot line between two lots, in which case, no minimum rear yard depth is required.
  - (iv) That notwithstanding the provisions of Section 5(1)(e)(l) hereof to the contrary, the maximum allowable height for a detached garage shall be 6 metres; and
  - (v) That notwithstanding the provisions of Section 5(23)(a) hereof to the contrary, ornamental structures may project into any required yard a maximum distance of 0.5 metres, provided they are no closer than 0.1 metres to any lot line.
- (l) **GARAGE LOCATION:**  
Notwithstanding any other provision of this By-law, hereof to the contrary, no garage shall be located closer than 6 metres to the street line.  
(By-Law No. 16-96; 2001-011)
- (m) **SIGHT TRIANGLES:**  
That notwithstanding the provisions of Section 4(125) hereof to the contrary, the lands designated R10 on Schedule "A" attached hereto, shall measure the sight triangle 3 metres from the point of intersection of the street lines.  
(By-law No. 16-96-1996)