Part 700   RESIDENTIAL ZONES

701   Residential One (R-1)

1.   **Principal Use**

   i)   **On any lot:**

   a)   Single detached dwelling

   ii)   **On any lot over 4000 square metres:**

   a)   Agriculture use

2.   **Accessory Uses**

   i)   **On any lot:**

   a)   Carriage house

   b)   Secondary suite

   c)   Secondary dwelling

   d)   Home occupation

   e)   Bed and Breakfast

   f)   Domestic agriculture

   ii)   **On any lot 2.0 hectares in area or larger:**

   a)   Domestic industrial use

3.   **Density**

   i)   **Residential density is limited to two dwelling units:**

   a)   **On any lot:** one single detached dwelling and one carriage house, secondary suite, or secondary dwelling limited in area to 90.0 square metres are permitted.

4.   **Siting and Height of Buildings and Structures**

   The maximum height of single detached dwellings is 10.0 metres and the maximum height of accessory buildings is 7.0 metres.

   i)   The minimum setbacks required for buildings and structures shall be as set out in the table below.

		Required Setback			
Type of Use	Height of Structure	Front Yard	Rear Yard	Side Yard	Side Yard Abutting Road
Principal	10.0m	4.5m	4.5m	1.75m	4.5m
Accessory	4.5m or less	4.5m	1.0m	1.0m	4.5m
Accessory	7.0m - 4.6m	4.5m	4.5m	1.75m	4.5m

5. **Lot Coverage**

i)   The lot coverage of all buildings and structures shall not exceed 35 per cent.

6. **Floor Area Requirements**

i)   The combined floor area of all accessory buildings excluding the floor area of any secondary residential use shall not exceed 200.0 square metres.

7. **Subdivision Requirements**

i)   The minimum permitted lot area for lands identified as "Properties subject to a minimum lot size of 4 hectares for subdivision" in Schedule B is 4.0 hectares

ii)   **Lot Area for All Other Lands:**

   a)   If connected to community water and sewer,
        minimum lot area: 600 square metres.
   b)   If connected to either community water or sewer,
        minimum lot area: 4000 square metres.
   c)   If connected to well and approved septic system,
        minimum lot area: 1.0 hectares.

End • R-1