

SECTION 7.1 – R1 ZONE - RESIDENTIAL 1

Permitted Uses

7.1.1 Land, buildings and structures in the R1 Zone shall be used for the following purposes only:

- (1) On parcels less than 2000 square metres the permitted uses are:
 - (a) single-family dwelling;
 - (b) one secondary suite;
 - (c) bed and breakfast;
 - (d) uses permitted in section 3.2
- (2) On parcels 2000 square metres or greater, the additional permitted uses are:
 - (a) a second dwelling unit to create a duplex

Dwellings Per Parcel

7.1.2 No more than two dwelling units may be located on a parcel.

Parcel Coverage

7.1.3 The parcel coverage of all buildings and structures shall not exceed 33 percent.

Parcel Area

7.1.4 The minimum parcel area in the Residential R1 zone shall be 2000 square metres where a waterworks system as defined under the safe Water Drinking Regulation under the *Health Act* is provided and one hectare where there is no waterworks system.

Siting Requirements

- 7.1.5
- (1) No building or structure or part thereof, except a fence, shall be located within 7.5 metres of a front parcel line.
 - (2) Where there is no developed rear lane, no building or part thereof shall be located within 3 metres of one side parcel line and 1.5 metres of the other side parcel line.
 - (3) Where there is a rear lane, no building or part thereof shall be located within 1.5 metres of a side parcel line.
 - (4) No building other than an accessory building shall be located within 7.5 metres of a rear parcel line.
 - (5) No accessory building shall be located within 1.5 metres of a rear parcel line.

Parking

7.1.6 Motor vehicle and bicycle parking and loading shall comply with the requirements of Section 4 of this Bylaw.

Height Regulations

7.1.7 On a parcel located in the R1 Zone, the following height regulations apply:

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Maximum height for <i>single family dwelling</i>	11m, or 3 storeys, whichever is less
.2	Maximum height for <i>duplex</i>	11m, or 3 storeys, whichever is less
.3	Maximum height for <i>accessory buildings and structures</i>	6m

(Amendment Bylaw No.1853)