

**SECTION 7.1 – R1 ZONE - RESIDENTIAL 1**

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**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:

<b>COLUMN I Matter to be Regulated</b>		<b>COLUMN II Regulations</b>
.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)*