

PART 11: Residential Zones, Detached

11.1 Residential 1 (R-1)

The *Residential 1 (R-1) Zone* is intended to accommodate *detached dwellings* within *residential* neighbourhoods.

11.1.1. Permitted Principal Uses

- (a) *Dwelling, Detached*

11.1.2. Permitted Accessory Uses

- (a) *Bed and Breakfast*
- (b) *Home Occupation*
- (c) *Secondary Suite*
- (d) *Short-Term Vacation Rental*

11.1.3. Lot Regulations

a) Minimum <i>Lot Size</i> :	700 m ²
b) Minimum <i>Lot Width</i> :	18 m

11.1.4. Building Regulations

a) Minimum <i>Principal Building Width</i> :	7.6 m
b) Minimum <i>Front Setback</i> :	6 m
c) Minimum <i>Rear Setback</i> :	5 m
d) Minimum <i>Interior Side Setback</i> (subject to Conditions of Use):	1.5 m
e) Minimum <i>Exterior Side Setback</i> :	4.6 m
f) Maximum <i>Lot Coverage</i> :	40%
g) Maximum Number of <i>Principal Buildings</i> :	1
h) Maximum Number of <i>Accessory Buildings</i> :	2
i) Maximum <i>Building Height, Principal</i> :	10.5 m
j) Maximum <i>Building Height, Accessory</i> :	4.6 m

11.1.5. Conditions of Use

- (a) The total of two *interior lot lines setbacks* shall not be less than 4.5 m with at least one of the *interior lots line setbacks* not being less than 1.5 m. (Amendment Bylaw No. 862, 2019/Adopted May 7, 2019)