

## 1.1 Residential One Zone — Large Lot, Low Density

(R1)

### Zone Intent:

1.1.1 To accommodate *Single-Detached Dwellings* with *Accessory Dwellings* on large lots where appropriate. Properties within this zone are typically located outside of the downtown village area and may not be serviced by sanitary sewer systems.

### Permitted Uses:

1.1.2 The permitted *Principal* and *Accessory Uses* are as follows:

Principal Uses	Accessory Uses
<i>Single-Detached Dwelling</i>	<i>Detached Accessory Dwelling Unit</i> <i>Home Business</i> <i>Secondary Suite</i> <i>Short-Term Rental</i>

### Density:

1.1.3 The permitted number of dwellings are as follows:

Lot Size	Number of Dwellings
Parcels less than 2,000 m <sup>2</sup>	<i>One Single-Detached Dwelling</i>
Parcels 2,000 m <sup>2</sup> or larger	<i>One Single-Detached Dwelling</i> <i>One Detached Accessory Dwelling Unit</i>
Parcels 4,000 m <sup>2</sup> or larger	<i>Two Single-Detached Dwellings</i> <i>One Detached Accessory Dwelling Unit</i>

### Siting:

1.1.4 The minimum *Setbacks* from lot lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
<i>Single-Detached Dwelling</i>	5.0 m	5.0 m	1.5 m	3.0 m
<i>Detached Accessory Dwelling Unit</i>	5.0 m	5.0 m 1.5 m (with rear lane)	1.5 m	3.0 m
<i>Accessory Structure</i>	1.5 m	1.5 m	1.5 m	1.5 m

## Height

1.1.5 The maximum *Heights* are as follows:

Structure	Maximum Height
<i>Single-Detached Dwelling</i>	8.5 m
<i>Detached Accessory Dwelling Unit</i>	6.5 m
<i>Accessory Structure</i>	5.0 m

## Lot Coverage:

1.1.6 The maximum *Lot Coverage* is 35%.

## Subdivision:

1.1.7 The subdivision regulations are as follows:

Criteria	Regulation
Minimum <i>Lot Area</i>	900 m <sup>2</sup> with Municipal Sewer Service 2,000 m <sup>2</sup> without Municipal Sewer Service
Minimum Lot Frontage and Width	20.0 m

## Site Specific Uses

1.1.8 Despite the permitted uses and regulations for this zone, the following specific uses are permitted, and specific conditions apply to the Lots listed by legal description:

Site Specific Uses
<b>Lot 18, D.L. 1028, Plan 4682 except part in Plan 19680 (Ward Court)</b> a) Permitted uses are limited to: i. Garden nursery and garden centre. ii. Greenhouses. iii. Water bottling plant. iv. <i>Single-Detached Dwelling</i> . v. Wholesale and retail sales of products associated with (i), (ii) and (iii). vi. Accessory storage facilities and uses customarily incidental to (i) to (v). b) No building or structure shall exceed 10.5 m in <i>Height</i> .
<b>Block A, D.L. 1379, Plan VAP1938 (Havies Road)</b> a) Additional permitted uses: i. <i>Detached Accessory Dwelling Unit</i> on lots over 900 m <sup>2</sup> if connected to municipal sewer. b) Minimum <i>Lot Area</i> for new subdivision is 500 m <sup>2</sup> when connected to municipal sewer.
<b>Lot 70, DL 1329, Plan VAP3777 and Lot 71, DL 1329, Plan VAP3777 (Snodgrass Road); and Block E, DL 2307, Plan VAP16304 and Block D, DL 2307, Plan VAP16304 and Block C, DL 2307, Plan VAP16304 (Ridgeview Drive); and DL 1205, Plan VAP16494 and Remainder A, DL 2307, Plan VAP16304 and Lot 1, Block A, DL 2307, Plan LMP35397 and Lot 1, Block B, DL 2307, Plan BCP10024 and Lot 2, Block B, DL 2307, Plan BCP10024 (Chapman Road)</b> a) Minimum <i>Lot Area</i> for new subdivision is 900 m <sup>2</sup> when connected to bare land strata decentralized shared sewerage system.