16.0 LOW DENSITY RESIDENTIAL ZONES

16.1 LOW DENSITY RESIDENTIAL ONE (RS1) ZONE

16.1.1 Permitted Uses:

Principal Uses:

a) *duplex dwelling;*

b) *single detached dwelling*;

c) *mobile home*;

Accessory Uses:

d) *accessory building or structure*, subject to Section 7.1;

e) *accessory dwelling*, subject to Section 7.2;

f) *bed and breakfast operation*, subject to Section 7.4;

g) *home occupation*, subject to Section 7.6; and

h) *secondary suite*, subject to Section 7.9.

16.1.2 Minimum Parcel Size for Subdivision:

a) 225.0 m^2 for the purpose of subdivision of *duplex dwellings* under the *Strata Property Act*, subject to Section 8.0; or

b) 500.0 m^2, subject to Section 8.0.

16.1.3 Minimum Parcel Width for Subdivision:

a) Not less than 25% of the *parcel depth*, subject to Section 8.0.

16.1.4 Maximum Number of Dwellings Permitted Per Parcel:

a) one (1) *principal dwelling unit*; and

b) one (1) *secondary suite* or one (1) *accessory dwelling*.

16.1.5 Minimum Setbacks:

a) *Buildings* and *structures*:

i)	*Front parcel line*	6.0 metres
ii)	*Rear parcel line*	6.0 metres
iii)	*Interior side parcel line*	1.2 metres
iv)	*Exterior* side parcel line	3.0 metres

b) *Accessory building or structure*:

i)	*Front parcel line*	6.0 metres
ii)	*Rear parcel line*	1.0 metres
iii)	*Interior side parcel line*	1.2 metres
iv)	*Exterior side parcel line*	3.0 metres

c) Despite Section 16.1.5(a)(iii), in the case of a side-by-side duplex being subdivided for the purposes of creating individual ownership, an interior side parcel line setback between dwelling units shall not be required, provided the property line follows the centre line of the common property wall.

16.1.6 Maximum Height:

a) No *building* or *structure* shall exceed a *height* of 11.0 metres;

b) No *accessory building or structure* shall exceed a *height* of 4.5 metres;

c) Despite sub-section 16.1.6(b), an *accessory dwelling* shall not exceed a height of 8.0 metres.

16.1.7 Maximum Parcel Coverage:

a) 50% for parcels less than 500 m^2 in area;

b) 40% for parcels between 500 m^2 and 1,000 m^2 in area; and

c) 35% for parcels greater than 1,000 m^2 in area.

16.1.8 Conditions of Use:

a) a *duplex dwelling*, with or without *secondary suites*, shall be connected to a *community sewer system* and *community water system*.

16.1.9 Low Density Residential One Site Specific (RS1s) Regulations:

a) Not applicable