

- (1) Zone Variation - Ci (a)
 - (a) Emergency Services shall be the only permitted use.

4.5 SETTLEMENT RESIDENTIAL ZONES (SR 1, SR 2)

Information Note: *The purpose of the Settlement Residential Zones is to provide regulations for the use of land within established residential neighbourhoods.*

The regulations in the tables in this Section apply to land in the Settlement Residential 1 (SR 1) and Settlement Residential 2 (SR 2) Zones, as indicated by the column headings.

4.5.1 Permitted Uses of Land, Buildings and Structures

- (1) In addition to the uses permitted in Section 3.2 of this Bylaw, the following *uses, buildings and structures* and no others are permitted in the SR 1 and SR 2 Zones:

Principal Uses of Land, Buildings and Structures	SR 1	SR 2
<i>Dwelling</i>	♦	♦
<i>Stable</i>	♦	
<i>Kennel</i>	♦	
Accessory Uses of Land, Buildings and Structures		
<i>Uses accessory to principal uses</i>	♦	♦
<i>Mini-storage on lots 1 ha and larger</i>	♦	
<i>Home Occupation Use</i> subject to Part 3	♦	♦
<i>Accessory Residential Use</i>	♦	♦
<i>Residential Guest Accommodation</i>	♦	♦
<i>Domestic Agriculture</i>	♦	♦
Permitted Buildings and Structures		
<i>Dwelling, Detached</i>	♦	♦
<i>Buildings and Structures</i> accessory to permitted uses	♦	♦

4.5.2 Size, Siting and Density of Permitted Uses, Buildings and Structures

- (1) Subject to Part 3, *uses, buildings and structures* in the SR 1 and SR 2 Zones must comply with the following regulations regarding *size, siting and density*:

Lot Coverage	SR 1	SR 2
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Maximum combined <i>lot coverage</i> of all <i>buildings</i> and <i>structures</i> (m ²) calculated as follows: 100 m ² plus 10% of <i>lot</i> area to a maximum of 500 m ²	◆	◆
Number of Units and Site Areas		
Maximum number of primary <i>dwelling</i> s on any <i>lot</i>	1	1
Maximum number of accessory <i>buildings</i> on any <i>lot</i> for each 0.2 <i>ha</i> of <i>lot</i> area or portion thereof, plus one, subject to Part 3	1	1
Maximum number of accessory <i>buildings</i> on any <i>lot</i> that may be used for <i>home occupation</i> for each 0.2 <i>ha</i> of <i>lot</i> area or portion thereof	1	1
Height		
Maximum <i>height</i> of a <i>building</i> or <i>structure</i> (metres)	9	9
Setbacks		
Minimum <i>setback</i> from side <i>lot lines</i> (metres)	3	3
Minimum <i>setback</i> from the front and rear <i>lot lines</i> (metres)	7.5	7.5
Minimum setback for a building from any lot line that abuts a highway (metres)	4.6	4.6

4.5.3 Subdivision and Servicing Requirements

- (1) The regulations in this Subsection apply to the *subdivision* of land under the Land Title Act or the Strata Property Act for the SR 1 and SR 2 Zones:

Lot Areas for the Creation of New Lots through Subdivision	SR 1	SR 2
Minimum average <i>lot</i> area (<i>ha</i>) – served by <i>community water system</i>	1	0.4
Minimum <i>lot</i> area for individual <i>lots</i> (<i>ha</i>) – served by <i>community water system</i>	0.4	0.2
Minimum average <i>lot</i> area (<i>ha</i>) – not served by <i>community water system</i>	1	1
Minimum <i>lot</i> area for individual <i>lots</i> (<i>ha</i>) – not served by <i>community water system</i>	1	1

4.5.4 Exceptions in Particular Locations

On those lands in the SR 1 and SR 2 Zones that are identified on Schedule “B” by SR 1 and SR 2 followed by a letter in brackets, the following additional regulations or where there is a conflict within Section 4.5 the following replacement regulations apply.

- (1) Zone Variation – SR 1 (a)
- (a) *Agriculture use* and *horticulture use* are permitted *principal uses*.
 - (b) *Minimum lot area for the creation of new lots through subdivision shall be 1.2 hectare with minimum service level of individual septic tank and*

individual well for Lot 28, Plan 8645, Lot B, Plan LMP10156, Lot 2, Plan 15765 and Lot A, RP1836 all of DL 1628.

- (2) Zone Variation – SR 1 (b)
 - (a) *Minimum lot area for the creation of new lots through subdivision shall be 1.2 hectare with minimum service level of individual septic tank and individual well.*
- (3) Zone Variation – SR 2 (a)
 - (e) *Agriculture use and horticulture use are permitted principal uses.*
- (4) Zone Variation – SR 2 (b)
 - (a) *Marina parking, boat storage and fuel storage are permitted principal uses.*
- (5) Zone Variation – SR 2 (c)
 - (a) *The minimum average lot area shall not apply.*
- (6) Zone Variation – SR 2 (d)
 - (b) *The average lot size for individual lots shall be 0.8 ha (2 acres).*
- (7) Zone Variation – SR 1 (c)
 - (a) *Notwithstanding Section 4.5.3, the minimum and average lot area for individual lots not served by community water shall be 0.4 ha and the maximum number of lots created by subdivision shall be subject to the applicable restrictive covenant*
- (8) Zone Variation – SR 3 (a)
 - (b) *Agriculture use and horticulture use are permitted principal uses.*
- (9) Zone Variation – SR 2 (e)
 - (a) *The average lot area for individual lots with a community water system shall be 0.25 ha.*

4.6 VILLAGE RESIDENTIAL ZONES (VR 1, VR 2)

Information Note: *The purpose of the Village Residential Zones is to provide regulations for the residential use of land in the form of small lot detached housing and attached housing, including housing designed for special needs with the Snug Cove Village.*

The regulations in the tables in this Section apply to land in the Village Residential 1 (Detached Housing) (VR 1) and Village Residential 2 (Attached Housing) (VR 2) Zones, as indicated by the column headings.

4.6.1 Permitted Uses of Land, Buildings and Structures