

Section 6.4.71

(580.55,71,75)

**RESIDENTIAL 1**

**R1**

**Permitted Uses and Minimum Site Area**

Permitted Use	Required Site Area
a) Home Occupation Use	n/a
b) Residential Use	
- one single family dwelling	n/a
- two single family dwellings	2500m <sup>2</sup>
- secondary suite	n/a
- garden suite	1000m <sup>2</sup>
c) Bed and Breakfast	n/a

**Maximum Number and Size of Buildings and Structures**

Accessory buildings	- combined floor area of 75 m <sup>2</sup>
Combined total of all dwelling units per parcel	2
Height	
- Principal building	
- Interior heated space	7.3 m
- Ridge of gable, hip or gambrel sloped roof	9.0 m
- Mansard roof	
- deck line	8.0 m
- top or roof	9.0 m
- Flat roof	8.0 m
- Accessory building	4.5 m
Parcel coverage	35%

**Minimum Setback Requirements**

Front lot line	8.0 m
Rear lot line	
-Principal building	
- Part not more than 4.5m in height	3.0 m
- Part more than 4.5m in height	6.0m
-Accessory building	
Floor area more than 10 m <sup>2</sup> or over 3 m in height and	
- Rear lot line abuts lane	2.5 m
- Rear lot does not abut lane	1.5 m
Floor area no more than 10 m <sup>2</sup> and under 3 m in height	0 m
Exterior side lot line	4.5 m
Interior side lot line	
-Principal building	1.5 m
-Accessory buildings	
Floor area more than 10 m <sup>2</sup> or over 3 m in height	1.5 m
Floor area no more than 10 m <sup>2</sup> and no more than 3m in height	0 m
Interior side lot line adjacent to a lane	3.0 m

**Provided**

that the aggregate total of the minimum distances from each interior side lot line to the principal building shall not be less than 4.5 meters.

**Except:**

where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3 of this Part shall apply.