

## SECTION 6 - RESIDENTIAL I (R-1)

The intent of this Zone is to accommodate single family dwellings.

### 6.1 Permitted Uses

The following uses and no others are permitted:

- (a) Single family dwelling, excluding mobile home
- (b) Home occupation
- (c) A boarding use
- (d) Accessory buildings and structure

### 6.2 Minimum Parcel Size

The minimum parcel size and frontage for a single-family dwelling shall be:

- (a) 558 square meters (6,015 square feet) with community water and community sewer.
- (b) 669 square meters (7,212 square feet) with community water only (see Section 4.15).
- (c) 1,672 square meters (18,024 square feet) with neither community water nor community sewer (see Section 4.15).

### 6.3 Minimum Frontage

The minimum frontage for a single-family dwelling shall be 18 meters (60 feet).

### 6.4 Height of Buildings

- (1) No principal building shall exceed a height of 8 meters (26.25 feet).
- (2) No accessory building shall exceed a height of 4 meters (13 feet).

### 6.5 Width of Buildings

- (1) No principal building shall have a width of less than 6 meters (20 feet).
- (2) No accessory building shall have a width of less than 4 meters (13 feet).

### 6.6 Lot Coverage

All buildings and structures shall not cover more than 40 percent of the area of the lot, with accessory building and structures not exceeding 10% of the area of the lot.

### 6.7 Building Per Parcel

No more than one principal building containing a dwelling unit shall be located on a lot.

### 6.8 Siting Requirements

- (1) Principal Building:
  - (a) Front Lot Line Setback: No building shall be located within 3 meters (10 feet) of the front lot line.
  - (b) Side Lot Line Setback: No building shall be located within 1.5 meters (5 feet) of a side lot line.

(c) Rear Lot Line Setback: No building shall be located within 3 meters (10 feet) of a rear lot line.

(2) Accessory Building:

(a) Front Lot Line Setback: No building shall be located in front of the front face of the principal building.

(b) Side Lot Line Setback: No building shall be located with 1 meter (3.3 feet) of a side lot line.

(c) Rear Lot Line Setback: No building shall be located within 1 meter (3.3 feet) of a rear lot line.

**6.9 Fencing**

Fencing shall be provided in accordance with the requirement as specified in Section 4.6.

**6.10 Off-Street Parking**

Off-street parking shall be provided in accordance with requirements as specified in Section 20.

## SECTION 4 - GENERAL REGULATIONS

### 4.1 Permitted Uses

No land, the surface of water, buildings or structures in any zone shall be used by the owner, occupier or any other person for any use except as specifically permitted for in the zone in which it is located as set out in Sections 6-19 of this Bylaw.

### 4.2 Uses Permitted in All Zones

The following uses shall be permitted in any zone:

- (a) Radio or television transmitters and towers;
- (b) An electrical transformer station, sewage treatment plant, Municipal utility operation, Municipal service operation, water pumping station, reservoir, or other utility structure or use may be located in any zone provided that:
  - (i) the structure or use is necessary in this location for the safe and efficient operation of the utility or service;
  - (ii) the utility or service is available to the general public;
  - (iii) the minimum parcel size is no smaller than the minimum parcel size allowed in the zone, except in the Agricultural Zone, in which it is to be located. In the Agricultural Zone the minimum parcel size shall be 0.4 hectares (1 acre);
  - (iv) height and siting restrictions shall be those of the zone in which the use is to be located, with the exception of municipal water towers, transmission towers, and radio and television transmission towers subject to the provisions of Section 4.6; and
  - (v) fencing at least 1.8 meters (6 feet) in height is erected where any danger exists.

### 4.3 Home Occupations

Home occupations shall be subject to the following regulations:

- (a) that the home occupation shall be wholly contained either within the principal dwelling unit, or an accessory building;
- (b) that the home occupation shall not involve external structural alterations to the dwelling unit or have any exterior indication that the dwelling unit is being utilized for any purpose other than that of a dwelling, except as permitted in SubSection (d);
- (c) that the home occupation shall not discharge or emit odorous, toxic or noxious matters or vapors, heat, glare, noise, vibration, smoke, dust, electrical interference or radiation across any lot line;
- (d) that any sign identifying the home occupation shall be located on the lot, affixed to the dwelling unit, and be limited to one non-illuminated sign not exceeding 0.2 square meters (2.15 square feet).