

5.2 Residential Zones

5.2.1 The Residential Zones established by the By-law are as follows:

Zone	Symbol	“description”
Residential One	R1	Single detached zone
Residential Two	R2	Single & semi detached
Residential Three	R3	Medium density area
Residential Four	R4	Multiple residential zone
Rural Residential	RR	Single detached / rural residential
Residential Mobile Home	RM	Mobile homes

5.2.2 Permitted Uses – Principal Uses

Row	Table 5.2.2						
i		R1	R2	R3	R4	RR	RM
ii	Permitted Use (principal use)	Residential One	Residential Two	Residential Three	Residential Four	Rural Residential	Residential Mobile Home
iii	Dwelling, Duplex		•	•	•		
iv	Dwelling, Multiple			• (a)	•		
v	Dwelling, Semi-detached		•	•			
vi	Dwelling, Single Detached	•	•	•(b)		•	
vii	Dwelling, Street Townhouse			•(c)	•(c)		
viii	Group Home (residential)	•	•			•	•
ix	Mobile Home						•
x	Nursing Home				•		
xi	Residential Care Facility				•		
xii	Senior Citizens Home				•		
xiii	NOTES: (a) a maximum of four dwelling units is permitted in a multiple dwelling; (b) as existed on the date of passing of this by-law; (c) a minimum of three (3) to a maximum of eight (8) dwelling units may be attached to each other.						

2015-64, 2013-84

5.2.3 Permitted Uses – Accessory Uses

Row		Table 5.2.3					
i		R1	R2	R3	R4	RR	RM
ii	Permitted Uses (accessory use)	Residential One	Residential Two	Residential Three	Residential Four	Rural Residential	Residential Mobile Home
iii	Artisan's Studio	•(a)	•(b)	•(b)		•	
iv	Bed & Breakfast (a)			•		•	
v	Boarding House (a)			•			
vi	Day nursery	•(a)	•(b)	•(b)	•(b)	•(a)	
vii	Hobby Farm (a)					•(f)	
viii	Home Industry (a)(c)					•(g)	
ix	Home Occupation (b)(d)	•	•	•		•	
x	Private Park			•	•		
xi	Secondary Suite (a)	•	•	•		•	
xii	Tourist Home (a)					•(e)	
xiii	Hens, Backyard	•(h)	•(h)			•(h)	
xiv	<p>NOTES:</p> <p>(a) Permitted in association with a single detached dwelling only.</p> <p>(b) Provided no activity related to the Home Occupation occurs within 30 metres (98.4 ft.) of watercourse.</p> <p>(c) Provided no activity related to the Home Industry occurs within 30 metres (98.4 ft.) of a watercourse.</p> <p>(d) Permitted in association with a single detached or semi-detached dwelling only.</p> <p>(e) a tourist home is only permitted on a lot with a minimum lot area of 2 hectares (4.9 ac.) and a minimum lot frontage of 90 metres (295.3 ft.).</p> <p>(f) a hobby farm is only permitted on a lot with a minimum lot area of 1 hectare (2.5 acres) and a minimum lot frontage of 60 metres (196.9 feet).</p> <p>(g) Open storage is permitted subject to it being screened from view.</p> <p>(h) Backyard hens are only permitted on lots that are 0.4ha (1ac) or more in size</p>						

xx	Setback from streams (on site)	Cold Water	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)	30 m (98.4 ft.)
xxi		Warm Water	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)	20 m (65.6 ft.)
xxii	Building Height (Max) of principal building		9 m (29.5 ft.)	9 m (29.5 ft.)	11m (36.1 ft.) or 9 m (29.5 ft.) (j)	11 m (36.1 ft.)	9 m (29.5 ft.)	6 m (19.7 ft.)
xxiii	Maximum number of enclosed or roofed accessory buildings or structures on a lot		2	2	1	1	3	1 per mobile home site
xxiv	Other provisions		(f) (g) (k)	(f) (g) (k) (l)	(f) (g) (k) (l)		(k)	(h)
xxv	<p>NOTES:</p> <p>(a) The minimum frontage for a street townhouse shall be:</p> <ul style="list-style-type: none"> • 7 metres (23.0 ft.) for an interior unit and; • 10 metres (32.8 ft.) for an end/exterior unit; <p>(b) The minimum lot area for a street townhouse shall be:</p> <ul style="list-style-type: none"> • 220 square metres (2,368 sq. ft.) per lot for an interior unit, and • 315 square metres (3,391 sq. ft.) for an end/exterior unit; <p>(c) For every five off-street parking spaces that are provided within the main building or underground, the maximum number of dwelling units may be increased by one dwelling unit.</p> <p>(d) for a semi detached or street townhouse and, where the units share a common wall, there shall be no required interior side yard on the side with a common wall.</p> <p>(e) as exists on the date of passing of this by-law.</p> <p>(f) maximum garage projection into the front yard or the exterior side yard beyond the front face of the dwelling:</p> <ul style="list-style-type: none"> • from the front wall of building where there is a front porch - 1.0 metres (3.3 ft.); <p>(g) Where an attached or detached accessory garage is located a minimum of 6.0 metres (19.7 ft.) beyond the minimum front yard requirement of the zone, the following provisions shall apply:</p> <ul style="list-style-type: none"> • minimum front yard for the dwelling is reduced to 4.0 metres (13.1 ft.) • minimum front yard to a front yard porch - 2.0 metres (6.6 ft.). <p>(h) Minimum area and frontage for each mobile home site within the mobile home park:</p> <ol style="list-style-type: none"> i) single-wide and double-wide mobile home units with public or communal piped water, and/or public or approved communal sewage disposal systems - 0.2 hectares (0.5 ac.) area and 30 metres (94.4 ft.) frontage per site. ii) single-wide and double wide mobile home units serviced by individual wells and sewage disposal systems - 0.4 hectares (1.0 acre) area with 36 metres (118.1 ft.) of frontage per site. <p>(i) On an arterial road, the minimum lot frontage shall be 150 m (492.1 ft.); on a collector road, the minimum lot frontage shall be 132 m (433 ft.).</p> <p>(j) 9 metres (29.5 ft.) for single detached, semi detached or street townhouse dwellings; 11 metres (36.1 ft.) for a multiple dwelling and other permitted principal uses.</p> <p>(k) Where the lot abuts Type 1 Fish Habitat, the minimum yard setback shall be 30m (98.4ft).</p> <p>(l) The minimum lot frontage for semi-detached units shall be 11m (36.1 ft) and the minimum lot area shall be 345m² (3,713 sq.ft.)</p>							