



RESIDENTIAL ONE ZONE

PERMITTED USES:

Residential

- Bed and breakfast
- Coach house
- Detached dwelling
- Group home
- Garden Suite
- Secondary dwelling unit

Non-Residential

- Community garden
- Conservation use
- Home-based business
- Park
- Stormwater management facility

ZONE REQUIREMENTS:

	ZONING MECHANISM		R1 PROVISIONS
a)	Lot Area (minimum)	Lot serviced by private well and private sewage system	2,000 m ² , based on satisfactory demonstration that the lot size can accommodate effluent from the proposed treatment system.
		Lot serviced by municipal water and private sewage system	1,100 m ²
		Lot serviced by private well and municipal sanitary sewer	660 m ²
		Lot serviced by municipal water and municipal sanitary sewer	600 m ²
		A lot which existed prior to December 4, 1978 and which has an area of at least 900 m ² may be divided by the Land Division Committee into two or more lots, each having an area of at least 450 m ² , provided in all cases that all the lots are serviced by municipal water and municipal sanitary sewer.	
b)	Lot Frontage (minimum)	Lot serviced by private well and private sewage system	30 m
		Lot serviced by municipal water and private sewage system	22.5 m
		Lot serviced by private well and municipal sanitary sewer	18 m
		Lot serviced by municipal water and municipal sanitary sewer	18 m
		A lot which existed prior to December 4, 1978 and which has a lot frontage of at least 30 m, may be divided by the Land Division Committee into two or more lots, each having a lot frontage of at least 15 m, provided in all cases that all the lots are serviced by municipal water and municipal sanitary sewer.	
c)	Front Yard Setback (minimum)	6 m	
d)	Exterior Side Yard Setback (minimum)	3.5m	
e)	Interior Side Yard Setback (minimum)	1.2 m	
f)	Rear Yard Setback (minimum)	7.5 m	
h)	Building Height (maximum)	10 m	
i)	Dwellings Per Lot (maximum, excluding a secondary dwelling, coach house, or garden suite)	1	