

# Residential One Unit (R1) Zone



The purpose of the Residential One Unit (R1) Zone is to maintain sewer serviced low density neighbourhoods, consisting primarily of one unit dwellings, while encouraging the efficient use of land and public infrastructure within Growth Centres.

## Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES	NON-RESIDENTIAL USES
One Unit Dwellings	Places of Worship up to 2,000 sq ft. footprint
Existing Residential Uses	

## Permitted Uses with Special Conditions:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

RESIDENTIAL USES	SPECIAL CONDITIONS
Home-based Businesses – Level 1	Section 14.4
Secondary Suites	See additional requirements

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Community Facilities up to 2,000 sq ft. footprint	See additional requirements
Existing Agricultural Uses	Subject to the requirements of the Agricultural (A1) Zone

## Zone Requirements:

REQUIREMENT	RESIDENTIAL USES	NON-RESIDENTIAL USES
Minimum Lot Area:		
(i) Central Sewer	4,000 square feet	4,000 square feet
(ii) On-site Sewer	30,000 square feet	30,000 square feet
Minimum Lot Frontage:		
(i) Central Sewer	40 feet	40 feet
(ii) On-site Sewer	60 feet	60 feet
Minimum Front/Flankage Setback: (main and accessory structure)	20 feet	20 feet
Minimum Side Setback:		
(i) Main Building	4 feet	20 feet
(ii) Accessory structure	4 feet	4 feet
Minimum Rear Setback:		
(i) Main Building	20 feet	20 feet
(ii) Accessory structure	4 feet	4 feet
Maximum Building Height:		
(i) Main Building	35 feet	35 feet
(ii) Accessory structure	20 feet	20 feet

### **Additional Requirements:**

#### **Secondary Suites**

A secondary suite within a one unit dwelling is permitted provided:

- (a) Any exterior entrance to the secondary suite is located on the side (excluding flankage) or rear of the one unit dwelling; and
- (b) The exterior of the one unit dwelling shall be compatible with the existing design, style and materials of other one unit dwellings in the neighbourhood.

#### **Community Facilities**

A community facility shall be permitted in the Residential One Unit (R1) Zone subject to the following additional requirements:

- (a) Parking areas shall not be located less than four (4) feet from a side or rear lot line and shall be fenced; and
- (b) A parking space shall be provided and maintained for every 300 square feet of gross floor area.

### **Uses Considered by Development Agreement:**

As provided for in the Municipal Planning Strategy, the following uses may be considered by Development Agreement within the Residential One Unit (R1) Zone:

- (a) Uses compatible with the purpose of the Residential One Unit (R1) Zone that do not otherwise meet the requirements of the zone in accordance with policy 3.1.8 of the Municipal Planning Strategy; and
- (b) Uses considered by Development Agreement in all zones listed in section 14.7.