
PART 5 – URBAN ZONES**5.1 RESIDENTIAL SINGLE DWELLING (R1) ZONE****PERMITTED USES IN R1 ZONE**

5.1.1 The following uses shall be permitted in any R1 Zone:

a. **Principal Uses**

Multi-sectional Modular Homes
Neighbourhood Parks
Playgrounds
Single Unit Detached Dwellings

b. **Uses Subject to Conditions**

Bed and Breakfast Operations
Home Day Care
Telephone Switching Centres
Urban Home Occupations

SPECIAL REQUIREMENTS IN R1 ZONE

5.1.2 Any permitted use in any R1 Zone must comply with the following special requirements:

5.1.2.1 **Home Day Care**

Home Day Care is permitted subject to Subsections 5.1.2.8 b, c and d that apply to Urban Home Occupations.

5.1.2.2 **Residential Swimming Pools**

Swimming pools are permitted as an accessory use provided:

- a. That no part of any privately owned outdoor swimming pool enclosure is located closer than twenty-five (25) feet to any property line of such lot abutting a street line.
- b. That such development is in full conformance with the Municipal Swimming Pool Bylaw.

5.1.2.3 Parking Commercial Vehicles

A maximum of one (1) commercial vehicle used for business purposes by the owner or occupant of the lot may be kept in a R1 Zone.

5.1.2.4 Signs

All signs shall be subject to the requirements of 3.2 SIGNS, PART 3 – GENERAL PROVISIONS FOR ALL ZONES.

5.1.2.5 Bed and Breakfast Operations

Bed and breakfast operations may be conducted provided:

- a. Parking is located in the rear or side yards only and is provided at the rate of one (1) space for every bedroom available for overnight accommodation.
- b. No parking area shall be located within ten (10) feet of a lot line abutting an R1, R2, RM or R3 Zone unless the abutting yard is fenced or screened so as to reduce visual nuisance.
- c. No more than three (3) rooms are available for overnight accommodation to the public.
- d. Sections 5.1.2.8 a, b, c and d that apply to Urban Home Occupations also apply to Bed and Breakfast Operations.
- e. The lot is fronting on and only has access to an arterial, collector, local collector, residential local collector or exterior local road.

5.1.2.6 Residential Garages in Front or Flankage Yards

Residential garages are permitted to be located in the front yard or flankage yard of a lot but in no case shall a residential garage be built closer to the front lot line or flankage lot line than the minimum distance required by this Bylaw for the main building on the lot.

5.1.2.7 Telephone Switching Centres

- a. Telephone switching centres shall be located on lots fronting on arterial or collector roads.
- b. A maximum of one (1) access shall be provided to the lot on which the telephone switching centre is located.
- c. The access shall have a maximum width of twenty-five (25) feet.
- d. The use is conducted and wholly contained within the enclosed building.
- e. No outdoor storage is permitted.
- f. A public utility sign shall be permitted.
- g. All yards shall be sodded and landscaped.

5.1.2.8 Urban Home Occupations

An Urban Home Occupation shall be permitted in any dwelling or residential unit in an R1, R2 or an RM Zone provided:

- a. The Urban Home Occupation is entirely conducted within the residential unit or dwelling.
- b. Employees shall be limited to residents of the dwelling or residential unit.
- c. No alterations shall be made which would change the exterior residential appearance of the dwelling.
- d. No outdoor storage shall be associated with the Urban Home Occupation.
- e. The maximum size of the Urban Home Occupation shall be no more than 25% of the total floor area of the dwelling or residential unit to a maximum of 500 square feet.
- f. One off-street parking space, other than that required for the dwelling, shall be provided unless otherwise indicated.

- g. The following are deemed to not be Urban Home Occupations and are not permitted within the R1, R2 or RM Zones:
 - i. amusement arcades;
 - ii. automotive repair shops;
 - iii. auto body repair;
 - iv. doctor or dentist offices;
 - v. large appliance repair;
 - vi. laundry shops and depots for collecting dry cleaning and laundry;
 - vii. retail stores;
 - viii. restaurants;
 - ix. service industries.

REGULATIONS IN RESIDENTIAL SINGLE DWELLING (R1) ZONE

5.1.3 Any permitted use in any R1 Zone must comply with the following regulations:

RESIDENTIAL SINGLE DWELLING (R1) ZONE	Single Unit Detached Dwelling Residential Day Care Centre
Minimum Lot Area	
a) on central sewer	6,000 sq ft
b) private disposal system	20,000 sq ft
Minimum Lot Frontage	
a) on central sewer	60 ft
b) private disposal system	100 ft
Minimum Front or Flankage Yard	
a) fronting on local roads	25 ft
b) fronting on collector or arterial roads	45 ft
Minimum Rear Yard	
a) main building	25 ft
b) accessory building	4 ft
Minimum Side Yard	
a) dwellings	16 ft
- driveway side	4 ft
- other side	
b) dwellings with attached garage or carport	
- driveway side	4 ft
- other side	4 ft
c) all accessory buildings	4 ft
Maximum Height of Main Building	35 ft
Maximum Height of Accessory Building	20 ft
Maximum Lot Coverage	35% of lot area
Maximum Number Dwelling Units Per Lot	1
Minimum Clear Distance Between Main Building and Accessory Building	10 ft
Maximum Height of Fences (Non-vegetative)	6 ft

PART 5	AMENDED DATE	SECTION
	February 5, 1980	5.1
	July 6, 1982	5.1
	December 7, 1982	5.1
	July 2, 1985	5.1
	June 7, 1988	5.1
	December 6, 1988	5.1
	August 1, 1989	5.1
	May 1, 1990	5.1
	August 7, 1990	5.1
	July 6, 1992	5.1
	January 4, 1996	5.1
	November 5, 2002	5.1
	May 10, 2005	5.1
	February 2, 2007	5.1.2.4
	September 30, 2016	5.1.2.8 (g) (File 16-08)

Note: Numbering of Sections within this Bylaw may be different from the Amended Date.