

12. RESIDENTIAL DISTRICT - R1

12.1 Purpose

12.1.1 To permit development of low density detached single-detached dwellings, and associated uses at the discretion of the Development Authority.

12.2 Permitted Uses

12.2.1 Alternate energy systems, individual
 12.2.2 Dwellings, single-detached
 12.2.3 Home occupations, minor
 12.2.4 Buildings and uses accessory to permitted uses

12.3 Discretionary Uses

12.3.1 Bed and breakfast establishments
 12.3.2 Day homes
 12.3.3 Dwellings, Duplex
 12.3.4 Group homes
 12.3.5 Home occupations, major
 12.3.6 Parks
 12.3.7 Places of worship
 12.3.8 Public or quasi-public buildings and uses
 12.3.9 Public utilities
 12.3.10 Suites, garage
 12.3.11 Suites, garden
 12.3.12 Suites, in-law
 12.3.13 Tourist homes
 12.3.14 Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
 12.3.15 Buildings and uses accessory to discretionary uses

12.4 Regulations relating to Single-detached Dwellings

12.4.1	Minimum Lot Area	464.5 m ² (5,000 ft. ²)
12.4.2	Maximum Lot Coverage	40% of the lot area, of which: a. 40% may be a principal building with an attached garage b. 28% may be a principal building without an attached garage c. A maximum of 15% may be accessory buildings
12.4.3	Minimum Front Yard	6.1 m (20.0 ft.)
12.4.4	Minimum Rear Yard	7.6 m (24.9 ft.)
12.4.5	Minimum Side Yard	10% of lot width, or, at the discretion of the Development Authority, a minimum of 1.5 m (4.9 ft.) on all lots over 15.2 m (50.0 ft.) in lot width and not less than 10% of the lot width on all lots 15.2 m (50.0 ft.) or less in lot width; except that in laneless subdivisions, one side yard shall be a minimum of 3.0 m (9.8 ft.).
12.4.6	Minimum Side Yard, Corner Lots	4.5 m (14.8 ft.) adjacent to road.
12.4.7	Maximum Building Height	10.1 m (33.1 ft.) or two (2) storeys, whichever is the lesser
12.4.8	Minimum Floor Area, 1 Storey	111.5 m ² (1,200 ft. ²)
12.4.9	Minimum Floor Area, 1.5 Storey	130.0 m ² (1,400 ft. ²) for 1½ storey
12.4.10	Minimum Floor Area, 2 Storey	148.6 m ² (1,600 ft. ²)

12.4.11	Minimum Floor Area on Lots with an Area Under 464.5 m ² (5,000 ft. ²)	At the discretion of the Development Authority
12.4.12	Parking Requirements	2 spaces per dwelling unit
12.4.13	Dwellings located within the setback of the Sewage lagoon	Notwithstanding any other provision of this Bylaw to the contrary, existing dwellings located within 300 m (984 ft.) of the Clyde sewage lagoon will not be allowed to expand or to rebuild unless a variance to the required setback distances prescribed in the <i>Matters Related to Subdivision and Development Regulation</i> has been approved.

12.5 Relating to All Other Uses

12.5.1 As required by the Development Authority