

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

2019-12

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	Dwelling, semi-detached duplex			•			
xiv	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	Permitted Uses (accessory use)	R1	R2	R3	R4	RR	RM
ii		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	NOTES: (a) Permitted in association with a single detached dwelling or street townhouse only. (b) Provided no activity related to the Home Occupation occurs within 30 metres (98.4 ft.) of watercourse. (c) Provided no activity related to the Home Industry occurs within 30 metres (98.4 ft.) of a watercourse. (d) Permitted in association with a single detached or semi-detached dwelling only. (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.). (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). (g) Open storage is permitted subject to it being screened from view. (h) Backyard hens are only permitted on lots that are 0.4ha (1ac) or more in size.						

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>						