

## Section 8 – Zone R-1: Settlement Residential

### 8.1 Permitted Uses

Within a Zone R-1, no land shall be used and no building or structure shall be erected or used except for one of the Permitted Uses listed in Column 1 below.

### 8.2 Regulations

Within a Zone R-1, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6 entitled “General Regulations” and the additional regulations listed in Column 2 below for the specific uses.

Sub-Section	Column 1	Column 2
	<b>Permitted Uses</b>	<b>Additional Regulations</b>
8.2.1	Residential Building - One Unit which may include:	In conformity with the provisions of sub-section 8.3
(a)	Private Home Day Care	
(b)	A home occupation or office, base or headquarters for the occupant	In conformity with the provisions of sub-section 6.18
(c)	Accessory Dwelling Units By-law 48-2020 passed June 23, 2020	In conformity with the provisions of sub-section 6.4.7
(d)	Short-Term Rental By-law 48-2020 passed June 23, 2020 (General Amendment)	In conformity with Section 6.25
8.2.2	A Group Home	In conformity with the provisions of sub-sections 8.3
8.2.3	Residential Building - Duplex	In conformity with the provisions of sub-section 8.3
8.2.4	<b><u>Accessory Uses:</u></b>	
(a)	Buildings or structures accessory to the foregoing permitted uses	In conformity with the provisions of sub-section 6.4

### 8.3 Additional Regulations

Sub-Section	Column 1	Column 2
8.3.1	<b>Minimum Lot Area</b>	1,390 square metres
8.3.2	<b>Minimum Lot Width</b>	30 metres

<b>Sub-Section</b>	<b>Column 1</b>	<b>Column 2</b>
8.3.3	<b>Minimum Lot Frontage</b>	
	a) Interior Lot	18 metres
	b) Corner Lot	30 metres
8.3.4	<b>Minimum Side Yards - Each Side</b>	
(a)	Residential Building - One Unit	1.2 metres
(b)	Other Permitted Uses (excluding accessory uses)	
	i) One Storey	1.2 metres
	ii) More than One Storey	Equal to 1/2 building height but in no case less than 3 metres
	* In any case where required off- street parking is to be provided in a side or rear yard, one side yard shall be not less than 3 metres.	
8.3.5	<b>Minimum Rear Yard</b>	7.5 metres
8.3.6	<b>Minimum Ground Floor Area - Residential Building - One Unit</b>	
(a)	One Storey	100 square metres
(b)	More than One Storey	70 square metres
8.3.7	<b>Minimum Floor Area Per Dwelling Unit - Residential Building - Duplex</b>	70 square metres
8.3.8	<b>Maximum Lot Coverage - All Buildings</b>	30% of Lot Area
8.3.9	<b>Off-Street Parking</b>	In conformity with the provisions of sub-sections 6.11 and 6.13.9 <b>By-law 48-2020 passed June 23, 2020</b>
8.3.10	<b>Landscape Space</b>	In conformity with the provisions of sub-section 6.13.10 <b>By-law 48-2020 passed June 23, 2020</b>