

4.6.1A

**RESIDENTIAL ONE A
(R—1A)**

i) PERMITTED PRINCIPAL USES

- a) On any lot:
 - 1) Residential use;
 - 2) Park use.

ii) PERMITTED ACCESSORY USES

- a) On any lot:
 - 1) Home occupation use;
 - 2) Bed and Breakfast;
 - 3) Agricultural use excluding the keeping of livestock;
 - 4) Accessory buildings.

iii) CONDITIONS OF USE

- a) **Residential use is limited to:**
 - One single family dwelling plus one secondary suite.

iv) FLOOR AREA REQUIREMENTS

The maximum combined gross floor area of all accessory buildings shall not exceed 5% of the lot area or 200 square metres (2150 square feet), whichever is greater.

v) SITING OF BUILDINGS AND STRUCTURES

- a) **Except where otherwise specified in this bylaw, no building or structure shall be located within:**
 - 1) 7.5 metres (24.6 feet) of that portion of a **front lot line** that abuts a public road right-of-way;
 - 2) 3.5 metres (11.48 feet) of a **side lot line** or that portion of a front lot line that does not abut a public road right-of-way except where the width of a lot is 31 metres (101.7 feet) or less at the required front yard setback, and where there is no street flanking the side yard in which case this requirement may be reduced to 1.75 metres (5.74 feet).

- 3) 7.5 metres (24.6 feet) of a **rear lot line**.
- 4) 3.5 metres (11.48 feet) of an **accessory building**.

b) Other specifications include:

- 1) If a side lot line abuts a public right-of-way, refer to Section 4.5.5(f).
- 1) If the lot is located at the intersection of two public road rights-of-way, refer to Section 4.5.5(e)(f).
- 2) If the lot abuts a river, lake, sea or any other watercourse, refer to Section 4.5.5(a)(ii-iii).
- 3) For any exceptions to siting, refer to Section 4.5.6(a).
- 4) Where siting is proposed adjacent to a stream refer to Section 4.5.5(a) "Stream Setbacks".

vi) LOT COVERAGE

The maximum lot coverage of all buildings and structures shall not exceed 40% of the lot area.

vii) SUBDIVISION REQUIREMENTS

- a) **Minimum lot area:** 1000 square metres (0.25 acres)
- b) **Minimum lot frontage:** 10% of the perimeter of the lot

END - R-1A