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**PART VI**

**RESIDENTIAL ZONES**

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**601 R1 Zone (Residential One)**

601 On a parcel in an R1 Zone,

**Permitted Uses**

601.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) single family dwelling;
- (2) home office;

601.2 with a parcel size exceeding 2000 square meters the additional permitted uses are:

- (1) one auxiliary dwelling unit;
- (2) bed and breakfast subject to Part 502 (11) of this bylaw;
- (3) horticultural product sales auxiliary to one single family dwelling unit;

601.3 with a parcel size exceeding 3500 square meters the additional permitted uses are:

- (1) one single family dwelling;
- (2) keeping of livestock subject to Part 502 (4) of this bylaw;

**Siting of Structures**

601.4 no structure shall be located within:

- (1) 5 meters of a front parcel line;
- (2) 2 meters of a rear parcel line except where the rear parcel line is contiguous to a highway in which case the minimum setback shall be 4.5 metres; and
- (3) 1.5 meters of a side parcel line except where the side parcel line is contiguous to a highway in which case the minimum setback shall be 4.5 meters;

**Size of Structures**

601.5 no building containing a dwelling shall have a width less than 6 meters;

**Parcel Coverage**

601.6 the maximum parcel coverage of all buildings and structures shall not exceed 35%;

### **Buildings Per Parcel**

601.7 no more than two dwellings may be located on a parcel.

### **Home Office**

601.8 a home office shall be subject to the following conditions:

- (a) no external indication shall exist that the dwelling is utilized for any purpose other than normally associated with a residential building except for a single sign not exceeding 3500 square centimetres (.35 square meters) in area;
- (b) there shall be no out of doors storage of materials, equipment, containers or finished products;
- (c) employees of a home office are restricted to members of a family as defined in this bylaw plus one other person.

### **Horticultural Product Sales**

601.9 horticultural product sales shall be subject to the following conditions:

- (a) notwithstanding any other parts of this bylaw, only one sign not exceeding 0.35 square meters in area is permitted to be installed on a parcel, in a manner that does not obstruct or obscure the site access or egress;
- (b) an auxiliary building or structure and a portable open air stand used for horticultural product sales are subject to section 601.4 of this bylaw, except that a portable open air stand may be sited to within 1.5 meters of a front parcel line.

## S.C.R.O. Bylaw 310

### **406 Subdivision Districts**

- 406 (1) the minimum size of a parcel created within the A subdivision district shall be 1000 square meters.
- (2) the minimum size of a parcel created within the B subdivision district shall be 1500 square meters.
- \* (3) the minimum size of a parcel created within the C subdivision district shall be 2000 square meters.
- (4) the maximum permitted density in the D subdivision district shall be one parcel per 3500 square meters in accordance with either Option 1 or Option 2:

#### **Option 1**

The absolute minimum parcel size shall be 2800 square meters with no parcel greater than 6999 square meters;

#### **Option 2**

An applicant may create a parcel with an area exceeding 6999 square meters provided that all other parcels in the proposed subdivision total an average of 3500 square meters with no parcel smaller than 2800 square meters.

- (5) The maximum permitted density in the E subdivision district shall be one parcel per 5000 square meters in accordance with either Option 1 or Option 2:

#### **Option 1**

The absolute minimum parcel size shall be 4000 square meters with no parcel greater than 9999 square meters;

#### **Option 2**

An applicant may create a parcel with an area exceeding 9999 square meters provided that all other parcels in the proposed subdivision total an average of 5000 square meters with no parcel smaller than 4000 square meters.

- (5A) The minimum size of a parcel created within the E2 subdivision district shall be 8000 square metres