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Section 3.4.61

RESIDENTIAL 1**RS1****Permitted Uses and Minimum Site Area**

Required Site Area with:

Permitted Uses	Community Water & Sewer System	Community Water System	No Community Services
a) Home Based Business ¹	n/a	n/a	n/a
b) Residential Use	n/a	n/a	n/a
c) Secondary Suite ²	n/a	n/a	n/a

Maximum Number and Size of Buildings and Structures

Accessory buildings	- combined floor area of 100 m ² or 8% of area of parcel whichever is greater, but shall not exceed 250 m ² . ³
Accessory building height ⁴	- 6.0 m
Dwelling units/parcel ⁵	- 1
Dwelling unit height ⁶	- 8.0 m
Parcel coverage ⁷	- 35%

Minimum Setback Requirements

Front lot line	- 8.0 m
Interior side lot line	- 2.0 m
Rear lot line ⁸	- 2.0 m
Other lot lines	- 5.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

No setback from an interior or rear lot line shall be required for one accessory building not exceeding a floor area of 10 m² and with a maximum height of 3.0 metres.⁹

¹ Bylaw No. 500.270, adopted November 13, 2001

² Bylaw No. 500.389, adopted May 27, 2014

³ Bylaw No. 500.272, adopted November 13, 2001

⁴ Bylaw No. 500.113, adopted August 13, 1991

⁵ Bylaw No. 500.13, adopted October 13, 1987

⁶ Bylaw No. 500.113, adopted August 13, 1991

⁷ Bylaw No. 500.13, adopted October 13, 1987

⁸ Bylaw No. 500.17, adopted February 14, 1989

⁹ Bylaw No. 500.17, adopted February 14, 1989