4.23 Residential 1 (RS1)

(a) **Intent**

The intent of this zone is to permit single detached forms of residential development at a maximum density of one dwelling unit per parcel.

(b) **Uses**

Permitted Uses	
(i)	Residential Use
Accessory Uses	
(ii)	Home Based Business
(iii)	Secondary Suite

(c) **Maximum Number and Size of Buildings and Structures**

(i)	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
(ii)	Accessory building height	6.0 m
(iii)	Maximum Density	1 unit per parcel
(iv)	Dwelling unit height	9.0 m
(v)	Parcel coverage	35%

(d) **Minimum Setback Requirements**

(i)	Exterior lot lines 5.0 m
(ii)	All other lot lines 2.0 m
(iii)	Except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.9 shall apply.
(iv)	Except that projections into the minimum required setbacks shall be permitted in accordance with Section 3.11(d).
(v)	No setback from an interior lot line shall be required for one accessory building not exceeding a floor area of 10 m^2 and with a maximum height of 3.0 m.
(vi)	on a corner parcel, then the regulations in Section 3.8 shall also apply.

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4.23.1 Residential 1 Sub-zones

The following sub-zones modify the regulations for this Zone as specified below and only apply to parcels identified in Schedule '3A' of this Bylaw.

Sub-zones	Modification
(a) **RS1.1**	Despite 4.23 (c), the maximum dwelling unit height is 10.0 m.
(b) **RS1.2**	(i) Despite 4.23 (d), the minimum setback from any garage door or carport entranceway facing a highway is 6.0 m. (ii) Despite 4.23 (d), the minimum setback from an interior lot line is 1.5 m.
(c) **RS1.3**	(i) Despite 4.23 (c), the maximum parcel coverage is 60%. (ii) Despite 4.23 (d), the minimum setback requirements are as follows: (A) Lot line adjacent to Bonnington Drive: 5.0 m (B) Interior lot line: 1.2 m (C) Lot line adjacent to Common Property: 2.0 m (iii) Despite all other regulations of this Bylaw, no further subdivision shall be permitted. (iv) Despite 4.23 (b), a maximum of 1 Common Property Accessory Building, for use by the strata, may be placed within the Common Property area not being used for access or parking purposes, provided the building does not exceed 3.0 m in height nor a total floor area of 10.0 m^2. All minimum setbacks are applicable. (v) Despite all other regulations of this Bylaw, Home Based Business is restricted to an office use wholly contained within a dwelling unit to a maximum of 20% of the dwelling unit floor area and where no portion of the Home Based Business is located in an attached garage.
(d) **RS1.4**	Despite the applicable subdivision district and any other provision contained in this Bylaw, residential parcels may be averaged based on the total size of the parent parcel divided by the number of residential parcels created provided that the total number of residential parcels not exceed 9 and that no residential parcel is less than 0.5 ha.

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