



RESIDENTIAL RURAL ZONE (R1)

Permitted Uses

- BL 3302 56. (1) The permitted uses for the R1 zone are as follows:
 - Agriculture
 - Assisted Living
 - Bed and Breakfast
 - Community Care Facility
 - Home-based Business
 - BL 3367 Modular Home
 - Single-Family Dwelling
 - Supportive Housing
 - Temporary Trailer (subject to "Temporary Trailer Permit Bylaw 1976", No. 1685)
 - Two-Family Dwelling

Minimum Lot Size

- (2) The minimum permitted lot size for the R1 zone is 1,675 m² (18,029 sq. ft.).

Minimum Frontage

- (3) The minimum permitted frontage for the R1 zone is 30.0 m (98.43').

Density

- (4) The maximum permitted density for the R1 zone is as follows:
 - (a) The number of residential buildings shall not exceed one.
 - (b) Despite the foregoing, the placement of a temporary trailer may also be permitted on lots larger than two acres subject to "Temporary Trailer Permit Bylaw 1976", No. 1685.
 - BL 3383 (c) The maximum permitted floor space ratio for the R1 zone is 0.5:1.

Maximum Lot Coverage

- (5) The maximum permitted lot coverage of the R1 zone is 30% of the lot area.

Minimum Setbacks

- (6) The minimum permitted setbacks for the R1 zone are as follows:
 - (a) Principal Buildings
 - Yard, Front 6.0 m (19.68')
 - Yard, Side 3.0 m (9.84')
 - Yard, Rear 8.0 m (26.25')
 - (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front 6.0 m (19.68')
 - Yard, Side 3.0 m (9.84')
 - Yard, Rear 3.0 m (9.84')
- BL 3150 (6.1) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 5.8 m (19.03').

Maximum Building Height

- (7) The maximum permitted building heights for the R1 zone are as follows:
 - (a) Principal Buildings 9.0 m (29.53')

- (b) Accessory Buildings 5.0 m (16.40')

Conditions of Use

(8) The conditions of use for the R1 zone are as follows:

- (a) No fences over 1.2 m (4.00') in height are permitted in the required yards, front.
- (b) No fences over 2.0 m (6.56') in height are permitted in the required yards, side or rear.
- (c) In no situation shall a fence be greater than 2.0 m (6.56') in height.
- (d) Bed and breakfast uses may have no more than six sleeping units.
- (e) Agriculture use shall be subject to "Animal Control Bylaw, 1995", No. 2856.
- (f) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that

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- (v) the number of residents does not exceed ten, including resident staff,
- (ii) the use is within a single family dwelling unit only,
- (iii) valid health permits for septic systems or on-site wastewater treatment systems are obtained, where no municipal sewer is available.

BL 3083

- (g) Limited farm sale of agricultural products may be sold directly to the public provided that:
 - (v) a minimum of 50% of the agricultural products offered for sale are produced on the land;
 - (ii) the covered retail sales area does not exceed 100 m² (1076.4 sq. ft.); and
 - (iii) the retail sales are clearly ancillary to the farm use

BL3367

- (h) Repealed.