

**Please note this is a retyped version of original Zoning Bylaw where it was re-typed and all lettering etc. may not be in order as per original.*

PART 5B

R – RESIDENTIAL DISTRICT

(1) Intent

The purpose of this district is to provide for a mix of different densities of residential development and related uses.

(2) Permitted Uses

Subject to all other provisions of this Bylaw, on any site in a district defined, designated, or described. In this Bylaw as an R – Residential District, only the following uses shall be permitted:

- A. Residential
 - (i) Single detached dwellings
- B. Recreational
 - (i) Parks and playgrounds
 - (ii) Curling and skating rinks
 - (iii) Swimming pools
 - (iv) Recreation centres
- C. Institutional
 - (i) Schools, educational institutions
 - (ii) Hospitals, nursing homes, clinics
 - (iii) Senior citizens homes
 - (iv) Places of worship and religious institutions

(3) Uses Permitted at Council's Discretion

The following uses may be permitted in the R- Residential District, but only by resolution of Council. Council may, by resolution, specify other regulations in addition to those outlined in Section (5) in order to reduce any conflicts with the permitted uses.

- A. Institutional
 - (i) Lodges, fraternal organizations, social clubs
 - (ii) Libraries, cultural institutions
 - (iii) Places of worship
 - (iv) Government offices
- B. Residential
 - (i) Dwelling units attached to stored or commercial establishments
 - (ii) Existing residential dwellings at the time of adoption of this bylaw
 - (iii) Mobile Homes (single wide) with a minimum floor area of 65 square metres (700 square feet) may be located on Lots 1-3, Block 7, Plan AA39 subject to the development standards in Section (5)(A).
- C. Industrial
 - (i) Shops of the trade's people existing at the time of adoption of this bylaw.

(4) Accessory Uses

Building, structures or uses secondary or subordinate to, and located on, the same site with the principal permitted use, shall be considered accessory uses.

(5) Regulations

A. Site Requirements

Site area minimum

- Service stations and industrial – 525 square metres (10,000 sq. ft.)
- Residential 464 square metres (5000 sq. ft.)
- All other uses – 232 square metres (2500 sq. ft.)

Site Frontage – minimum

- service stations and industrial – 30 metres 9100 foot)
- Residential – 15 metres 50 feet)
- All other uses – 7.5 metres (25 ft.)

Yard front – minimum

- service stations and industrial – 7.5 metres (25 ft.)
- All other uses – no requirement

Yard site

- minimum except where the side of the site in any C1 – Commercial District abuts any Residential District without an intervening street or lane, a side yard of at least 1.5 metres (5. Ft.) Shall be provided
- Residential 1.5 metres (5 ft.)
- Industrial 3 metres (10ft.)

Yard rears

- no minimum except where the rear of a site in any C1 – Commercial District abuts any Residential District without an intervening street or lane, a rear yard of at least 6 metres (20ft.) shall be provided for all building and structures.
- Residential 7.5 metres (25ft)
- Industrial 10 ft. of the depth of the site

- (i) Neighbourhood Convenience Stores
- (ii) Home occupations as licenced by the Municipality
- (iii) Semi – detached and duplex dwellings
- (iv) Multi-unit dwellings
- (v) Mobile homes (double wide)
- (vi) Mobile Homes single wide with a minimum floor area of 65 sq. meters subject to development standards in Section 5 below
- (vii) Council shall consider Part 4.21 in applying any development standard as a condition of the permit for discretionary use.

(6) Accessory Uses

Buildings, structures or uses secondary or subordinate to, and located on, the same site with the principal permitted use, shall be considered accessory uses.

(7) Regulations

A. Site Requirements

(i) Residential

(a) Single detached dwellings & mobile Homes (double wide)

Site area minimum

- 464 square metres (5,000 square feet) where the site is served by a land, otherwise 603 square metres (6,500 square feet)

Site frontage minimum

- 15 metres (50 feet) where the site is served by a lane, otherwise 19.5 metres (65 feet)

Yard, front minimum

- 7.5 metres (25 feet)

Yard, rear minimum

- 7.5 metres (25 feet)

Yard, side minimum

- 1.2 metres (4 feet)

(b) Semi-detached and duplex dwellings

Site area (per unit) minimum

- 278.5 square metres (3,000 square feet) where the site is served by a lane otherwise 325 square metres (3,500 square feet).

Site frontage (per unit) minimum

- 9 metres (30 feet) where the site is served by a lane, otherwise 10.5 metres (35 feet).

Yard front minimum

- 7.5 metres (25 feet)

Yard rear minimum

- 7.5 metres (25 feet)

Yard side (per unit) minimum

- 1.2 metres (4 feet)

(c) Multiple unit dwellings

Site area minimum

- 650 square metres (7,000 square feet) plus 93 square metres (1,000 square feet) for each ground floor dwelling in excess of 3.

Site frontage minimum

- 21 metres (70 feet)

Yard, front minimum

- 7.5 metres (25 feet)

Yard, rear minimum

- 6.0 metres (20 feet)

Yard, side minimum

- 3.5 metres (12 feet) or half the average wall height, whichever is greater

Site coverage maximum

- 50%

(d) Recreational and Institutional

Site area minimum

- At Council's discretion

Site frontage minimum

- At Council's discretion

Yard, front minimum

- 7.5 metres (25 feet)

Yard, rear minimum

- 7.5 metres (25 feet) or 25% of the depth of the side, whichever is greater

Yard, side minimum

- 3 metres (10 feet) or half the building height, whichever is greater

(e) Neighbourhood convenience stores

Site area minimum

- 464 square metres (5,000 square feet) where the site is served by a lane, otherwise 603 square metres (6,500 square feet)

Site frontage minimum

- 15 metres (50 feet) where the site is served by a lane, otherwise 19.5 metres (65 feet)

Yard, front minimum

- 7.5 metres (25 feet)

Yard, rear minimum

- 7.5 metres (25 feet)

Yard, side minimum

- 1.2 metres (4 feet)

B. Home Occupations

- (i) Home occupations shall be located in single detached, semi-detached, or duplex dwellings used as the practitioner's own residence or in a building accessory to the dwelling.
- (ii) No external evidence of any home occupation is permitted except for business or professional sign or notice not exceeding 0.1 square metres (1 square foot) in area.
- (iii) Home occupations shall be conducted entirely within the dwelling or accessory building.
- (iv) Other than provided for in subsection B(ii) above, there shall be no exterior display, no exterior storage of materials, and no other exterior indication of the home occupation or variation from the residential character of the building.

C. Accessory Structures

- (i) All accessory buildings shall be set back 1.2 metres (4 feet) from the rear site line.
- (ii) All accessory buildings shall be set back a minimum of 7.5 metres (25 feet) from the front site line.

- (iii) All accessory buildings shall be set back a minimum of 1.2 metres (4 feet) from the side site line.

D. Development Standards for Single-Wide Mobile Homes

- (i) Such mobile homes shall comply with the Canadian Standards Association document CAN/CSA – 240.2.1-M86 “Structural Requirements for Mobile Homes or any relevant preceding standard of the Association.
- (ii) Such mobile homes must be placed on the lot so as to provide a minimum front yard of 7.5 metres (25 ft.) a minimum rear yard of 5 metres (15ft.) and minimum side yards of 1.2 metre (4 ft.)
- (iii) Such mobile homes shall be equipped with a skirting and foundation, suitable to Council, within 30 days of the date that the development permit is issued.
- (iv) Single wide mobile homes shall be restricted to lots with a maximum frontage of 15 metres.