

**702.1 Residential One C (R-1C)**

**1. PERMITTED PRINCIPAL USE**

#2815

**On any lot:**

- i) Residential use.

**2. PERMITTED ACCESSORY USES**

**On any lot:**

- i) Home occupation use;
- ii) Bed and Breakfast; and
- iii) Accessory buildings.

**3. DENSITY**

**Residential use is limited to:**

**On any lot:** One single family dwelling and secondary suite.

**4. SITING AND HEIGHT OF BUILDINGS AND STRUCTURES**

The setbacks required for buildings and structures within the Residential One C zone are as set out in the table below

| Type of Structure | Height                         | Required Setback |                |                |
|-------------------|--------------------------------|------------------|----------------|----------------|
|                   |                                | Front yard       | Rear yard      | Side yard      |
| Principal         | 10.0m (32.8ft)                 | 4.5m (14.8 ft)   | 4.5m (14.8 ft) | 1.75m (5.8 ft) |
| Accessory         | 4.5m-or less (14.7 ft or less) | 4.5m (14.8 ft)   | 1.0m (3.3 ft)  | 1.0m (3.3 ft)  |
| Accessory         | 6.0m-4.6m (19.68ft)            | 4.5m (14.8 ft)   | 4.5m (14.8 ft) | 1.75m (5.8 ft) |

Except where otherwise specified in this Bylaw, no building or structure shall be located in any required front and side yard setback areas. [Note: Part 400, Siting Exceptions, of this bylaw and Bylaw No. 2782 being the "Floodplain Management Bylaw, 2005" may affect the siting of structures adjacent to major roads, and the natural boundaries of watercourses and the sea, respectively.]

**5. LOT COVERAGE**

The maximum lot coverage of all buildings and structures shall not exceed 35% of the total lot area.

**6. SUBDIVISION REQUIREMENTS**

**i) Lot Area**

The minimum lot area permitted shall be:

- a) When connected to either community water or sewer: 5000 metres<sup>2</sup> (1.24 acre)
- b) When serviced by well and approved septic system: 1.0 hectare (2.5 acre)

Despite (i), a subdivision with lots smaller than identified in (a) and (b) above may be created by subdivision provided that the average parcel size within the subdivision is equal to the minimum lot sizes permitted based upon the available servicing.

*End • R-1C*