

538. **R-1A - RESIDENTIAL 1A ZONE**

539. **INTENT**

The intent of the R-1A zone is to provide an intermediate single family residential zone to supplement the existing Residential 1 and Residential 3 zones. The R-1A zone will enable land owners to subdivide land serviced by sewer to a minimum 700 m² parcels. This provides an alternative to the lot sizes provided under the R-1 zone.

540. **PERMITTED USES**

Except as otherwise provided in **Part 3, Section 303** of this bylaw, the following and no other uses are permitted in the area designated as **R-1A**:

- a) single family dwelling;
- b) with a lot area exceeding two thousand (2,000) square metres, one (1) guest cottage;
- c) with a lot area exceeding four thousand (4,000) square metres, two (2) single family dwellings;
- d) home occupation;
- e) accessory buildings, subject to the regulations in **Part 3, Section 305** of this Bylaw.
- f) Transition Residential
- g) Secondary Suites

541. **LOT AREA AND WIDTH**

- a) For lots serviced by Community Sewer System, the minimum lot area required is seven hundred (700 m²) square metres and the minimum width is eighteen (18) metres.
- b) The minimum lot area for lots not serviced with Community Sewer System is nine hundred (2,000 m²) square metres, and the minimum width is eighteen (18) metres.

542. **LOT COVERAGE**

Buildings shall not cover more than 35 percent (35%) of the lot area.

543. **SITING OF BUILDINGS AND STRUCTURES**

1. No building or structure except a fence shall be located within:
 - a) five (5.0) metres of a front lot line;
 - b) five (5.0) metres of a rear lot line;
 - c) three (3.0) metres of one side lot line, and one point five (1.5) metres of the other side lot line, where there is no developed rear lane; where there is a rear lane, no building or part thereof shall be located within one point five (1.5) metres of any side lot line;
 - d) three (3.0) metres where the side lot line abuts a street.
2. Accessory buildings shall not be located within one (1.0) metre of any lot line.

544. **HEIGHT OF BUILDING**

- a) No building shall exceed ten point five (10.5) metres in height.
- b) No accessory building shall exceed six (6.0) metres in height.

545. **WIDTH OF BUILDING**

No building containing a dwelling unit shall have a width less than six (6.0) metres, of which at least seven point three (7.3) metres (twenty-four (24.0) feet) or forty (40%) percent of the building length (whichever is greater) is enclosed climate controlled habitable living area.

546. **OFF-STREET PARKING**

Off-street parking shall be provided and maintained in accordance with **Part Eleven** of this Bylaw.