

7.1 SINGLE DETACHED HOUSING

R1

Purpose: To accommodate low density single family residential use with some associated uses.

PERMITTED USES TABLE FOR R1 ZONE

7.1.1 Permitted uses, buildings and structures:

- .1 *Single detached house;*
- .2 *Home based business, standard;* (see Section 3.19)
- .3 *Neighbourhood recreation and storage;*
- .4 *Bed and breakfast accommodation;* (see Section 3.23)
- .5 *Accessory buildings and structures.* (see Section 3.17)
- .6 *Day care centre, minor*

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REGULATIONS TABLE FOR R1 ZONE

Column 1	Column 2
7.1.2 Minimum <i>parcel area</i>	700 m ² (7,535 sq. ft.)
7.1.3 Minimum <i>parcel frontage</i>	18.0 m (59.0 ft.)
7.1.4 Minimum <i>front setback</i>	4.5 m (14.8 ft.)
7.1.5 Minimum <i>side setback</i>	1.5 m (4.9 ft.)
7.1.6 Minimum <i>corner side setback</i>	4.5 m (14.8 ft.)
7.1.7 Minimum <i>rear setback</i>	3.0 m (9.8 ft.)
7.1.8 Minimum <i>setbacks</i> from A1 Zone	15.0 m (49.2 ft.) [see section 3.11]
7.1.9 Maximum <i>parcel coverage</i>	35% of the <i>parcel area</i>
7.1.10 Maximum number of <i>single detached houses</i>	1 per <i>parcel</i>
7.1.11 Minimum <i>building width of principal building</i>	5.5 m (18.0 ft.)
7.1.12 Maximum <i>building height</i>:	
.1 <i>Principal buildings</i>	9.0 m (29.5 ft.) to a maximum of 3 <i>storeys</i>
.2 <i>Accessory buildings and structures</i> (see Section 3.17)	5.0 m (16.4 ft.)

13.1 PARK AND OPEN SPACE

P1

Purpose: To accommodate parks and recreational open space and other associated uses.

PERMITTED USES TABLE FOR P1 ZONE

13.1.1 Permitted uses, buildings and structures:

- .1 Parks and playgrounds;
- .2 *Conservation area*;
- .3 Ecological reserves;
- .4 Gift and snack shop;
- .5 *Golf courses*;
- .6 *Golf driving ranges*;
- .7 Interpretive centre;
- .8 *Recreation services, outdoor*;
- .9 *Dwelling unit*;
- .10 *Accessory buildings and structures*. (See Section 3.17)
- .11 *Religious or non-denominational camps*
- .12 **On part of Lot 2, Plan 1965, (except plans 2570 and B7383), DL 3329 ODYD, only the following site specific uses are permitted: 26 residential dwelling units, accessory buildings, parking areas, and tennis court.**

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REGULATIONS TABLE FOR P1 ZONE

Column 1	Column 2
13.1.2 Minimum <i>parcel frontage</i>	30.0 m (98.4 ft.)
13.1.2 Minimum <i>front setback</i>	4.5 m (14.8 ft.)
13.1.3 Minimum <i>side setback</i>	3.0 m (9.8 ft.)
13.1.4 Minimum <i>corner side setback</i>	4.5 m (14.8 ft.)
13.1.5 Minimum <i>rear setback</i>	3.0 m (9.8 ft.)
13.1.6 Minimum <i>setbacks from A1 Zone</i>	15.0 m (49.2 ft.) [see section 3.11]
13.1.7 Maximum <i>parcel coverage</i>	35% of the <i>parcel area</i>
13.1.8 Maximum number of <i>single detached houses</i>	1 per <i>parcel</i>
13.1.9 Maximum <i>building height</i>	9.0 m (29.5 ft.)

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13.2 INSTITUTIONAL AND ASSEMBLY

P2

Purpose: To accommodate administrative, institutional and service uses.

PERMITTED USES TABLE FOR P2 ZONE

13.2.1 Permitted uses, buildings and structures:

- .1 *Clubs and lodges;*
- .2 *Cemeteries;*
- .3 *Community and assembly halls;*
- .4 *Day care centre, major;*
- .5 *Day care centre, minor;*
- .6 *Emergency and protective services;*
- .7 *Extended medical treatment facility;*
- .8 *Group home, major;*
- .9 *Education service facility;*
- .10 *Libraries, museums and art galleries;*
- .11 *Recreation services, indoor;*
- .12 *Religious assembly facility;*
- .13 *Restaurant;*
- .14 *Temporary shelter services;*
- .15 *Transportation station;*
- .16 *Accessory buildings and structures.* (See Section 3.17)
- .17 *Religious or non-denominational camps*
- .18 *Recreation Services, Outdoor*

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13.2.2 Additional Permitted Use and Buildings: Dormitory use and building(s) are only permitted where a use listed in Section 13.2.1 exists on the parcel.

REGULATIONS TABLE FOR P2 ZONE

Column 1	Column 2
13.2.3 Minimum <i>parcel area</i>	700 m ² (7,535 sq. ft.)
13.2.4 Minimum <i>parcel frontage</i>	18.0 m (59.0 ft.)
13.2.5 Minimum <i>front setback</i>	4.5 m (14.8 ft.)
13.2.6 Minimum <i>side setback</i>	3.0 m (9.8 ft.)
13.2.7 Minimum <i>corner side setback</i>	4.5 m (14.8 ft.)
13.2.8 Minimum <i>rear setback</i>	3.0 m (9.8 ft.)
13.2.9 Minimum <i>setbacks from A1 Zone</i>	15.0 m (49.2 ft.) [see section 3.11]
13.2.10 Maximum <i>parcel coverage</i>	50% of the <i>parcel area</i>
13.2.11 Maximum <i>building height</i>	12.0 m (39.4 ft.)