
10.1 RS1, RS1m: Suburban Residential

RS1

10.1.1 Purpose

The purpose of this zone is to foster a suburban lifestyle on properties larger than 845 m². The district also provides for complementary residential related uses that are compatible with the residential character of the area. Areas designated RS1m allow manufactured housing.

10.1.2

Principal Uses

- community care facility, minor
- housing, manufactured only in RS1m
- housing, single detached

10.1.3

Secondary Uses

- bed & breakfast
- home business 1
- home business 2
- home business 3 only in HBO
- secondary suite

10.1.4 Subdivision Regulations

1. The minimum lot width is 20.0 m.
2. The minimum lot area is 845 m².
3. The maximum lot area is 0.4 ha.

10.1.5 Regulations for Principal Development

1. The maximum residential density is one principal dwelling and one secondary suite per lot.
2. The maximum site coverage is 30%.
3. The maximum height is 10.0 m.
4. The maximum number of storeys is 2.5.
5. The minimum front yard is 4.5 m.
6. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.
7. The minimum rear yard is 6.0 m.

10.1.6 Regulations for Accessory Development

1. The total combined gross floor area of accessory buildings and structures on a site shall not exceed the greater of 50% of the ground floor area of the principal building on the site or 90.0 m².
2. The maximum height is 5.0 m.
3. The minimum front yard is 4.5 m.
4. The minimum interior side yard is 1.2 m and the minimum exterior side yard is 3.0 m. Where there is no direct vehicular access from a highway or lane to the rear yard or to a garage or carport, one side yard shall be at least 4.5 m.
5. The minimum rear yard is 1.2 m.

10.1.7 Other Regulations

1. **Note:** In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 4, the specific use regulations of Section 5, the landscaping and screening provisions of Section 6, the parking and loading regulations of Section 7, and the development permit guidelines of Section 8.