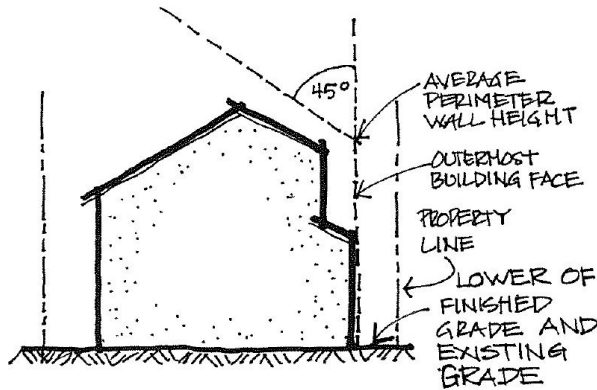


1001 RS-1 One-Family Residential



(iii) The *perimeter wall area* of the downhill *building face* and sides, when considering the slope of the *lot*, will be determined by the following:

(iii.i)	0.00 to 1.00 % slope at each property line	93 sq. metres
	1.01 to 5.00 % slope at each property line	97 sq. metres
	5.01 to 10.00 % slope at each property line	102 sq. metres
	10.01 to 15.00 % slope at each property line	107 sq. metres
	15.01 % slope or greater	110 sq. metres

(iii.ii) The area of gable ends and dormers above the second floor that face the side property line opposite another building site must be counted in the calculation of perimeter wall area, except if the face of the gable end or dormer is set back at least 2.4 metres from the building face of the floor below.

(iv) Sub-section (11)(a) does not apply to properties located in the highlighted areas shown on Schedules 'B', 'C', and 'D' to this Bylaw.

(b) The maximum length of any *wall* of a detached *building* or *structure* for an *accessory residential use* and an *accessory off-street parking use* is 9.2 metres.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply

PART 10 ONE-FAMILY RESIDENTIAL ZONES

1002 RS-2 One-Family Suburban Residential

(1) Intent

This zone provides for the development of low *density* single *family* housing on large acreage *lots* of minimum 4000 m² which may or may not have water services. *Agricultural uses* are also permitted.

(2) Permitted Uses

Principal *uses*, limited to:

- (a) *One-family residential*
- (b) *Agricultural*, as limited under Sub-section (3)(a)
- (c) *Civic use*, limited to public parks

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary Suite*, as limited under Section 508(2)
- (c) *Accessory residential*
- (d) *Accessory home occupation*, as limited under Section 508(3)
- (e) *Accessory produce sales*, as limited under Sub-section (11)(a)

(3) Conditions of Use

- (a) An *agricultural use*:
 - (i) must not have more than one horse, cow, sheep or goat per 1,000 square metres of *lot area*; and
 - (ii) not including mushroom growing, the keeping for *commercial* purposes of swine, poultry or fur-bearing animals and the keeping of dogs, except as permitted as an *accessory residential use*; and
 - (iii) does not include a *medical cannabis grow operation*.

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(4) Lot Size

The following *uses* are not permitted on *lots* having an area less than the corresponding areas below:

<u>Use</u>	<u>Minimum Lot Area (m²)</u>
<i>Agricultural</i>	4,000
<i>One-family residential</i>	4,000
<i>Accessory produce sales</i>	4,000

- (a) The minimum *lot* depth is 22.7 metres.
- (b) The maximum *lot* size for a public park is 0.8 hectares.

(5) Density

- (a) The maximum *density* shall be 2.5 units per hectare.
- (b) When calculating units per hectare, *secondary suite dwelling units* are excluded from the calculation.

(6) Lot Coverage

- (a) All *buildings* and *structures* together must not exceed a *lot coverage* of 45%.
- (b) All *buildings* and *structures* for *agricultural use* must not exceed a *lot coverage* of 20%.

(7) Buildings Per Lot

No more than one *principal building* for *residential use* is permitted per *lot*.

(8) Setbacks

- (a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and be sited no closer than the corresponding setbacks from *lot* lines, bodies of water and other *uses* set out below:

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<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>	<i>Wells or Streams (metres)</i>	<i>Distance from One-Family Residential Use (metres)</i>
<i>One-family residential and public parks</i>	7.6	7.6	1.8	3.8	See Sections 519 and 523	
<i>Agricultural</i>	30	15	15	30	30	15
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	7.6	7.6	1.8	3.8	See Sections 519 and 523	Attached or less than 1.6
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	1.2	1.2	3.8	See Sections 519 and 523	1.6 or more

(b) the siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.

(c) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

(9) Location of Uses

Secondary suite use, see Section 508(2).

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(10) Height

- (a) Buildings and structures for one-family residential use must not exceed a height of:
 - (i) 7.3 metres, or
 - (ii) 11.0 metres for buildings and structures having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) Detached buildings and structures for accessory residential or accessory off-street parking must not exceed a height, measured from finished grade, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres, for an accessory building that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

The maximum total *floor area of buildings and structures for accessory produce sales use* is 12 m².

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.