

Section 123.3 - R-RL Estate Residential (Large Lot)

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(1) General Purpose of District

This district is generally intended to accommodate single family residential dwellings on lots 0.4ha (1.0ac) or more, in a semi-rural setting where a municipal sewer system and water system may or may not be currently available. Temporary private water and/or sewer services consisting of only one (1) water well and a sealed sewage holding tank (pump out type) disposal system may be permitted on a parcel not serviced with municipal water and/or sewer. Where private wells are used water usage/consumption will be monitored/controlled by the Town and is to be comparable to (ie: not to exceed that of) other residential land use districts within the Town.

(2) Listed Uses

Permitted Uses

Accessory building  
Modular home  
Park or playground  
Single family dwelling  
Park or playground

Discretionary Uses

Excavation, stripping, or grading  
(Bylaw 2270)  
Home daycare  
Home occupation  
Owner occupied two family dwelling  
(Bylaw 2086)  
Owner occupied three family dwelling  
(Bylaw 2086)  
Public utility  
Public utility building not containing offices  
Those uses which in the opinion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

(3) Parcel Coverage

The combined parcel coverage of all buildings shall not exceed 10% of the total parcel area. In cases where the existing parcels are significantly less than the minimum parcel size required for new parcels under this Section, the Development Authority may allow a variance of the maximum parcel coverage, in accordance with Section 17(4)(b).

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(4)	Minimum Floor Area (not including basement or attached garage)	
	One Storey	93.0m <sup>2</sup>
	1.5 Storey / Split Level	
	lower floor(s)	75.0m <sup>2</sup>
	total minimum floor area	110.0m <sup>2</sup>
	Bi-level	
	upper floor area	90.0m <sup>2</sup>
	2 Storey	
	lower floor(s)	70.0m <sup>2</sup>
	total minimum floor area	130.0m <sup>2</sup>

The floor areas and floor configurations of an Owner Occupied Two or Three Family dwelling shall be to the satisfaction of the Development Authority. Notwithstanding, a Bachelor Unit, One Bedroom Unit, or Two Bedroom Unit in an Owner Occupied Two or Three Family Dwelling shall have the following minimum floor areas: (Bylaw 2086)

Bachelor Unit	33m <sup>2</sup> (355 sq.ft)
One Bedroom Unit	45m <sup>2</sup> (484 sq.ft)
Two Bedroom Unit	56m <sup>2</sup> (602 sq.ft)

(5) Minimum Parcel Depth

The minimum parcel depth for new parcels shall be 80.0m. In order to allow this minimum depth, the parcel width must be sufficient to achieve a total parcel area of at least 4047.0m<sup>2</sup>.

(6) Minimum Parcel Width

The minimum parcel width for new parcels shall be 30.0m. In order to allow this minimum width, the parcel depth must be sufficient to achieve a total parcel area of at least 4047.0m<sup>2</sup>.

(7) Minimum Parcel Area

The minimum parcel area for new parcels shall be 4047.0m<sup>2</sup>.

(8) Minimum Front Yard Setback

The minimum front yard setback shall be 10.0m. This standard may be varied at the discretion of the Development Authority with respect to corner and double fronting lots pursuant to Section 48 of this Bylaw.

(9) Minimum Side Yard Setback

(a) Side yard setbacks to the principle building shall be the lesser of 10% of the parcel width or 3.0m.

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- (b) Notwithstanding Section 123.3(9)(a), where a parcel has vehicular access from the front only and no garage or carport is provided, one side yard setback shall be a minimum of at least 3.0m to accommodate a driveway for vehicular passage and general access to the rear of the parcel and no part of the principal building is permitted to project into this yard.

(10) Minimum Rear Yard Setback

The rear yard setback to the principal building shall be 10.0m.

(11) Parking

- (a) A two car parking area shall be provided to the rear, side or front of the dwelling.
- (b) Notwithstanding Section 123.3(11)(a), in the case of a dwelling fronting onto an arterial road, the parking area shall access from the lane where one is provided.

(12) Garages and Accessory Buildings

Garages and accessory buildings shall be regulated under Section 71 of this Bylaw.

(13) Other Provisions

- (a) Administrative procedures and regulations: refer to Parts I-V of this Bylaw.
- (b) General Parcel Provisions: refer to Part VI of this Bylaw.
- (c) Special Land Use Provisions: refer to Part VII of this Bylaw.
- (d) Parking and Loading Regulations: refer to Part VIII of this Bylaw.
- (e) Sign Regulations: refer to Part IX of this Bylaw.