

11.4

RESIDENTIAL ONE (R-1)

11.4.1 **PERMITTED USES**

**SRD
555**

- a) Residential use;
- b) Accessory *buildings* and *structures*.

11.4.1(i) **CONDITIONS OF USE**

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- a) Residential use is limited to: one (1) single *family dwelling* and one (1) *secondary suite* on any *lot*; or
- b) One (1) single *family dwelling* and one (1) *secondary suite*; and one (1) *accessory dwelling unit* on lots serviced by community sewer with a minimum lot area of 4000 sq m (0.99 acres); or unserviced lots with a minimum lot area of 1 ha (2.47 ac).

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- c) {Deleted}

11.4.2 **LOT AREA**

The minimum *lot* area in the Residential One (R-1) zone shall be 4000 square metres (0.99 acres).

11.4.3 **SETBACKS**

Except where otherwise specified in this bylaw:

- 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a front *lot* line;
- 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
- 3) *Side yard* shall be a minimum of 1.75 metres (5.74 feet) from a side *lot* line.

11.4.4 **LOT COVERAGE**

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 35%.

11.4.5 **BONUS DENSITY**

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Despite Section 11.4.1 a) and c) above, residential density up to a maximum of eight (8) dwelling units per 0.40 hectares (0.99 acres) is permitted, for property described as Lot 7, District Lot 8, Sayward Land District, VIP64983, Quadra Island, subject to the conditions set out in Section 11.4.6 below.

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11.4.6

CONDITIONS FOR BONUS DENSITY

The conditions and terms, as outlined in the attached housing agreement labeled as Schedule 'A' of this bylaw, must be met before the bonus density under Section 11.4.5 above will be permitted.

END – R-1