

502

RESIDENTIAL TWO (R—2)

This zone is intended to provide unserviced land for rural estates and hobby farms.

1) PERMITTED PRINCIPAL USE

On any lot or portion of any lot zoned Residential Two (R—2) only the following uses are permitted:

- a) Agricultural use excluding the keeping of livestock;
- b) Park use;
- c) Residential use;
- d) Utility use.

On any lot over 4000 m² (1.0 acre):

- e) Agricultural use.

2) PERMITTED ACCESSORY USES

On any lot or portion of any lot zoned R—2 only the following accessory uses are permitted:

- a) Accessory buildings;
- b) Bed and breakfast;
- c) Home occupations;
- d) Short-Term Rentals accessory to residential use.

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3) CONDITIONS OF USE

- a) Where a front, side, or rear yard abuts, or is adjacent to, a parcel which is in the Agricultural Land Reserve a buffer of 3.0 metre (9.8 feet), or as specified by the Agricultural Land Commission, shall be provided and maintained in good condition at all times in abutting yard(s) to minimize land use conflicts. The buffer may consist of a landscaped berm or a dense combination of vegetation to a minimum height of 1.5 metres (4.9 feet) or as specified by the Agricultural Land Commission.
- b) All landscaping required herein shall be completed not later than twenty-four (24) months from the date a land use activity is initiated.

4) DENSITY

a) Residential use is limited to:

- 1) On any lot size: One (1) Single Family Dwelling and one (1) Secondary Suite; or one (1) Duplex; or
- 2) On any lot over 1 hectare (2.47 acres): One (1) Single Family Dwelling and one (1) Secondary Suite and one (1) Accessory Dwelling Unit; or

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- 3) On any lot over 4 hectares: Two (2) Single Family Dwellings and one (1) Secondary Suite or one (1) Accessory Dwelling Unit per Single Family Dwelling.
- b) On any lot 4.0 ha (9.9 ac) or more: two single family dwellings

End • R-2

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RESIDENTIAL MULTIPLE ONE (RM-1)

This zone is intended to provide opportunities for duplexes and multi-family dwellings in rural settings.

1) PERMITTED PRINCIPAL USES

On any lot or portion of any lot zoned RM-1 only the following principal uses are permitted:

- a) Park use;
- b) Residential use;
- c) Utility use.

2) PERMITTED ACCESSORY USES

On any lot or portion of any lot zoned RM-1 only the following accessory uses are permitted:

- a) Agricultural use excluding the keeping of livestock;
- b) Accessory buildings;
- c) Home occupations.

3) CONDITIONS OF USE

- a) Where a front, side, or rear yard abuts, or is adjacent to, a parcel which is in the Agricultural Land Reserve a buffer of 3.0 metres (9.8 feet) or as specified by the Agricultural Land Commission shall be provided and maintained in good condition at all times in the abutting yard(s) to minimize land use conflicts. The buffer may consist of a landscaped berm or a dense combination of vegetation to a minimum height of 1.5 metres (4.9 feet) or as specified by the Agricultural Land Commission.
- b) Screening shall be provided and maintained in good condition at all times where a multi-family dwelling or parking area adjoins a parcel used for a single family or duplex dwelling. The screening may consist of a landscaped berm, dense combination of vegetation, painted fence, or wall to a minimum height of 1.5 metres (4.9 feet).
- c) All landscaping required herein shall be completed not later than twenty-four (24) months from the date a land use activity is initiated.

- d) Off-street parking for multiple family dwellings shall be provided and maintained in accordance with Section 306 "Off-Street Parking". Parking areas shall be located at least 6.0 metres (19.7 feet) away from habitable rooms at or below grade.

4) DENSITY

- a) Unless noted otherwise below, residential use is limited to apartment dwellings, duplexes, townhouses, or single family dwellings with a maximum density of 15 dwelling units per hectare (6 dwelling units per acre).
- b) Location: • Lot 5, District Lot 665, Sayward District, Plan 19112
 • 6200 Race Point Road - Schedule 'H-7'.
- i) Notwithstanding any provisions of this bylaw, residential use at the location noted above is limited to one duplex dwelling.
- c) Location: • Lot 4, District Lot 665, Sayward District, Plan 19112
 • Race Point Road - Schedule 'H-7'.
- i) Notwithstanding any provisions of this bylaw, residential use at the location noted above is limited to one single family dwelling, one duplex or one multi-family dwelling with a maximum of three (3) dwelling units.

End • RM-1
