

### 10.3 Residential Estate District (R-1E)

#### 10.3.1 Purpose

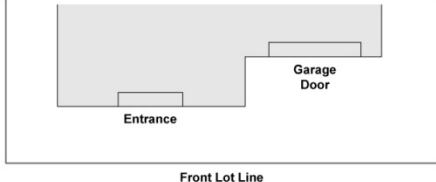
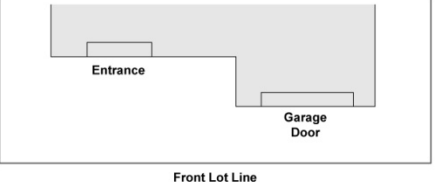
The purpose of this District is to provide for single detached residential dwellings located on large lots with high standards of design and appearance.

10.3.2 Permitted Uses	10.3.3 Discretionary Uses
<ul style="list-style-type: none"> <li>• First Accessory Buildings 10 m<sup>2</sup> and under</li> <li>• Accessory Uses</li> <li>• Dwellings, Single Detached</li> <li>• Minor Home Businesses</li> <li>• Parks</li> <li>• Show Homes / Sales Centres</li> </ul>	<ul style="list-style-type: none"> <li>• Second and Additional Accessory Buildings 10.0 m<sup>2</sup> and under</li> <li>• Accessory Buildings greater than 10 m<sup>2</sup></li> <li>• Bed and Breakfast Accommodations</li> <li>• Child Care Facilities</li> <li>• Community Buildings and Facilities</li> <li>• Major Home Businesses</li> <li>• Public Uses</li> <li>• Public Utilities</li> <li>• Places of Worship</li> <li>• Secondary Suites</li> <li>• Small Wind Energy Conversion Systems</li> <li>• Solar Collectors</li> </ul>

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#### 10.3.4 General Requirements

In addition to the Regulations contained in Part 7 the following provisions shall apply to every development in this District.

Site Standard	Principal Buildings	Accessory Buildings
Lot Area (minimum):	<ul style="list-style-type: none"> <li>• 850 m<sup>2</sup></li> </ul>	
Lot Width (minimum):	<ul style="list-style-type: none"> <li>• 22.9 m</li> </ul>	
Front Yard Setback (minimum):	<ul style="list-style-type: none"> <li>• 6.0 m</li> <li>• All attached garages shall be constructed such that the garage door or doors are not located closer to the front lot line than the main entrance of the principal building as illustrated in Figure 10.3.1.</li> </ul> <p style="text-align: center;"><i>Figure 10.3.1</i></p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;"> <p><b>Permissible Entrance Location</b></p>  </div> <div style="text-align: center;"> <p><b>Non Permissible Entrance Location</b></p>  </div> </div>	
Side Yard Setback (minimum):	<ul style="list-style-type: none"> <li>• 3.0 m</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 m</li> </ul>
Rear Yard Setback (minimum):	<ul style="list-style-type: none"> <li>• 8.0 m</li> </ul>	<ul style="list-style-type: none"> <li>• 1.0 m</li> </ul>

Lot Coverage (maximum):	<ul style="list-style-type: none"> <li>• 40% for all buildings to maximum of 510 m<sup>2</sup> whichever is the lesser</li> </ul>	<ul style="list-style-type: none"> <li>• 10%</li> </ul>
Building Height (maximum):	<ul style="list-style-type: none"> <li>• 2 storeys not exceeding 12.0 m</li> </ul>	<ul style="list-style-type: none"> <li>• 4.5 m</li> </ul>

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### 10.3.5 Additional Requirements

- a) With the exception of a secondary suite, no person may erect a residential building on a lot in this District on which another residential building is already located.

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