

- (3) *Home-based businesses* are permitted as an *accessory use*. Despite Section 3.13, only the following occupations may be conducted as a *home-based business* within lands zoned R1(a):
  - (a) Production of arts, crafts, music, fabric items, jewellery and other comparable products.
  - (b) Sales of products manufactured elsewhere, provided persons employed in the *home-based business* carry out all distribution of such products offsite.
  - (c) Business and professional offices.
  - (d) *Child day care*, limited to a maximum of two children, exclusive of the operators' children.
- (4) Despite Part 7 (Table 3), one additional automobile *parking space* must be provided for each *home-based business*.
- (5) Despite all other regulations of this bylaw, the maximum *lot coverage* of all *buildings* and *structures* is 40%.
- (6) Despite all other regulations of this bylaw, the maximum *height* of a *structure* is 11.0 metres, provided that not more than three *storeys* are permitted in the *structure*.
- (7) Despite Section 4.3, no *building* or *structure* except a fence, *pump house*, *public utility structure* or underground utility may be constructed within the following setbacks:
  - (a) 6.0 m minimum setback from a *front lot line*.
  - (b) 4.5 m minimum setback from the *rear lot line*.
  - (c) 3.0 m minimum setback from the west *interior side lot line*.

**Zone Variation – R5 (a):**

- (8) On any *lot*, there is permitted a maximum of 5 *dwelling units* with *floor areas* up to 67 square metres plus one *dwelling unit* which may have a *floor area* greater than 67 square metres.

**Zone Variation – R6 (a):**

- (9) Two-family *dwelling*s are not permitted.
- (10) The following additional *uses* are permitted:
  - (a) *Indoor public* recreation facility.
  - (b) *Public* health clinic.
- (11) A maximum of one *dwelling unit* is permitted per *lot*.
- (12) No more than a total of 268 *dwelling units* are permitted on all lands in this *zone*.

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- (13) The following regulations apply to the blocks of land indicated by letter on Schedule “C” to this Bylaw:

BLOCK LOCATION	A	B	C	D	E	F	G
	Blocks as indicated on Schedule “C” to this Bylaw						
<b>Minimum water service required for subdivision:</b>							
Adequate supply of <i>potable</i> water			♦	♦	♦	♦	♦
<i>Community water system</i>	♦	♦					
<b>Minimum sewage service required for subdivision:</b>							
individual on-site sewage treatment system per <i>lot</i>	♦	♦	♦	♦	♦	♦	♦
Minimum area (in ha) of an <b>individual lot</b> that may be created through <i>subdivision</i> .	0.2	0.2	1.2	250	0.2	0.4	0.5
Minimum <b>average area</b> (in ha) of <i>lots</i> in a <i>subdivision</i>	0.46	0.4	2	250	.57	.85	1.4

- (14) Variations of the block boundary illustrated on Schedule “C” may be permitted in order to accommodate *lots* larger than the minimum average *lot area* provided both the following conditions are met:
- (a) at least 10 per cent of each *lot* being created falls within the boundary of the Block defined in Schedule “C”;
  - (f) the revised area of the Block does not exceed 110 per cent of the stated area of the Block defined in Schedule “C”.

**Zone Variation – R6(b):**

- (15) The following additional *use* is permitted:
- (a) *funeral home*.
- (16) The minimum *lot area* that may be created through *subdivision* is 0.6 ha, provided there is an individual on-site sewage treatment system per *lot* and an adequate supply of *potable* water.

**Zone Variation – R8(a):**

- (17) The following additional *use* is permitted:
- (a) Storage of vehicles and equipment.

**9.9.5 Special Provisions**

- (1) The following special provisions apply to the Residential 11 (R11) *zone*:
- (a) No more than 12 *dwelling* units per ha may be constructed or occupied on any *lot* that is within the boundaries of a community water supply district unless any landscape irrigation system on the *lot* is supplied with water by means of a water supply system that is separate from the *potable* water supply and that is supplied through rainwater catchment and storage. The separate water supply system is to be constructed in accordance with a design prepared by a Professional Engineer that ensures landscape irrigation needs will be satisfied year-round without the *use* of water from the community water supply district. The landscape irrigation system is to be operated and maintained at all times in accordance with the specifications prepared by the Professional Engineer as part of the design of the system.