

## Comparison Table – Residential Single Family One (RS1) Zone

Current Zoning Bylaw No. 2498, 2012	Proposed Zoning Bylaw No. 3065, 2024
<b>Permitted Uses (Principal):</b> <ul style="list-style-type: none"> <li>single detached dwelling or mobile home;</li> </ul>	<b>Permitted Uses (Principal):</b> <ul style="list-style-type: none"> <li>duplex dwelling;</li> <li>single detached dwelling;</li> <li>mobile home;</li> </ul>
<b>Permitted Uses (Accessory):</b> <ul style="list-style-type: none"> <li>accessory buildings and structures;</li> <li>bed and breakfast operations;</li> <li>home occupation;</li> <li>secondary suite.</li> </ul>	<b>Permitted Uses (Accessory):</b> <ul style="list-style-type: none"> <li>accessory building or structure;</li> <li>accessory dwelling;</li> <li>bed and breakfast operation;</li> <li>home occupation;</li> <li>secondary suite.</li> </ul>
<b>Minimum Parcel Size for Subdivision:</b> 500 m <sup>2</sup> , subject to servicing.	<b>Minimum Parcel Size for Subdivision:</b> 225 m <sup>2</sup> , for strata duplex and subject to servicing; or 500 m <sup>2</sup> , subject to servicing.
<b>Minimum Lot Width for Subdivision:</b> 16.0 metres	<b>Minimum Lot Width for Subdivision:</b> Not less than 25% of the parcel depth
<b>Maximum Density:</b> <ul style="list-style-type: none"> <li>one (1) principal dwelling unit; and</li> <li>one (1) secondary suite.</li> </ul>	<b>Maximum Density:</b> <ul style="list-style-type: none"> <li>one (1) principal dwelling unit; and</li> <li>one (1) secondary suite or one (1) accessory dwelling.</li> </ul>
<b>Minimum Setbacks:</b> Front: 7.5 m (principal & accessory) Rear: 7.5 m (principal) / 1.0 m (accessory) Interior: 1.5 m (principal) / 1.0 m (accessory) Exterior: 4.5 m (principal & accessory)	<b>Minimum Setbacks:</b> Front: 6.0 m (principal & accessory) Rear: 6.0 m (principal) / 1.0 m (accessory) Interior: 1.2 m (principal & accessory) Exterior: 3.0 m (principal & accessory)
<b>Maximum Building Height:</b> 10.0 metres (principal) 4.5 metres (accessory)	<b>Maximum Building Height:</b> 11.0 metres (principal) 8.0 metres (accessory dwelling) 4.5 metres (accessory)
<b>Maximum Parcel Coverage:</b> 35%	<b>Maximum Parcel Coverage:</b> <ul style="list-style-type: none"> <li>50% for parcels less than 500 m<sup>2</sup> in area;</li> <li>40% for parcels between 500 m<sup>2</sup> and 1,000 m<sup>2</sup> in area; and</li> <li>35% for parcels greater than 1,000 m<sup>2</sup> in area.</li> </ul>

**NOTE: it is being proposed to rename the Residential Single Family One (RS1) Zone in Zoning Bylaw No. 2498, 2012, to **Low Density Residential One (RS1)** in Zoning Bylaw No. 3065.**