

## 9. CR-1 – Country Residential

The purpose is to provide a **zone** for country residential **development** and complementary uses on larger **lots** in areas of high natural amenity and limited urban services.

### 9.1 Principal Uses

The following **principal uses** and no others are permitted in the CR-1 **Zone**:

- (a) **single-detached dwelling**;
- (b) **duplex**;
- (c) **triplex**;
- (d) **fourplex**;
- (e) **group home dwelling**.

### 9.2 Accessory Uses

The following uses and no others are permitted as **accessory uses** in the CR-1 **Zone**:

- (a) **accessory buildings or structures**.
- (b) **agricultural uses** (except for **intensive agriculture**), ancillary to a **principal use**, on **lots** greater than 2 ha (5.0 ac).
- (c) **bed and breakfast**.
- (d) **carriage house dwelling**.
- (e) **community care facility**.
- (f) **major home based business**.
- (g) **minor home based business**.
- (h) **rural home based business** on **lots** greater than 2 ha (5.0 ac).
- (i) **secondary dwelling**.
- (j) **secondary suite dwelling**.
- (k) **urban agriculture**.
- (l) **horticulture**.
- (m) **hobby farms**.

## 9.3 Regulations

### Regulations Table for CR-1 Zone:

9.3.1 Maximum density on lots with no community sewer OR on lots > 4050m <sup>2</sup>	<b>Single-detached dwelling and secondary suite dwelling.</b>
9.3.2 Maximum density lots serviced with sewer but no community water	<b>Single-detached dwelling and secondary suite dwelling.</b>  A detached <b>Accessory Dwelling</b> will only be permitted where water system meets Drinking Water Protection Act requirements.
9.3.3 Maximum density community serviced lots	<b>3 dwellings units</b> on lots < 280m <sup>2</sup> and  <b>4 dwelling units</b> per lot on lots 280m <sup>2</sup> to 4050m <sup>2</sup>
9.3.4 Minimum <b>lot</b> size with:  (a) <b>community sanitary sewer and community water system</b>  (b) <b>community sanitary sewer and no community water system</b>  (c) no <b>community sanitary sewer system</b>	2023 m <sup>2</sup> (0.50 ac)  3000 m <sup>2</sup> (0.74 ac)  1 ha (2.47 ac)
9.3.5 Minimum <b>lot</b> frontage	30 m (98 ft)
9.3.6 Maximum <b>lot coverage</b> for the following <b>lot</b> sizes:  (a) less than 4050 m <sup>2</sup>  (b) 4050 m <sup>2</sup> to 1 hectare  (c) greater than 1 hectare	40%  20%  10%
9.3.7 Maximum <b>height</b>	11 m (36ft) for <b>principal building</b> 7 m (23 ft) for <b>accessory building</b>

9.3.8 Minimum setback of <b>principal building</b> from:	
(a) <b>front lot line</b>	6m (25 ft)
(b) <b>interior side lot line</b>	1.5 m (5 ft)
(c) <b>exterior side lot line</b>	3.0 m (10 ft)
(d) <b>rear lot line</b>	3.0 m (10 ft)

## 9.4 Other Regulations

- 9.4.1 Maximum density restricted to a **single-detached dwelling** and **secondary suite dwelling** where no community sewer.
- 9.4.2 Properties may have up to 4 **principal buildings** subject to 9.4.3.
- 9.4.3 Lots shown on Schedule C to this bylaw are limited to one **principal building**.
- 9.4.4 The **gross floor area** of an **accessory building** or structure is as follows:
- (a) 150 m<sup>2</sup> (1615 ft<sup>2</sup>) for **lots** less than 2 ha (4.94 ac).
  - (b) 278 m<sup>2</sup> (2992 ft<sup>2</sup>) for **lots** greater than or equal to 2 ha (4.94ac)