

7. RESIDENTIAL SINGLE DWELLING DISTRICT – R1

The purpose of the Residential Single Dwelling District (R1) is to establish and preserve quiet residential neighbourhoods free from other non-compatible uses and allow development on small lots and limited multiple unit development.

No person shall within any R1 District use and land or erect, alter or use any building or structure, except in accordance with the following provisions.

7.1 PERMITTED USES

- a. One single detached dwelling, which includes an RTM;
- b. Uses, buildings, and structures accessory to the foregoing permitted uses and located on the same site with the main use;
- c. Public playgrounds and swimming pools;
- d. Public works, buildings, and structures excluding offices, warehouses, storage yards, and waste management or sewage facilities.

7.2 DISCRETIONARY USES

~~The following uses may be permitted in the R1 – Residential Single Dwelling District only by resolution of Council and only in locations specified by Council. Discretionary use requirements are provided in Section 5:~~

- a. Modular homes (refer to section 5.5);
- b. Secondary suites (refer to section 5.4);
- c. Mobile home placed on permanent foundations;
- d. Home occupations, home-based businesses (refer to section 5.6 refer to section 5.3);
- e. Semi-detached, duplex dwellings, townhouses;
- f. Dwelling groups;
- g. Fourplexes or other multi-unit dwellings;
- h. Child day care (refer to section 5.7);
- i. Adult day care (refer to section 5.8);
- j. Beach concession store;
- k. Bed and breakfast homes (refer to section 5.6).

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7.3 SITE DEVELOPMENT REGULATIONS

Public works shall have no minimum or maximum site requirements.

Permitted Uses:	Single-Detached, RTM and Modular Homes		Public Playgrounds and Swimming Pools
Minimum site area	371.6 m ² (4,000 ft ²)		No minimum
Minimum floor area	70 m ² (753 ft ²)		No minimum
Minimum site frontage	7.6 meters (25 feet)		No minimum
Maximum height	No maximum	Bylaw No. 06-2020	No maximum
Maximum site coverage	No maximum	Bylaw No. 06-2020	No maximum

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Minimum front yard	6.0 meters (20 feet)	7.5 meters (24.6 feet)
Minimum rear yard	3.0 meters (10 feet)	No minimum
Minimum side yard	1.2 meters (4 feet), 3 meters (10 feet) abutting a street	3.0 meters (10 feet)

Discretionary-Uses:	Semi-detached, duplex and townhouses (per dwelling unit)	Dwelling groups and Multiple unit dwellings (per dwelling unit)	All other uses
Minimum site area	275 m ² (2960 ft ²)	200 m ² (2960 ft ²)	371.6 m ² (4,000 ft ²)
Minimum floor area	50 m ² (538 ft ²)	50 m ² (538 ft ²)	--
Minimum site frontage	6.0 meters (20 feet)	30 meters (98 feet)	30 meters (98 feet)
Maximum height	No maximum Bylaw No. 06-2020	No maximum Bylaw No. 06-2020	No maximum Bylaw No. 06-2020
Maximum site coverage	No maximum Bylaw No. 06-2020	No maximum Bylaw No. 06-2020	No maximum Bylaw No. 06-2020
Minimum front yard	6.0 meters (20 feet)	6.0 meters (20 feet)	6.0 meters (20 feet)
Minimum rear yard	3.0 meters (10 feet)	3.0 meters (10 feet))	3.0 meters (10 feet)
Minimum side yard	1.2 meters (4 feet), 3 meters (10 feet) abutting a street	Greater of 3 meters (10 feet) or ½ abutting wall height; 2.4 meters (7.9 feet) between dwelling group buildings	Greater of 3 meters (10 feet) or ½ abutting wall height

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7.4 ACCESSORY BUILDINGS AND STRUCTURES

Minimum yard setbacks	A minimum 6.0 meters (20 feet) from the front site line, 1.2 meters (4 feet) from the principal building, and 0.8 meters (2.6 feet) from the side site line unless the side site line is an abutting street then the side yard shall be 3.6 meters (12 feet).	
Maximum floor area	All accessory buildings shall not exceed 83.6 m ² (900 ft ²) in area.	Bylaw No. 06-2020
Maximum height	4.0 meters from grade level to the underside of the eaves.	
Minimum rear yard	All accessory buildings shall be located a minimum of 0.8 meters (2.6 feet) from the rear site line except where an accessory building has a door or doors opening onto a lane then it shall not be located less than 2.0 meters (6.5 feet) from the site line abutting the lane.	

7.4.1 Garages, carports, and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building.

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7.4.2 A carport, consisting of a roof and supporting columns or structures which are not permanent walls, ~~is permitted to encroach into any required side yard as long as the supporting structures are set back a minimum of 0.3 meters (1 foot) from the side lot line and the roof does not project past the side lot line.~~ is subject to the regulations of the principal building.

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7.4.3 A detached private garage is permitted in any side yard or rear yard, provided there is sufficient available space to comply with all other requirements in this Section.

7.4.4 All activities related to artisan studios, crafts and workshops shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.

7.4.5 Deleted by Bylaw 06-2020

7.4.6 Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one (1) or more sides with fabric, plastic, vinyl or other sheet material shall be permitted in a rear or side yard.

7.5 DEVELOPMENT STANDARDS FOR MOBILE HOMES

7.5.1 All mobile homes must meet the standards set out in CSA Z240 Procedure for Certification of Factory Built Houses, and amendments thereto. All mobile homes must bear a label of a credible certification agency indicating that compliance with the National Building Codes has been certified using the Z240 procedure.

7.5.2 All attached and accessory structures shall require a building permit and shall comply with the requirements of the *National Building Code of Canada* and the Building Bylaw of the Village of Meota.

7.5.3 All attached or accessory structures such as porches, sun room additions, skirting and storage facilities must be factory prefabricated units, or of an equivalent quality, and shall be painted or prefinished so the design and construction will complement the main structure.

7.5.4 In order to protect the residential character of the community, wheels, hitches, and running gear must be removed within thirty (30) days of arrival, and skirting must be installed in such a manner as to compensate for vertical movements and to prevent the entrance of rodents and other small animals.

7.5.5 All mobile homes shall be connected to water and sewer services provided by the Municipality and connected as available to other public utilities.

7.5.6 No mobile home shall be permitted to be moved into the Municipality unless it's date of manufacture is less than ten (10) years from the date of such application.

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7.6 FENCE AND HEDGE HEIGHT

~~Subject to traffic sight lines, the following height limitations shall apply to fences, walls, chain-link fences and hedges:~~

- ~~a. No hedge, fence or other structure shall be erected past any property line;~~
- ~~b. In a required front yard, to a height no greater than 1.0 meter (3.3 feet) above grade level;~~
- ~~c. No maximum fence height will be prescribed in any yard other than a required front yard;~~
- ~~d. Deleted by Bylaw 06-2020~~

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7.7 SIGNAGE

- 7.7.1 One (1) permanent sign is permitted per site. The facial area of a sign shall not exceed 0.5 m² (5.3 ft²).
- 7.7.2 In the case of a home occupation, an additional permanent sign is permitted in a window of a dwelling.
- 7.7.3 No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- 7.7.4 Temporary signs not exceeding 1.0 m² (10.7 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

7.8 PARKING

Off-street parking requirements shall be provided in accordance with the following:

Single detached, RTM and Modular Homes	2 spaces per dwelling
Semi-detached, Duplex and Multi-Unit Dwellings	2 spaces per dwelling
Public Works	No requirements
Playgrounds and Swimming Pools	No requirements
Day care centres and pre-schools	1 space plus 1 additional space for every 10 persons enrolled in the facility.
Adult Day Care	1 space plus 1 space per 5 persons enrolled in the facility.

7.9 OUTSIDE STORAGE

- 7.9.1 No outdoor storage shall be permitted in the required front yard of any residential site.
- 7.9.2 Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use.
- 7.9.3 No yard shall be used for the storage or collection of hazardous material.
- 7.9.4 Council may require additional standards for the location, setback or screening of any area devoted to the outdoor storage of vehicles, operating equipment and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts, inoperable vehicles or machinery.

7.9.5 Provision shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreational vehicle in operating condition that is for sale at any given point in time.

7.10 STANDARDS FOR DISCRETIONARY USES

7.10.1 All discretionary uses shall follow the general discretionary use evaluation criteria as outlined in Section 5.2 and others that may be identified.

7.10.2 All discretionary uses shall maintain the residential character of the area as much as possible.

7.10.3 Off-street parking spaces for adult day care, day care centres, pre-school nurseries, residential care facilities shall be located in a side or rear yard and be screened if they are adjacent to a site used for residential purposes.

7.10.4 Specific Discretionary Use Evaluation Criteria for **Beach concession stores**:

- a. Shall be located on corner lots adjacent to the beach;
- b. Shall be a maximum of 200 m² (2152 ft²) floor area; and
- c. Shall be required to provide screening with fencing or shrubs from abutting residential sites.

7.10.5 Specific Discretionary Use Evaluation Criteria for **Semi-detached, duplex dwelling, Fourplex, or townhouses and other multi-unit dwellings**:

- a. Council shall give consideration to the locations on major streets and that the development will not cause excessive traffic through existing low density residential area.

7.10.6 Specific Discretionary Use Evaluation Criteria for **Dwelling groups**:

- a. The size and location of the development will be consistent with the capacity of the street system to handle the added development;
- b. The development will not cause excessive traffic to pass through existing low density residential areas;
- c. The density of a dwelling group will not be significantly different from development with single principal buildings on subdivided sites;
- d. Building separations shall meet the standards for similar residential structures on separate parcels; and
- e. Bare land condominium proposals for dwelling groups will not be considered unless there is a requirement for significant common property of the parcel.

7.10.7 Specific Discretionary Use Evaluation Criteria and Standards for **Mobile Homes**:

- a. The site development regulations for Single-Detached, RTM, and Modular Homes, shall apply to mobile homes.
- b. Mobile homes ~~shall have been constructed in 2005 or after and~~ shall be certified as CSA Z240. Documentation of such will be a requirement of the application.
- c. Applications for mobile homes shall be accompanied by photographs clearly showing all sides of the unit and its current condition.
- d. Applications for Mobile homes will be evaluated based on the condition of the unit, any planned improvements thereto, and compatibility with adjacent land uses.
- e. No mobile home shall be permitted to be moved into the Municipality unless it's date of manufacture is less than ten (10) years from the date of such application.

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~~8. RESIDENTIAL MOBILE HOME DISTRICT - RMH~~

RMH District deleted in its entirety by Bylaw 06-202