
**SR-1 – BARELAND STRATA
RESIDENTIAL**

SECTION 36

The purpose is to provide a **zone** for single detached, **duplex**, or townhouse housing on bare land **strata lots**.

Principal Uses

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

- .1 **single detached dwelling;**
- .2 **duplex;**
- .3 **townhouse.**

Secondary Uses

36.2 The following secondary uses and no others are permitted as secondary uses in the SR-1 **Zone**:

- .1 **accessory buildings or uses;**
- .2 **minor community care use;**
- .3 **minor home based business.**

Regulations

36.3 Regulations table for SR-1 **Zone**

COLUMN I	COLUMN II
.1 Maximum density	30 dwelling units per ha (12 dwelling units per ha)
.2 Minimum strata lot size:	200 m ² (2152 ft ²)
.3 Minimum parent parcel frontage	14 m (46 ft)
.4 Maximum height	9 m (30 ft.) or 2.5 storeys for principal building 4.5 m (15 ft) for accessory building
.5 Maximum strata lot coverage	100%
.6 Maximum parent parcel lot coverage	50%

COLUMN I	COLUMN II
.7 Minimum setback of principal building from strata: <ul style="list-style-type: none"> • front lot line • interior side lot line • exterior side lot line • rear lot line 	5 m (16.41 ft.) 1.5 m (5 ft.) 3.0 m (10 ft.) 3.0m (10 ft.)
.8 Minimum principal building width	5.6 m (18 ft.)
.9 Maximum floor area of accessory building	70 m ² (754 ft ²)

Other Regulations

- 36.4 At least one floor of a **dwelling unit** shall be greater than or equal to 70 m² (750 ft²).
- 36.5 A **building** with multiple units is permitted to cross a strata property line allowing a 0 m interior side property line setback for any property line which the building sits upon subject to having a formal party wall agreement. All other **principal building** setbacks must follow Section 36.3.7.
- 36.6 A maximum of one dwelling unit is permitted per strata lot. When the **principal building** is a **single detached dwelling**, a secondary suite is also permitted.
- 36.7 All land within the SR-1 **Zone** shall be serviced by a **community water** and **community sanitary sewer system**.
- 36.8 **Strata lots** on a cul-de-sac shall have a frontage not less than 8.5 m (28 ft.) and an average width not less than 15 m (49 ft.).

Explanatory note:

All land within the SR-1 **Zone** shall comply with the associated strata bylaws, which is enforced by said associated strata.