

SECTION 13

PRIVATE RESIDENTIAL COMMUNITY 1 ZONE (PRC1)

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13.1 Permitted Uses

Accessory uses and buildings.
Existing campgrounds.
Group Homes.
Mobile homes.
Modular homes.
Park model homes.
Single detached dwellings.

(41/2010)

13.2 Zone Regulations

13.2.1 Residential Community

- | | | | |
|-----|------------------------|-----------|-----------------------|
| (1) | Lot Area: | (minimum) | 2 ha |
| (2) | Lot Frontage: | (minimum) | 30m |
| (3) | Front Yard Depth: | (minimum) | 7.5m |
| (4) | Side Yard Widths: | (minimum) | 6m (each side) |
| (5) | Rear Yard Depth: | (minimum) | 6m |
| (6) | Landscaped Open Space: | (minimum) | 8% |

13.2.2 Community Lots

- | | | | |
|-----|----------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 300m² |
| (2) | Lot Frontage: | (minimum) | 10m |
| (3) | Front Yard Depth: | (minimum) | 4m , except that any vehicular entrance to an attached garage shall be located not less than 6m from the front lot line |
| (4) | Side Yard Widths: | (minimum) | 0m on one side and 1.2m on the other side |
| (5) | Rear Yard Depth: | (minimum) | 2.5m |
| (6) | Lot Coverage: | (maximum) | 42% |
| (7) | Height: | (maximum) | 1 storey |
| (8) | Separation Distance: | (minimum) | 2.4m between dwellings |

13.2.3 Group Homes

- (1) The regulations set out in [Section 3.16](#) shall apply.

(41/2010)

13.3 Site and Area Specific Regulations

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

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13.3.1 PRC1-1 (See Zoning Map Part 10)

13.3.1.1 Residential Community

(1)	Lot Area:	(minimum)	2 ha
(2)	Lot Frontage:	(minimum)	30m
(3)	Front Yard Depth:	(minimum)	7.5m
(4)	Landscaped Open Space:	(minimum)	8%

13.3.1.2 Community Lot

(1)	Lot Area:	(minimum)	325m²
(2)	Lot Frontage:	(minimum)	12m
(3)	Lot Coverage:	(maximum)	30%
(4)	Front Yard Depth:	(minimum)	4m
(5)	Rear Yard Depth:	(minimum)	1.25m except that where the lot abuts a street or public place, the minimum setback shall be 4m
(6)	Side Yard Widths:	(minimum)	7.5m (one side) and 1.25m the other side, provided that where a lot abuts a street on public space the minimum setback shall be 4m
(7)	Height:	(maximum)	4.5m

13.3.2 PRC1-2 (See Zoning Map Part 34)

13.3.2.1 Residential Community

(1)	Lot Area:	(minimum)	4 ha
(2)	Lot Frontage:	(minimum)	30m
(3)	Front Yard Depth:	(minimum)	7.5m
(4)	Exterior Side Yard Width:	(minimum)	7.5m
(5)	Landscaped Open Space:	(minimum)	5%

13.3.2.2 Community Lot

(1)	Lot Area:	(minimum)	375m²
(2)	Lot Frontage:	(minimum)	10m
(3)	Front Yard Depth:	(minimum)	4m
(4)	Side Yard Widths:	(minimum)	6m one side and 1.2m the other side, provided however, that where there is an attached garage or carport, the minimum yard width, each side shall be 1.2m , except that where a mobile home existed on a lot prior to January 1st, 1982 , the side yards shall be 2.7m one side, 0.9m the other side
(5)	Exterior Side Yard Width:	(minimum):	4m , however, any vehicular entrance to an attached garage or carport shall provide a minimum side yard of 6m , except that where a mobile home existed on a lot prior to January 1st, 1982 , the exterior side yard shall be as it existed on that date.
(6)	Rear Yard Depth:	(minimum)	2.5m
(7)	Lot Coverage:	(maximum)	35%
(8)	Height:	(maximum)	1 storey (92/2008)

13.3.3 PRC1-3 (See Zoning Map Part 51)

13.3.3.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Mobile homes.
- (3) Park model homes.
- (4) Single detached dwellings.

13.3.3.2 Site Zone Regulations

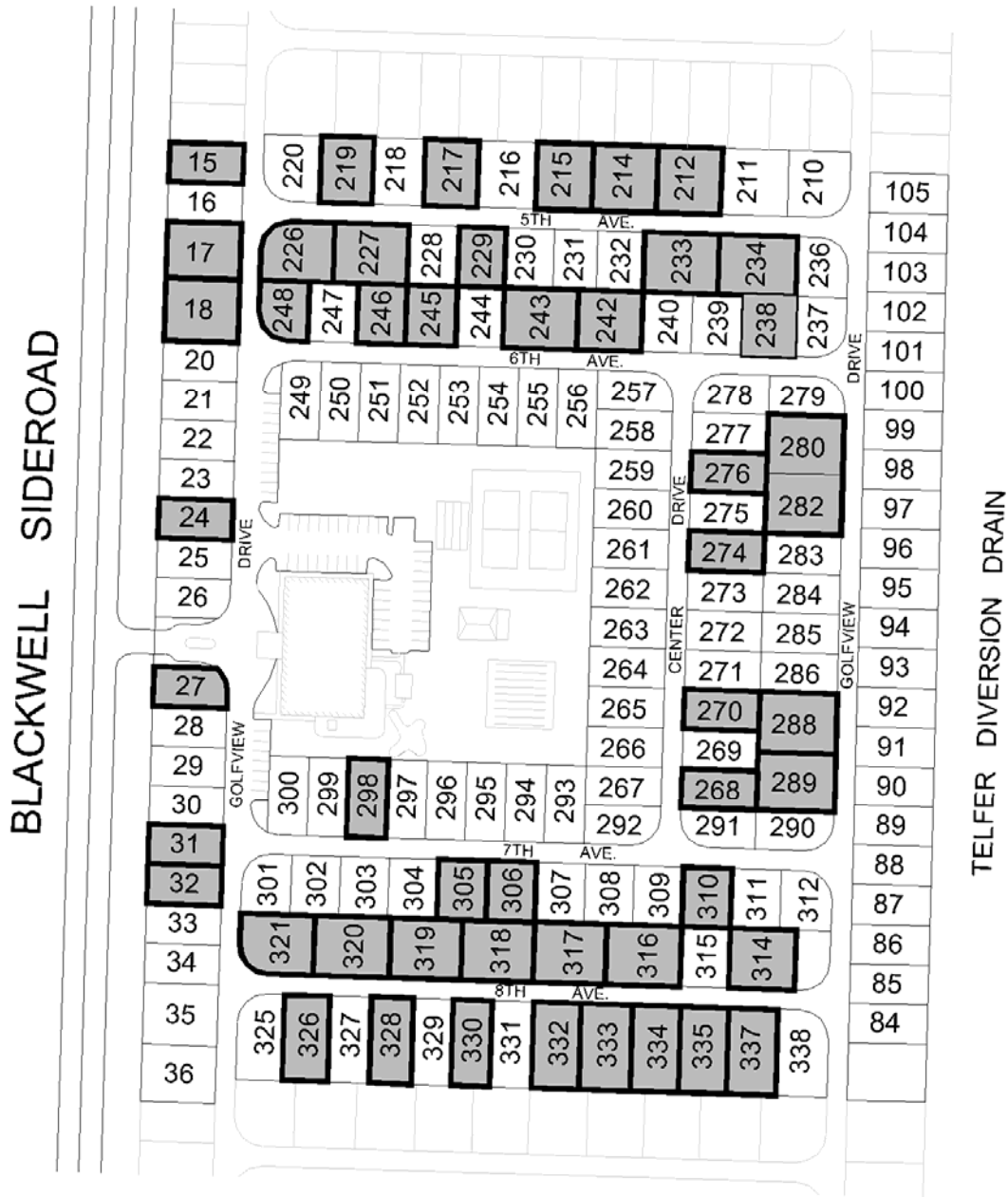
(A) Single Detached Dwellings on Private Retirement Community Lots

- | | | | |
|-----|----------------------|-----------|--|
| (1) | Lot Area: | (minimum) | 270m² |
| (2) | Lot Frontage: | (minimum) | 10m |
| (3) | Front Yard Depth: | (minimum) | 4m , except that 6m shall be provided to an attached garage or carport |
| (4) | Side Yard Widths: | (minimum) | 0m one side and 1.2m on the other side |
| (5) | Rear Yard Depth: | (minimum) | 2.5m |
| (6) | Lot Coverage: | (maximum) | 42% |
| (7) | Separation Distance: | (minimum) | minimum separation of 2.4m between dwellings; any porch, carport, garage or addition to a dwelling shall be regarded as part of a dwelling for the purpose of this separation |
| (8) | Height: | (maximum) | 1 storey |
| (9) | Schedule 'A': | | the lots where single detached dwellings are permitted are shown on the following copy of Schedule 'A' |

(B) Park Model Homes and Mobile Homes on Private Retirement Community Lots

- | | | | |
|-----|------------------------|-----------|---|
| (1) | Lot Area: | (minimum) | 250m² |
| (2) | Height: | (maximum) | 1 storey |
| (3) | All Other Regulations: | | the regulations set out in Section 13.2.2 shall apply |

Schedule <A>



THE LANDS TO WHICH SCHEDULE 'A' APPLIES ARE LOTS NUMBERED:

- 15, 17, 18, 24, 27, 31, 32, 212, 214, 215, 217, 219, 226, 227, 229, 233, 234, 238, 242, 243, 245, 246, 248, 268, 270, 274, 276, 280, 282, 288, 289, 298, 305, 306, 310, 314, 316, 317, 318, 319, 320, 321, 326, 328, 330, 332, 333, 334, 335 & 337.



NOT TO SCALE

13.3.4 PRC1-4 (See Zoning Map Part 51)

13.3.4.1 Permitted Uses

- (1) Those uses set out in [Section 13.1](#).

13.3.4.2 Site Zone Regulations

(A) Single Detached Dwellings on Private Retirement Community Lots

- (1) As set out in [Section 13.3.3.2\(A\)](#), except that where a private retirement community lot abuts the north property line of the retirement community, the building setback from the north property line shall be **6m**

(B) Park Model Homes and Mobile Homes on Private Retirement Community Lots

- (1) Rear Yard Depth: (minimum) **2.5m** except that where a private retirement community lot abuts the north property line of the retirement community, the setback from the said north property line shall be **6m**
- (2) All Other Regulations: the regulations set out in [Section 13.2.2](#) shall apply

13.3.5 PRC1-5 (See Zoning Map Parts 51 and 65)

(105/2004)

13.3.5.1 Permitted Uses

- (1) Those uses set out in [Section 13.1](#).

13.3.5.2 Site Zone Regulations

(A) Single Detached Dwellings on Private Retirement Community Lots

- (1) As set out in [Section 13.3.3.2\(A\)](#) Subsections 1 to 8, except that where a private retirement community lot abuts the west, south or east property lines of the retirement community, the building setback from those property lines shall be **6m** and the building setback from the limit of the Hazard 1 Zone boundary shall be **4m**

(B) Park Model Homes and Mobile Homes on Private Retirement Community Lots

- (1) As set out in [Section 13.2.2](#) except that where a private retirement community lot abuts the west, south or east property lines of the retirement community, the building setback from those property lines shall be **6m** and the building setback from the limit of the Hazard 1 Zone boundary shall be **4m**
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