

## PART 11 RESIDENTIAL RESERVE (RR) ZONE

No development permit shall be issued in a Residential Reserve (RR) Zone except for one or more of the following uses:

- a) single unit dwellings;
- b) neighbourhood parks;
- c) homes for special care for up to 10 residents;
- d) uses accessory to the foregoing uses.

### ZONE REQUIREMENTS RR

In any Residential Reserve (RR) Zone no development permit shall be issued except in conformity with the following requirements:

Minimum Lot Area .....	5 acres
Minimum Lot Frontage .....	360 feet
Minimum Front Yard .....	30 ft. setback
Minimum Rear Yard .....	50 ft.
Minimum Side Yard .....	8 ft.
Maximum Height of Building .....	35 ft.
Maximum Number of Dwelling Units on Lot .....	1
Lot Coverage .....	10%

### SPECIAL REQUIREMENTS - UNSERVICED LOTS

Notwithstanding anything else in this By-law, the minimum lot frontage for unserviced lots within as RR zone may be reduced to one hundred twenty (120) feet and the minimum lot area reduced to one (1) acre where the following conditions are met:

- a) the original parcel of land contains a dwelling which was constructed on or before October 9, 1991 by-law: and,
- b) the lot completely fronts on a street which was public on or before October 9, 1991.

**Notwithstanding anything else in this By-law, for 700 Kearney Lake Road (PID 40648370), the minimum lot frontage is reduced to one hundred fifty (150) feet and the minimum lot area is reduced to two (2) acres. (RC-Apr 24/01;E-May 25/01)**