

Relevant Excerpts from Magna Bay Zoning Bylaw No. 800

(See Bylaw No. 800 for all policies and land use regulations)

1.0 Definitions

ACCESSORY BUILDING is a detached building or structure that is customarily incidental to, subordinate to and exclusively devoted to a principal use or a single family dwelling, is not used for human habitation and is used for an accessory use or where permitted, for a home business;

FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls. Where the context requires it, floor area is the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use. Floor area does not include off street parking areas, balconies, elevator shafts and areas used for building ventilation machinery;

GROSS FLOOR AREA is the total area of all floors in a building measured to the outside face of exterior walls. Where the context requires it, gross floor area is the total area of all floors in a portion of a building in a particular use, measured to the outside face of the walls of the area of the use.

PARCEL COVERAGE is the horizontal area within the vertical projection of the outermost walls of the buildings on a parcel expressed as a percentage of the parcel area.

5.5 Residential –RS

(1) Permitted Uses

The uses stated in this subsection and no others are permitted in the Residential zone, except as stated in Part 3 General Regulations.

- (a) Single family dwelling
- (b) Bed and breakfast, permitted on a parcel 1 ha (2.47 ac.) or larger
- (c) Guest accommodation, permitted on a parcel 1 ha (2.47 ac.) or larger
- (d) Home business
- (e) Home industry, permitted on a parcel 4000 m² (0.99 ac.) or larger
- (f) Residential campsite
- (g) Standalone residential campsite
- (h) Accessory use

(2) Regulations

On a parcel zoned Residential: no land shall be used; no building or structure shall be constructed, located or altered; and no plan of subdivision approved; that contravenes the regulations stated in this subsection, except as stated in Part 3 General Regulations and Part 4 Off Street Parking and Off Street Loading Regulations.

COLUMN 1 MATTER REGULATED	COLUMN 2 REGULATION
(a) Minimum parcel size created by subdivision <ul style="list-style-type: none"> • where a parcel is served by both a community water system and a community sewer system • in all other cases 	4000m ² (1 ac.) 1 ha (2.47 ac.)
(b) Minimum parcel width created by subdivision	20 m (65.62 ft.)
(c) Maximum parcel coverage	25 percent
(d) Maximum number of single family dwellings per parcel	1
(e) Maximum height for: <ul style="list-style-type: none"> • Principal buildings and structures • Accessory buildings 	11.5 m (37.73 ft.) 6 m (19.69 ft.)
(f) Minimum setback of a building containing a home industry from each parcel boundary Minimum setback for all other uses from: <ul style="list-style-type: none"> • front parcel boundary • interior side parcel boundary • exterior side parcel boundary • rear parcel boundary 	10 m (32.81 ft.) 4.5 m (14.76 ft.) 2 m (6.56 ft.) 4.5 m (14.76 ft.) • for an accessory building 3 m (9.84 ft.) • for a single family dwelling and guest accommodation 4.5 m (14.76 ft.)
(g) Maximum gross floor area of an accessory building	55 m ² (592.02)