

SECTION 8 - ER1 Zone - Estate Residential Type 1 Zone

(1) SCOPE

The provisions of this Section shall apply in all Estate Residential Type 1 (ER1) Zones except as otherwise provided in the Special Provisions Subsection hereto.

(2) USES PERMITTED

No person shall, within any ER1 Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following ER1 uses, namely:

- (a) a single detached dwelling;
- (b) a home occupation;
- (c) a public use.

(3) ZONE REQUIREMENTS

No person shall, within any ER1 Zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (THE GREATER OF)
 - 0.8 ha or as created by a registered plan of subdivision
- (b) LOT FRONTAGE (MINIMUM) - 75 m
- (c) FRONT YARD DEPTH (MINIMUM) - 15 m
- (d) INTERIOR SIDE YARD WIDTH (MINIMUM) - 10 m
- (e) EXTERIOR SIDE YARD WIDTH (MINIMUM) - 10 m
- (f) REAR YARD DEPTH (MINIMUM) - 10 m
- (g) LOT COVERAGE (MAXIMUM) - 30%
- (h) LANDSCAPED OPEN SPACE (MINIMUM) - 30%
- (i) SEPARATION FROM ADJACENT BARNSS
No single detached dwelling shall be located closer than 180 metres to the barns of an intensive agricultural use on adjacent property.

(4) SPECIAL PROVISIONS