

(288) – Within the lands zoned RES-1 and shown as affected by this provision on Zoning Grid Schedule 253 of Appendix A, the following shall apply:

- a) *semi-detached dwellings* shall be permitted in accordance with the regulations of the RES-5 zone, and shall only be permitted as part of a multiple/cluster development;
- b) *multiple dwelling* shall be permitted in accordance with the regulations of the RES-5 zone;
- c) *artisan's establishment, craftsperson shop, day care facility, dwelling unit, health office, health clinic, studio, office, personal services, social service establishment, bed and breakfast, and veterinary services* shall be permitted within *existing buildings* and within an addition not exceeding 25% of the *gross floor area* of the *existing building*. The regulations for an addition shall be in accordance with the regulations for *multiple dwelling* and non-residential *uses* in the RES-5 zone.
- d) a *bed and breakfast* shall have a maximum of four bedrooms and may include up to two non-resident employees, may exceed 25% of the building gross floor area or 50 square metres, may provide parking in the rear yard, and may attract up to 8 overnight guests at any one time. Parking shall be provided in accordance the parking regulations for a *home occupation* in Section 5, and *parking lots* shall be in accordance with regulations of Section 5. A *bed and breakfast* with more than 2 bedrooms shall not be considered a *home occupation* and site plan control shall be required; and,
- e) one *dwelling unit* shall be permitted in addition to any permitted non-residential use.