



9.7 R1 - LOW DENSITY RESIDENTIAL DISTRICT

9.7.1 R1 PURPOSE

The purpose of this District is to allow for low density single-detached residential development and associated supporting uses that may be appropriate for low density neighbourhoods.



Figure 9.7a: Example R1 Building Forms

9.7.2 R1 PERMITTED AND DISCRETIONARY USES

a) Fundamental Use Provisions

The Fundamental Use Provisions are requisite qualifiers for the Permitted and Discretionary Uses listed within 9.7.2 b) and c) and shall ensure:

- i. Only one Secondary Suite; Garage Suite, or Garden Suite is permitted per lot.

b) R1 PERMITTED USES	c) R1 DISCRETIONARY USES
Day Home	Assisted Living Facility, Limited
Dwelling, Single-Detached	Bed and Breakfast
Garage Suite	Child Care Facility
Garden Suite	Dwelling, Semi-Detached
Home Office	Home Business
Public Utility	Show Home
Renewable Energy Device, Limited	Temporary Sales Centre
Secondary Suite	
Accessory development to any use listed in subsection 9.7.2 b) or c)	



9.7.3 R1 LOT SUBDIVISION STANDARDS

	INTERIOR OR CORNER LOT
a) Lot Width	15.0m (49.2ft) minimum
b) Lot Depth	35.0m (114.8ft) minimum
c) Lot Area	450.0m ² (4,843.8ft ²) minimum

9.7.4 R1 DEVELOPMENT STANDARDS

	INTERIOR LOT	CORNER LOT	
a) Front Setback	6.0m (19.7ft) minimum	Front	6.0m (19.7ft) minimum
		Flanking	3.0m (9.8ft) minimum
b) Front Setback (Plan 172 0439)	3.5m (11.5ft) minimum		
c) Side Setback	1.2m (3.9ft) minimum		
d) Rear Setback	7.5m (24.6ft) minimum		
e) Floor Area	100.0m ² (1,076ft ²) minimum		
f) Height	Principal Building: Two (2) storeys, 10.0m (32.8ft) maximum		
g) Lot Coverage	30% maximum for principal building		
	40% maximum for all buildings and structures		
h) Density	Single-Detached Dwelling: 1 dwelling unit per lot maximum		
	Semi-Detached Dwelling: 2 dwelling units per lot maximum		
	25 units/net hectare maximum		

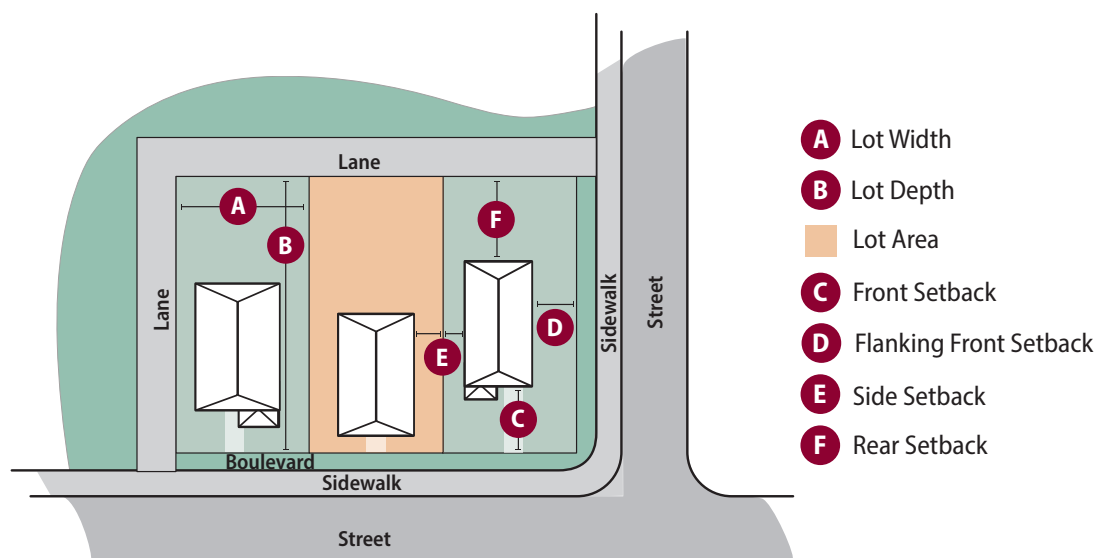


Figure 9.7b: R1 Subdivision and Development Standards



9.7.5 ADDITIONAL DEVELOPMENT REGULATIONS FOR R1:

- a) Development of single-detached dwellings where no lanes are provided must include provision for the future development of a garage, either attached or detached, and access to it.
- b) The Development Authority shall exercise discretion in considering semi-detached dwelling developments with regard to:
 - i. Compatibility of the use with the siting, height, building types, and material characteristic of surrounding dwellings; and
 - ii. The effect on the privacy of adjacent properties.
- c) All development and uses within this Land Use District are subject to the applicable provisions of **Part 6 – General Regulations for all Land Use Districts**, **Part 7 – Parking and Loading Standards**, **Part 8 – Sign Regulations**, and Sections 9.1 to 9.6 of **Part 9 – Residential Land Use Districts**.