

15.1 R1 Low Density Residential District

Purpose

15.1.1 The general purpose of this district is to allow low [density](#) [single-family](#) residential [development](#) and associated supporting [uses](#) that [may](#) be appropriate for low [density](#) neighbourhoods.

Regulations

15.1.2 [Permitted](#) and [discretionary uses](#) within the R1 district are outlined in Table 15.1.1

15.1.3 Development standards for [principal uses](#) and [accessory buildings](#) in R1 district are outlined in Table 15.1.2 and Table 15.1.3.



Table 15.1.1 R1 Permitted and Discretionary Uses

Use	Permitted	Discretionary
Attached Garage	P	
Detached Garage	P	
Dwelling, Modular Home	P	
Dwelling, Single-Family	P	
Public Utility	P	
Assisted Living Facility, Limited		D
Bed and Breakfast Establishment		D
Child Care Facility		D
Dwelling, Two-Family		D
Home Occupation		D
Secondary Suite		D

Table 15.1.2 R1 Development Standards for Principal Uses

Regulation	Standard
Lot Dimension, Minimum	Width: 15.0m (49.2ft) Depth: 35.0m (114.8ft)
Parcel Area, Minimum	450.0m ² (4,843.8ft ²)
Parcel Coverage , Maximum	Total: 40% Principal building : 30%
Front Setback, Minimum	6.0m (19.7ft)
Front Setback Plan 1720439, Minimum	3.0m (9.8ft)
Flanking Front Setback	3.0m (9.8ft)
Side Setback, Minimum	1.2m (3.9ft)
Rear Setback, Minimum	7.5m (24.6ft)
Floor Area, Minimum	100.0m ² (1,076.4ft ²)
Height, Maximum	10.0m (32.8ft) 2 storeys
Number of Dwelling Units	1 dwelling unit plus a secondary suite per lot for single-family ; 2 dwelling units per lot for two-family
Density , Maximum	25 units/net hectare

Table 15.1.3 R1 Development Standards for Accessory Buildings/Structures

Regulation	Standard
<u>Parcel Coverage</u> , Maximum	10%
Front Setback, Minimum	6.0m (19.7ft)
Flanking Front Setback	3.0m (9.8ft)
Side Setback, Minimum	1.0m (3.3ft)
Rear Setback, Minimum	1.0m (3.3ft)
Height, Maximum	4.6 m (15.1ft)

Development Regulations

- 15.1.4 Where an accessory structure including a garage or carport is attached to a principal building by a roof, open or close structure or foundation, it shall be considered as part of the principal building and not an accessory building.
- 15.1.5 Development of single-family dwellings where no lanes are provided must include provision for future development of a garage, either attached or detached, and access to it.
- 15.1.6 No person shall construct a fence higher than 1.8m (6ft) in any residential district. The height of the fence along the front and side property lines within the portion of the front yard located beyond the front setback line of the principal building shall be no greater than 0.9m (3.0ft).
- 15.1.7 No person shall keep in any part of any yard an excavation, storage, or piling up of materials required during construction unless all safety measures are undertaken, and the owner of such materials or excavations assumes full responsibility and does not permit the excavation or storage to last any longer than reasonably necessary to complete a particular stage of construction work.

15.1.8 The Development Authority shall exercise discretion in considering two-family dwellings with regard to:

- a) Compatibility of the use with the siting, height, building types, and material characteristic of surrounding dwellings; and
- b) The effect on the privacy of adjacent properties.