



## 9.8 R1 - LOW DENSITY RESIDENTIAL DISTRICT

### 9.8.1 R1 PURPOSE

The purpose of this District is to allow for low density residential development and associated supporting uses on primarily large lots in low density neighbourhoods.



Figure 9.8a: Example R1 Building Forms

### 9.8.2 R1 PERMITTED AND DISCRETIONARY USES

#### a) Fundamental Use Provisions

The Fundamental Use Provisions are requisite qualifiers for the Permitted and Discretionary Uses listed within 9.8.2 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 Dwelling, Single-Detached Dwelling, Semi-Detached Garage Suite Garden Suite Home Office Public Utility Renewable Energy Device, Limited Secondary Suite Accessory development to any use listed in subsection 9.8.2 b) or c)	Assisted Living Facility, Limited Bed and Breakfast Child Care Facility Home Business Show Home Temporary Sales Centre



### 9.8.3 R1 LOT SUBDIVISION STANDARDS

	INTERIOR OR CORNER LOT
a) Lot Width	15.0m (49.2ft) minimum
b) Lot Depth	30.0m (98.4ft) minimum
c) Lot Area	450.0m <sup>2</sup> (4,843.8ft <sup>2</sup> ) minimum

### 9.8.4 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 <sup>2</sup> (1,076ft <sup>2</sup> ) 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	2 dwelling units per lot maximum, achieved by one of the following:		
	A single-detached dwelling and one (1) suite of any type		
	A semi-detached dwelling		

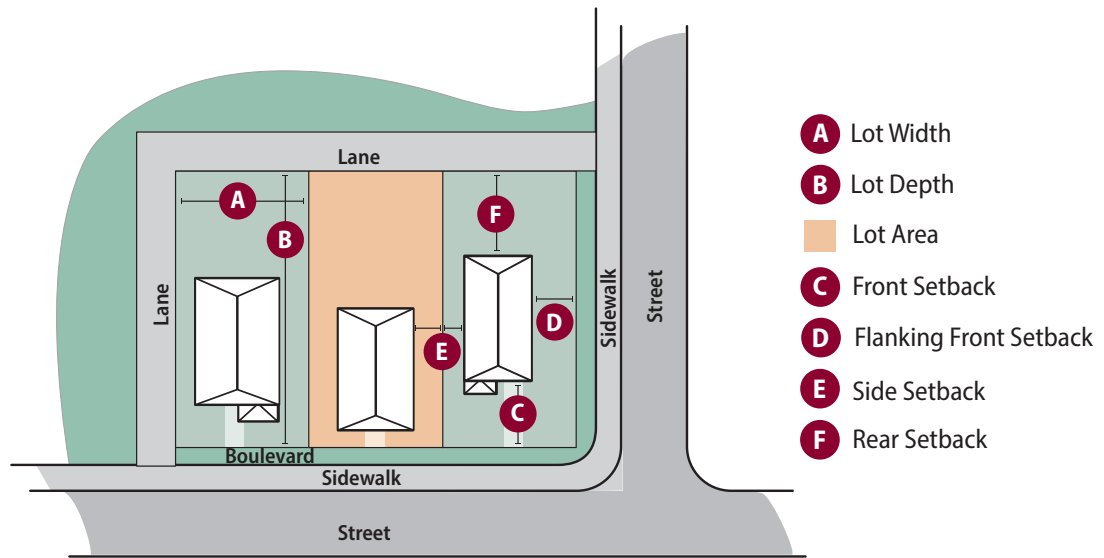


Figure 9.8b: R1 Subdivision and Development Standards

#### 9.8.5 ADDITIONAL DEVELOPMENT REGULATIONS FOR R1:

- a) Development of 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) Semi-detached dwelling developments shall be designed with regard for the:
  - i. Compatibility of the use with the siting, height, building types, and material characteristic of surrounding dwellings; and
  - ii. 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 9.7 of **Part 9 – Residential Land Use Districts**.