



# 9.9 R1-B - LOW DENSITY VARIABLE RESIDENTIAL DISTRICT

## 9.9.1 R1-B PURPOSE

The purpose of this District is to allow for low density residential building forms on lots of varying sizes in low density residential neighbourhoods.



Figure 9.9a: Example R1-B Building Forms

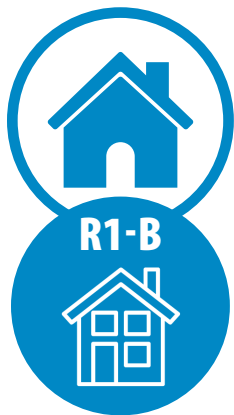
## 9.9.2 R1-B PERMITTED AND DISCRETIONARY USES

### a) Fundamental Use Provisions

The Fundamental Use Provisions are requisite qualifiers for the Permitted and Discretionary Uses listed within 9.9.2 b) and c) and shall ensure:

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

b) R1-B PERMITTED USES	c) R1-B DISCRETIONARY USES
Day Home	Assisted Living Facility, Limited
Dwelling, Single-Detached	Bed and Breakfast
Dwelling, Semi-Detached	Child Care Facility
Garage Suite	Home Business
Garden Suite	Show Home
Home Office	Temporary Sales Centre
Public Utility	
Renewable Energy Device, Limited	
Secondary Suite	
Accessory development to any use listed in subsection 9.9.2 b) or c)	



### 9.9.3 R1-B LOT SUBDIVISION STANDARDS

	INTERIOR LOT	CORNER LOT
<b>a) Lot Width</b>	Single-Detached Dwellings	
	11.0m (36.1 ft) minimum	13.0m (42.7 ft) minimum
	Semi-Detached Dwellings	
	8.0m (26.2ft) minimum	10.0m (32.8ft) minimum
<b>b) Lot Depth</b>	30.0m (98.4ft) minimum	
<b>c) Lot Area</b>	Single-Detached Dwellings	
	330.0m <sup>2</sup> (3,552.1ft <sup>2</sup> ) minimum	
	Semi-Detached Dwellings	
	240.0m <sup>2</sup> (2,583.3ft <sup>2</sup> ) minimum	

### 9.9.4 R1-B DEVELOPMENT STANDARDS

	INTERIOR LOT	CORNER LOT	
<b>a) Front Setback</b>	6.0m (19.7ft) minimum	Front	6.0m (19.7ft) minimum
		Flanking	3.0m (9.8ft) minimum
<b>b) Side Setback</b>	1.2m (3.9ft) minimum		
<b>c) Rear Setback</b>	7.5m (24.6ft) minimum		
<b>d) Height</b>	Principal Building: Two (2) storeys, 10.0m (32.8ft) maximum		
<b>e) Lot Coverage</b>	40% maximum for principal building		
	50% maximum for all buildings and structures		
<b>f) Density</b>	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		

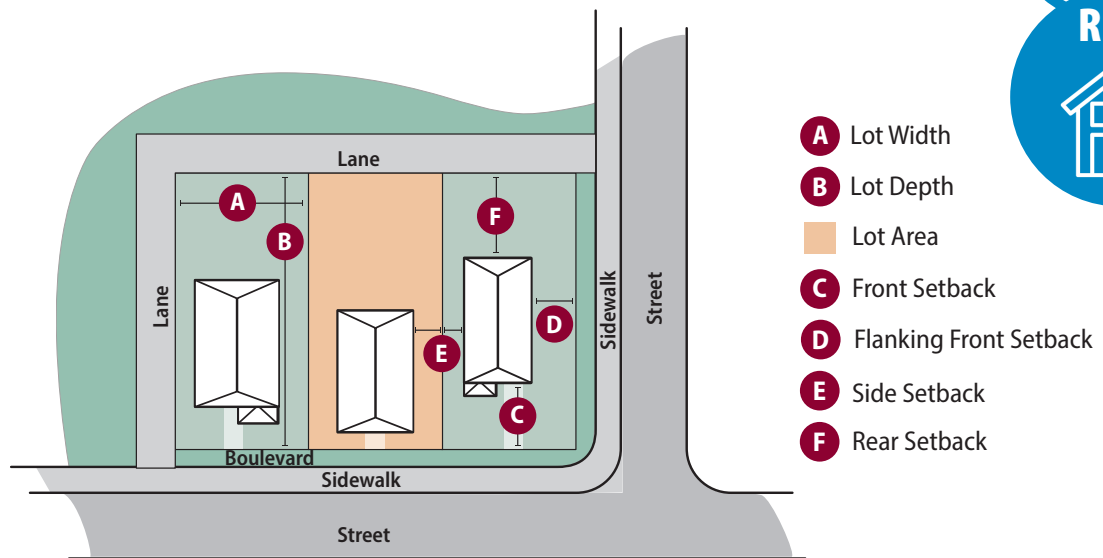


Figure 9.9b: R1-B Subdivision and Development Standards

#### 9.9.5 ADDITIONAL DEVELOPMENT REGULATIONS FOR R1-B:

- 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.
- 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**.