

8.5. Low Density Residential District - R1

No person shall within any R1-Low Density Residential District use any land or erect, alter or use any building or structure, except in accordance with the following provisions:

8.5.1 Purpose

To provide for residential development in the form of single-detached dwellings as well as other community uses.

8.5.2 Land Uses Allowed in Zone

Permitted Uses	Discretionary Uses
Dwelling, Single-Detached, RTM, Manufactured, Modular	Dwellings, Semi-Detached, Townhouse, Duplex
Educational Facility	Dwelling, Multiple Unit
Municipal Facility or Protective Services	Bed & Breakfast
Parks & Playgrounds	Community Facilities & Clubs
Residential Care Home	Cultural Institutions & Museums
	Daycare Centres
	Places of Worship
	Secondary Suite
	Homebased Business

8.5.3 Site Development Regulations

	Front Yard (Setback)	Side Yard (Setback)	Rear Yard (Setback)	Site Area (Minimum)	Floor Area (Minimum)	Site Coverage (Maximum)	Height
Dwelling, Single-Detached, RTM, Manufactured, Modular	6.0 m	1.2 m (Corner Sites 3.0 m)	6.0 m	300 m ²	90 m ²	50%	10.0 m
Dwellings, Semi-Detached Townhouse, Duplex	6.0 m	1.2 m (Corner Sites 3.0 m)	6.0 m	460 m ²	90 m ²	50%	10.0 m
Other Uses	6.0 m	1.2 m (Corner Sites 3.0 m)	6.0 m	460 m ²	90 m ²	50%	10.0 m
Municipal Facility or Protective Services Parks & Playgrounds	No Minimums or Maximums						

Accessory Buildings	Side Yard 0.75 metre Rear Yard 0.6 metre (No Vehicle Access) Rear Yard 1.2 metre (With Vehicle Access) Distance From Principle Building 1.0 metre Maximum Rear Yard Coverage: 50% Maximum Height Not to Exceed Principle Building
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