

1. RESIDENTIAL DISTRICT – R1

The purpose of the Residential District 1 (R1) is to accommodate primarily single family detached residential dwelling.

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

1.1 PERMITTED USES

- a. One single-detached dwelling, which includes a RTM;
- b. Uses, buildings and structures accessory to the foregoing permitted uses and located on the same site with the main use;
- c. Playgrounds and swimming pools;
- d. Public works, buildings and structures excluding offices, warehouses, storage yards and waste management or sewage facilities.

1.2 DISCRETIONARY USES

The following uses and locations may be permitted in the R1 – Residential District but only by resolution of Council. Discretionary use requirements can be found in Section 5.

- a. Semi-detached, duplex dwelling, Fourplex, or townhouses and other multi-unit dwellings;
- b. Modular Homes;
- c. One Secondary suite (in single-detached dwellings);
- d. Home Occupations (Home Based Businesses);
- e. Child and adult daycare;
- f. Bed and Breakfast homes;
- g. Residential Care Homes.

1.3 SITE DEVELOPMENT REGULATIONS

Single-Detached, RTM and Modular Homes

Minimum site area	464 m ² (4995 ft ²)
Minimum floor area	80 m ² (860 ft ²)
Minimum site frontage	<p><u>Rectangular lots</u>: 15 meters (49.2 feet) where the lot is served by a lane, otherwise 18 meters (59 feet).</p> <p><u>Non-rectangular lots</u>: 11 meters with a mean width of 15 meters (49 feet) over the first 30 meters (98 feet) measured from the front lot line where there is a line, otherwise 15 meters with a mean width of 18 meters measured from the front lot line</p>
Height	9.0 meters (30 feet) for Principal buildings
Maximum site coverage	40% or 50% on a corner site

Minimum parking spaces	1 accessible from street
Minimum front yard	8.0 meters (26 feet)
Minimum rear yard	4.5 meters (15 feet) except that for a corner lot, where access to an attached garage is obtained from a side lot line (flankage), the minimum rear yard shall be 3.0 meters (10 feet)
Minimum side yard	1.2 meters (4 feet) except that for a corner lot, the minimum side yard shall be 3.0 meters (10 feet) from a side lot line, however, where access to an attached garage is obtained from a side lot line, the minimum side yard shall be 6.0 meters (20 feet).

Semi-detached and Duplex Dwellings (per dwelling unit)

Minimum site area	278 m ² (2992 ft ²) where the lot is served by a lane, otherwise 325 m ² (3498 ft ²)
Minimum floor area	46 m ² (495 ft ²)
Minimum site frontage	9.0 meters (30 feet) where the lot is served by a lane, otherwise 10.5 meters (34.5 feet)
Height	9.0 meters (30 feet) for Principal buildings
Maximum site coverage	40% or 50% on a corner site
Minimum parking spaces	2 per unit
Minimum front yard	8.0 meters (26 feet)
Minimum rear yard	4.5 meters (15 feet)
Minimum side yard	1.2 meters (4 feet) except that for a corner lot, the minimum side yard shall be 3 meters from a side lot line (flankage), however, where access to an attached garage is obtained from a side lot line, the minimum side yard shall be 6.0 meters (20 feet)

1.4 ACCESSORY BUILDINGS AND STRUCTURES

Minimum yard setbacks	A minimum 6.0 meters (20 feet) from the front site line, 1.2 meters (4 feet) from the principal building, and 0.8 meters (2.6 feet) from the side site line unless the side site line is an abutting street then the side yard shall be 3.6 meters (12 feet).
Maximum floor area and height	All accessory buildings shall not exceed 83.6 m ² (900 ft ²) in area and shall not exceed 4.0 meters (13 feet) in height from grade level to the underside of the eaves.
Minimum rear yard	All accessory buildings shall be located a minimum of 0.8 meters (2.6 feet) from the rear site line except where an accessory building has a door or doors opening onto a lane then it shall not be located less than 2.0 meters (6.5 feet) from the site line abutting the lane.

- a. Garages, carports, decks and accessory buildings attached to a principal building by a substantial roof structure shall be considered as part of the principal building and subject to the regulations of the principal building and shall not exceed the square footage of the main floor of the principal dwelling in size.
- b. A carport, consisting of a roof and supporting columns or structures which are not permanent walls, is permitted to encroach into any required side yard as long as the supporting structures are set back a minimum of 0.6 meters (2 feet) from the side lot line and the roof does not project past the side lot line.
- c. A detached private garage is permitted in any side yard or rear yard, provided there is sufficient available space to comply with all other requirements in this Section.
- d. All activities related to artisan studios, crafts and workshops shall be conducted within an enclosed building. No exterior storage of materials, goods, or waste products is permitted, except within a waste disposal bin for collection.
- e. No attached structure (i.e. deck) shall have a total floor area greater than the main floor area of the principal building. In calculating the main floor area of a principal building, the area of an attached garage shall be excluded.
- f. Temporary, fabric covered structures consisting of wood, metal or plastic framing covered on the roof and one or more sides with fabric, plastic, vinyl or other sheet material shall only be permitted in a rear yards of residential sites.

1.5 FENCE AND HEDGE HEIGHT

Subject to traffic sight lines, the following height limitations shall apply to fences, walls, and hedges:

- a. No hedge, fence or other built structure shall be erected past any property line.
- b. In a required front yard, to a height no greater than 1.0 meter (3.3 feet) above grade level.
- c. In a required rear yard, to a height no greater than 2.0 meters (6.5 feet) above grade level.
- d. Except permitted accessory buildings, no fence or other built structures shall be erected to a height of more than 2.0 meters (6.5 feet).

1.6 SIGNAGE

- a. One permanent sign is permitted per site. The facial area of a sign shall not exceed 0.5 m² (5.3 ft²).
- b. In the case of a home occupation, an additional permanent sign is permitted in a window of a dwelling.
- c. No sign shall be located in any manner that may obstruct or jeopardize the safety of the public.
- d. Temporary signs not exceeding 1.0 m² (10.7 ft²) advertising the sale or lease of the property or other information relating to a temporary condition affecting the property are permitted.

1.7 OUTSIDE STORAGE

- a. No outdoor storage shall be permitted in the required front yard of any residential site.

- b.** Council may apply special standards as a condition or for a discretionary use approval regarding the location of areas used for storage for that use.
- c.** No wrecked, partially dismantled or inoperable vehicle or machinery shall be stored or displayed in any required yard. No yard shall be used for the storage or collection of hazardous material.
- d.** Council may require special standards for the location setback or screening of any area devoted to the outdoor storage of vehicles, operating equipment and machinery normally used for the maintenance of the residential property, vehicles or vehicular parts.
- e.** Provision shall be made for the owner of the property to temporarily display a maximum of either one (1) vehicle or recreational vehicle in operating condition that is for sale at any given point in time.

