

## RESIDENTIAL DISTRICT – R-1

**INTENT:** This district is the main residential district and is intended to primarily accommodate single-detached residential development with some limited other dwelling types, on serviced lots in an orderly, economical, and attractive manner, while allowing some minor land uses compatible to the residential character of the district.

### 1. PERMITTED USES

Accessory Buildings & Structures 100 m<sup>2</sup> (1,076 sq. ft) or less in size (in accordance with section 4 of this district)  
 Accessory Uses  
 Alternative Energy, Individual Solar  
 Day Home  
 Dwellings:  
 - Single-detached dwelling  
 - Prefabricated dwelling (Modular/ Panelized)  
 Home Occupation 1  
 Public or Private Utility  
 Sign (Fascia, Window for home occupation)  
 Temporary Shipping Container A (less than 6 months)

### DISCRETIONARY USES

Accessory Buildings & Structures greater than 100 m<sup>2</sup> (1,076 sq. ft) in size  
 Bed and Breakfast  
 Community Buildings & Facilities  
 Convenience Stores & Services  
 Dwellings:  
 - Semi-detached, Duplex or 2-unit  
 Group Care Minor/Child Care Facility  
 Home Occupation 2  
 Moved-in Dwellings and Buildings  
 Parks & Playgrounds  
 Secondary Suite (contained within a dwelling)  
 Secondary Suite (detached garage)  
 Secondary Suite (other as per Part 6)  
 Signs (associated with a discretionary use)  
 Temporary Shipping Container B  
 Temporary Uses

### PROHIBITED USES

Keeping of Livestock - subject to compliance with municipal Animal Control, Urban Hen or similar purpose bylaw.  
 Recreational Vehicles as Residences  
 Shipping Container (permanent)  
 \* Any use not listed as a permitted or discretionary use, or deemed to be a similar use to the prescribed uses, is a prohibited use in the district.

### 2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft	m	ft	m <sup>2</sup>	sq. ft
Single-unit and two-unit dwelling						
- Interior lot	15	49	35	115	525	5,635
- Corner lot	18	59	35	115	630	6,785
All Other uses	As required by the Development Authority					

Note: The overall lot area and width are the most important of the measurements and take paramouncy over length.

### 3. MINIMUM SETBACK & YARD REQUIREMENTS

Use	Front Yard <sup>1</sup>		Secondary Front		Side Yard		Rear Yard	
	m	ft	m	ft	m	ft	m	ft
Single-detached & Modular single-unit dwellings	7.5	25	4.5	15	1.5	5	4.5	15
2-unit dwelling	7.5	25	4.0	13	1.5	5	4.5	15
Accessory building, structure in rear yard (no lane)	N/A		N/A		1.0	3.3	1.0	3.3
Accessory building, structure in rear yard (with rear lane)	N/A		N/A		1.0	3.3	2.0	6.5
All other uses	As required by the Development Authority							

NOTE: <sup>1</sup> The Municipal Planning Commission may reduce the front yard setback to a minimum of 5 metres, having regard to the location and dimensions of the sidewalk, boulevard, street, and right-of-way and the adjacent buildings.

NOTE: <sup>2</sup> A garage attached to a dwelling is considered part of the principal building and principal building setbacks and maximum site coverage shall apply.

### 4. MAXIMUM SITE COVERAGE

PERMITTED USES:

Principal building: 40%

Accessory buildings/structures: 15%

- If a dwelling has an attached garage the principal building site coverage may be allowed up to 55% but then any associated accessory building/structure site coverage shall be decreased accordingly to not exceed the total combined coverage.
- If an accessory building/structure exceeds the 100 m<sup>2</sup> (1,076 sq. ft) in size it is considered a discretionary use regardless of site coverage and the maximum size shall be as approved by the MPC.
- For lots 696 m<sup>2</sup> (7,500 sq. ft) or less in size, the maximum size of accessory buildings/structures shall be limited to the above maximum site percentage coverage of 15% unless the MPC grants a variance based on the individual merits of the lot, development as proposed, and adjacent land use considerations.

TOTAL Combined Coverage of all principal and accessory buildings: 55%

DISCRETIONARY USES:

As required by the Development Authority

### 5. MINIMUM FLOOR AREA

**LOTS LESS THAN 743 m<sup>2</sup> (8,000 sq. ft.) in size**

Single-unit dwelling: 79 m<sup>2</sup> (850 sq. ft)

All others: As required by the Development Authority

**LOTS 743 m<sup>2</sup> (8,000 sq. ft.) or greater in size**

---

Single-unit dwellings: 74.3 m<sup>2</sup> (900 sq. ft.)  
All other uses: As required by the Development Authority

## **6. MAXIMUM BUILDING HEIGHT**

Accessory buildings: 5.5 m (18 ft)  
Accessory building: detached garage with secondary suite above 7.62 m (25 ft)  
Single-unit dwelling: 9.75 m (32 ft)  
All others: As required by the Development Authority

## **7. MINIMUM WIDTH OF PREFABRICATED DWELLINGS**

Prefabricated dwelling: 7.31 m (24 ft)

## **8. EXEMPTIONS**

The Municipal Planning Commission may approve a development on an existing registered lot the minimum dimensions or area of which are less than those specified in this district provided, however, provided that the minimum area is at least 270 m<sup>2</sup> (2,906 sq. ft).

**The following Part and Sections are provided for reference only. Other Sections of this bylaw may apply to an application; please consult the bylaw and Development Officer for details.**

## **9. GENERAL AND USE SPECIFIC STANDARDS OF DEVELOPMENT – Parts 5 & 6**

Parking – Part 5, Sections 13 & 14  
Alternative energy – Part 6, Section 1  
Shipping Containers – Part 6, Section 21

## **10. RESIDENTIAL STANDARDS OF DEVELOPMENT – Parts 5 & 6**

Accessory buildings – Part 5, Section 15  
Fences – Part 5, Section 17  
Decks – Part 5, Section 19  
Home Occupations – Part 6, Section 10  
Manufactured/Mobile dwelling – Part 6, Section 11  
Moved-in (previously occupied) building or dwelling – Part 6, Section 14  
Prefabricated dwelling – Part 6, Section 16  
Secondary suite – Part 6, Section 20  
Show home – Part 6, Section 23

## **11. SIGN REGULATIONS – Part 7**