

R1A Residential – Large Single Family

PURPOSE: The general purpose of this district is to permit low density detached, *single family dwellings* of a larger nature with attached garages on large parcels.

PERMITTED USES:	DISCRETIONARY USES:
Accessory Building/Structure	Bed & Breakfast
Single Family Dwelling	Government Services
Home Office	Home Based Business
Park	Show Home
Utilities	

Those uses, not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the Permitted or Discretionary Uses and conform to the purpose of this District.

MINIMUM PARCEL SIZE:

Parcel Width	Parcel Depth
15.2 m (49.9 ft)	33.5 m (109.9 ft)
16.7 m (54.8 ft) corner parcel	

MAXIMUM DENSITY: One (1) dwelling unit per parcel.

MAXIMUM BUILDING HEIGHT: 10.0 m (32.3 ft).

MINIMUM SETBACKS:

Front Yard	Side Yard	Rear Yard
7.5 m (24.6 ft)	1.5 m (4.9 ft)	7.5 m (24.6 ft)

MINIMUM FLOOR AREA:

Single Storey Dwellings	120.8 m ² (1,300.3 ft ²)
Multi-Storey Dwellings	167.0 m ² (1,797.6 ft ²)
Baier Phase 2 Dwellings	111.5 m ² (1,200.2 ft ²)

ADDITIONAL REQUIREMENTS:

- a) An attached garage with a minimum floor area of 37.0 m² (398.3 ft²) is required.

