

# R1 Residential – Single Family

**PURPOSE:** To provide for low density single family detached dwellings.

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) with lane	33.5 m (109.9 ft) lane
16.7 m (54.8 ft) corner parcel with lane	36.0 m (118.1 ft) without lane
16.7 m (54.8 ft) without lanes	
18.0 m (59.1 ft) corner parcel without lane	

**MAXIMUM DENSITY:** One (1) dwelling unit per parcel and one Secondary Suite.

**MAXIMUM BUILDING HEIGHT:** 10.0 m (32.3 ft).

**MINIMUM SETBACKS:**

Front Yard	Side Yard	Rear Yard
7.5 m (24.6 ft)	1.2 m (3.9 ft)	7.5 m (24.6 ft) with lane
		10.5 m (34.4 ft) without lane

**MINIMUM FLOOR AREA (Main Floor):** 83.6 m<sup>2</sup> (899.9 ft<sup>2</sup>).