

R1B Residential – Single Family Small Lot

PURPOSE: To provide for smaller lots for single family dwellings.

PERMITTED USES:	DISCRETIONARY USES:
Single Family Dwelling	Bed and Breakfasts
Accessory Building/Structure	Government Services
Home Office	Home Based Businesses
Park	Show Homes
Utilities	

MINIMUM PARCEL SIZE:

Parcel Width	Parcel Depth
11.0 m (36.1 ft)	33.53 m (110 ft)
12.5 m (41 ft) corner parcel	33.53 m (110 ft)

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
7.62 m (25 ft)	1.52 m (5 ft)	7.62 m (25 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)

BUILDING SIZE: The principal building shall be 2 stories in height with a minimum 55.7m² (600 ft²) on the main floor.