

6.0 RESIDENTIAL

6.1 R-1 SINGLE DETACHED RESIDENTIAL

1. INTENT



The intent of this **Zone** is to allow One Family residential **Dwellings**. Emphasis is placed on encouraging the neighbourly development of a variety of housing forms that preserve the surrounding residential character, streetscape, landscaped and permeable surfaces.

2. PERMITTED USES

The following uses and no others shall be permitted in the R-1 **Zone**:

- a) **One Family Detached Dwelling**
- b) **Secondary Suite Dwelling**
- c) **Home Occupation**
- d) **Accessory Buildings and Uses**
- e) **Detached Secondary Suite Dwelling**

3. CONDITIONS OF USE

- a) A **Secondary Suite Dwelling** shall be permitted subject to the provisions of Section 4.1.2 (b);
- b) A **Detached Secondary Suite Dwelling** shall be permitted subject to the provisions of section 4.1.2 (c);
- c) An **Home Occupation** shall be permitted subject to the provisions of section 4.1.2 (d);
- d) **Off Street Parking** and loading requirements are subject to the provisions of Section 11.

4. PARCEL SIZE

On a **Parcel** located in an area **Zoned** R-1, no plan of subdivision shall be approved which contravenes the regulations set out below.

Min Parcel Area	Max Parcel Area	Min Parcel Frontage
550 m ²	1,250 m ²	18 m

5. FLOOR AREA RATIO

- a) For One Family Detached Dwellings with a Parcel Area less than 550 square meters, the floor area ratio shall not

exceed a factor of 0.6.

b) For One Family Detached Dwellings with a Parcel Area equal to or greater than 550 square meters, not to exceed the maximum Parcel Area, the floor area ratio shall not exceed a factor of 0.5.

6. SETBACKS

The minimum **Setbacks** from **Parcel** lines for all uses in an area **Zoned** R1 are as follows:

Front	Rear	Interior	Exterior
4.0 m	2.0 m	1.8 m	3.0 m

7. COVERAGE

For One **Family Detached Dwellings** with a **Parcel Area** less than 550 square meters:

Max Building Parcel Coverage	Max Surface Parcel Coverage
40%	50%

For One **Family Detached Dwellings** with a **Parcel Area** equal to or greater than 550 square meters:

Max Building Parcel Coverage	Max Surface Parcel Coverage
35%	40%

8. HEIGHT

- a) The maximum **Height** for **Principal Buildings** is 10.0 m
- b) The maximum **Height** is 4.5 m for all other **Accessory Buildings**.