

(27) Large Lot Single Family Residential: R-1

Permitted Uses

Residential Single Family
Home occupation
Secondary Suite [Bylaw 1534]

Siting of Buildings and Structures

| | | |
|----------------------|------------|---|
| Front Yard | minimum of | 7.5 m |
| Rear Yard | minimum of | 7.5 m |
| Accessory Rear Yard | minimum of | 1.0 m for accessory buildings of less than 8.0 m ² floor area and 3.0 m height |
| Side Yard Interior | minimum of | 1.5 m, one side |
| | minimum of | 4.5 m, total two sides |
| | minimum of | 3.0 m each side (panhandle lot) |
| Side Yard Exterior | minimum of | 6.0 m |
| Accessory Separation | minimum of | 3.0 m from principal building |

Floor Area Permitted

| | | |
|------------------|---------|--------------------|
| Gross Floor Area | minimum | 100 m ² |
|------------------|---------|--------------------|

Size of Building and Structures

| | | |
|------------------|------------|-----------------------|
| Building Height | maximum of | 8.0 m |
| | maximum of | 4.5 m (panhandle lot) |
| Building Width | minimum of | 7.5 m |
| Accessory Height | maximum of | 3.5 m |

Lot Coverage and Area When On Community Sewer System

| | | |
|-------------------------------------|------------|---|
| Lot Coverage | maximum of | 30 % |
| | maximum of | 25% (panhandle lot) |
| Lot Coverage of accessory buildings | maximum of | 7% or 50 m ² , whichever is less |
| Lot Area | minimum of | 780 m ² |
| Lot Frontage | minimum of | 21 m |
| Floor Area Ratio | maximum of | .45 |

Lot Coverage and Area When Not On Community Sewer System

| | | |
|--------------|------------|----------------------|
| Lot Coverage | maximum of | 5 % |
| Lot Area | minimum of | 2.0 ha |
| Lot Frontage | minimum of | 10% of lot perimeter |

(28) Large Lot Single Family Residential: R-1A [Bylaw 1464] [Bylaw 1534]

Permitted Uses

Residential Single Family
Home occupation
Secondary Suite

Siting of Buildings and Structures

| | | |
|----------------------|------------|--|
| Front Yard | minimum of | 7.5 m |
| Rear Yard | minimum of | 7.5 m |
| Accessory Rear Yard | minimum of | 1.0 m for accessory buildings of less than 10.0 m ² floor area and 3.0 m height |
| Side Yard Interior | minimum of | 1.5 m, one side |
| | minimum of | 4.5 m, total two sides |
| Side Yard Exterior | minimum of | 6.0 m |
| Accessory Separation | minimum of | 3.0 m from principal building |

Height of Buildings and Structures

| | | |
|-----------|------------|-------|
| Principal | maximum of | 8.0 m |
| Accessory | maximum of | 3.5 m |

Density

| | | |
|--------------------------|------------|---|
| Lot Coverage | maximum of | 30% |
| Lot Coverage – Accessory | maximum of | 7% or 50 m ² , whichever is less |
| Lot Area | minimum of | 780 m ² |
| Lot Frontage | minimum of | 21 m |
| Floor Area Ratio | maximum of | 0.45 |