

LOW DENSITY RESIDENTIAL DISTRICT (R1)

General Purpose: To provide an area for low density residential development in the form of detached dwellings and compatible uses.

Permitted Uses: Single Family Detached Dwellings
Accessory Residential Buildings where the total floor area is less than 70 m² (753.5 ft²)
Building Demolition

Discretionary Uses: Accessory Residential Buildings where the total floor area is more than 70 m² (753.5 ft²)
Accessory Uses
Care Residence
Bed and Breakfast Establishment
Building Demolition
Day Care Facility
Duplexes existing at the date of passage of this Land Use Bylaw
Existing Manufactured Home
Garden Suite
Home Occupation, Major
Home Occupation, Minor
Parking facilities for Uses in this District
Parks and Playgrounds
Public and Quasi-public Uses
Public Works Buildings and Structures
Signs

PARCEL DEVELOPMENT REGULATIONS

Single Family Detached Dwellings and Modular Homes

Minimum Front Yard	8 m (26.24 ft.)
Minimum Side Yard	1.5 m (4.92 ft.) except where it abuts a road - 3 m (9.84 ft.), or as required in the Alberta Building Code, whichever is greater
Minimum Rear Yard	10 m (32.81 ft.)
Minimum Parcel Area	Interior Parcels 550 m ² (5,925.15 ft ²) Corner Parcels 610 m ² (6,563.60 ft ²)
Minimum Floor Area	90 m ² (969 ft ²) habitable floor area of dwelling above grade
Maximum Parcel Coverage	55%
Landscaped Area	No specific requirements. In the case of applications for Development Permits for uses other than Detached Dwellings, refer to Schedule B.
Maximum Building Height	10 m (33 ft.)

Supplementary Regulations:

1) All uses must comply with the regulations in Schedule B. The regulations for all other uses shall be determined by the Development Authority.