

4.1 R1 Residential (Low Density) District**R1****General Purpose**

The general purpose of this District is to provide land which will be used for low density residential development.

(1) R1 Permitted and Discretionary Uses Table**(a) Permitted Uses**

- (i) Accessory building subject to sections 3.5 and 4.7(3).
- (ii) Detached dwelling unit.
- (iii) ¹Deleted
- (iv) Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8).
- (v) ²Deleted
- (vi) ³Secondary Suite, subject to section 4.7(9).
- (vii) ⁴at 22 Gunn Street no more than 6 lots with a single dwelling unit per lot.
- (viii) ⁵Show Home or Raffle Home

(b) ⁶Discretionary Uses

- (i) Amateur radio tower.
- (ii) ⁷Assisted Living Facility in a Detached Dwelling Unit.
- (iii) ⁸Assisted Living Facility, Day Care Facility, Day Care Adult, Temporary Care Facility, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.
- (iv) Bed & Breakfast in a Detached Dwelling Unit or Semi-detached Dwelling Unit, subject to subject to section 4.7 (11).
- (v) ⁹Building Sign, for uses described in Section 11.10(1); and
- (vi) “Existing Special Residential” (approved prior to December 7, 1998): churches, kindergartens, schools, day care facilities. For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.
- (vii) ¹⁰Freestanding Sign, for uses described in Section 11.13(1).
- (viii) ¹¹Deleted

¹ 3357/S-2019² 3357/B-2018³ 3357/Z-2009⁴ 3357/J-2019⁵ 3357/C-2022⁶ 3357/A-2012⁷ 3357/C-2007⁸ 3357/C-2007⁹ 3357/B-2018¹⁰ 3357/B-2018¹¹ 3357/S-2019

- (ix) Home occupations which will generate additional traffic subject to section 4.7(8).
- (x) ¹Deleted
- (xi) Municipal Services limited to Police, Emergency Services and/or Utilities.
- (xii) ²Deleted
- (xiii) ³Secondary Suite, subject to section 4.7(9).
- (xiv) ⁴Deleted
- (xv) ⁵at 22 Gunn Street tree removal

(2) R1 Residential (Low Density) District Regulations

(a) Table 4.1 R1 Regulations

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m but not less than 72.0 m ²
⁶ Site Coverage Maximum	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
⁷ Front Yard Minimum	6.0 m except for the R1 zoned lands located within the Timberlands North Neighbourhood Area Structure Plan area, excluding Lots 1-16, Block 2, Plan 152 2440, where the front yard is: <ul style="list-style-type: none"> • A minimum 3.0 m and a maximum of 4.5m for the live portion of a dwelling unit, and • A minimum 6.0 m for any front attached garage portion of a dwelling unit.
Side Yard Minimum	Detached dwelling: minimum 1.5 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m ²
Frontage Minimum	Detached dwelling 12.0 m

¹ 3357/S-2019

² 3357/T-2015, 3357/C-2022

³ 3357/Z-2009

⁴ 3357/B-2018

⁵ 3357/J-2019

⁶ 3357/I-2013

⁷ 3357/L-2013, 3357/D-2015, 3357/G-2022

- (b) R1 district is subject to any applicable residential regulations listed within section 4.7.
- (c) ¹Notwithstanding anything in this Bylaw, on bare land condominium R1 parcels, the development of more than one Detached Dwelling Unit shall be subject to the Development Authority approving the site plan.

(3) ²R1 Residential (Low Density) District Fundamental Use Criteria

- (a) The following criteria shall not be relaxed or varied by the Development Authority:
 - i. Except for bare land condominiums, a maximum of one Detached Dwelling Unit per Site shall be allowed in this District.

¹ 3357/H-2008, 3357/L-2020

² 3357/L-2020