



PART 2 ZONES

SECTION 8 – LOW DENSITY RESIDENTIAL ZONE – FULL SERVICES (R1)

PERMITTED USES

- 8.1 The following uses shall be permitted in the R1 Zone:
- Single-detached dwelling
 - Semi-detached dwelling
 - Duplex dwelling
 - Bed and breakfast
 - Home based business

CONDITIONAL USES

- 8.2 The following uses are conditional uses in the R1 Zone:
- Boarding house
 - Day care centre
 - Mobile home
 - Residential care facility
 - Secondary suite
 - Utility installation

CONDITIONAL USE CRITERIA

- 8.3 In approving a conditional use in a R1 Zone, the following conditions shall be considered:
- a) The development is of quality, including exterior condition, consistent with the surrounding development;
 - b) The development conforms to the R1 Zone provisions;
 - c) Only one conditional use will be located on a lot;
 - d) In the case of a **residential care facility**, a maximum of 10 persons, excluding staff, may live at the facility.
 - e) The development conforms to any special provisions described in Section 5 of this By-law.

**ZONE PROVISIONS**

- 8.4 The following provisions shall apply to **single-detached dwellings, residential care facilities, day care centres, boarding houses, mobile homes and bed and breakfasts:**

Lot Area (min)	270 m ²
Lot Frontage (min)	10 m
Yard Requirements (min)	
Front	6 m
Rear	6 m
Rear, when rear lot line adjacent to an OR Zone	1 m
Interior Side	2 m
Exterior Side	3 m
Building Height (max)	10 m
Dwelling Unit Area (min)	60 m ²
Dwelling Units Per Lot	1

- 8.5 The provisions for single-detached dwellings shall apply to **duplex** dwellings, except in the case of the following:

Lot Area (min)	410 m ²
Lot frontage (min)	18 m
Yard, Interior Side (min)	3 m
Dwelling Units Per Lot	2

- 8.6 The foregoing provisions shall apply to **semi-detached** dwellings, except in the case of the following:

Lot Area (min)	440 m ²
Lot frontage (min)	18 m
Yard, Interior Side (min)	3 m
Dwelling Units Per Lot	2

- 8.7 In the case of a **semi-detached** dwellings located **on separate, adjacent lots**, the provisions for single-detached dwellings shall apply, except in the case of the following:

Lot Area (min)	180 m ²
Lot frontage (min)	8 m / unit.
Yards, Side (min)	one side may be reduced to 0, the other 3 m;

SPECIAL EXCEPTION ZONE

- 8.8 Notwithstanding Permitted Uses in Section 8.1, on lands zoned R1(1), only a single-detached dwelling or home based business shall be permitted; notwithstanding Conditional Uses in Section



8.2, on lands zoned R1(1), only **secondary suites** shall be permitted; and notwithstanding Zone Provisions in Section 8.4, on lands zoned R1(1), the minimum lot area shall be 245 square metres, the minimum lot frontage shall be 9 metres, and the maximum building height shall be 11 metres.