

7.1 RESIDENTIAL DISTRICT - R1

The General Purpose of this District is to permit development of low density detached single family dwellings, and associated uses at the discretion of the Development Authority.

1. Permitted Uses

- (a) One family dwellings
- (b) Minor home occupations
- (c) Buildings and uses accessory to permitted uses

2. Discretionary Uses

- (a) Day homes
- (b) Major home occupations
- (c) Parks and playgrounds
- (d) Places of worship
- (e) Public or quasi-public buildings and uses required to serve the immediate area
- (f) Public utilities required to serve the immediate area
- (g) Other uses which, in the opinion of the Development Authority, are similar to the above mentioned permitted and discretionary uses
- (h) Buildings and uses accessory to discretionary uses

3. Regulations

- (a) Relating to One Family Dwellings serviced by municipal piped water supply and sewage collection and disposal services
 - (i) Minimum lot area - 464.5 sq. m (5000 sq. ft.)
 - (ii) Minimum front yard - 6.1 m (20.0 ft.)
 - (iii) Minimum rear yard - 7.6 m (24.9 ft.)
 - (iv) Minimum side yard - 10% of lot width, or, at the discretion of the Development Authority, a minimum of 1.5 m (4.9 ft.) on all lots over 15.24 m (50 ft.) in lot width and not less than 10% of the lot width on all lots 15.24 m (50 ft.) or less in lot width; except that in laneless subdivisions, one side yard shall be a minimum of 3.0 m (9.8 ft.).
- Corner lot – 4.5 m (14.8 ft.) adjacent to road

- (v) Maximum building height – 10.1 m (33.1 ft.) or two (2) storeys, whichever is the lesser
 - (vi) Minimum floor area
 - 111.5 sq. m (1200 sq. ft.) for 1 storey
 - 130.0 sq. m (1400 sq. ft.) for 1½ storey
 - 148.6 sq. m (1600 sq. ft.) for 2 storeys or bi-level
 - (vii) Maximum lot coverage:
 - Principal building - 28% or, if a garage is attached, a maximum of 40%
 - Accessory buildings - 12%
 - Total - 40%
 - (viii) Parking space requirements – 2 spaces per dwelling unit
 - (ix) Notwithstanding any other provision of this Bylaw to the contrary, existing dwellings located within 300 m (984 ft.) of the Clyde sewage lagoon will not be allowed to expand or to rebuild if destroyed by fire.
- (b) Relating to All Other Uses - as required by the Development Authority