

R1 – SINGLE DETACHED RESIDENTIAL

5.11 The purpose of this zone is to establish and maintain low-density neighbourhoods.

5.11.1 Permitted UsesPrincipal Uses

Single detached dwelling

Accessory Uses

Bed and breakfast

Home occupation

Accessory Dwelling Unit

Supportive housing

5.11.2 Site Development Regulations

Minimum <i>Lot Area</i>	600 m ²	6,458 ft ²
Minimum <i>Frontage</i>	15 m	49.2 ft
Maximum <i>Coverage</i>	50%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	7.5 m	(24.6 ft)
<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Density (units/hectare)	16	
Maximum Height, Principal <i>Building</i>	10 m	(32.8 ft)

5.11.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.11.2:
- (i) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.0 metres (9.8 ft) wide.
 - (ii) For single detached dwellings having no carport or attached garage and with no access to the rear or the side of the *lot* from a *street* or *lane*, the minimum *side yard* requirement shall be increased to 3 m (9.8 ft) for one *side yard*.
- (b) For *supportive housing*, the maximum number of persons in care shall not exceed four (4).
- (c) Only one of the three (3) following *accessory uses* is permitted on any *lot*: *bed and breakfast* OR *secondary suite* OR *supportive housing*.