

Section 116 - R-1B Single Family Residential (Class B)

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(1) General Purpose of District

This land use district is generally intended to establish areas of single detached housing comprised of standard parcels and dwellings.

(2) Listed Uses

Permitted Uses

Single family dwelling

Accessory building

Discretionary Uses

Modular home

Home occupation

Home day care

Day care facility

Excavation, stripping, or grading
(Bylaw 2270)

Family care facility

Owner Occupied Two Family Dwelling
(Bylaw 2086)

Owner Occupied Three Family
Dwelling (Bylaw 2086)

Small park and/or playground which
serves specific residential
development.

Utility building, not containing offices,
which is required to serve the
immediate area.

Those uses which in the opinion of
the Development Authority are
similar to the permitted or
discretionary uses, and which
conform to the general purpose and
intent of this land use district.

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(3) Minimum Site Dimensions/Area

(a) Lane Subdivision:

i) One family dwellings:

	<u>Width (m)</u>	<u>Length (m)</u>
One storey	15.0	33.5
1 ½ storey	18.0	33.5
2 storey	18.0	33.5
Corner lots	18.0	33.5

(b) Laneless Subdivisions:

i) One family dwellings:

	<u>Width (m)</u>	<u>Length (m)</u>
One storey	16.75	33.5
1 ½ storey	18.0	33.5
2 storey	18.0	33.5
Corner lots	18.0	33.5

(c) All Other Uses

For uses not identified in Sections 116(3)(a) and (b) above, the minimum site dimensions/area shall be as prescribed by the Development Authority.

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- (4) Minimum Floor Area (not including basement or attached garage)
- | | |
|--|---------------------|
| 1 Storey | 93.0m ² |
| 1.5 Storey/Split Level | |
| lower floor(s) | 75.0m ² |
| total minimum floor area of both storeys | 110.0m ² |
| Bi-level | |
| upper floor area | 90.0m ² |
| 2 Storey | |
| first storey | 70.0m ² |
| total minimum floor area of both storeys | 130.0m ² |

The floor areas and floor configurations of an Owner Occupied Two or Three Family dwelling shall be to the satisfaction of the Development Authority. Notwithstanding, a Bachelor Unit, One Bedroom Unit, or Two Bedroom Unit in an Owner Occupied Two or Three Family Dwelling shall have the following minimum floor areas:

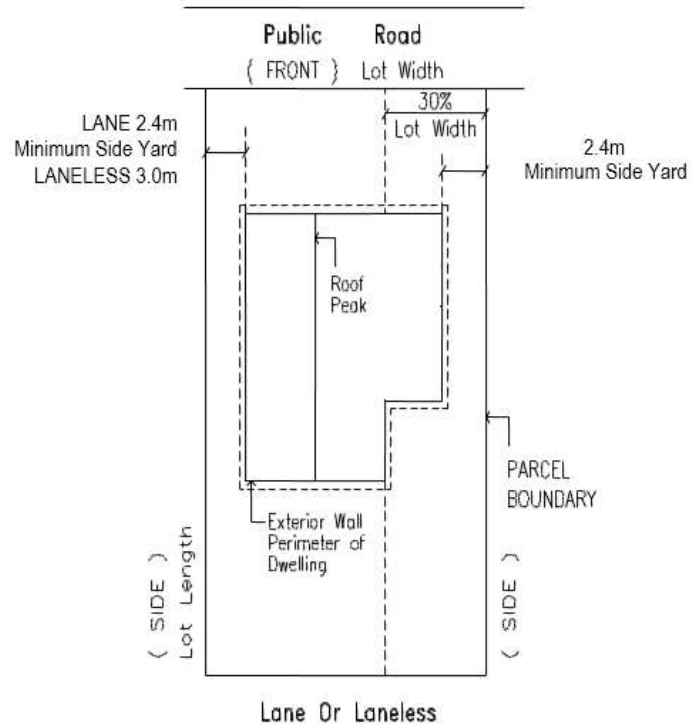
[\(Bylaw 2086\)](#)

Bachelor Unit	33m ² (355 sq.ft)
One Bedroom Unit	45m ² (484 sq.ft)
Two Bedroom Unit	56m ² (602 sq.ft)

- (5) Minimum Setback Requirements
- (a) Front Yard:
- i) Subject to Section 116(5)(a)(ii), the minimum front yard setback shall be 7.6m.
 - ii) At the discretion of the Development Authority, the front yard setback may be varied for corner or double fronting parcels pursuant to Sections 17(4) and Section 48 of this Bylaw.
 - iii) For the purposes of determining the front yard setback for parcels referred to in Section 116(5)(a)(ii), the Development Authority shall consider that the setback for the flanking front yard should be no less than 4.5m, and in the case of an attached garage or carport, the setback from the wall containing the vehicle entrance to the facing parcel boundary should be no less than 6.0m.

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- (b) Side Yard: (Bylaw 2179)
- i) The minimum side yard setback to the principal building shall be 2.4m.
 - ii) Notwithstanding Section 115(5)(b)(i), where a parcel has vehicular access from the front only, one side yard setback shall be a minimum of at least 3.0m to accommodate a driveway for vehicular passage and general access to the rear of the parcel, and no part of the principal building is permitted to project into this yard.



- (c) Rear Yard:
- i) The minimum rear yard setback to the principal building shall be 7.6m.
 - ii) The Development Officer may vary the rear yard setback to a maximum of 10% in the case of parcels located on curves or cul-de-sacs.
- (d) In the “Woods Subdivision”, Lots 40-44, Block 83, Plan 992 0960 and Lots 45-53, Block 83, Plan 992 4827 shall be subject to the following provisions:
- i) The front yard setback shall be a minimum of 10.67m (35ft); and
 - ii) Driveways shall be designed so that vehicles can turn around on the site before re-entering Edson Drive.

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(6) Parcel Coverage

- (a) The maximum parcel coverage for all buildings shall be 42% of the area of the parcel with the combined areas of all accessory buildings, as referred to in Section 71 of this Bylaw, being not greater than the area of the principal building.
- (b) Notwithstanding Section 116(6)(a), the Development Authority may vary the parcel coverage in the case of corner or double fronting parcels pursuant to Sections 17(4) and Section 48 of this Bylaw.

(7) Principal Building Height

Shall not exceed 10.6m above average grade.

(8) Other Provisions

- (a) Administrative procedures and regulations: refer to Parts I-V of this Bylaw.
- (b) General Parcel Provisions: refer to Part VI of this Bylaw.
- (c) Special Land Use Provisions: refer to Part VII of this Bylaw.
- (d) Parking and Loading Regulations: refer to Part VIII of this Bylaw.
- (e) Sign Regulations: refer to Part IX of this Bylaw.