

Section 117 - R-1C Single Family Residential (Class C)

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(1) General Purpose of District

This land use district is to apply to residential areas comprised of small parcels and generally intended for detached housing forms. This land use district, particularly when used in combination with the R-2 Multiple Family Residential District, also provides for a broader mix of parcel sizes and housing forms.

(2) Listed Uses

Permitted Uses

Single family dwelling  
Accessory building

Discretionary Uses

Modular home  
One unit of a duplex per parcel  
Home occupation  
Duplex  
Excavation, stripping, or grading  
(Bylaw 2270)  
Home day care  
Day care facility  
Owner Occupied Two 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.

(3) Minimum Parcel Area

- (a) In the case of a road and lane subdivision, 340.0m<sup>2</sup>.
- (b) In the case of a laneless subdivision, 390.0m<sup>2</sup>.
- (c) In the case of new single family or modular home parcels resulting from re-plot, re-subdivision and/or consolidation, minimum parcel area will be as prescribed by the Development Authority.

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- (d) In the case of vertical duplex units, 570.0m<sup>2</sup>.
- (e) In the case of side-by-side duplex units, 670.0m<sup>2</sup> if located on an interior parcel and 740.0m<sup>2</sup> if located on a corner or double fronting parcel.

(4) Minimum Parcel Width

- (a) Road and lane subdivisions:
  - i) a minimum of 10.0m for interior parcels; or
  - ii) a minimum of 12.0m for corner or double fronting parcels.
- (b) Laneless subdivisions:
  - i) a minimum of 11.0m for interior parcels; or
  - ii) a minimum of 12.0m for corner or double fronting parcels.
- (c) For pie or irregularly shaped parcels, the minimum parcel width shall be measured 6.0m back from the front yard parcel boundary.
- (d) In the case of new single family or modular home parcels resulting from replot, resubdivision and/or consolidation, minimum parcel width shall be as prescribed by the Development Authority.

(5) Minimum Floor Area (not including basement or attached garage)

1 Storey	79.0m <sup>2</sup>
1.5 Storey	79.0m <sup>2</sup>
Split Level	79.0m <sup>2</sup>
Bi-level	79.0m <sup>2</sup>
Each unit of a duplex dwelling	79.0m <sup>2</sup>
2 Storey	
first storey	56.0m <sup>2</sup>
total minimum floor area of both storeys	102.0m <sup>2</sup>

The floor areas and floor configurations of an Owner Occupied Two 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 Family Dwelling shall have the following minimum floor areas: (Bylaw 2086)

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

(6) Minimum Setback Requirements

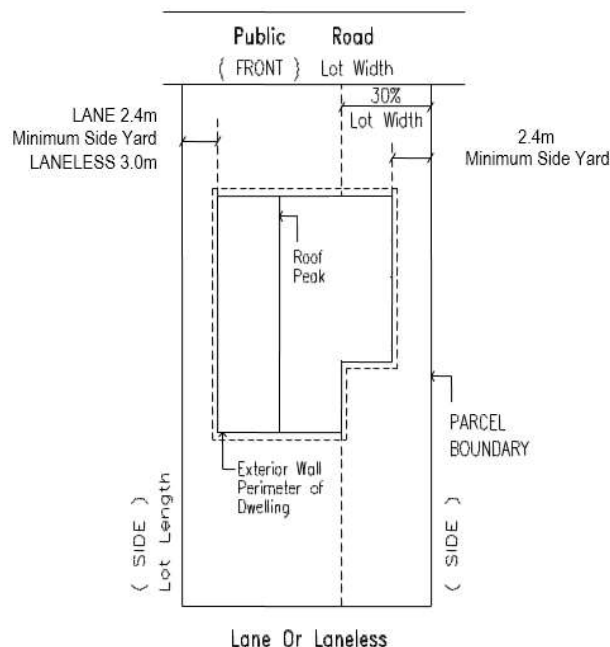
(a) Front Yard:

- i) Subject to Section 117(6)(a)ii), the minimum front yard setback shall be 6.0m.
- 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 117(6)(a)ii), the Development Officer 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.

(b) Side Yard:

(Bylaw 2179)

- i) The minimum side yard setback to the principal building shall be 2.4m.
- ii) Notwithstanding Section 117(6)(b)(i), where a parcel has vehicular access from the front only and no garage or carport is provided, 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.
- iii) In the case zero parcel boundary development, see Section 50 of this Bylaw.



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- (c) Rear Yard:
  - i) The minimum rear yard setback to the principal building shall be 6.0m.
  - 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 case of new single family or modular home parcels resulting from re-plot, re-subdivision and/or consolidation, the setback requirements shall be as prescribed by the Development Authority.
- (7) 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 117(7)(a), the Development Authority may vary the parcel coverage in the case of corner or double fronting parcels pursuant to Sections 17(4) and (5) and Section 48 of this Bylaw.
- (8) Principal Building Height  
Shall not exceed 10.6m above average grade.
- (9) 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.