

Section 8.20. Low Density Residential (R1) Land Use District

(1) Application

This section applies to the District designated as Low Density Residential (R1) on the Land Use District Map, Schedule A, of this Bylaw. Additional requirements are outlined in the Established Neighbourhood Overlay District, Schedule E, for development taking place in established neighbourhoods outlined in Figure 27. (BL19/2006)

(2) Purpose

The purpose of the Low Density Residential (R1) Land Use District is to provide an area for single-detached houses and other development compatible with the low density residential nature of the district.

(3) Permitted Land Uses

The following are permitted uses:

- (a) single-detached house;
- (b) group home;
- (c) park;
- (d) basement suite; and (BL7/2007)
- (e) accessory development to any use listed in subsection (3), excluding decks that are greater than 1.5 m above finished grade, gazebos and private pools.

(4) Discretionary Land Uses

The following are discretionary land uses:

- (a) bed and breakfast;
- (b) duplex;
- (c) family day home;
- (d) home occupation;
- (e) public utility building;
- (f) raffle home;
- (g) residential sales centre;
- (h) semi-detached housing;
- (i) show home;
- (j) wall mural; and
- (k) accessory developments to any use listed in subsection (4), and deck that are greater than 1.5 m above finished grade, gazebos and private pools.

(5) Floor Area

- (a) The minimum gross floor area per principal dwelling unit is 90 sq. m, excluding the area of an attached garage.
- (b) The area comprising the gross floor area must be enclosed, but does not require interior finishing.