

1. General Purpose of District

This district is generally intended for permanent single unit dwellings in a homogeneous setting.

2. Permitted Uses

Accessory Building
Single Detached Dwelling

Discretionary Uses

Day Care Facility
Duplex Dwelling
Group Care Facility
Home Occupation
Park or Playground
Place of Worship
Public Use
School
Show Home
Second Dwelling
Any use the Development Officer feels is similar to above permitted or discretionary uses.

3. Parcel Coverage

Coverage of all buildings shall not exceed 40% of the total parcel area.

4. Minimum Floor Area (not including attached garage)

- a) Floor area for a single detached unit shall be no less than 93.0 m² (1100 ft²).
- b) Floor area for a duplex dwelling unit shall be no less than 60.0 m² (645.8 ft²).

5. Maximum Height

Building height shall not exceed 9.0 m (29.5 ft).

6. Minimum Parcel Depth

Parcel depth shall be no less than 34.0 m (111.5 ft).

7. Minimum Parcel Width

- a) Parcel width for a single detached unit shall be:
 - (i) in the case of a lane system, no less than 15.0 m (49.2 ft); and
 - (ii) in the case of laneless systems, no less than 18.0 m (59.0 ft).
- b) Parcel width for a duplex dwelling shall be:
 - (i) in the case of a lane system, no less than 7.6 m (25.0 ft) per unit; and
 - (ii) in the case of laneless systems, no less than 8.6 m (28.2 ft) per unit.

8. Minimum Front Yard Setback

Front yard setbacks shall be at the discretion of the Development Officer who shall have concern for development or potential development on adjacent parcels, but in no case shall a front yard setback be less than 8.0 m (26.2 ft) or 6.0 m (19.7 ft) for the attached garage portion of a single family dwelling.

9. Minimum Side Yard Setback

- a) Side yards shall total at least 20% of the parcel width with each side yard being at least 1.5 m (4.9 ft) and 2.3 m (7.5 ft) for buildings 7.6 m (24.9 ft) or more in height.
- b) Notwithstanding the above, where a parcel has vehicular access from the front only, one side yard setback must be a minimum of at least 3.2 m (10.5 ft) except where an attached garage or carport is provided.

10. Minimum Rear Yard Setback

Rear yards shall be no less than 8.0 m (26.2 ft).