

8.0 DETACHED RESIDENTIAL ZONES

8.1.R-1: Detached Residential (Large Lot)

8.1.1.Principal Uses

- a) Residential, Detached

8.1.2.Accessory Use

- a) Home Occupation
- b) Secondary Suite

8.1.3.Conditions of Use

- a) Up to 45m² of the garage floor area that is used for the parking of vehicles must not be included in the calculation of building floor area. Additional areas in excess of 45m² must be included as part of the floor area.

8.1.4. Lot Size, Lot Coverage, Building Height and Setbacks

R-1: Detached Residential (Large Lot)	
Lot Size	
Lot Size with Sanitary Sewer Service, minimum	1000m ²
Lot Size without Sanitary Sewer Service, minimum	8 ha
Lot Width, minimum	17.5m
Lot Density	
Principal Buildings per lot, maximum	1
Secondary Suites per lot, maximum	1
Building Floor Area, maximum	372m ²
Floor Space Ratio	0.42
Lot Coverage, maximum	40%
Impermeable Surface Coverage, maximum	60%
Building Size	
Building Height, maximum	7.5m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	2m
Flanking Lot Line Setback, minimum	4.5m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m