

## 9.2. Single Detached Residential 1a (small lot) (R.1a)

### 9.2.1. Purpose

To provide for residential uses as well as other complementary uses suitable to a low density residential setting.

### 9.2.2. The following uses and no other are permitted in this zone:

- (a) Principal Uses
  - (i) Group Homes, Minor
  - (ii) Single Detached Housing
  
- (b) Accessory Uses
  - (i) Accessory Buildings or Structures
  - (ii) Bed and Breakfast Homes
  - (iii) Boarding or Lodging Homes
  - (iv) Care Facilities, Minor
  - (v) Home Occupations
  - (vi) Secondary Suite

### 9.2.3. Lot Size, Lot Coverage, Density, Building Height and Coverage

| <b>R.1a: Single Detached Residential 1a (small lot)</b> |   |  |
|---|---|--|
| <b>Lot Size</b>   |   |  |
| (a)   | Lot size, minimum   | 420 m <sup>2</sup>   |
| (b)   | Lot frontage, minimum   | 14m<br>For corner lots, the minimum lot frontage width shall be increased by 3 m |
| <b>Lot Density</b>                                      |   |  |
| (c)   | Single Detached Housing, maximum per lot                                  | 1 unit   |
| (d)   | Secondary Suite, maximum per lot  | 1 unit   |
| (e)   | Accessory buildings and structures, maximum per lot                       | 2  |
| <b>Lot Coverage</b>                                     |   |  |
| (f)   | Lot Coverage, building and structures maximum                             | 50%  |
| (g)   | Lot Coverage, buildings and structures plus impermeable surfaces, maximum | 60%  |
| <b>Building Size</b>                                    |   |  |
| (h)   | Single Detached Dwelling, maximum height                                  | 9 m or two storeys, whichever is the lesser                                      |
| (i)   | Single Detached Dwelling, minimum floor area                              | 60 m <sup>2</sup>  |

|   |  |  |
|---|--|--|
| (j)   | Accessory Buildings and Structures, maximum height   | 5 m  |
| <b>Siting of Principal Buildings</b>                |  |  |
| (k)   | Front Lot Line Setback, minimum  | 5 m, except that the minimum setback for attached garages shall be 6 m |
| (l)   | Rear Lot Line Setback, minimum   | 5 m  |
| (m)   | Exterior Side Lot Line Setback, minimum  | 4 m, except that the minimum setback for attached garages shall be 6 m |
| (n)   | Interior Side Lot Line Setback, minimum  | 1.5 m  |
| <b>Siting of Accessory Buildings and Structures</b> |  |  |
| (o)   | Front Lot Line Setback, minimum  | 6 m  |
| (p)   | Rear Lot Line Setback, minimum   | 1.5 m  |
| (q)   | Exterior Side Lot Line Setback, minimum  | 6 m  |
| (r)   | Interior Side Lot Line Setback, minimum  | 1.5 m  |
|   | In addition to items (o) to (r) inclusively, accessory buildings and structures shall be sited a minimum of 3 m from any other building or structure |  |

- 9.2.4. Conditions of Use  
(a) reserved