

PART 11 LOW DENSITY RESIDENTIAL ZONES

11.10 R1: SMALL-SCALE MULTI-UNIT HOUSING ZONE

11.10.1 INTENT

This *zone* is intended for *small-scale multi-unit housing on lots* inside the Urban Containment Boundary that are not within the Agricultural Land Reserve.

11.10.2 PRINCIPAL USES

Single detached dwelling

Duplex dwelling

Houseplex

11.10.3 ACCESSORY USES

Accessory dwelling unit

Home occupation

See [Section 6.1.8](#) for accessory dwelling unit regulations

See [Section 6.1.10](#) for home occupation regulations

11.10.4 DENSITY

(a) Maximum of 3 *dwelling units* on *lots* less than or equal to 280 m².

(b) Maximum of 4 *dwelling units* on *lots* greater than 280 m², except *lots* identified in Schedule F, which are permitted a maximum of 6 *dwelling units*.

11.10.5 LOT COVERAGE

Maximum *lot coverage* shall be 40%.

11.10.6 SETBACKS

(a) Minimum *setbacks* shall be

See [Section 6.2](#) for additional *setback* regulations

	<i>Principal Structure</i>	<i>Detached Accessory Dwelling Unit</i>	<i>Accessory Structure</i>
Front	6 m	No closer than the front face of any <i>principal structure</i>	12 m
Interior Side	1.5 m	1.5 m	1 m
Exterior Side	3.5 m	1.5 m	6 m
Rear	9 m	1.5 m	1 m

(b) Despite Subsection (a), a maximum of 18 metres of *building depth* adjacent to an interior side *lot line* shall have a minimum *setback* of 1.5 metres, with the remainder of the *structure* having a minimum *setback* of 3.5 metres.

- (c) Despite Subsection (a), the front *setback* for a *principal structure* may be reduced to 4 m when the required *parking spaces* for the *lot* are accessed from the rear of the *lot*.

11.10.7 HEIGHT

- (a) Maximum height shall be:

	<i>Principal Structure</i>	<i>Garden Suite</i>	<i>Coach House</i>	<i>Accessory Structure</i>
Maximum Storeys	2.5	1.5	2	1
Maximum height to the top of a flat roof	8.5 m	4 m	6.75 m	3 m
Maximum height to mid-roof	9 m	4 m	6.75 m	3 m
Maximum height to roof ridge for a pitched roof	10.5 m	5.5 m	8 m	3.75 m

See [Section 6.2.14](#) for additional height regulations

- (b) Despite Subsection (a), for detached *garages*, the *maximum height to mid-roof* or the top of a *flat roof* shall be 3.75 m and the *maximum height to roof ridge for a pitched roof* shall be 4.6 m.
- (c) Despite Subsection (a), for *coach houses* that are accessed from the rear of the *lot*, the *maximum height to mid-roof* or the top of a *flat roof* shall be 7.3 m, and the *maximum height to roof ridge for a pitched roof* shall be 9.8 m.

11.10.8 MINIMUM LOT SIZE FOR SUBDIVISION

- (a) When the required *parking spaces* for the *lot* are not accessed from the rear of the *lot*:

<i>Lot Area</i>	450 m ²
<i>Lot Width</i>	15 m
<i>Average Lot Depth</i>	30 m

- (b) When the required *parking spaces* for the *lot* are accessed from the rear of the *lot*:

<i>Lot Area</i>	330 m ²
<i>Lot Width</i>	11 m
<i>Average Lot Depth</i>	30 m

11.10.9 OTHER REGULATIONS

- (a) A maximum of 1 *principal structure* (*single detached dwelling, duplex dwelling, or houseplex*) shall

be permitted on each *lot*.

(b) A *houseplex* may not contain a *secondary suite*.

(c) A maximum of 2 detached *accessory dwelling units* shall be permitted on each *lot*.

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