

## RESIDENTIAL STARTER LOT – R-1C



### Purpose:

*To provide predesignated, small residential lots to accommodate a variety of residential housing options, but primarily for smaller starter homes. Development is to occur on smaller-sized lot areas as defined in this land use district.*

### 1. (A) PERMITTED USES

- Dwellings:
  - Single-Detached - Site Built
  - Single-Detached - Prefabricated
- Semi-Detached – Pre-Planned<sup>1</sup>
- Accessory building, structure or use to an approved permitted use
- Day Home
- Detached Garage
- Garden Shed
- Home Occupation 1

### (B) DISCRETIONARY USES

- Dwellings:
  - Moved-In
  - Secondary Suite
  - Semi-Detached - Isolated<sup>2</sup>
- Accessory building, structure or use to an approved discretionary use
- Bed and Breakfast
- Child Care Facility
- Home Occupation 2
- Institutional Facilities and Uses
- Moved-In Building
- Parks and Playgrounds
- Public or Private Utility
- Sign Types<sup>3</sup>: 2, 4, 5<sup>4</sup>, 12

- Notes:**
- 1 – Semi-Detached Dwelling – Pre-Planned** means a semi-detached dwelling or a proposed semi-detached dwelling that *would* be located on a site designated for that purpose in an adopted Statutory Plan.
  - 2 – Semi-Detached Dwelling – Isolated** means a semi-detached dwelling or proposed semi-detached dwelling that would be located on a site *not* designated for that purpose in an adopted Statutory Plan.
  - 3 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.**
  - 4 – See Schedule 13, subsection 8(5)(i) for restrictions on freestanding signs in residential districts.**

### (C) PROHIBITED USES

- Shipping Containers
- Single detached manufactured dwellings
- Sign Types 1, 3, 6, 7, 8, 9, 10, 11
- *Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use*

## 2. MINIMUM LOT SIZE

Use	Width		Length		Area	
	m	ft.	m	ft.	m <sup>2</sup>	ft <sup>2</sup>
Single Detached Dwelling	10.36	34	33.53	110	347.37	3,740
Semi-Detached Dwellings (for each side)	10.36	34	33.53	110	347.37	3,740
All other uses	As required by the Designated Officer or Municipal Planning Commission					

- The Designated Officer may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.
- Despite the above requirements, all lots located on curves or cul-de-sacs shall have a minimum frontage of 6 m (19.68 ft.).

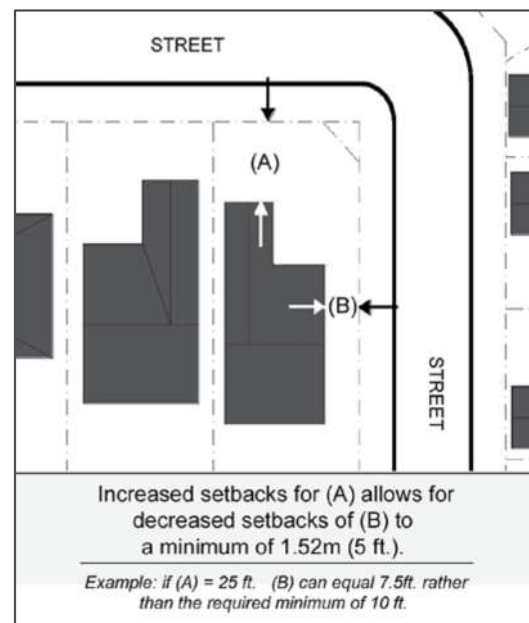
## 3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS AND USES

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Single Detached Dwelling	6.10	20	3.05*	10*	1.22	4.0	7.62	25
Semi-Detached Dwellings (for each side)	7.62	25	3.81*	12.5*	1.22	4.0	7.62	25
All other uses	As required by the Designated Officer or Municipal Planning Commission							

**Note:** Measurements are from the respective property line to the nearest point of the building.

### MINIMUM YARD SETBACKS FOR A CORNER LOT

\*The required secondary front yard distance on a corner lot may be reduced by 0.15 m (0.5 ft.) for each 0.3 m (1 ft.) that the front yard setback is increased, providing the resulting secondary front yard setback is never less than 1.52 m (5 ft.). (see diagram)



#### 4. MAXIMUM SITE COVERAGE

- (a) **Total allowable coverage:** 45% inclusive of all buildings
- (b) **Principal building:** 35 - 40% depending on accessory building(s)  
The principal dwelling shall not occupy more than 45 percent of the surface area of a lot. Attached garages shall be considered as part of the principal building.
- (c) **Accessory buildings:** 0 - 10% depending on principal building  
The combined total of all accessory buildings, including detached garages, shall be no more than 10 percent of the surface area of the lot, or less, depending on the total lot coverage of the principal building.
- (d) Other development shall be at the discretion of the Development Authority.

#### 5. MINIMUM FLOOR AREA

Use	Minimum Floor Area*
Single-Detached Dwellings	69.68 m <sup>2</sup> (750 ft <sup>2</sup> )
Semi-Detached Dwellings (both units)	130.06 m <sup>2</sup> (1,400 ft <sup>2</sup> )
All other uses	As required by the Designated Officer or Municipal Planning Commission

\*Total floor area of all floors as measured by floors above grade or floors not more than 1.5 m (5 ft.) below grade.

#### 6. MAXIMUM HEIGHT OF BUILDINGS

Use	Maximum Height*
Principal Dwelling	10 m (33 ft.)
Accessory Buildings	4.57 m (15 ft.)
All other uses	As required by the Designated Officer or Municipal Planning Commission

\*See definition for Building Height.

#### 7. DRAINAGE

- (a) All dwellings and accessory structures must have eaves and downspouts, proper site grading and all surface drainage must be contained on-site and directed into approved municipal infrastructure.

#### 8. ACCESSORY BUILDINGS (INCLUDING GARDEN SHEDS AND DETACHED GARAGES)

- (a) Minimum setbacks for accessory buildings including garden sheds and detached garages are as follows:

Use	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
	m	ft.	m	ft.	m	ft.	m	ft.
Accessory Buildings – interior lots and laneless corner lots	See (f) and (g) below.				0.9	3	0.9	3
– laned corner lots	Same as principal		3.05	10	0.9	3	0.9	3

All other uses

As required by the Designated Officer or Municipal Planning Commission

**Note:** Measurements are from the respective property line to the nearest point of the building.

- (b) No accessory building or use shall be allowed on a lot without an approved principal building or use.
- (c) Accessory structures and uses not specifically included within a development permit require a separate development permit application.
- (d) Accessory buildings on interior lots or laneless corner lots shall not have overhanging eaves less than 0.61 m (2 ft.) from the side and rear lot line.
- (e) Accessory buildings on laned corner lots shall not have overhanging eaves less than 2.74 m (9 ft.) from the secondary front lot line and 0.61 m (2 ft.) from the rear and side lot lines.
- (f) Accessory buildings shall not be located in the front yard.
- (g) Accessory buildings shall not be located in a side yard between the property line and a principal building.
- (h) Accessory buildings shall have a minimum separation of 0.61 m (2 ft.) from the overhanging eaves of the accessory building and the eaves of any other structure or dwelling.
- (i) The exterior finish of all accessory buildings must be the same or complimentary to the principal building.
- (j) A minimum separation distance of 1.22 m (4 ft.) shall be provided between a principal building and any accessory building or structure.

## 9. MINIMUM LOT LINE SETBACKS FOR OVERHANGING EAVES

- (a) The overhanging eaves of a principal building shall not be less than 0.61 m (2 ft.) from the side lot line.

## 10. ARCHITECTURAL CONTROL APPROVAL

- (a) Development permits may require developer's Architectural Control review and approval PRIOR to a development permit being issued.

## 11. PREPLANNED OR COMPREHENSIVE DEVELOPMENTS

Applications for preplanned or comprehensive Developments or Subdivisions should be accompanied by:

- (a) **Development Concept** – A graphic rendering of the project together with a brief written summary of the concept and purpose of the development;
- (b) **Site Plans and Drawings** – Site plans, drawn to an appropriate scale, should be submitted in duplicate. Among other things, they should indicate: dimensions of all existing and proposed lots, existing and proposed roadways and public areas, parking stalls, the location of adjoining parcels and other details needed to describe the proposal;
- (c) **Topographic Details** – Topography of the site, including one metre or one-half metre contours should be provided either on the site plan or on a separate drawing;
- (d) **Contouring and Drainage** – Any proposed cutting and filling or other contouring of the site should be shown on a separate site plan. Proposed drainage of surface runoff should be detailed either on this plan or the main site plan;

- (e) **Roadways and Access** – All existing and proposed public roadways, such as streets, lanes and walkways should be shown and should include the proposed width of each as well as linkages to existing public roads;
- (f) **Development Specifications** – Specifications of the actual development should include such items as: minimum setbacks of all existing or proposed structures from lot boundaries, location, dimension and capacity of parking, driveway access points, approximate location of buildings on each lot, height of structures, etc.;
- (g) **Services and Utilities** – Information on all utilities that will be provided to the site including details pertaining to road construction, sidewalks, curb and gutter, water supply, storm sewer, sanitary sewage disposal, solid waste disposal are usually necessary;
- (h) **Staging of Development** – Proposed staging if the proposed Subdivision or Development will be completed in two (2) or more phases. This should be described together with the purpose of the proposed staging;
- (i) **Architectural Controls** – Any design standards such as type of roofing, building colours, siting of buildings, fencing, etc. to be complied with;

and any other information that may be required by the Development Authority to make a recommendation.

<b>12. STANDARDS OF DEVELOPMENT</b>	<b>– SCHEDULE 4</b>
<b>13. MOVED-IN DWELLING AND MOVED-IN BUILDING REGULATIONS</b>	<b>– SCHEDULE 5</b>
<b>14. PREFABRICATED DWELLING REGULATIONS</b>	<b>– SCHEDULE 6</b>
<b>15. HOME OCCUPATIONS</b>	<b>– SCHEDULE 7</b>
<b>16. BED AND BREAKFAST STANDARDS</b>	<b>– SCHEDULE 8</b>
<b>17. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES</b>	<b>– SCHEDULE 9</b>
<b>18. OFF-STREET PARKING AND LOADING REQUIREMENTS</b>	<b>– SCHEDULE 11</b>
<b>19. SIGN REGULATIONS</b>	<b>– SCHEDULE 13</b>