

- (x) ¹Deleted
- (xi) Municipal Services limited to Police, Emergency Services and/or Utilities.
- (xii) ²Show Home or Raffle Home.
- (xiii) ³Secondary Suite, subject to section 4.7(9).
- (xiv) ⁴Deleted
- (xv) ⁵at 22 Gunn Street tree removal

(2) R1 Residential (Low Density) District Regulations

(a) Table 4.1 R1 Regulations

Regulations	Requirements
Floor Area Minimum	Frontage in m x 6.0 m but not less than 72.0 m ²
⁶ Site Coverage Maximum	40% (includes garage and accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade
⁷ Front Yard Minimum	6.0 m except for the R1 zoned lands located within the Timberlands North Neighbourhood Area Structure Plan area, excluding Lots 1-16, Block 2, Plan 152 2440, where the front yard is: <ul style="list-style-type: none"> • A minimum 3.0 m and a maximum of 4.5m for the live portion of a dwelling unit, and • A minimum 6.0 m for any front attached garage portion of a dwelling unit.
Side Yard Minimum	Detached dwelling: minimum 1.5 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2.
Rear Yard Minimum	7.5 m
Lot Depth Minimum	30.0 m
Landscaped Area	35% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	Detached dwelling 360.0 m ²
Frontage Minimum	Detached dwelling 12.0 m

(b) R1 district is subject to any applicable residential regulations listed within

¹ 3357/S-2019

² 3357/T-2015

³ 3357/Z-2009

⁴ 3357/B-2018

⁵ 3357/J-2019

⁶ 3357/I-2013

⁷ 3357/L-2013, 3357/D-2015, 3357/G-2022