

**<sup>2</sup>4.1.1 R1C Residential (Carriage Home) District**



General Purpose

The general purpose of this District is to provide the unique opportunity for one additional self-contained Dwelling Unit on a residential lot in the form of a Carriage Home located above a detached garage with lane access thereby increasing housing choices.

(1) <sup>3</sup>DELETED

**(2) R1C Permitted and Discretionary Uses Table**

<b>(a) Permitted Uses</b>	
(i)	Accessory Building subject to sections 3.5 and 4.7(3)
(ii)	Detached Dwelling Unit
(iii)	Carriage Home, subject to section 4.1.1.(3)(b)
(iv)	Home Music Instructor/Instruction (2 students), subject to section 4.7(10)
(v)	Home Occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8)
(vi)	<sup>4</sup> DELETED
(vii)	Secondary Suite, subject to sections 4.1.1(3)(b) and 4.7(9)
<b>(b) Discretionary Uses</b>	
(i)	Assisted Living Facility in the principal dwelling unit
(ii)	Bed & Breakfast in the principal dwelling unit
(iii)	Garden Suite, subject to sections 4.1.1(3)(b) and 4.7(9)
(iv)	Home Occupations which will generate additional traffic and located on a lot that does not contain a Carriage Home, subject to section 4.7(8)
(v)	Home Music Instructor/Instruction (six students), subject to section 4.7(10)
<sup>5</sup> (vi)	Show Home or Raffle Home.
(vii)	Secondary Suite, subject to sections 4.1.1(3) and 4.7(9)
(viii)	<sup>6</sup> DELETED

<sup>1</sup> 3357/H-2008

<sup>2</sup> 3357/L-2013

<sup>3</sup> 3357/CC-2018

<sup>4</sup> 3357/B-2018

<sup>5</sup> 3357/T-2015

<sup>6</sup> 3357/B-2018

**3. R1C Residential (Carriage Home) Regulations**

(a) Table 4.1.1 R1C Regulations – Principal Dwelling Unit

<b>Regulations</b>	<b>Requirements</b>
Floor Area Minimum	Lot frontage in m x 6.0 m, but not less than 72 m <sup>2</sup>
Site Coverage Maximum	60% (includes any garage & accessory buildings)
Building Height Maximum	2½ storeys with a maximum of 12.0 m measured from the average of the lot grade
<sup>1</sup> Front Yard Minimum	<ul style="list-style-type: none"> <li>• Minimum 3.0 m and maximum 4.5 for the live portion of a dwelling unit, except when a parcel fronts onto a P1 Parks and Recreation District, then the minimum is 2 m and the maximum is 3 m, and</li> <li>• Minimum 6.0 m for any front attached garage portion of a dwelling unit.</li> </ul>
Side Yard Minimum	1.5 m however, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Part 3, Figure 2B
Rear Yard Minimum	7.5 m
Lot Depth Minimum	32.0 m
Landscaped Area Minimum	30% of site area
Parking Spaces	Subject to sections 3.1 & 3.2
Lot Area Minimum	384 m <sup>2</sup>
Lot Frontage Minimum	12.0 m

(b) Table 4.1.1 Use Provisions - Carriage Home Unit

<sup>1</sup> 3357/D-2015

<sup>1</sup> Carriage Home	Requirements
Floor Area Maximum	<sup>2</sup> 45% of the principle dwelling unit
Building Height Maximum	2 storeys including the garage, with a maximum height of 10.0 m measured from the average of the lot grade
Minimum Separation to Principal Dwelling	4.0 m
Side Yard Minimum	1.5 m however, on corner lots the side yard abutting the street shall be minimum 3.0 m
Rear Yard Minimum	2.0 m
Parking Spaces	Subject to sections 3.1 & 3.2
Urban Form  (These Urban Form requirements shall not be relaxed or varied by the Development Authority)	<ul style="list-style-type: none"> <li>• <sup>3</sup>Carriage Homes shall mirror the same exterior architectural details as contained on the principal building.</li> <li>• Lot cannot be subdivided or condominiumized.</li> <li>• A Carriage Home and a Secondary Suite shall not both be allowed on the same lot.</li> <li>• A Carriage Home and a Garden Suite shall not both be allowed on the same lot.</li> <li>• A Carriage Home and a Home Occupation which will generate additional traffic shall not both be allowed on the same lot.</li> <li>• The principal Dwelling Unit shall be dominant in scale and massing.</li> </ul>

- (c) The R1C District is subject to any applicable residential regulations listed within section 4.7
- (d) Notwithstanding anything in this Bylaw, the development of more than one residential dwelling on lands zoned R1C, whether by bare land condominium or otherwise, shall be subject to site plan approval by the Development Authority.
- (e) <sup>4</sup>The following regulations shall not be relaxed or varied by the Development Authority:
- i. Carriage Homes shall contain no more than 2 bedrooms.
  - ii. Carriage Homes shall only be located on a residential lot that has access from a lane.

<sup>1</sup> 3357/D-2016

<sup>2</sup> 3357/CC-2018

<sup>3</sup> 3357/CC-2018

<sup>4</sup> 3357/D-2016