Division 4 – Residential Zones

Section 4.1 LDR-1 Low Density Residential Zone

Purpose

The purpose of the LDR-1 zone is to accommodate a mix of small-scale, multi-unit housing.

Permitted Uses

4.1.1 The following uses, and no others are permitted in the LDR-1 zone:

Uses	Parcels <280 m^2	Parcels 280 m^2 – 870 m^2	Parcels >870 m^2
Permitted Principal Uses	Single-detached dwelling (SDD) Semi-detached dwelling Group home (both minor and major)	Single-detached dwelling Semi-detached dwelling Townhouse Houseplex Group home (both minor and major)	Single-detached dwelling Semi-detached dwelling Townhouse Houseplex Group home (both minor and major)
Permitted Auxiliary Uses	Carriage house Secondary suite Short-Term Rental Bed & Breakfast (in a SDD) Back yard hen keeping (with a SDD)	Carriage house Secondary suite Short-Term Rental Bed & Breakfast (in a SDD) Back yard hen keeping (with a SDD)	Carriage house Secondary suite Short-Term Rental Bed & Breakfast (in a SDD) Back yard hen keeping (with a SDD)

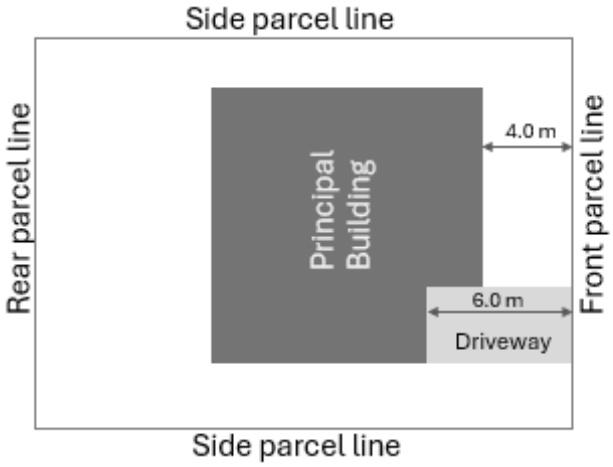
Regulations

4.1.2 In the LDR-1 zone the following regulations apply:

Table 4.1	
Element	Regulations
Parcel Size and Coverage	
Parcel Area	460 m^2 minimum 284 m^2 minimum for each unit in a semi-detached dwelling / townhouse

Parcel Width	15 metres minimum 12 metres minimum for non-rectangular parcels 7.5 metres minimum where subdivision along a party wall is proposed
Parcel Coverage	50% maximum for all buildings and structures
Principal Buildings	
Setbacks	
Front yard	4 metres minimum, or 6 m where parking is provided in front of the building (see figure 4.1)
Rear yard	6 m minimum
Side yard	1.2 metres minimum, or 3 minimum where parking is provided beside the building, or 0 metres where a party wall subdivision is proposed
Building Height	9 metres
Density	3 units maximum for fee simple parcels less than 280 m^2 4 units maximum for fee simple parcels 280 m^2 - 870 m^2 45 dwelling units per hectare, for parcels larger than 870 m^2
Number of Buildings	2 for parcels that are smaller than 870 m^2 for parcels larger than 870 m^2, 2 buildings for the first 4 dwelling units and an addition of 1 building for every 2 dwelling units permitted on the same parcel

Figure 4.1



Additional Regulations:

4.1.3 Notwithstanding the regulations provided under section 4.1.2 of this bylaw, a maximum of three (3) principal buildings on each per parcel shall be permitted on 3955 Second Avenue, legally known as Parcels B and C, Block 94, Plan PRP1054, District Lot 865, Range 5, Coast Range 5 Land District, (Being A Consolidation of Lots 34 & 35, See CA3821798).