

Division 4 – Residential Zones

Section 4.1 LDR-1 Low Density Residential Zone *(Bylaw 1972)*

Purpose

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

Permitted Principal Uses

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

- (a) single detached dwelling
- (b) semi-detached dwelling
- (c) townhouse dwelling
- (d) quadplex

Permitted Auxiliary Uses

- (e) secondary suite
- (f) short-term rental
- (g) bed & breakfast within a single detached house
- (h) carriage house
- (i) backyard hen keeping with a single detached dwelling

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
Parcel Frontage	15 m 12 for non-rectangular parcels
Parcel Coverage	50%

Principal Buildings	
Setbacks	
Front yard	4 m or 6 m where parking is provided in front of the building
Rear yard	6 m
Side yard	1.2 m or 3 where parking is provided beside the building
Building Height	9 m
Density	4 units for fee simple parcels greater than 280 m ² 3 units for fee simple parcels less than 280 m ²
Number of Buildings	2
Additional Requirements	Notwithstanding section 4.1 on Civic address 3955 Second Avenue legally known as Parcel C, Block 94, Plan PRP1054, District Lot 865, Range 5, Coast Range 5 Land District, (Being A Consolidation of Lots 34 & 35, See CA3821798) the following is permitted: 1) a maximum of 6 (six) buildings, each with a single unit, are permitted. 2) The maximum area of a single building