

8.5.6 R1-L, Narrow Lot Laned Residential District

Purpose and Intent

The purpose of this district is to provide for residential development in the form of single-detached dwellings on small lots with access from a rear laneway.

Permitted Land Uses	Discretionary Land Uses
Dwelling, Single Detached Accessory Building Home Business, Limited Child Care, Limited	Dwelling, Secondary Suite Dwelling, Garage Suite Home Business, General Supportive Housing, Limited Urban Agriculture

[Bylaw B-08/2021](#)

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.

Development Dimensions

Minimum Dimensions		
Lot/Unit Type	Area	Width
District Standard	260m ²	8.5m
Corner Lot	315m ²	10.36m

[Bylaw B-41/2018](#)

Minimum Required Setbacks	
Front Yard	3.5m
Side Yard	1.2m
Side Yard, Corner	3.0m
Rear Yard	8.0m

Massing and Coverage	
Maximum Building Height	11.0m
Maximum Site Coverage	55% of Lot Area
Minimum Landscaping	30% of Lot Area

Development Standards

- (1) Signs in this district shall be regulated in accordance with Table S.01

Parking, Access and Connectivity

- (2) No vehicular access to the street shall be permitted from a front yard in this district.
- (3) Front attached garages shall not be permitted in this district.
- (4) Where a detached garage of sufficient width and depth has not been constructed on a property so as to meet the parking requirement of this bylaw for that property, then a parking pad of concrete or similar hard material must be provided so as to provide the required parking area for the approved use(s) on the property