

Part 6 Land Use Districts

93. R1 Single Detached Residential District

93.1 Purpose

The purpose of this District is to provide for low density residential development in the form of single detached dwellings in the Urban Service Area.

93.2 Permitted Uses*

The following are permitted uses:

Accessory Building
Home Occupation
Park
Public Utility
Satellite Dish Antenna
Single Detached Dwelling

*** The uses listed as Permitted Uses apply only to those areas of the Regional Municipality of Wood Buffalo which lie outside of the Urban Service Area or those areas within the Urban Service Area to the North and West of the Athabasca River. In those parts of the Urban Service Area to the South and East of the Athabasca River all uses listed as Permitted Uses under this section shall be considered Discretionary Uses – Development Officer and shall not be considered as Permitted Uses. (Bylaw No. 07/036)**

93.3 Discretionary Uses - Development Officer

The following are discretionary uses that may be approved by the Development Officer:

Amateur Radio Antenna
Bed and Breakfast Establishment
Home Business
Project Accommodation (Bylaw No. 06/001)
Public Use
Religious Assembly
Residential Sales Centre (dwelling based or portable) (Bylaw No. 01/043)
Visiting Students Supervised Housing Unit