

# CD3 (A-B) - Comprehensive Development Zone (Mission Ridge Estates)

Bylaw No.  
154.50

1. **Purpose:** To redistribute density in order to conserve part of the site with uses not related to housing.

The Mission Ridge Estates Concept Development Zone is divided into several sectors. Development within each sector is to occur as per the specifications indicated.

2. **Total Land Area** - 6.91 HA

(a) The land uses described in this zone shall be distributed as follows:

- .1 **CD3A Compact Housing Area** -- not more than 2.16 hectares
- .2 **CD3B Multiple Duplex Housing** -- not more than 3.07 hectares
- .3 **CD3C Green Space Area** -- not less than 24% of total land area

in accordance with the attached site plan titled Schedule "A". The exact location of these sectors will be fixed at the time of subdivision through restrictive covenant under Section 219 of the *Land Title Act*.

3. CD3A – Compact Housing Area

| PERMITTED USES  |
|---|
| Permitted uses: <ul style="list-style-type: none"> <li>(a) Single detached dwelling</li> <li>(b) Home based business, major</li> <li>(c) Accessory uses, buildings and structures</li> <li>(d) Care facility, minor</li> <li>(e) Secondary Suite</li> </ul> Total Single Detached Dwelling Units permitted - 27 |

Details of Use:

- a) Secondary Suites are only permitted on parcels with a minimum parcel size of 500 m<sup>2</sup> (5,920.2 ft<sup>2</sup>).

| REGULATIONS TABLE   |                        |
|---|------------------------|
| Minimum parcel area   | 400 m <sup>2</sup>     |
| Minimum parcel frontage   | 12.08 m (39.4 ft)      |
| Maximum parcel coverage   | 60% of the parcel area |
| Maximum number of single detached dwellings   | 1 per <i>parcel</i>    |
| Minimum building width of principal building  | 5.5 m (18.0 ft)        |
| Maximum building height:  |                        |
| (a) Principle buildings   | 9.0 m (29.5 ft)        |
| (b) Accessory uses, building and structures   | 5.0 m (16.4 ft)        |
| Siting Regulations  |                        |
| Buildings and structures shall be sited at least the distance from the feature indicated in the left-hand column below, that is indicated in the right-hand column opposite that feature: |                        |
| Front parcel boundary   | 2.0 m (6.6 ft)         |
| Interior side parcel boundary   | 1.2 m (3.9 ft)         |
| Exterior side parcel boundary   | 2.0 m (6.6 ft)         |
| Rear parcel boundary  | 2.0 m (6.6 ft)         |
| Highway   | 4.5 m (14.8 ft)        |
| Parcels in another zone   | 4.5 m (14.8 ft)        |
| A1 Zone   | 15.0 m (49.2 ft)       |

## 4. CD3B – MULTIPLE DUPLEX HOUSING AREA

| PERMITTED USES   |
|--|
| <p><b>Permitted uses:</b></p> <ul style="list-style-type: none"> <li>(a) Single detached dwelling</li> <li>(b) Duplex</li> <li>(c) Home based business, minor</li> <li>(d) Care facility, minor</li> <li>(e) Accessory uses, buildings and structures</li> </ul> |

| REGULATIONS TABLE   |                               |
|---|-------------------------------|
| Maximum number of units   | 38                            |
| Maximum parcel frontage   | 20.0 m                        |
| Maximum parcel coverage   | 35% of the <i>parcel area</i> |
| Maximum building height:  |                               |
| (a) Principle Buildings   | 9.0 m (29.5 ft)               |
| (b) Accessory uses, buildings and structures  | 5.0 m (16.4 ft)               |
| Siting Regulations  |                               |
| Buildings and structures shall be sited at least the distance from the feature indicated in the left-hand column below, that is indicated in the right-hand column opposite that feature: |                               |
| Interior side parcel boundary   | 3.0 m                         |
| Rear parcel boundary  | 9.0 m                         |

5. CD3C – GREEN SPACE AREA

| PERMITTED USES   |
|--|
| <p><b>Permitted uses:</b></p> <ul style="list-style-type: none"><li>(a) Undisturbed open space</li><li>(b) Disturbed, rehabilitated open space</li><li>(c) Trails</li><li>(d) Benches</li></ul> <p>The green space area is intended to remain largely natural.</p> |

Schedule "A"

