

## CD3 (A-B) - COMPREHENSIVE DEVELOPMENT ZONE (MISSION RIDGE ESTATES)

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:

- i. **CD3A** Compact Housing Area -- not more than 2.16 hectares
- ii. **CD3B** Multiple Duplex Housing -- not more than 3.07 hectares
- iii. **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:	
(a) Duplex (b) Single detached dwelling (c) Home based business, major (d) Accessory uses, buildings and structures (e) Care facility, minor (f) Secondary suite (g) Carriage house	
Total Single Detached Dwelling Units permitted - 27	
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 or duplexes	1 per parcel
Maximum number of secondary suites	Only 2 secondary suites per parcel, where a maximum of 1 secondary suite is permitted within a: - single detached dwelling - carriage house; or - each half of a duplex

Maximum number of carriage houses (accessory to a single detached dwelling only)	1 per parcel
Minimum building width of principal building	5.5 m (18.0 ft)
Maximum building height: (a) Principle buildings (b) Accessory uses, building and structures (c) Carriage house	11.0 m (36 ft), 3 storeys 5.0 m (16.4 ft) 8.0 m (26.2 ft)
<b>Siting Regulations</b>	
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)

Where side-by-side duplex units are subdivided under the Land Title Act or Strata Property Act, minimum parcel area and minimum parcel frontage shall not apply provided that each parcel so created contains not less than one half the minimum parcel area and not less than one half the minimum frontage specified, and the interior side parcel boundary shall not apply.

#### 4. CD3B – MULTIPLE DUPLEX HOUSING AREA

<b>PERMITTED USES</b>	
<b>Permitted uses:</b> (a) Single detached dwelling (b) Duplex (c) Home based business, minor (d) Care facility, minor Accessory uses, buildings and structures	
<b>REGULATIONS TABLE</b>	
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 (b) Accessory uses, buildings and structures	9.5 m (29.5 ft) 5.0 m (16.4 ft)
<b>Siting Regulations</b>	
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"

