

January 30, 2020

Mr. Les Spurrell  
Planning and Development Co-ordinator  
1119 Thorburn Road  
Portugal Cove-St. Philip's, NL A1M 1T6

Dear Mr. Spurrell:

**PORTUAL COVE-ST.PHILIP'S  
Development Regulations Amendment No. 13, 2019**

I am pleased to inform you that the **Town of Portugal Cove-St. Philip's Regulations Amendment No. 13, 2019**, as adopted by Council on the **20<sup>th</sup> day of August, 2019**, has now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendments come into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email [queensprinter@gov.nl.ca](mailto:queensprinter@gov.nl.ca), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, and NL, A1B 4J6).

Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

Yours truly,



**MARY OLEY**  
Director of Local Governance and Land Use Planning

cc: Reginald Garland, MCIP – Plan-Tech Environment

**TOWN OF PORTUGAL COVE-ST. PHILIP'S  
MUNICIPAL PLAN 2014 - 2024**



**DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2019**

**JULY 2019**



**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF PORTUGAL COVE-ST. PHILIP'S  
DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2019**

Under the authority of Section 16 of the *Urban and Rural Planning Act*, the Town Council of Portugal Cove-St. Philip's adopts the Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 13, 2019.

Adopted by the Town Council of Portugal Cove-St. Philip's on the 20<sup>th</sup> day of August, 2019.

Signed and sealed this 21 day of August, 2019.

Mayor:

[Signature] (Council Seal)

Clerk:

[Signature]



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Portugal Cove-St. Philip's Development Regulations Amendment No. 13, 2019, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>4000-2019-051</u>
Date	<u>29 JAN 2020</u>
Signature	<u>[Signature]</u>

**TOWN OF PORTUGAL COVE-ST. PHILIP'S**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2019**

**BACKGROUND**

The Town of Portugal Cove-St. Philip's proposes to amend its Development Regulations. The Portugal Cove-St. Philip's Development Regulations 2014-2024 came into effect in 2014. The new Development Regulations rescinded and replaced the 1994-2004 Development Regulations.

The purpose of this Amendment is to alleviate inconsistencies in the current development standards associated with development on new streets. This amendment will result in consistent development standards for single dwellings within each land use zone regardless if the development occurs on an existing street or newly constructed street.

**PUBLIC CONSULTATION**

During the preparation of this amendment Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Portugal Cove-St. Philip's published a notice in *The Telegram* newspaper on July 20, 2019, advertising the proposed amendment seeking comments or representations from the public. A copy of the Public Notice was posted on the Town's website and the draft amendment was placed on display at the Town Council office. Residents were invited to view the documents between July 22, 2019, and August 2, 2019 and to provide any comments or concerns in writing to Council by the August 2, 2019 deadline. No written comments or objections were received.

**ST. JOHN'S URBAN REGION REGIONAL PLAN**

The proposed Development Regulations Amendment No. 13, 2019, consists of text changes to 2014-2024 Development Regulations and conforms to the St. John's Urban Region Regional Plan. It is concluded that no Regional Plan Amendment is required.



The Town of Portugal Cove-St. Philip's Development Regulations are amended:

**A) *Deleting*** Provision 13 as found in the General Provisions for All Use Zones, Schedule C. Provision 14 and 15 are renumbered accordingly as shown below:

*New streets, as referenced in the Use Zone development standards, include new extensions to existing streets.*

- B) *Changing* the existing Residential Medium Density Land Use Zone Table Development Standards for Fully-Serviced Lots, Schedule C from:**

RMD Fully-Serviced Lots (municipal water & municipal sewer)									
STANDARDS	Single Dwellings			Multiple Dwellings		Apartment Buildings			
	Existing Streets	New Streets	Pond Frontage	Double Dwelling	Row Dwelling	One Bdrm	Two Bdrm	Three Bdrm	Four Bdrm
Min. Lot Area (m <sup>2</sup> )	470	690	3,000	390*	350*	200*	200*	250*	300*
Min. Floor Area (m <sup>2</sup> )	80	80	80	80*	65*	40*	40*	50*	60*
Min. Frontage (m)	15	23	30	13*	12*	36			
Min. Pond Frontage (m)			30						
Min. Front Yard (m)	6	6	6	6	6	8			
Max. Front Yard (m)	32	32	See General Provision 10	32	32	32			
Min. Side Yard (m)	2.5 & 1	2.5	6	2.5	2.5	5			
Min. Distance Between Dwellings (m)	3.5								
Min. Rear Yard (m)	9	9	9	9	9	14			
Max. Lot Coverage (%)	33	33	33	33	33	33			
Max. Height (m)	10	10	10	10	10	10			
* per unit									

To:

RMD Fully-Serviced Lots (municipal water & municipal sewer)								
STANDARDS	Single Dwellings		Multiple Dwellings		Apartment Buildings			
	Single Dwelling	Single Dwelling with Pond Frontage	Double Dwelling	Row Dwelling	One Bdrm	Two Bdrm	Three Bdrm	Four Bdrm
Min. Lot Area (m <sup>2</sup> )	470	3,000	390*	350*	200*	200*	250*	300*
Min. Floor Area (m <sup>2</sup> )	80	80	80*	65*	40*	40*	50*	60*
Min. Frontage (m)	15	30	13*	12*	36			
Min. Pond Frontage (m)		30						
Min. Front Yard (m)	6	6	6	6	8			
Max. Front Yard (m)	32	See General Provision 10	32	32	32			
Min. Side Yard (m)	2.5 & 1	6	2.5	2.5	5			
Min. Distance Between Dwellings (m)	3.5							
Min. Rear Yard (m)	9	9	9	9	14			
Max. Lot Coverage (%)	33	33	33	33	33			
Max. Height (m)	10	10	10	10	10			
* per unit								

- C) **Changing** the existing **Residential Medium Density Land Use Zone Table Development Standards for Semi-Serviced Lots with Municipal Water and On-Site Sewer, Schedule C** from:

RMD Semi-Serviced Lots (municipal water and on-site sewer)		
STANDARDS	Single Dwelling	
	Existing & New Streets	Pond Frontage
Min. Lot Area (m <sup>2</sup> )	1,860	3,000
Min. Floor Area (m <sup>2</sup> )	80	80
Min. Frontage (m)	23	30
Min. Pond Frontage (m)		30
Min. Front Yard (m)	6	9
Max. Front Yard (m)	32	See General Provision 10
Min. Side Yard (m)	2.5	6
Min. Rear Yard (m)	9	9
Max. Lot Coverage (%)	33	33
Max. Height (m)	10	10



**To:**

RMD Semi-Serviced Lots (municipal water and on-site sewer)		
STANDARDS	STANDARDS	
	<i>Single Dwelling</i>	<i>Single Dwelling with Pond Frontage</i>
Min. Lot Area (m <sup>2</sup> )	1,860	3,000
Min. Floor Area (m <sup>2</sup> )	80	80
Min. Frontage (m)	23	30
Min. Pond Frontage (m)		30
Min. Front Yard (m)	6	9
Max. Front Yard (m)	32	See General Provision 10
Min. Side Yard (m)	2.5	6
Min. Rear Yard (m)	9	9
Max. Lot Coverage (%)	33	33
Max. Height (m)	10	10

**D) Changing the existing Residential Medium Density Land Use Zone Table Development Standards for Semi-Serviced Lots with On-Site Water and Municipal Sewer, Schedule C from:**

RMD Semi-Serviced Lots (on-site water and municipal sewer)		
STANDARDS	STANDARDS	
	<i>Single Dwelling</i>	<i>Pond Frontage</i>
	Existing & New Streets	
Min. Lot Area (m <sup>2</sup> )	1,400	3,000
Min. Floor Area (m <sup>2</sup> )	80	80
Min. Frontage (m)	23	30
Min. Pond Frontage (m)		30
Min. Front Yard (m)	6	9
Max. Front Yard (m)	32	See General Provision 10
Min. Side Yard (m)	2.5	6
Min. Rear Yard (m)	9	9
Max. Lot Coverage (%)	33	33
Max. Height (m)	10	10

**To:**

RMD Semi-Serviced Lots (on-site water and municipal sewer)		
STANDARDS	STANDARDS	
	<i>Single Dwelling</i>	<i>Single Dwelling with Pond Frontage</i>
Min. Lot Area (m <sup>2</sup> )	1,400	3,000
Min. Floor Area (m <sup>2</sup> )	80	80
Min. Frontage (m)	23	30
Min. Pond Frontage (m)		30
Min. Front Yard (m)	6	9
Max. Front Yard (m)	32	See General Provision 10
Min. Side Yard (m)	2.5	6
Min. Rear Yard (m)	9	9
Max. Lot Coverage (%)	33	33
Max. Height (m)	10	10



**E) Changing the existing Residential Medium Density Land Use Zone Table Development Standards for Semi-Serviced Lots with On-Site Water and On-Site Sewer, Schedule C from:**

RMD Un-Serviced Lots (on-site water AND on-site sewer)			
STANDARDS	Single Dwellings		
	Existing Streets	New Streets	Pond Frontage
Min. Lot Area (m <sup>2</sup> )	1,860	4,000	8,000
Min. Floor Area (m <sup>2</sup> )	80	80	80
Min. Frontage (m)	23	23	30
Min. Pond Frontage (m)			30
Min. Front Yard (m)	9	9	9
Max. Front Yard (m)	32	32	See General Provision 10
Min. Side Yard (m)	3	3	6
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	25	25	25
Max. Height (m)	10	10	10

**To:**

RMD Un-Serviced Lots (on-site water AND on-site sewer)		
STANDARDS		
	Single Dwelling	Single Dwelling with Pond Frontage
Min. Lot Area (m <sup>2</sup> )	1,860	8,000
Min. Floor Area (m <sup>2</sup> )	80	80
Min. Frontage (m)	23	30
Min. Pond Frontage (m)		30
Min. Front Yard (m)	9	9
Max. Front Yard (m)	32	See General Provision 10
Min. Side Yard (m)	3	6
Min. Rear Yard (m)	9	9
Max. Lot Coverage (%)	25	25
Max. Height (m)	10	10



**F) Changing the existing Residential Low Density Land Use Zone Table Development Standards for Fully Serviced Lots with Municipal Water and Municipal Sewer, Schedule C from:**

RLD Fully-Serviced Lots (municipal water & municipal sewer)				
STANDARDS	Single Dwellings			Multiple Dwellings
	Existing Streets	New Streets	Pond Frontage	Double Dwelling
Min. Lot Area (m <sup>2</sup> )	690	1,400	3,000	1,400*
Min. Floor Area (m <sup>2</sup> )	80	80	80	80*
Min. Frontage (m)	23	23	30	23*
Min. Pond Frontage (m)			30	
Min. Front Yard (m)	6	6	9	6
Max. Front Yard (m)	32	32	See General Provision 10	32
Min. Side Yard (m)	2.5	3	6	3
Min. Rear Yard (m)	9	9	9	9
Max. Lot Coverage (%)	25	25	25	25
Max. Height (m)	10	10	10	10
* per unit				

**To:**

RLD Fully-Serviced Lots (municipal water & municipal sewer)			
STANDARDS	Single Dwellings		Multiple Dwellings
	Single Dwelling	Single Dwelling with Pond Frontage	Double Dwelling
Min. Lot Area (m <sup>2</sup> )	690	3,000	1,400*
Min. Floor Area (m <sup>2</sup> )	80	80	80*
Min. Frontage (m)	23	30	23*
Min. Pond Frontage (m)		30	
Min. Front Yard (m)	6	9	6
Max. Front Yard (m)	32	See General Provision 10	32
Min. Side Yard (m)	2.5	6	3
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	25	25	25
Max. Height (m)	10	10	10
* per unit			

**G) Changing the existing Residential Low Density Land Use Zone Table Development Standards for Fully Served Lots with Municipal Water and On-Site Sewer or Municipal Sewer and On-Site Water, Schedule C from:**

RLD Semi-Serviced Lots (municipal water and on-site sewer OR municipal sewer and on-site water)			
STANDARDS	Single Dwellings		
	Existing Streets	New Streets	Pond Frontage
Min. Lot Area (m <sup>2</sup> )	1,860	3,000	8,000
Min. Floor Area (m <sup>2</sup> )	80	80	80
Min. Frontage (m)	30	30	30
Min. Pond Frontage (m)			30
Min. Front Yard (m)	9	9	9
Max. Front Yard (m)	32	32	See General Provision 10
Min. Side Yard (m)	3	3	6
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	25	25	25
Max. Height (m)	10	10	10

**To:**

RLD Semi-Serviced Lots (municipal water and on-site sewer OR municipal sewer and on-site water)		
STANDARDS	Single Dwelling	
	Single Dwelling	Single Dwelling with Pond Frontage
Min. Lot Area (m <sup>2</sup> )	1,860	8,000
Min. Floor Area (m <sup>2</sup> )	80	80
Min. Frontage (m)	30	30
Min. Pond Frontage (m)		30
Min. Front Yard (m)	9	9
Max. Front Yard (m)	32	See General Provision 10
Min. Side Yard (m)	3	6
Min. Rear Yard (m)	9	9
Max. Lot Coverage (%)	25	25
Max. Height (m)	10	10



**H) Changing the existing Residential Low Density Land Use Zone Table Development Standards for Un-Serviced Lots with On-Site Water and On-Site Sewer, Schedule C from:**

RLD Un-Serviced Lots (on-site water AND on-site sewer)			
STANDARDS	Single Dwellings		
	Existing Streets	New Streets	Pond Frontage
Min. Lot Area (m <sup>2</sup> )	1,860	4,000	8,000
Min. Floor Area (m <sup>2</sup> )	80	80	80
Min. Frontage (m)	30	30	30
Min. Pond Frontage (m)			30
Min. Front Yard (m)	9	9	9
Max. Front Yard (m)	32	32	See General Provision 10
Min. Side Yard (m)	3	3	6
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	25	25	25
Max. Height (m)	10	10	10

**To:**

RLD Un-Serviced Lots (on-site water AND on-site sewer)		
STANDARDS	Single Dwellings	
	<i>Single Dwelling</i>	<i>Single Dwelling with Pond Frontage</i>
Min. Lot Area (m <sup>2</sup> )	1,860	8,000
Min. Floor Area (m <sup>2</sup> )	80	80
Min. Frontage (m)	30	30
Min. Pond Frontage (m)		30
Min. Front Yard (m)	9	9
Max. Front Yard (m)	32	See General Provision 10
Min. Side Yard (m)	3	6
Min. Rear Yard (m)	9	9
Max. Lot Coverage (%)	25	25
Max. Height (m)	10	10

**l) Changing the existing Residential Low Density Land Use Zone Table Development Standards for Un-Serviced Lots with On-Site Water and On-Site Sewer, Schedule C from:**

RR Un-Serviced Lots (on-site water & on-site sewer)		
STANDARDS	Single Dwelling	
	Existing & New Streets	Pond Frontage
Min. Lot Area (m <sup>2</sup> )	4,000	8,000
Min. Floor Area (m <sup>2</sup> )	80	80
Min. Frontage (m)	30	30
Min. Pond Frontage (m)		30
Min. Front Yard (m)	9	15
Max. Front Yard (m)	32	See General Provision 10
Min. Side Yard (m)	3	6
Min. Rear Yard (m)	15	15
Max. Lot Coverage (%)	20	20
Max. Height (m)	10	10

**To:**

RR Un-Serviced Lots (on-site water & on-site sewer)		
STANDARDS	Single Dwelling	
	Single Dwelling	Single Dwelling with Pond Frontage
Min. Lot Area (m <sup>2</sup> )	4,000	8,000
Min. Floor Area (m <sup>2</sup> )	80	80
Min. Frontage (m)	30	30
Min. Pond Frontage (m)		30
Min. Front Yard (m)	9	15
Max. Front Yard (m)	32	See General Provision 10
Min. Side Yard (m)	3	6
Min. Rear Yard (m)	15	15
Max. Lot Coverage (%)	20	20
Max. Height (m)	10	10



**J) Changing the existing Traditional Community Land Use Zone Table Development Standards for Fully-Serviced Lots with Municipal Water and Municipal Sewer, Schedule C from:**

TC Fully-Serviced Lots (municipal water & municipal sewer)			
STANDARDS	Single Dwelling	Pond Frontage	Multiple Dwellings
	Existing & New Streets		Double Dwelling
Min. Lot Area (m <sup>2</sup> )	470	3,000	390*
Min. Floor Area (m <sup>2</sup> )	65	65	65*
Max. Floor Area (m <sup>2</sup> )	see Condition 3		
Min. Frontage (m)	15	30	20*
Min. Pond Frontage (m)		30	
Min. Front Yard (m)	6	6	6
Max. Front Yard (m)	32	See General Provision 10	32
Min. Side Yard (m)	1	6	1
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	33%	33	33%
Max. Height (m)	8	8	8
* per unit			

**To:**

TC Fully-Serviced Lots (municipal water & municipal sewer)			
STANDARDS	Single Dwelling	Single Dwelling with Pond Frontage	Multiple Dwellings
	Single Dwelling		Double Dwelling
Min. Lot Area (m <sup>2</sup> )	470	3,000	390*
Min. Floor Area (m <sup>2</sup> )	65	65	65*
Max. Floor Area (m <sup>2</sup> )	see Condition 3		
Min. Frontage (m)	15	30	20*
Min. Pond Frontage (m)		30	
Min. Front Yard (m)	6	6	6
Max. Front Yard (m)	32	See General Provision 10	32
Min. Side Yard (m)	1	6	1
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	33%	33	33%
Max. Height (m)	8	8	8
* per unit			



**K) Changing the existing Traditional Community Land Use Zone Table Development Standards for Semi-Serviced Lots with Municipal Water and On-Site Sewer, Schedule C from:**

TC Semi-Serviced Lots (municipal water and on-site sewer)			
STANDARDS	Single Dwelling	Multiple Dwellings	
	Existing & New Streets	Pond Frontage	Double Dwelling
Min. Lot Area (m <sup>2</sup> )	1,860	3,000	1,400*
Min. Floor Area (m <sup>2</sup> )	65	65	65*
Max. Floor Area (m <sup>2</sup> )	see Condition 3		
Min. Frontage (m)	23	30	23*
Min. Pond Frontage (m)		30	
Min. Front Yard (m)	6	9	6
Max. Front Yard (m)	32	See General Provision 10	32
Min. Side Yard (m)	2.5	6	2.5
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	33	33	33
Max. Height (m)	8	8	8
* per unit			

**To:**

TC Semi-Serviced Lots (municipal water and on-site sewer)			
STANDARDS	Single Dwelling	Multiple Dwellings	
	Single Dwelling	Single Dwelling with Pond Frontage	Double Dwelling
Min. Lot Area (m <sup>2</sup> )	1,860	3,000	1,400*
Min. Floor Area (m <sup>2</sup> )	65	65	65*
Max. Floor Area (m <sup>2</sup> )	see Condition 3		
Min. Frontage (m)	23	30	23*
Min. Pond Frontage (m)		30	
Min. Front Yard (m)	6	9	6
Max. Front Yard (m)	32	See General Provision 10	32
Min. Side Yard (m)	2.5	6	2.5
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	33	33	33
Max. Height (m)	8	8	8
* per unit			



**L) Changing the existing Traditional Community Land Use Zone Table Development Standards for Semi-Serviced Lots with On-Site Water and Municipal Sewer, Schedule C from:**

TC Semi-Serviced Lots (on-site water and municipal sewer)			
STANDARDS	Single Dwelling	Multiple Dwellings	
	Existing & New Streets	Pond Frontage	Double Dwelling
Min. Lot Area (m <sup>2</sup> )	1,400	3,000	1,400*
Min. Floor Area (m <sup>2</sup> )	65	65	65*
Max. Floor Area (m <sup>2</sup> )	see Condition 3		
Min. Frontage (m)	23	30	23*
Min. Pond Frontage (m)		30	
Min. Front Yard (m)	6	9	6
Max. Front Yard (m)	32	See General Provision 10	32
Min. Side Yard (m)	2.5	6	2.5
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	33	33	33
Max. Height (m)	8	8	8
* per unit			

**To:**

TC Semi-Serviced Lots (on-site water and municipal sewer)			
STANDARDS	Single Dwelling	Multiple Dwellings	
	Single Dwelling	Single Dwelling with Pond Frontage	Double Dwelling
Min. Lot Area (m <sup>2</sup> )	1,400	3,000	1,400*
Min. Floor Area (m <sup>2</sup> )	65	65	65*
Max. Floor Area (m <sup>2</sup> )	see Condition 3		
Min. Frontage (m)	23	30	23*
Min. Pond Frontage (m)		30	
Min. Front Yard (m)	6	9	6
Max. Front Yard (m)	32	See General Provision 10	32
Min. Side Yard (m)	2.5	6	2.5
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	33	33	33
Max. Height (m)	8	8	8
* per unit			



**M) Changing the existing Traditional Community Land Use Zone Table Development Standards for Semi-Serviced Lots with On-Site Water and On-Site Sewer, Schedule C from:**

TC Un-Serviced Lots (on-site water and on-site sewer)			
STANDARDS	Single Dwelling		Multiple Dwellings
	Existing & New Streets	Pond Frontage	Double Dwelling
Min. Lot Area (m <sup>2</sup> )	1,860	8,000	1,500*
Min. Floor Area (m <sup>2</sup> )	65	65	65*
Max. Floor Area (m <sup>2</sup> )	see Condition 3		
Min. Frontage (m)	30	30	30*
Min. Pond Frontage (m)		30	
Min. Front Yard (m)	9	9	9
Max. Front Yard (m)	32	See General Provision 10	32
Min. Side Yard (m)	3	6	3
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	33	33	33
Max. Height (m)	8	8	8
* per unit			

**To:**

TC Un-Serviced Lots (on-site water and on-site sewer)			
STANDARDS	Single Dwelling		Multiple Dwellings
	Single Dwelling	Single Dwelling with Pond Frontage	Double Dwelling
Min. Lot Area (m <sup>2</sup> )	1,860	8,000	1,500*
Min. Floor Area (m <sup>2</sup> )	65	65	65*
Max. Floor Area (m <sup>2</sup> )	see Condition 3		
Min. Frontage (m)	30	30	30*
Min. Pond Frontage (m)		30	
Min. Front Yard (m)	9	9	9
Max. Front Yard (m)	32	See General Provision 10	32
Min. Side Yard (m)	3	6	3
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	33	33	33
Max. Height (m)	8	8	8
* per unit			



**N) Changing the existing MIX Land Use Zone Table Development Standards for Fully-Serviced Lots with Municipal Water and Municipal Sewer, Schedule C from:**

MIX Fully-Serviced Lots (municipal water & municipal sewer)			
STANDARDS	Single Dwelling		Multiple Dwellings
	New & Existing Streets	Pond Frontage	Double Dwelling
Min. Lot Area (m <sup>2</sup> )	470	3,000	390*
Min. Floor Area (m <sup>2</sup> )	65	65	65*
Min. Frontage (m)	15	30	20*
Min. Pond Frontage (m)		30	
Min. Front Yard (m)	6	9	6
Max. Front Yard (m)	32	See General Provision 10	32
Min. Side Yard (m)	2.5 & 1	6	2.5
Min. Distance Between Dwellings (m)	3.5		
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	33	33	33
Max. Height (m)	10	10	10
* per unit			

**To:**

MIX Fully-Serviced Lots (municipal water & municipal sewer)			
STANDARDS	Single Dwelling		Multiple Dwellings
	Single Dwelling	Single Dwelling with Pond Frontage	Double Dwelling
Min. Lot Area (m <sup>2</sup> )	470	3,000	390*
Min. Floor Area (m <sup>2</sup> )	65	65	65*
Min. Frontage (m)	15	30	20*
Min. Pond Frontage (m)		30	
Min. Front Yard (m)	6	9	6
Max. Front Yard (m)	32	See General Provision 10	32
Min. Side Yard (m)	2.5 & 1	6	2.5
Min. Distance Between Dwellings (m)	3.5		
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	33	33	33
Max. Height (m)	10	10	10
* per unit			

**O) Changing the existing MIX Land Use Zone Table Development Standards for Semi-Serviced Lots with Municipal Water and On-Site Sewer, Schedule C from:**

MIX Semi-Serviced Lots (municipal water and on-site sewer)			
STANDARDS	Single Dwelling	Multiple Dwellings	
	New & Existing Streets	Pond Frontage	Double Dwelling
Min. Lot Area (m <sup>2</sup> )	1,860	3,000	1,400*
Min. Floor Area (m <sup>2</sup> )	65	65	65*
Min. Frontage (m)	23	30	23*
Min. Pond Frontage (m)		30	
Min. Front Yard (m)	6	9	6
Max. Front Yard (m)	32	See General Provision 10	32
Min. Side Yard (m)	2.5	6	2.5
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	33	33	33
Max. Height (m)	10	10	10
* per unit			

**To:**

MIX Semi-Serviced Lots (municipal water and on-site sewer)			
STANDARDS	Single Dwelling	Multiple Dwellings	
	Single Dwelling	Single Dwelling with Pond Frontage	Double Dwelling
Min. Lot Area (m <sup>2</sup> )	1,860	3,000	1,400*
Min. Floor Area (m <sup>2</sup> )	65	65	65*
Min. Frontage (m)	23	30	23*
Min. Pond Frontage (m)		30	
Min. Front Yard (m)	6	9	6
Max. Front Yard (m)	32	See General Provision 10	32
Min. Side Yard (m)	2.5	6	2.5
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	33	33	33
Max. Height (m)	10	10	10
* per unit			

**P)**



**Q) Changing the existing MIX Land Use Zone Table Development Standards for Semi-Serviced Lots with On-Site Water and Municipal Sewer, Schedule C from:**

MIX Semi-Serviced Lots (on-site water and municipal sewer)			
STANDARDS	Single Dwelling		Multiple Dwellings
	New & Existing Streets	Pond Frontage	Double Dwelling
Min. Lot Area (m <sup>2</sup> )	1,400	3,000	1,400*
Min. Floor Area (m <sup>2</sup> )	65	65	65*
Min. Frontage (m)	23	30	23*
Min. Pond Frontage (m)		30	
Min. Front Yard (m)	6	9	6
Max. Front Yard (m)	32	See General Provision 10	32
Min. Side Yard (m)	2.5	6	2.5
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	33	33	33
Max. Height (m)	10	10	10
* per unit			

**To:**

MIX Semi-Serviced Lots (on-site water and municipal sewer)			
STANDARDS	Single Dwelling		Multiple Dwellings
	Single Dwelling	Single Dwelling with Pond Frontage	Double Dwelling
Min. Lot Area (m <sup>2</sup> )	1,400	3,000	1,400*
Min. Floor Area (m <sup>2</sup> )	65	65	65*
Min. Frontage (m)	23	30	23*
Min. Pond Frontage (m)		30	
Min. Front Yard (m)	6	9	6
Max. Front Yard (m)	32	See General Provision 10	32
Min. Side Yard (m)	2.5	6	2.5
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	33	33	33
Max. Height (m)	10	10	10
* per unit			

**R) Changing the existing MIX Land Use Zone Table Development Standards for Un-Serviced Lots with On-Site Water and On-Site Sewer, Schedule C from:**

MIX Un-Serviced Lots (on-site water and on-site sewer)			
STANDARDS	Single Dwelling		Multiple Dwellings
	New & Existing Streets	Pond Frontage	Double Dwelling
Min. Lot Area (m <sup>2</sup> )	1,860	8,000	1,500*
Min. Floor Area (m <sup>2</sup> )	65	65	65*
Min. Frontage (m)	30	30	30*
Min. Pond Frontage (m)		30	
Min. Front Yard (m)	9	9	9
Max. Front Yard (m)	32	See General Provision 10	32
Min. Side Yard (m)	3	6	3
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	33	33	33
Max. Height (m)	10	10	10
* per unit			

**To:**

MIX Un-Serviced Lots (on-site water and on-site sewer)			
STANDARDS	Single Dwelling		Multiple Dwellings
	Single Dwelling	Single Dwelling with Pond Frontage	Double Dwelling
Min. Lot Area (m <sup>2</sup> )	1,860	8,000	1,500*
Min. Floor Area (m <sup>2</sup> )	65	65	65*
Min. Frontage (m)	30	30	30*
Min. Pond Frontage (m)		30	
Min. Front Yard (m)	9	9	9
Max. Front Yard (m)	32	See General Provision 10	32
Min. Side Yard (m)	3	6	3
Min. Rear Yard (m)	9	9	9
Max. Lot Coverage (%)	33	33	33
Max. Height (m)	10	10	10
* per unit			