

ESD – Estate District

1. Purpose

This District is generally intended to provide for Detached Dwelling on lots greater than 0.4 hectares without municipal water, sanitary, or storm services, and lots over 0.25 hectares and less than 0.40 hectares with water and sanitary services. The existing neighbourhoods of Clover Park, Southfort Estates and Pointe Aux Pins Estates fall under this district.

2. ESD Permitted and Discretionary Development

- i. Fundamental Use Provisions
- ii. The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Development listed within the table below shall ensure:
 - a. Within Pointe Aux Pins Estates, accessory developments may be permitted in the front yard setback at the discretion of the Development Authority.
 - b. Chicken and other poultry are not allowed under Agriculture use in this district.

Building Type	Requisite Qualifiers		
	ESD Locations		
	Southfort Estates	Pointe Aux Pins Estates	Clover Park
Agriculture	-	-	D
Backyard Dwelling	-	-	D
Detached Dwelling	P	P	P
Internal Secondary Suite	P	P	P
Urban Agriculture	D	D	D

3. ESD Site Subdivision Regulations

- i. Notwithstanding the site subdivision regulations, no further subdivision is permitted for existing parcels with no municipal servicing and for which there is no approved Statutory Plan supporting further subdivision of existing parcels. This shall not apply to lot line adjustments or other applications which do not result in an increase in the number of lots;

	Southfort Estates	Pointe Aux Pins Estates	Clover Park
Site Area	Min. 0.25ha	Min. 0.8 ha	Min. 0.8 ha
Site Width	Min. 25.0m	Min. 65.0m	Min. 65.0m
Site Depth	Min. 60.0m	Min. 140.0m	Min. 140.0m

4. ESD Site Development Regulations

		Interior or Corner Site
Front Yard Setback	Detached Dwelling	Min. 10.0m
	Accessory Building	Min. 10.0m for accessory developments
Flanking Yard	Detached Dwelling	Min. 6.5m on a corner site
	Accessory Building	Min. 6.5m for accessory developments
Rear Yard Setback	Detached Dwelling	Min. 10.0m
	Accessory Building	Min. 2.0m for accessory developments
Side Yard Setback	Detached Dwelling	Min. 3.0m for sites under and up to 0.8 ha Min. 6.0m for sites over 0.8 ha
	Accessory Building	Min. 2.0m for accessory developments
Building Height	Detached Dwelling	Principal Building: Max. 14.0m
	Accessory Building	Within Southfort Estates, Max. 7.3m with a Max. wall height of 3.7m and shall not exceed the height of the Detached Dwelling on site, whichever is less. Within Pointe Aux Pins Estates, Max. 8.0m and shall not exceed the height of the Detached Dwelling on site, whichever is less. Within Clover Park, maximum building height shall be to the discretion of the Development Authority.
Site Coverage		Max. 35% for all buildings and structures, except that the combined building floor area for all accessory buildings on a site shall not exceed: 232.3 sq. m. in size on lots 0.4 ha in size or less; OR 464.5 sq. m. in size on lots greater than 0.4 ha
Density		Max. 1 Principal Dwelling unit plus up to a maximum of 1 Backyard Dwelling (where allowed) OR 1 Internal Secondary Suite.

5. Accessory Building

- i. Area for a Backyard Dwelling shall be 30.0 sq. m. – 75.0 sq. m.
- ii. Facades of Backyard Dwellings abutting a public street, lane, park and/or open space shall incorporate building materials, architectural style and treatment complimentary to the principal dwelling unit to the satisfaction of the development authority.

6. Agriculture

- i. Impacts shall be contained within the site, to the satisfaction of the Development Authority.
- ii. Agriculture shall not be the sole activity on a lot.

7. Urban Agriculture

- i. Urban Agriculture shall be permitted within the areas of a lot that falls outside of the minimum required yard setbacks.

8. Applicability of the Regulations

- i. The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings developed prior to the adoption of this Land Use Bylaw will not be considered non-conforming.
- ii. For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area or increasing Height of the existing building.

9. Other Regulations

- i. All development and uses within this Land Use District are subject to the applicable provisions of Part 4 – General Regulations, Part ____ Parking and Loading, and Part ____ Signage.