

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 Buildings

i. ESD Permitted and Discretionary Uses

a. Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within the table below shall ensure:

- i. Within Pointe Aux Pins Estates, accessory developments may be permitted in the front yard setback at the discretion of the Development Authority.
- ii. Chicken and other poultry are not allowed under Agriculture use in this district.

P – Permitted Use

D – Discretionary Use (means use of a land or a building that may be authorized at the discretion of the Development Authority).

Building Type	Requisite Qualifiers		
	ESD Locations		
	Southfort Estates	Pointe Aux Pins Estates	Clover Park
Agriculture	-	-	D
Backyard Dwelling	D	D	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 or 1 Internal Secondary Suite.

5. Landscaping

- Landscaping on the site shall be in accordance with Section X _____ of this Bylaw.
- For new and redeveloped Detached Dwellings, one tree for each 100.0m² and one shrub for each 40.0m² of landscape area shall be provided.

6. Fences, Walls, and Hedges

- Fences, walls and hedges in this district shall be in accordance with Section X _____ of this Bylaw.

7. Servicing

- Municipal services will not be extended beyond the servicing levels at the time of adoption of this Land Use Bylaw.

8. Accessory Building

- a. Minimum area for a Backyard Dwelling shall be 30.0 sq. m. Maximum area shall not exceed the area of the principal building at grade level.
- b. 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.

9. Agriculture

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

10. Urban Agriculture

- a. Urban Agriculture within Detached Dwelling shall be limited to a maximum of 49% of the area within a Principal Building.
- b. Urban Agriculture shall be permitted within the areas of a lot that falls outside of the minimum required yard setbacks.

11. Applicability of the Regulations

- a. The regulations of this district are designed primarily for new developments and significant redevelopments of existing buildings. As such, existing buildings will not be considered non-conforming.
- b. For this District "significant redevelopment" refers to any development that includes an addition to the building's floor area.

Revised Definitions:

Agriculture: means the raising of crops or the rearing of livestock, either separately or in conjunction with one another. Typical functions include farming, horticulture, apiculture, and silviculture. It does not include any cannabis-related uses, such as Cannabis Production and Distribution Facilities or Retail Stores (Cannabis).

Urban Agriculture: means the practice of cultivating, growing, processing, and distributing food and other products in and around urban areas. Urban Agriculture encompasses a variety of activities including, but not limited to, aquaponic gardens, community gardens, greenhouses, hoop houses and rooftop gardens. These activities may involve the growing, acclimating, propagating, harvesting, displaying, and selling of plants, including bedding, edible, household, and ornamental plants. Urban Agriculture may also include accessory uses related to the storage, display, and sale of gardening, nursery, and related products. This use excludes Cannabis Production and Distribution Facilities, Retail Store (Cannabis), and any other cannabis-related uses.