

# Estate District (ESD)

## Summary of Changes

Topic	Current LUB	Proposed LUB
<b>Districts</b>	Residential Estate (RE)	Estate District (ESD)
<b>Agriculture</b>	Agriculture is not allowed	Urban agriculture was added as a discretionary use for Clover Park, Pointe Aux Pins, and Southfort Estates.  Agriculture was added as a discretionary use for Clover Park.
<b>Accessory Building Height</b>	For lots under 0.8ha: Maximum 7.3m total height	For lots in Southfort Estates: <ul style="list-style-type: none"> <li>Maximum 7.3m total height;</li> <li>Maximum 3.7m wall height; and,</li> <li>No higher than the dwelling.</li> </ul>
	For lots over 0.8ha: Maximum 8.0m total height	For lots in Pointe Aux Pins: <ul style="list-style-type: none"> <li>Maximum 8.0m total height; and</li> <li>No higher than the dwelling.</li> </ul>
		For lots in Clover Park: <ul style="list-style-type: none"> <li>At the discretion of the Development Authority</li> </ul>
<b>Accessory Building Size</b>	Maximum 75 sq. m for Garage Suites	Between 30 – 75 sq. m for Backyard Dwellings
	Maximum 50 sq. m for Garden Suites	
<b>Backyard Dwellings</b>	1 Backyard Dwelling allowed as a discretionary use	Backyard Dwellings are not allowed in Southfort Estates
		Backyard Dwellings are not allowed in Pointe Aux Pins
		Backyard Dwellings are allowed as a discretionary use in Clover Park
<b>Landscaping</b>	No minimum tree or shrub requirement	For new or redeveloped Detached Dwellings, a minimum of 1 tree or 2.5 shrubs for every 100 sq. m
<b>Subdivision Regulations</b>	Minimum Site Area of 0.15ha.	Min. Site Area of: <ul style="list-style-type: none"> <li>0.25ha for Southfort Estates</li> <li>0.8ha for Pointe Aux Pins</li> <li>0.8ha for Clover Park</li> </ul>
	Minimum Site Width of 25.0m.	Min. Site Width of: <ul style="list-style-type: none"> <li>25.0m for Southfort Estates</li> <li>65.0m for Pointe Aux Pins</li> <li>65.0m Clover Park</li> </ul>
	Minimum Site Depth of 60.0m.	Min. Site Depth of: <ul style="list-style-type: none"> <li>60.0m for Southfort Estates</li> <li>140.0m for Pointe Aux Pins</li> <li>140.0m Clover Park</li> </ul>

*Please be aware, this table summarizes proposed changes between the current and proposed land use regulations. It is intended as a high-level overview and does not capture every amendment or technical detail.*