



INFORMATION REQUIRED WHEN APPLYING FOR AN PERMIT FOR RESIDENTIAL DEVELOPMENT IN A RESIDENTIAL MEDIUM DENSITY ZONE AREA

DEVELOPMENT STANDARDS: RESIDENTIAL MEDIUM DENSITY ZONE				
Standards	Single Detached Dwelling	Semi-Detached Dwelling	Confined Lot standard for Single Detached Dwelling - see condition 3	Confined Lot Standard for Tiny Home - see condition 3
Minimum Standard				
Lot size m ²	450	270/unit	375	300
Floor Area m ²	60	45 for 1-bedroom unit and 10m ² for each additional bedroom	50	See definition of tiny home (4.7.3)
Frontage (m)	15	9/unit	12	9
Building Line (m)	6	6	6	6
Side Yards (m) See condition 2	1.2	1.2	1.2 and 6	1.2
Flanking Yard (m)	6	8	4	4
Rear Yard (m)	6	6	3	6
Maximum Standard				
Lot Coverage	40%	40%	40%	40%
Maximum Height (m)	8	8	8	8

Conditions

- (1) Development must conform to the requirements of Section 3.1.6 of the Development Regulations.
- (2) Primary buildings on each lot are must be a minimum of 4 m apart.
- (3) For a Confined Residential lot (which is defined as a lot that does not meet the lot size for the principal permitted residential standard and cannot be brought into conformance because existing development prevents the acquisition of land to bring it into conformance without making those adjacent properties out of conformance (see 6.5.6); Council may consider the 'confined lot standards taking into consideration the following requirements:
 - a. the type, scale, massing, and design of the development is generally appropriate to the neighbourhood;
 - b. consideration of side/back/front yards for public safety requirements;
 - c. adequate provision is made for light, privacy, and amenity; and,
 - d. proposals shall be consistent with adjacent development and not compromise public safety, neighbouring services, or the general amenity of the area; and,
 - e. the adjacent property owners have been consulted.

PLEASE TURN OVER, ADDITIONAL INFORMATION ON REVERSE SIDE → → → → →

DEVELOPMENT STANDARDS: RESIDENTIAL MEDIUM DENSITY ZONE				
Multi-Unit Residential Buildings				
Standards	Townhome (row housing)	3-Plex	4 - Plex	Apartment Building
Minimum Standard				
Lot area per unit (m ²)	180/unit	900	1200	140
Floor Area (m ²)	45 for 1-bedroom unit & 10m ² for each additional bedroom unit			45 for 1-bedroom unit & 10m ² for each additional bedroom unit
Frontage (m)	6/unit+9 for each end unit	30	30	25
Front yard (building line setback - m)	8	6	6	At the discretion of Council
Flanking yard (m)	5-7	8	8	8
Side Yards (m)	3	3	3	3
Rear Yard (m)	8	8	8	10
Maximum Standard				
Lot Coverage	40%	45%	45%	40%
Maximum Height (m)	8	8	8	14

4.7.3 Tiny Homes Definitions:

Tiny house means a residential single dwelling unit intended for year-round use designed to be used with a permanent foundation and has permanent provisions for living, sleeping, eating, cooking and sanitation, typically with a maximum floor area of <50 m².

Tiny House Subdivision means a concept proposal, approved by Council to subdivide property into a minimum of eight (8) or more tiny house residential lots subject to conditions outlined in a development agreement. It generally shows topographic information and natural features, such as waterways and vegetation. The concept proposal will also identify proposed residential lots which may typically require infrastructure such as streets drainage, culverts, pavement, sidewalks and curbs.

INFORMATION TO ACCOMPANY APPLICATIONS

- ✓ Application MBA1 and MBA2 to be completed.
- ✓ Drawing of property lot showing all measurements.
- ✓ Building to be plotted on drawing showing height, width, and length and easements.
- ✓ Copy of house plans. (Professional house plans will be returned)
- ✓ Note any water/sewer lines or power lines that run near or on the proposed development lot.
- ✓ Note the anticipated location of the water and sewer lines connection.
- ✓ Note anticipated driveway location. If a culvert needs to be installed, regulations apply.