

USE ZONE TABLE
MIXED DEVELOPMENT (MD) ZONE

ZONE TITLE		MIXED DEVELOPMENT (MD)			
PERMITTED USE CLASSES - (see Regulation 94) Apartment Building, Child Care, Commercial-Residential, Communications, Conservation, Convenience Store, Cultural and Civic, Double Dwelling, Educational, Family and Group Care Centre, Fire Station, General Service, Marina, Medical and Professional, Office, Personal Services Police Station, Public Services and Public Utilities, Recreational Open Space, Row Dwelling, Shop, Single Dwelling, Transportation.					
DISCRETIONARY USE CLASSES (see Regulations 23 and 95) Antenna, Bed and Breakfast and Boarding House, Light Industry, General Assembly, Indoor Assembly, Medical Treatment and Special Care, Outdoor Assembly, Place of Worship, Service Station Shopping Centre, Take-out Food Service and Taxi Stand.					
STANDARDS		WHERE PERMITTED			
		Single Dwelling	Double Dwelling	Row Dwelling	Apartment Building
Lot Area (minimum)	450 m*	300 m *	180 m* (average)	600 m ²	
Frontage (minimum)	15 m	20 m	6 m per unit plus 9 for each end unit	25 m	
Building Line and Setback (minimum)	6 m	6 m	6 m	6 m	
Side Yard Width (minimum)	1.5 m	1.5 m	3 m	3 m	
Rear Yard Depth (maximum)	6 m	6 m	6 m	9 m	
Building Height (maximum)	8 m	8 m	10 m	10 m	
NOTES: * per dwelling unit, except subsidiary apartment.					

OTHER CONDITIONS FOR THE MIXED DEVELOPMENT ZONE

1. Non-Residential Development

For non-residential development, the standards for single dwellings (except for minimum floor area) in this zone shall apply.

2. Municipal Services

All development shall be connected to municipal water and sewer services.

3. Home Business - see Regulations 32 and 54

4. Outdoor Storage

The Town can permit open storage of materials, goods and machinery associated with a permitted or discretionary use provided:

- a) the open storage is not located in the front yard; and
- b) is properly fenced screened.

5. Application, Parts I, II, III and IV and Schedules A, B, D and E of the Development Regulations