

## **Part 12 – Development Zone & Utility Services Zone**

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## **Part 12 – Development Zone & Utility Services Zone**

## **PART 12: DEVELOPMENT ZONE AND UTILITY SERVICES ZONE**

**ZONE DESIGNATIONS:** D (Development)  
S (Utility Services)

## **1. D ZONE (DEVELOPMENT)**

In addition to the uses permitted in Part 1, Subsection 2.21 “Uses Permitted in All Zones” a Detached Dwelling is permitted subject to the regulations in Table 12.1.1:

**Table 12.1.1**

Regulations	Detached Dwelling with Municipal Water and Sewer	Detached Dwelling with Municipal Water Only	Detached Dwelling without Municipal Water and Sewer
<b>Lot Width</b>	18 m	18 m	36 m
<b>Lot Area</b>	550 m <sup>2</sup>	690 m <sup>2</sup>	1390 m <sup>2</sup>
<b>Front Yard</b>	7.5 m	7.5 m	7.5 m
<b>Rear Yard</b>	9.0 m	9.0 m	9.0 m
<b>Side Yard</b>	1.5 m	1.5 m	1.5 m
<b>Street Side Yard</b>	7.5 m	7.5 m	7.5 m

**Table 12.1.2**

<b>Other Yards</b>	<b>Requirement</b>
Yard abutting an O3 zone	7.5 m
Building setback abutting a creek block	7.5 m; 4.5 m where the creek block includes a 3 m buffer
Yard abutting a pipeline easement	7 m
Yard abutting a railway right-of-way	30 m

## **1.1 RESIDENTIAL BUILDING HEIGHT**

- (a) Building height shall be provided in accordance with Part 1, Subsection 2.31 "Residential Building Height".
  - (b) Maximum height: 2  $\frac{1}{2}$  storeys

**2. S ZONE**

**(UTILITY SERVICES)**

**2.1 PERMITTED USES**

- Any transportation, communication, or utility use.
- Open space and outdoor recreation uses such as play fields, parks, walking trails, bike paths, and parking lots associated with such uses.

**2.2 BUILDINGS AND STRUCTURES PERMITTED**

Buildings and structures required to implement a permitted use.

**2.3 RAILWAY SAFETY**

Wherever development or redevelopment occurs within a railway right-of-way, appropriate safety measures such as setbacks, earth berthing, fencing, and barriers shall be provided to mitigate the effect on abutting properties, to the satisfaction of the City.