

ELK POINT INTER-MUNICIPAL DEVELOPMENT PLAN



The County of
ST. PAUL NO 19

The Town of
ELK POINT



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A. INTRODUCTION

- 1) The Town and the County have agreed to undertake the process for preparing and adopting, by bylaw, an Inter-municipal Development Plan (IDP) which will address the principles, policies and considerations outlined in this document.
- 2) The Town and the County recognize that all municipalities are equals and have the right to growth and development.
- 3) The purpose of the IDP is to:
 - a) Ensure orderly development, while protecting the area surrounding the Town for future expansion;
 - b) Establish a framework for attracting economic opportunities;
 - c) Improve opportunities to secure a long-term economic base for the region;
 - d) Ensure the municipalities are development ready and future oriented in their efforts to attract economic activity; and
 - e) Ensure that the municipalities are developed in a manner that is equitable and fair to the residents of the municipalities.

B. GOALS

- 1) Identification of the Urban Growth Lands. This is the area surrounding the Town that will be protected for the future growth of the Town.
- 2) Identification of the Referral Lands. This is the area in the County to be protected for the long term growth of the Town, while ensuring appropriate uses may be developed.
- 3) Development of compatible residential and industrial/commercial land use districts for the Town and County.
- 4) Development of land use policies to provide for and in support of the highway gateway entrance corridor into Elk Point.
- 5) Development of a Plan for the provision of establishing transportation and utility networks.
- 6) Effective coordination of transportation systems and protection of required land for future road and trail network developments.
- 7) Identification and protection of environmentally sensitive areas.
- 8) Effective referral mechanisms and dispute resolution mechanisms.
- 9) Annexation, plan administration and implementation.

C. URBAN GROWTH LANDS

- 1) The Urban Growth Lands will be those lands within the County identified on Figure 1 Plan Area. These lands will, where growth patterns remain as anticipated, be the primary urban expansion area and the priority area for future annexations by the Town.
- 2) The County agrees that all development within the Urban Growth Lands will be planned to minimize the impact on the growth of the Town. Developers will be required to work with the Town and County planning departments to ensure that the development is compatible with the future growth patterns of the Town.
- 3) All subdivision and discretionary use development permit applications, Land Use Bylaw amendments and Area Structure Plans/Conceptual Schemes within the Urban Growth Lands will be referred to the Town for comment. In considering subdivision and development proposals in the Urban Growth Lands, the County Subdivision and Development Authority will ensure the proposed subdivision and/or development conforms to the intent of the Figure 1 Plan Area and Figure 2 Land Uses and the land use and servicing policies contained herein.
- 4) The following land use provisions will apply to all new development permit and subdivision applications within the Urban Growth Lands:
 - a) No commercial and/or retail businesses shall be allowed in the Urban Growth Lands.
 - b) The industrial area identified in Figure 2 Land Uses shall be used predominantly for this purpose for the long term. Agricultural, institutional, open space, and resource extraction industrial uses may also be allowed on the lands. The County will ensure that any future industrial subdivisions will be compatible with the proposed Town of Elk Point and County of St. Paul Light Industrial/Residential District, as described in Schedule "A" of this Plan.
 - c) The residential area identified in Figure 2 Land Uses shall be used predominantly for this purpose over the long term. Agricultural, open space, institutional and resource extraction industrial uses may also be present based on the detailed land use concept of an approved area structure plan or conceptual scheme. Farmstead separation subdivisions will be permitted within the Urban Growth Lands. The County will ensure that any future residential subdivisions will be compatible with the proposed Town of Elk Point Residential Small Holdings District, as described in Schedule "B" of this Plan.
 - d) The County will endeavor, through the processing of all subdivision and development permit applications, to preserve the environmentally sensitive areas identified in the Urban Growth Lands identified in Figure 2 Land Uses.
- 5) An area structure plan or conceptual scheme plan will be required for any new subdivision proposed in the Urban Growth Lands, with the exception of a farmstead separation subdivision. The County agrees that all new development within the Urban Growth Lands be designed to be served by municipal water and wastewater infrastructure at the same standards as lands within the Town, for the eventual connection to Town water and wastewater services, such connection is at the property owner's cost.
- 6) Confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorization under the Agricultural Operations Practices Act shall not be allowed within the Urban Growth Lands.

- 7) A Wind Energy Conversion System (WECS), with the exception of a small WECS consisting of one structure designed to generate electricity primarily for the property owner's use, shall not be allowed within the Urban Growth Lands. For the purposes of interpreting this Plan, a WECS is one or more structures designed to convert wind energy into mechanical or electrical energy within a parcel or lot.
- 8) The County shall not dispose of a Municipal Reserve or discharge a Deferred Reserve Caveat within the Urban Growth Lands unless the Town agrees.
- 9) While Section 618 of the Municipal Government Act exempts wells or batteries as defined by the Oil and Gas Conservation Act, or a pipeline or an installation or structure incidental to the operation of a pipeline, from complying with the Act, the Town and County will work with those oil and gas leaseholders to identify a wellsite development plan that is coordinated with the expected land use designations within the urban growth lands.
- 10) Any disputes shall be dealt with through the procedure outlined within Section K of this Plan.

D. REFERRAL LANDS

- 1) The Referral Lands are those lands within the County identified as the Referral Lands on Figure 1 Plan Area. These lands are intended to identify future long term growth areas for the eventual growth of the Town, while still permitting compatible development to occur prior to annexation.
- 2) All subdivision applications, Land Use Bylaw amendments and Area Structure Plans/Conceptual Schemes within the Referral Lands will be referred to the Town for comment. All development permit applications approved by the County Development Authority shall be in accordance with the provisions of this Plan. Any disputes shall be dealt with through the procedure outlined within Section K of this Plan.
- 3) In considering subdivision and development permit applications in the Referral Lands, the County Subdivision and Development Authority will ensure the proposed development is compatible with the adjacent uses within the Urban Growth Lands.
- 4) The County will endeavor, through the processing of all subdivision and development permit applications, to preserve the environmentally sensitive areas identified in the Referral Lands identified in Figure 2 Land Uses.
- 5) The County will discourage industrial development west of Highway 41 and residential development east of Highway 41.
- 6) Confined feeding operations requiring registrations or approvals and manure storage facilities requiring authorization under the Agricultural Operations Practices Act shall not be allowed within the Referral Lands.
- 7) A Wind Energy Conversion System (WECS), with the exception of a small WECS consisting of one structure designed to generate electricity primarily for the property owner's use, shall not be

allowed within the Referral Lands. For the purposes of interpreting this Plan, a WECS is one or more structures designed to convert wind energy into mechanical or electrical energy within a parcel or lot.

- 8) The County shall not dispose of a Municipal Reserve or discharge a Deferred Reserve Caveat within the Referral Lands unless the Town agrees.

E. GATEWAY ENTRANCE DESIGN GUIDELINES

1. The County will require developers of lands identified as Gateway Entrance on Figure 2 Land Uses to meet the regulations contained herein.
- 2) Site planning requirements:
 - a) The main entry of the building must face the main access road and be prominently visible upon entering the site. The main entry shall not be visually blocked by the storage or display of sale products.
 - b) Buildings must be sited in such a location to provide open space between the building and adjacent streets and/or on-site parking lots for the purpose of landscaping. This open space area is to be equal to or exceeding the minimum required setback for the development as prescribed in the County's Land Use Bylaw. This landscaped area is not to be used for the display of sale products or for waste disposal or other utility areas, unless these are screened.
 - c) All on-site lighting, including those in on-site parking lots, must be down lighting; the use of fixtures projecting light upwards is not permitted.

- 3) Site landscaping and fencing requirements:

- a) All exterior storage areas are to be fenced. Acceptable fencing materials are as follows: chain link, vinyl, and masonry.
- b) No fences are permitted in the front yard, and shall not extend or be in front of the building face.
- c) Maximum height of a fence shall be 2.5 m.
- d) Dry landscaping (e.g. mulch and/or washed rock) instead of grass, and the use of native plant species that can withstand drought are encouraged.
- e) In order to address the issues related to potential wildland fires and their interface with development, any development proposal adjacent to a naturally vegetated area or agricultural lands shall incorporate the FireSmart guidelines advocated by Alberta Sustainable Resource Development to the satisfaction of the County Development Authority.
- f) Landscaping areas should not be used for the storage of equipment or materials or for the display of sale products, unless their storage and/or display has been properly integrated into the landscaping design and approved by the County Development Authority.



4) Building design requirements:

- a) A minimum of two major exterior cladding materials are required for any elevation of a principal or an accessory building facing Highway 41.
- b) A variety of exterior materials and/or colours is encouraged to prevent the creation of monotonous streetscapes.
- c) The main entry of the building must be prominent and clearly visible upon entering the site.
- d) The base of all buildings on sides facing the highway must be clearly defined and provide a visual anchor to the building. Permitted ways to define the base include but are not limited to the following; block, stone, brick, a change in exterior material or a change in exterior colour or a change in the direction of exterior material. The painting of the exterior material is not permitted. The ideal ratio for defining the base height is 4:1. For example, if the building height is 12'-0" the base should be 3'-0".



- e) Building rooflines must be clearly defined through a change in material, colour, or elevation change. Permitted ways to create this definition include creating a distinct colour band, a change in the direction of exterior siding, the addition of crenellations to break up a single level roof line, or variations in the building parapet elevation. The ideal ratio for defining the roofline is 8:1. For example, if the building height is 12'-0" the roofline should be 1'-6". The painting of the exterior siding is not permitted to define the roofline. Mono slope roof trusses are discouraged.
- f) Building signage and other on-site signage must comply with the approving municipality's Land Use Bylaw. Building signage (including business signs, usage signs and directional signs) must be integrated with the building façade.



5) Oil and Gas Installations

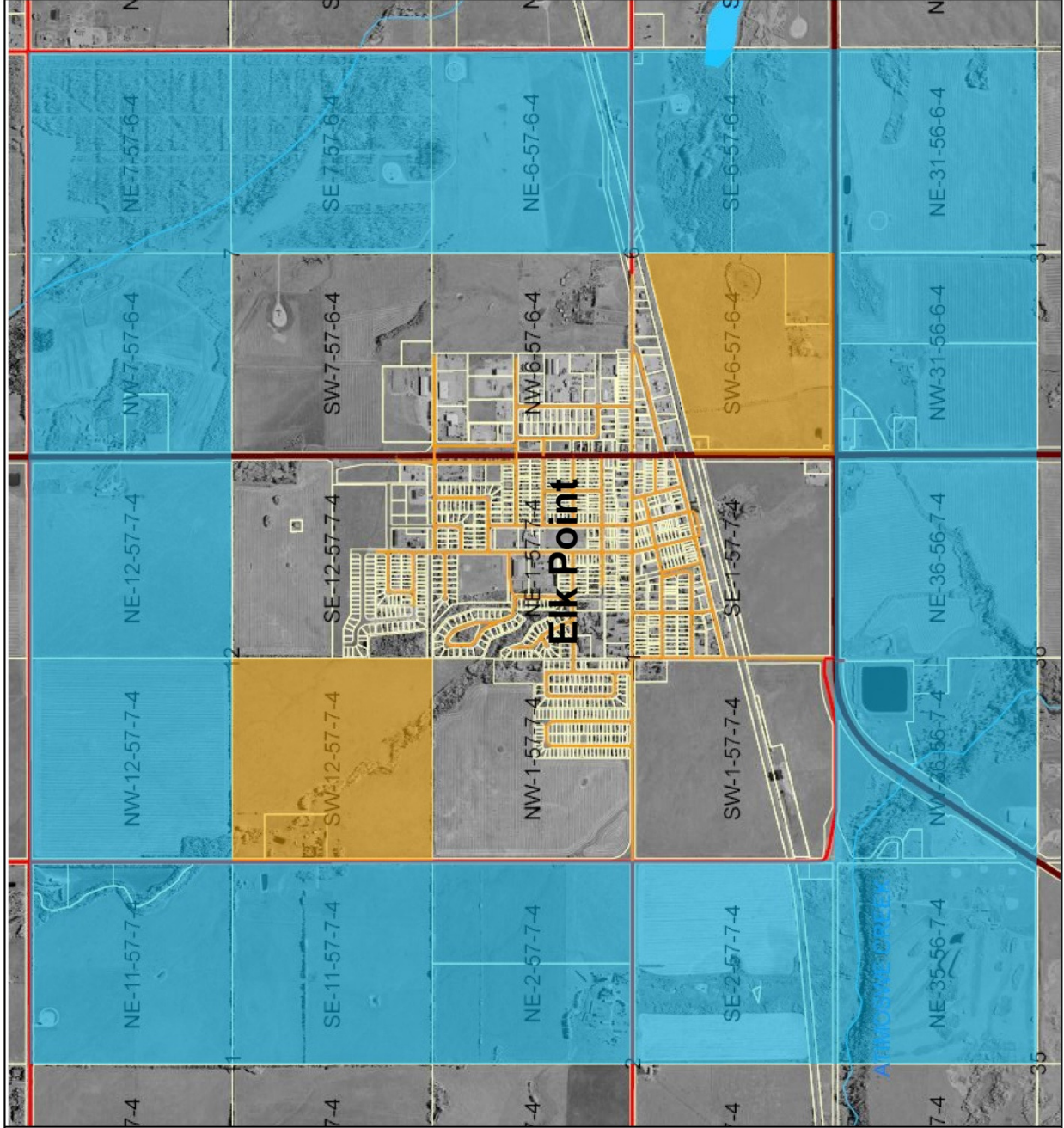
- a) While Section 618 of the Municipal Government Act exempts wells or batteries as defined by the Oil and Gas Conservation Act, or a pipeline or an installation or structure incidental to the operation of a pipeline, from complying with the Act, the Town and County will work with those oil and gas leaseholders to identify a wellsite development plan that is coordinated with the expected land use policies contained within the Gateway Entrance.

Elk Point IDP
Figure 1:
Plan Area



Legend

- Urban Growth Lands
- Referral Lands



F. WATER AND WASTEWATER SERVICES

- 1) The County agrees to require all developments in the Urban Growth Lands to be developed with water and wastewater services to the same standards as the Town. On an interim basis, developments within this area may be served via cistern and hauling (for water) and pump-out tanks (for wastewater), hauling to the Elk Point Wastewater Lagoon, until such time as water and wastewater transmission lines are extended to the area. Notwithstanding the above, internal water/wastewater distribution lines for all subdivisions shall be constructed at the time of subdivision.
- 2) For developments located within the Urban Growth Lands requiring or proposed to require water and wastewater services from the Town, the County will submit the relevant portions of the development agreement, including full details on the water and wastewater servicing standards and anticipated volumes, for the Town's approval.
- 3) For developments requiring water and wastewater services in the Urban Growth the Town and County agree to enter into a joint servicing and/or deferred servicing agreement for said services.
- 4) The Town, subject to available capacity, payment of the user fees and Alberta Environment approval, agrees to continue to accept, from County residents and developments, wastewater from holding tanks that complies with the standards set by the Town.

G. TRANSPORTATION SYSTEMS

- 1) When subdivisions are approved in the Plan area, all right-of-way requirements will be secured to ensure that long-term transportation and road plans can be implemented when warranted.
- 2) As a condition of subdivision or development approval in the Urban Growth Lands, all internal roads within subdivisions shall be paved to the Town standards.

H. UTILITY CORRIDOR

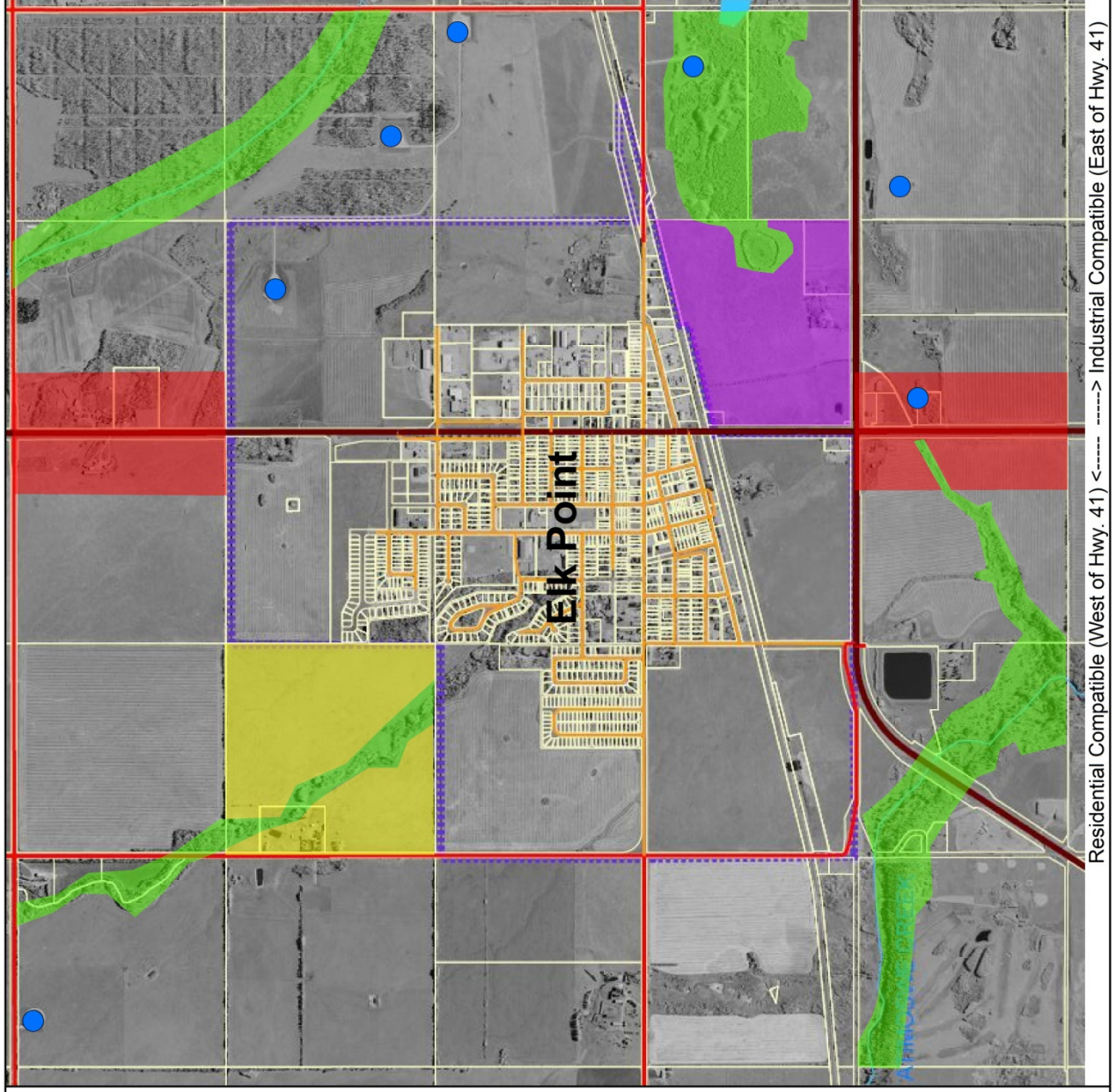
- 1) The Town and County acknowledge that the future development within the plan area is dependent on access to water and wastewater services, and the Town and County agree to work together to ensure the corridors for these services are protected.
- 2) The Town and County also acknowledge that the development of the oil and gas industry has played an integral part in the development of the region. The Town and County will work with the oil and gas industry to ensure that the orderly development of the Plan area is not unduly restricted by the development of oil and gas infrastructure, including pipelines.

Elk Point IDP Figure 2: Land Uses



Legend

- Wells
- Gateway Entrance
- Environmentally Sensitive
- Future Urban Growth: Industrial
- Future Urban Growth: Residential



I. PLAN ADMINISTRATION AND IMPLEMENTATION

Adoption Process

- 1) The Inter-municipal Development Plan shall be adopted by bylaw by the Town and the County in accordance with the Municipal Government Act.
- 2) The Town's adopting bylaw will specify that although the Town adopts the policies and objectives of the plan, the Town has no legal jurisdiction for lands in the Plan area which are outside of the boundaries of the Town.
- 3) Any amendments to the Municipal Development Plans and Land Use Bylaws of the Town and County required to implement the policies of the Inter-municipal Development Plan should occur simultaneously with the adoption of the plan.

Approving Authorities

- 1) In the hierarchy of statutory plans, the Inter-municipal Development Plan shall take precedence over the other municipal statutory plans and documents.
- 2) The County shall be responsible for the administration and decisions on all statutory plans, land use bylaws, and amendments thereto.

Plan Amendments

- 1) An amendment to this Plan may be proposed by either municipality. An amendment to the Plan proposed by a landowner shall be made to the municipality in which the subject land is located.
- 2) An amendment to this Plan has no effect unless adopted by both municipalities by bylaw in accordance with the Municipal Government Act.

Establishment of the Inter-municipal Committee

- 1) An Inter-municipal Committee consisting of one (1) Councilor and one (1) Staff member from each municipality will be established to provide the following duties:
 - a) Plan Review;
 - b) Plan Termination/Repeal; and
 - c) Dispute Resolution.

Plan Review

- 1) The Plan will be formally reviewed by an Inter-municipal Committee once every three years, beginning in 2015 in order to confirm or recommend amendment of any particular policy contained herein. The Committee will prepare recommendations for consideration by the municipal councils.

Plan Termination/Repeal

- 1) After ten years from the date of the final approval of the Inter-municipal Development Plan, either municipality may initiate the process to terminate/repeal the plan.
- 2) The following procedure to the repeal the Plan shall be followed:
 - a) The Town or County may give the other municipality written notice of its intention to repeal the plan.
 - b) Within thirty days of the written notice, an Inter-municipal Committee meeting shall be convened
 - c) Following the Inter-municipal Committee meeting, the municipality initiating the repeal procedure may either withdraw its intention to repeal the Plan by giving written notice to the other municipality or proceed to consider a bylaw in accordance with the Municipal Government Act to repeal the plan.
 - d) Once one municipality has passed a bylaw to repeal the Plan the other municipality shall also proceed to pass a bylaw repealing the plan.
 - e) In the event the Plan is repealed, the Town and County shall amend their Municipal Development Plans respectively to address the inter-municipal issues in accordance with the Municipal Government Act. Should these required amendments not satisfy the neighbouring municipality the matter may be appealed to the Municipal Government Board.
 - f) Should the Plan be repealed all other agreements relating to developments in the Plan Area will continue to be in force, unless otherwise stipulated in the agreements.

J. ANNEXATION

- 1) The Town shall not pursue annexation of any land it cannot economically and reasonably service through a logical extension of municipal sanitary sewer and water systems.
- 2) Either municipality may put forward an annexation proposal or request. In the case of an annexation proposal by a landowner, the landowner shall simultaneously notify both municipalities in writing.
- 3) Where annexation is proposed by either municipality affected landowners shall be notified prior to the general public.
- 4) A request for annexation from a landowner shall not constitute the sole reason for annexation. Similarly, landowner opposition to annexation shall not constitute the sole reason to object to annexation.
- 5) Annexation proposals will be reviewed by the Inter-municipal Committee prior to submission to the respective Councils and the Municipal Government Board.
- 6) At least one joint meeting of the two Councils to discuss the rationale for the annexation shall be held prior to submission to the formal Notice of Intent to Annex to the Municipal Government Board.

- 7) In determining the appropriateness of an annexation proposal the following criteria, among others, shall be taken into account and documented in a supporting report:
 - a) Justifiable based on projected growth rates reflecting historic trends or anticipated economic stimulus;
 - b) Availability and cost of providing municipal services including consideration of economies of scale related to the financing of municipal service extensions;
 - c) Adequacy of transportation system and ability to expand to accommodate demands resulting from annexation including consideration of economies of scale related to the financing of transportation infrastructure;
 - d) Landowner interest in pursuing development and as high a degree of concurrence among affected landowners as possible;
 - e) Measures to mitigate the impacts of annexation relating to such aspects as change in taxation levels, service provisions and treatment of and continuation of existing, approved uses and development;
 - f) Consistency with adopted statutory plans;
 - g) Logical extension of jurisdictional boundaries including consideration of long term responsibilities for maintenance and service delivery and the establishment of rational planning units; and
 - h) The financial impact on both municipalities and any means of mitigating impacts.

K. DISPUTE RESOLUTION

- 1) The Town and County agree that disputes relating to the Inter-municipal Development Plan shall be restricted to the following:
 - a) Lack of agreement on proposed amendments to the plan;
 - b) Lack of agreement on any proposed statutory plan, land use bylaw or amendment to either located within or affecting the Plan area; or
 - c) Lack of agreement on an interpretation of this plan.
- 2) Lack of agreement pursuant to s. K(1)(a) or (b) is defined as a statutory plan, land use bylaw or amendment to either which is given first reading by a Council which the other Council deems to be inconsistent with the policies of this Plan or detrimental to their planning interests as a municipality.
- 3) A dispute shall be limited to the decisions on the matters listed in K(1). Any other appeal shall be made to the appropriate approving authority or appeal board that deals with that issue.
- 4) The dispute resolution process may only be initiated by Town or County Councils.
- 5) Identification of a dispute and the desire to go through the dispute resolution process may occur at any time regarding an K(1)(c) dispute matter and may only occur within 30 calendar days of a decision made pursuant to K(2). Once either municipality has received written notice of a dispute, the dispute resolution process must be started within 15 calendar days of the date the written notice was received, unless both Chief Administrative Officers agree otherwise.

- 6) In the event the dispute resolution process is initiated the municipality having authority over the matter shall not give any further approval in any way until the dispute has been resolved or the mediation process has been concluded.
- 7) In the event mediation does not resolve the dispute, the Municipality may proceed to adopt the bylaw and in accordance with the Municipal Government Act, the other municipality will have the right to appeal to the Municipal Government Board.

Dispute Resolution Process

Stage 1 Administrative Review - The Chief Administrative Officers of both municipalities will meet in an attempt to resolve the issue first. Failing resolution, the dispute will then be referred to the Inter-municipal Committee. In the event a resolution is not achieved by the 30th day following the first meeting of the Chief Administrative Officer of both Municipalities, either municipality may refer the dispute to the Inter-municipal Committee.

Stage 2 Inter-municipal Committee Review – The Committee will convene to consider and attempt to resolve the dispute. Failing resolution, the dispute will then be referred to mediation. In the event a resolution is not achieved by the 30th day following the first meeting of the Inter-municipal Committee, either municipality may refer the dispute to the Mediation.

Stage 3 Mediation – The services of an independent mediator will be retained, with the mediator to present a written recommendation to both Councils. The costs of mediation shall be shared equally between the Town and County.

Stage 4 Municipal Government Board – In the event the mediation process does not resolve the dispute, the Municipality may proceed to adopt the bylaw and in accordance with the Municipal Government Act, the other municipality will have the right to appeal to the Municipal Government Board.

L. CORRESPONDENCE

- 1) Written notice under this Plan shall be addressed as follows:

- a) In the case of County of St. Paul No. 19 to:
County of St. Paul No. 19
c/o Chief Administrative Officer
5015 – 49 Avenue, St. Paul, AB T0A 3A4
- b) In the case of the Town of Elk Point to:
Town of Elk Point
c/o Chief Administrative Officer
P.O. Box 448, Elk Point, AB T0A 1A0

Schedule “A” – Light Industrial Residential District

1) General Purpose of District:

This land use district is generally intended to establish an area of; limited light industrial uses; and those commercial uses which provide service to industrial uses or which, as a result of their nature, are better suited in an industrial area, and with residential development. Any residential development is to be associated directly with, but secondary to a limited industrial development.

The uses in this Land Use district are not intended to cause any objectionable or dangerous conditions beyond the confines of the building in which they are located, and residential uses are to have adequate screening and amenity.

Storage areas must be screened from public view and the view of the residential uses on adjacent properties.

2) Permitted Uses, Discretionary Uses:

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">• Greenhouse or plant nursery.• Industrial warehouse.• Kennel.• Manufacturing, processing packaging or assembly of goods and materials.• Mini-storage with or without outside storage areas.• Oilfield support services.• One single detached dwelling or manufactured home used solely to accommodate a person or persons related as a family, or employee, whose official function is to provide surveillance, maintenance and/or security for a primary industrial development provided for in this land use district. The single family dwelling or manufactured home as defined herein shall clearly be a subordinate use of the parcel on which it is located.• Repair service establishment.• Truck and equipment storage/repair shops.• Trucking establishment.• Veterinary clinic.• Workshops for construction and building trades.	<ul style="list-style-type: none">• Accessory use industrial office.• Accessory building.• Institutional and public use.• Public Utility buildings and installations.• Transportation service provider.• Those uses which in the opinion of the Development Authority are similar to the permitted or discretionary uses, and which conform to the general purpose and intent of this land use district.

3) Residential Component Amenity:

- a) The Development Authority cannot approve a Residential Use of any type on a parcel until an active industrial use of the parcel including an industrial/commercial building of at least 150 m², exists or is in the process of being developed on the property.
- b) The residential uses, where detached from the industrial use area, shall be sufficiently separated and screened from the industrial use on the same or adjacent parcel as may be deemed necessary by the Development Authority.
- c) Except as noted in 3(b) and 3(e) a minimum separation between the industrial/commercial structures and the residential structures shall be no less than 10 m.
- d) The residence may be placed in the front of the lot, if the Development Authority is satisfied adequate separation and screening is provided from adjacent industrial use or the adjacent industrial does not unduly detract from the amenity of the residence.
- e) The residence may be combined with a portion or all of this industrial use if the Development Authority is satisfied adequate amenity provisions for the residential use are provided.

4) Parcel Dimensions:

- a) Width - Shall be no less than 40 m except in the case of parcel located on curves or cul-de-sacs, which shall maintain a minimum frontage of 30 m with of width of 35 m at the front yard setback line.
- b) Depth - Shall be no less than 100 m.

5) Area:

- a) Minimum parcel area of 1.0 ha. Maximum parcel area of 4.0 ha.

6) Parcel Coverage:

- a) If there is a detached residential component:
 - i) Industrial/commercial component for all combined uses, parking, outside storage, driveways and buildings, the total parcel coverage shall not exceed 50% times the parcel area.
 - ii) The minimum residential component including all building, accessory structures, parking, landscaping and amenities related to the residence shall be 25% of the parcel.
 - iii) The area required for landscaping, screening, driveways, buffering, shall be 25% of the parcel area.
- b) If there is no detached residential component, for all combined uses, parking, outside storage, driveways and building, total parcel coverage shall not exceed 75% if the parcel area.

7) Minimum Setback Requirements:

- a) Front Yard:
 - i) Internal Local Road – 12.1 m from the boundary of the right-of-way,
 - ii) Grid Road – 24.4 m from the boundary of the right-of-way,

- iii) Major and Minor Two-Lane Highways – 70 m from the centre line or 40 m from the boundary of the right-of-way, whichever is greater.
- b) Minimum Required Side Yards – a minimum ten percent (10%) of mean parcel width or 12 m, whichever is the lesser, except in the case of a Corner Lot, where the minimum required side yard from the side line adjacent to the road or highway shall be as required for the front yard.
- c) Minimum Required Rear Yard – a minimum ten percent (10%) of mean parcel depth, or as determined by the Development Authority.

8) Building Height

- a) The maximum height of buildings shall be at the discretion of the Development Authority who shall consider the design, siting and screening of the proposed development in order to minimize any objectionable aspects or incompatibilities as a result of an increased height of a building or structure beyond what would normally be found in the land use district or adjacent land use districts; but, in no case shall the height of any building exceed 10.0 m above grade.

Schedule “B” – Residential Small Holdings District

1) General Purpose of District:

To provide an area for low density residential development in the form of detached dwellings and compatible uses, herein listed, which are connected or will ultimately be connected, to the municipal water and sewer system, and which are capable of re-subdivision into residential parcels roughly equivalent to those required in the R1 District.

2) Permitted Uses, Discretionary Uses:

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none">• Accessory Building• Dwellings, Single Detached• Home Occupation• Public Use	<ul style="list-style-type: none">• Building Demolition• Garden Suite• Utility Building

3) Site Coverage:

- a) 10%.

4) Minimum Floor Area:

- a) 100 m².

5) Parcel Area:

- a) Minimum parcel area of 0.2 ha and a maximum parcel area of 0.4 ha.

6) Minimum Setback Requirements:

- a) Front Yard – 10.0 m; Side Yard – 1.5 m; and Rear Yard – 15.0 m.

7) Building Height

- a) Maximum – 10.0 m.

8) Parking:

- a) A two car parking area shall be provided to the rear, side or front of the dwelling. Notwithstanding, in the case of a dwelling fronting onto an arterial road, the parking area shall access from the lane where one is provided.

9) Building Orientation:

- a) Notwithstanding the foregoing regulations, all buildings shall be oriented and located to facilitate re-subdivision into residential parcels, roughly equivalent to those required in the R1 District.