

Permitted Use Classes: Single dwelling, double dwelling and recreational open space

Discretionary Use Classes: Row dwelling, apartment building, child care, lodging house (bed and breakfast only), place of worship, educational, convenience store, medical, professional and personal services and antenna.

Standard	Single Dwelling	Double Dwelling	Row Dwelling	Where permitted (with water and sewer)			
				Apartment Building			
				1 bed Apart.	2 bed Apart	3 bed Apart	4 bed Apart
Lot area	690 m ² ** 7424 ft ²	570 m ² *	440 m ² *	200	250	280	300
Floor Area	100 m ² 1076 ft ²	80 m ² *	65 m ² *	40	50	60	70
Frontage	23 m 75 ft	28 m	12 m	36 m			
Building Line Setback	9 m 30 ft	9 m	9 m	9 m			
Sideyard Width	3 m 10 ft	3 m	3 m	5 m			
Rearyard Depth	12 m 39 ft	14 m	14 m	14 m			
Lot Coverage (%)	33 m	33 m **	33 m **	33 m			
Height	8 m 26 ft	8 m	10 m	10 m			
* Per Dwelling Unity							
** with Town water and sewer							

Accessory Buildings:

Accessory buildings shall have a combined maximum lot coverage not exceeding 7%, up to a maximum floor area of 93 square meters, whichever is less. Accessory buildings shall be located a minimum of 3 metres from the nearest part of the main building and a minimum of 1 metre from a side and rear lot line.

Standards, Unserviced Development:

Before both water and sewerage services become available, all requirements of the Department of Health and the Department of Environment and lands regarding lot size, lot frontage and servicing provisions shall be fully met.

Lot Sizes Frontages:

Subject to the requirements of the Department of Health and the Department of Environment and Lands, the lot size and frontage requirements per single dwelling shall be determined in accordance with the water and sewage services available, as follow:

	Minimum Size	Minimum Frontage
With a well water supply & sewage disposal by septic tank and tile field	1860 m ² 20 000 ft ²	30 m 100 ft
With a well water supply and connection to a municipal sewer or to private sewer discharge directly to the sea	1400 m ² 15 000 ft ²	30 m 100 ft
With a municipal piped water supply and sewage disposal by septic tank & tile - field	1400 m ² 15 000 ft ²	30 m 100 ft

Subdivision Servicing:

Development of back land or a “subdivision” may be permitted, provided that it includes a piped water and sewer system approved by the Department of Environment and lands and connected to the existing Town systems.