

# Comprehensive Neighbourhood Development (R5) Zone



The purpose of the Comprehensive Neighbourhood Development (R5) Zone is to enable the development of large-scale and comprehensively planned neighbourhoods by development agreement.

## Permitted Uses:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations.

RESIDENTIAL USES
Existing Residential Uses

## Permitted Uses with Special Conditions:

The following uses shall be permitted in the zone subject to all applicable requirements of this By-law, including Section 14 – General Regulations and specific additional requirements.

NON-RESIDENTIAL USES	SPECIAL CONDITIONS
Agricultural Uses	Subject to the requirements of the Agricultural (A1) Zone
Forestry Uses	Section 14.3.3

## Zone Requirements:

REQUIREMENT	ALL PERMITTED USES
Minimum Lot Area:	5 acres
Minimum Lot Frontage:	100 feet
Minimum Front/Flankage Setback: (main and accessory structures)	20 feet
Minimum Side Setback:	
(i) General	20 feet
(ii) Abutting a Residential Zone	40 feet
(iii) Accessory structure	20 feet
Minimum Rear Setback:	
(i) General	40 feet
(ii) Accessory structure	20 feet
Maximum Building Height:	
(i) Main Building	45 feet
(ii) Accessory structure	20 feet

## Uses Considered by Development Agreement:

As provided for in the Municipal Planning Strategy, the following uses may be considered by Development Agreement within the Comprehensive Neighbourhood (R5) Zone:

- (a) The development of comprehensive planned neighbourhood developments in accordance with policies 3.1.15 and 3.1.16 of the Municipal Planning Strategy; and
- (b) Uses considered by Development Agreement in all zones listed in section 14.7.