

**5.14 RESIDENTIAL COMPREHENSIVE DEVELOPMENT (R10) ZONE****5.14.1 Purpose**

The purpose of the Residential Comprehensive Development (R10) Zone is to provide for comprehensively planned residential neighbourhoods by development agreement.

**5.14.2 Permitted Uses**

Existing R2 Zone Uses, subject to the special requirements of the R2 Zone  
Municipal or Village Water and Sewer Utilities

**5.14.3 Uses Subject to Conditions:**

A Development Permit may only be issued for the following uses in the R10 Zone when subject to a Residential Comprehensive Development District development agreement:

All residential building forms  
Community Centres  
Community Facilities  
Continuum of Care Residential Community  
Churches  
Day Care Facilities  
Long Term Care Facilities  
Group Care Facilities  
Home-based businesses  
Home Day Care  
Public Infrastructure  
Parks, playgrounds and trails  
Residential Care Facilities  
Small-scale Commercial (less than 2000 square feet of commercial floor area) that directly services the development. This shall include, but is not limited to, corner stores with optional accessory gas bar, coffee shops, cafes, teahouses, restaurants, general retail, and other similar uses. Industrial, resource, drive-in restaurants, and large-scale commercial uses are prohibited.  
Urban Home Occupations

5.14.4 **Zone Requirements**

Any permitted use in any Residential Comprehensive Development (R10) Zone must comply with the following requirements:

<b>RESIDENTIAL COMPREHENSIVE DEVELOPMENT (R10) ZONE</b>	<b>Existing R2 Zone Uses</b>	<b>Water and Sewer Utilities</b>
Minimum Lot Size:	Five Acres	5,005 sq ft
Minimum Lot Frontage:	As per R2 Zone	0
Minimum Front or Flankage Yard:		
a) Residential Collector Street	As per R2 Zone	N/A
b) Major Collector Street	As per R2 Zone	N/A
Minimum Side Yard:		
a) General	As per R2 Zone	4 ft
b) Common Wall	As per R2 Zone	N/A
c) Accessory Building	As per R2 Zone	4 ft
Minimum Rear Yard:		
a) Main Building	As per R2 Zone	4 ft
b) Accessory Building	As per R2 Zone	N/A
Maximum Height of Main Building	As per R2 Zone	20 ft
Maximum Lot Coverage	As per R2 Zone	50% of lot area
Maximum Number of Units Per Acre	As per R2 Zone	N/A

<b>PART 5</b>	<b>DATE ENACTED</b>	<b>SECTION</b>
	January 14, 2010	5.14

**Note:** Numbering of Sections within this Bylaw may be different from the Amended Date.