

**1.11 FUTURE SPECIAL AREA PLAN ZONE****(F-SAP)****Permitted Uses**

1. The permitted primary and secondary uses are as follows:

Primary	Secondary
House	Carriage House Home Business Secondary Suite

**Dwelling Units**

2. The maximum number of dwelling units per parcel is two and is limited to one house and either one secondary suite or one carriage house.

**Siting**

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
House	6 m	6 m	2 m	3 m
Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

**Height**

4. The maximum heights in the are as follows:

Structure	Maximum Height
House	8 m
Carriage House with Garage Below	7 m
Carriage House with without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

**Parcel Coverage**

5. The maximum parcel coverage is 35%.

**Subdivision**

6. The minimum parcel area is 10 ha.