

## Comparison Table – Elkhart Lodge Comprehensive Development (CD3) Zone

Current Zoning Bylaw No. 2498, 2012	Proposed Zoning Bylaw No. 3065, 2024
<b>Permitted Uses (Principal):</b> <ul style="list-style-type: none"> <li>• commercial card-lock facility;</li> <li>• eating and drinking establishment;</li> <li>• hotel;</li> <li>• motel;</li> <li>• outdoor storage;</li> <li>• retail sales, general;</li> <li>• service station;</li> </ul>	<b>Permitted Uses (Principal):</b> <ul style="list-style-type: none"> <li>• commercial card-lock facility;</li> <li>• eating and drinking establishment;</li> <li>• hotel;</li> <li>• motel;</li> <li>• outdoor storage;</li> <li>• retail sales, general;</li> <li>• service station;</li> </ul>
<b>Permitted Uses (Accessory):</b> <ul style="list-style-type: none"> <li>• accessory dwelling;</li> <li>• offices;</li> <li>• accessory buildings and structures.</li> </ul>	<b>Permitted Uses (Accessory):</b> <ul style="list-style-type: none"> <li>• accessory building or structure;</li> <li>• accessory dwelling;</li> <li>• car wash.</li> </ul>
<b>Minimum Parcel Size for Subdivision:</b> 4.0 ha	<b>Minimum Parcel Size for Subdivision:</b> 4.0 ha
<b>Minimum Lot Width for Subdivision:</b> Not less than 25% of the parcel depth	<b>Minimum Lot Width for Subdivision:</b> Not less than 25% of the parcel depth
<b>Maximum Density:</b> one (1) accessory dwelling.	<b>Maximum Density:</b> one (1) accessory dwelling.
<b>Minimum Setbacks:</b> Front:       7.5 metres Rear:         7.5 metres Interior:     3.0 metres Exterior:     4.5 metres	<b>Minimum Setbacks:</b> Front:       7.5 metres Rear:         7.5 metres Interior:     3.0 metres Exterior:     4.5 metres
<b>Maximum Building Height:</b> 12.0 metres	<b>Maximum Building Height:</b> 12.0 metres
<b>Maximum Parcel Coverage:</b> 35%	<b>Maximum Parcel Coverage:</b> 35%