

## **Section 35 Bare Land Condominium**

- 35.1 A bare land condominium development already part of the definition must comply with all the general regulations of this bylaw, including the regulations of the applicable land use district.
- 35.2 The Front Yard Setback for dwelling units located within a bare land condominium development shall apply to the setback from the Public Roadway giving access to the bare land development. In addition, where applicable, the Front Yard Setback shall apply to a dwelling unit when an internal roadway provides access to a parking stall(s) located in the front of a dwelling unit.
- 35.3 The Rear Yard Setback for dwelling units located within a bare land condominium development shall apply to the perimeter of the site to adjacent properties except in the case of a front yard.
- 35.4 A comprehensive site plan shall be required for the development of a residential bare land condominium development, and all development shall conform to the comprehensive site plan. The proposed plan must include the following to the satisfaction of the Development Authority:
- a. Site Access, internal road system, walkway system and site pattern showing dimensions and structures;
  - b. Designated Emergency Access routes;
  - c. Provision for on-site containerized garbage collection facilities;
  - d. Open space designated for recreational and playground use, and shall not include any required buffer strip;
  - e. Location of hard surfaced parking for every proposed lot and visitor parking areas; and
  - f. Such other information as deemed necessary by the Development Authority.