

Section 66 – CD-28– Comprehensive Development Zone - 28

Purpose

66.1 The purpose of the CD-28 Zone is to accommodate a multi-family development. Development within the CD-28 Zone shall be subject to the relevant Development Permit Area Guidelines of the Official Community Plan.

Regulations

66.2 On a parcel zoned CD-28, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out in the CD-28 Zone or those regulations contained elsewhere in this Bylaw.

Permitted Uses

66.3 The following uses and no others are permitted in the CD-28 zone:

- .1 multiple dwellings
- .2 commercial daycare facility
- .3 group childcare
- .4 family childcare facility
- .5 home occupation
- .6 accessory use

Maximum Height of Principal Buildings

66.4 The maximum height of any principal building shall be 14 metres (45.9 feet)

Maximum Height of Accessory Buildings

66.5 The maximum height of any accessory building shall be 6 metres (19.7 feet).

Maximum Parcel Coverage

66.6 The total maximum parcel coverage for principal and accessory buildings shall be 55% of the parcel area, of which 10% shall be the maximum parcel coverage for accessory buildings.

Minimum Parcel Area

66.7 The minimum parcel area for all other uses shall be 900 square metres (9,687.8 square feet).

Minimum Parcel Width

66.8 The minimum parcel width shall be 30 metres (98.5 feet)

Minimum Setback of Principal Buildings

66.9 The minimum setback of principal buildings from the:

- .1 Front parcel line
 - adjacent to a highway shall be 5.0 meters (16.4 feet)
 - adjacent to an internal access route shall be 2.0 meters (6.6 feet)
- .2 Rear parcel line shall be 5.0 metres (16.4 feet)
- .3 Interior side parcel line
 - adjacent to a parcel zoned R-14 shall be 1.2 metres (3.9 feet)
 - all other cases shall be 1.8 metres (5.9 feet)
- .4 Exterior side parcel line
 - adjacent to a highway shall be 5.0 metres (16.4 feet)
 - adjacent to an access route shall be 2.0 metres (6.6 feet)
- .5 Minimum clear driveway length for accessing any garage or carport shall be 5 metres (16.4 feet).
- .6 Minimum separation between residential buildings on the same parcel of not more than one storey in height shall be 1.5 metres (4.9 feet)
- .7 Minimum separation between residential buildings on the same parcel of more than one storey in height shall be 3 metres (9.8 feet)

Refer to Section 4.9 for “Special Building Setbacks” which may apply.

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Minimum Setback of Accessory Buildings

- 66.10 The minimum setback of accessory buildings from the:
- | | |
|---------------------------------------|------------------------|
| .1 Front parcel line shall be | 5.0 metres (16.4 feet) |
| .2 Rear parcel line shall be | 1.0 metre (3.3 feet) |
| .3 Interior side parcel line shall be | 0.6 metre (1.9 feet) |
| .4 Exterior side parcel line shall be | 5.0 metres (16.4 feet) |

Refer to “Pound and Animal Control Bylaw” for special setbacks which may apply

Maximum Density

- 66.11 The maximum permitted density based on the gross parcel area, shall be as follows:
- .1 100 dwelling units per hectare (40.5 per acre) for Multiple Family Housing, Multiple Family Housing in Mixed Use Buildings; or
 - .2 110 dwelling units per hectare (44.5 per acre) where a minimum of 50% of the dwelling units are provided as affordable housing or purpose-built rental housing.

Parking

- 66.12 Required off-street parking shall be as prescribed in Appendix I.