

## **SECTION 57 - CD-19 - COMPREHENSIVE DEVELOPMENT ZONE - 19**

### **Purpose**

57.1 The purpose of the CD-19 Zone is to provide for low density, small lot strata development consisting of *single-family dwellings* and *Accessory Dwelling Units* use on a relatively narrow parent *parcel*.

### **Regulations**

57.2 On a *parcel* zoned CD-19, 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-19 Zone or those regulations contained elsewhere in this Bylaw.

### **Permitted Uses**

57.3 The following uses and no others are permitted in the CD-19 Zone:

- .1 *single family dwelling with or without secondary suite(s)*;
- .2 *duplex with or without secondary suite(s)*;
- .3 *accessory dwelling unit(s)* in compliance with s. 4.2 of this Bylaw;
- .4 *accessory use*, including *home occupation*.

### **Maximum Height of Principal Building**

57.4 The maximum *height* of *principal building* shall be 10.0 metres (32.8 feet).

### **Maximum Height of Accessory Building**

57.5 The maximum *height* of an *accessory building* shall be 6.0 metres (19.7 feet).

### **Maximum Parcel Coverage**

57.6 The total maximum *parcel coverage* for *principal* and *accessory buildings* shall be 50% of the *parcel area*, of which 10% shall be the maximum *parcel coverage* for *accessory buildings*.

### **Minimum Parcel Area**

57.7

- .1 The minimum *parcel area* for a *single family dwelling with or without a secondary suites* shall be 325.0 square metres (3,498 square feet).
- .2 The minimum *parcel area* for a *duplex with or without a secondary suite* shall be 650.0 square metres (6,996 square feet)

### **Minimum Parcel Width**

57.8

- .1 The minimum *parcel width* for a *parcel* line common to a *highway* shall be 50.0 metres (164 feet).
- .2 The minimum *parcel width* for a bare land *strata lot* intended for a *single family dwelling* fronting an *access route* shall be 10.0 meters (32.8 feet).
- .3 The minimum *parcel width* for a bare land *strata lot* intended for a *duplex* shall be 20.0 meters (65.6 feet).

### **Minimum Setback of Principal Building**

57.9 The minimum *setback* of the *principal building* from the:

- .1 *Front parcel line*
  - *adjacent to a highway* shall be 3.0 metres (9.8 feet)
  - *adjacent to an access route* shall be 2.0 metres (6.6 feet)
- .2 *Rear parcel line* shall be 3.0 metres (9.8 feet)
- .3 *Interior side parcel line*
  - *adjacent to a parcel zoned CD-19* shall be 1.2 metres (3.9 feet)
  - *all other cases* shall be 1.8 metres (5.9 feet)
  - not applicable to *dwelling units* within the same *duplex*
- .4 *Exterior side parcel line*
  - *adjacent to a highway* shall be 3.0 metres (9.8 feet)
  - *adjacent to an access route* shall be 2.0 metres (6.6 feet)

## **SECTION 57 - CD-19 - COMPREHENSIVE DEVELOPMENT ZONE - 19 - CONTINUED**

### **Minimum Setback of Accessory Buildings**

57.10 The minimum *setback* of an *accessory building* from the:

- |    |   |                        |
|----|---|------------------------|
| .1 | <i>Front parcel line</i> shall be         | 5.0 metres (16.4 feet) |
| .2 | <i>Rear parcel line</i> shall be          | 1.0 metre (3.3 feet)   |
| .3 | <i>Interior side parcel line</i> shall be | 1.0 metre (3.3 feet)   |
| .4 | <i>Exterior side parcel line</i> shall be | 5.0 metres (16.4 feet) |

### **Parking**

57.11 Parking shall be required as per Appendix I.

### **Screening & Landscaping**

57.12 Parcel lines of the strata development adjacent to residential zoned parcels shall be screened with a combination of fencing and/or landscaping as per Appendix III.