

Residential Two-Family Comprehensive Development Zone (CD12) [BL3614]

Permitted Uses

- 80.12** (1) The Permitted Uses for the CD12 zone are as follows:
- Accessory Dwelling Unit, Coach House
 - Accessory Dwelling Unit, Garden Suite
 - Assisted Living
 - Community Care Facility
 - Limited Home-Based Business
 - Secondary Suite
 - Single-Family Dwelling
 - Supportive Housing
 - Two-Family Dwelling

Minimum Lot Size

- (2) The minimum permitted lot size for a two-family dwelling or a single-family dwelling with an accessory dwelling unit in the CD12 zone is 600 m² (6,458 sq. ft.).
- (3) The minimum permitted lot size for a single-family dwelling or a single-family dwelling with a secondary suite in the CD12 zone is 500 m² (5,382 sq. ft.).

Minimum Frontage

- (4) The minimum permitted frontage in the CD12 zone is as follows:
 - (a) with public lane access, 13.5 m (44.29');
 - (b) without public lane access, 15.0 m (49.21')

Density

- (5) The permitted density for the CD12 zone is as follows:
 - (a) The total maximum combined number of dwelling units for Lots 2 to 4, Plan VIP89429 is 38.
 - (b) The number of dwelling units per lot must not exceed two;
 - (c) The maximum permitted floor space ratio is
 - (i) 0.5:1 for one residential building; or
 - (ii) 0.65:1 for two residential buildings;
 - (d) The size of an accessory dwelling unit must not exceed 90 m² (968.75 sq. ft.)

Maximum Lot Coverage

- (6) The maximum permitted lot coverage for the CD12 zone is as follows:
 - (a) 35% for principal buildings,
 - (b) 40% for all buildings and structures combined, except where an accessory building contains a dwelling unit, the maximum permitted lot coverage may be increased to 45%.

Minimum Useable Exterior Amenity Space

- (7) The useable exterior at-grade amenity space for the accessory dwelling unit must not be less than 40 m² (430.56 sq. ft.) and must be immediately adjacent to and accessible from the entry of the dwelling unit.

Minimum Setbacks

- (8) The minimum permitted setbacks for the CD12 zone are as follows:
 - (a) Principal Buildings:
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 2.0 m (6.56')
 - Yard, Side when adjacent to a lane or highway, 3.0 m (9.84')

- Yard, Rear, 7.5 m (24.61')
- (b) Accessory Buildings and Structures, excluding fences:
 - Yard, Front, 5.0 m (16.40')
 - Yard, Side, 1.5 m (4.92')
 - Yard, Rear, 1.5 m (4.92')
- (9) Despite section 80.12 (8), the minimum permitted setback for principal and accessory buildings and structures from any lot line shared with Strata Lot 2, Strata Plan VIS1791 is 10 m (32.8').
- (10) The minimum permitted setback for any garage door or carport for a principal or accessory building facing a public road other than a lane is 5.8 m (19.03').

Maximum Building Height

- (11) The maximum permitted building heights for the CD12 zone are as follows:
 - (a) Principal Building, 9.0 m (29.53');
 - (b) Accessory Building with Coach House over parking garage, 7.5 m (24.61');
 - (c) Accessory Dwelling Unit, Garden Suite, 5.0 m (16.40');
 - (d) Accessory Building with no Coach House, 5.0 m (16.40').

Maximum Eaveline Height

- (12) The maximum permitted eaveline height for a building containing an accessory dwelling unit, coach house is 5.5 m (18.04').

Conditions of Use

- (13) The conditions of use for the CD12 zone are as follows:
 - (a) Accessory Dwelling Unit, Coach House or Garden Suite, Secondary Suite, and Two-Family Dwelling are not permitted on any parcel within 25 m (82') of Strata Lot 2, Strata Plan VIS1791;
 - (b) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
 - (i) the number of residents does not exceed three, and
 - (ii) the use is within the principal building only;
 - (c) No fences are permitted over:
 - (i) 1.2 m (3.94') in height in the required yard, front;
 - (ii) 1.8 m (5.91') in height in the required yard, side or yard, rear;
 - (d) Driveway access must be shared by both the principal building and accessory building;
 - (e) If a lane exists, all site parking must be accessed from the lane and not from the street.
 - (f) If a lane exists, all lanes must consist of a 6.0 m (19.68') wide, centre-crown, paved surface, with concrete curb and gutter on both sides of the lane, despite Schedule "B" of Bylaw 1851 [*Subdivision and Control Bylaw, 1979*].