

PART 14 – COMPREHENSIVE DEVELOPMENT AREA ZONES

COMPREHENSIVE DEVELOPMENT AREA ZONE 1 (CDA-1)

14.1 Application and Intent

The regulations of this zone apply to the use of land, buildings, and structures within the Comprehensive Development Area 1 Zone, as shown on the maps attached to this Bylaw as Schedule “A”. The intent of the CDA-1 zone is to allow for existing uses to continue, pending receipt of development applications consistent with the Official Community Plan, and the completion of a comprehensive local area plan, while limiting new development that is not compatible with the Official Community Plan, policies, or does not have a local area plan context.

14.2 Permitted Principal Uses

- (1) single-family residential dwelling, limited to one principal buildings, per lot; and,
- (2) a community care use licensed as a residence as permitted by Section 8.3, located in a building intended as a single-family residential dwelling.

14.3 Permitted Accessory Uses

- (1) off-street, parking;
- (2) accessory buildings as permitted by Section 4.13-4.20;
- (3) a boarding use accommodating not more than two boarders;
- (4) a Bed and Breakfast use accommodated in a single sleeping unit;
- (5) a community care use licensed as a day care as permitted by Section 8.3;
- (6) a home occupation use as permitted by Section 8.5; and,
- (7) other accessory uses customarily incidental and subordinate to a permitted principal use.

14.4 Minimum Lot Area

A lot in the CDA-1 zone must have a lot area of not less than 10,000.0 m² (107,593.2 ft²).

14.5 Maximum Lot Coverage

A lot in the CDA-1 zone must have a total lot coverage not exceeding 25% of the lot area of the lot.

14.6 Setbacks

Except as otherwise required or permitted by Sections 4.3 and 4.13-4.20 and Part 5, buildings and structures must be sited no closer to lot lines than the following:

- (1) front lot line: 10.5 m (34.4 ft);
- (2) interior side lot line: 10.5 m (34.4 ft);
- (3) exterior side lot line: 10.5 m (34.4 ft); and,
- (4) rear lot line: 10.5 m (34.4 ft).

14.7 Maximum Height of Buildings

Except as otherwise required or permitted by Part 5, principal buildings in the CDA-1 zone must not exceed a building height of 8.0 m (26.2 ft).

14.8 Off-Street Parking and Loading

Off-street, parking and loading spaces must be provided and maintained as required by Part 6.