

**Comprehensive Development Zone****CD55****A. Zone Intent**

1. The intent of the **CD55 Zone** is to allow a cluster residential development as supported by Section 8.1.11 of the OCP.

The CD55 Zone is intended for up to 10 single family lots on a bare land strata development within the Rural Residential designation. The common property includes environmentally sensitive lands and significant open green space that is protected and prohibited from future development. The site will be serviced by City water and individual septic fields.

The CD55 Zone is based off of a combination of the Rural Residential 7 Zone (RR7) and the Suburban 20 Zone (S20).

The common property shall be protected from any development and or human activity and shall be retained as an undisturbed environmental asset in exchange for the development permitted elsewhere within the CD55 zone.

**B. Permitted Uses**

1. The following **Principal Uses** and no other shall be permitted in the **CD55 Zone**:
  - a. **Residential limited** to:
    - i. One **Single Family Dwelling**
2. The following **Accessory Uses** and no other shall be permitted in the **CD55 Zone**:
  - a. **Accessory limited** to:
    - i. **Accessory Building**, and
    - ii. **Accessory Structure**.
  - b. **Agriculture limited** to:
    - i. **Agriculture (Hobby Greenhouse)**, and
    - ii. **Agriculture (Minor)** – provided minimum **Lot** size is 0.2 ha (0.49 ac)
  - c. **Residential limited** to:
 

**One of**

    - i. **Bed and Breakfast, or**
    - ii. **Boarding Use, or**
    - iii. **Residential Care**.
    - iv. **And,**
    - iv. **Home Occupation**.
  - d. Storage **limited** to the following:
    - i. **Enclosed Storage**.

**SECTION 1248****COMPREHENSIVE DEVELOPMENT ZONE  
CD55****C. Lot Area****1. Bare Land Strata**

Where a **Bare Land Strata** is proposed, it shall comply with both the **Lot Area (Minimum)** and the **Lot Area (Average)** as follows:

Zone	<b>Lot Area (Minimum)</b>	<b>Lot Area (Average)</b>
<b>CD55</b> - with Municipal Water	0.2 ha (0.49 ac)	0.2 ha (0.49 ac)

- Notwithstanding Section 104 Part M, for the purposes of subdivision, each **Lot** shall consist of a minimum **Developable Area** of 0.1 ha (0.25 ac).
- Lots** created through subdivision in the **CD55** zone shall comply with the following minimum standards:

Zone	Area	Width ( <b>Corner Lot</b> )	Width ( <b>Non-Corner Lot</b> )	Depth
<b>CD55</b> - with Municipal Water	0.2 ha (0.49 ac)	30.0 m (98.4 ft)	25.0 m (82.02 ft)	40.0 m (131.2 ft)

**D. Setbacks**

- All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
<b>Principal Building</b>	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
<b>Accessory Building/Structure</b>	7.5 m (24.6 ft)	1.3 m (4.0 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
<b>Agriculture (Minor) Building/Structure</b>	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)

- Notwithstanding Section 202 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

**E. Lot Coverage**

- Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	<b>Lot Coverage</b>
<b>CD55</b>	20%

**F. Floor Space**

- A **Floor Space Ratio** is not applicable in these zones.

**G. Impervious Surfaces**

- Impervious Surfaces** shall together cover not more than 30% of the **Lot Area**.

**SECTION 1248****COMPREHENSIVE DEVELOPMENT ZONE  
CD55****H. Height of Buildings**

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	<b>Principal Building</b>	<b>Accessory Building/Structure</b>	<b>Agriculture</b>
<b>CD55</b>	11.0 m (36.1 ft)	6.0 m (19.7 ft)	11.0 m (36.1 ft)

**I. Off Street Motor Vehicle Parking**

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

**J. Agriculture (Hobby Greenhouse) Use**

1. Shall be limited to a maximum of one **Building** not exceeding a total area of 35.0 sq m (750.0 sq ft).
2. Where **Agriculture (Hobby Greenhouse)** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
3. A solid landscape buffer of minimum of 2.0 m (6.5 ft) in **Height** is required.