

Section 6.4.28

(580.03,580.12,580.44)

COMPREHENSIVE DEVELOPMENT ZONE 1**CD1****General**

The CD1 Zone shall be developed in substantial compliance with the plans attached as Schedule 'A1', 'A2' and 'A3'

Permitted Uses

Despite the definition of 'resort condominium' in this bylaw, 'resort condominiums' in the CD1 zone may be used for 'residential use' subject to any covenant registered on the land under Section 219 of the *Land Title Act*.

For building shown on Schedule 'A1' as follows:

Building A & B: Hotel, Resort Condominium, Restaurant, Accessory uses customarily ancillary to a hotel or resort use including spa, recreation facilities, licenced lounge, swimming pool and parking.

Building C,D,E,F,G
& H: Resort Condominiums

Maximum Number and Size of Buildings and Structures

The maximum combined total of resort condominiums and hotel units for Building A and B shown on Schedule 'A1' shall be as follows:

Building A & B	24
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The maximum number of resort condominium units for other buildings shown on Schedule 'A1' shall be as follows:

Building C	16
Building D	4
Building E	4
Building F	4
Building G	4
Building H	4

Height (for buildings shown on Schedule 'A1' as follows):

Building A	as shown on Schedule 'A3'
Buildings B & C	12.0m
All other buildings	9.0m

Despite any other provision of this bylaw the maximum parcel coverage and floor area ratio shall apply to the CD1 Zone in its entirety and not to individual parcels that may be created by subdivision within the zone and shall be as follows:

Parcel coverage (combined total of all parcels within the CD1 Zone)	16%
Floor Area Ratio (combined total of all parcels within the CD1 Zone)	0.32

Siting of Buildings

Buildings shall not be sited in closer proximity to the boundaries of the CD1 Zone than shown on Schedule 'A1'.

Landscaping & Screening

Landscaping and screening shall be in accordance with the site plan attached as Schedule 'A1'.

Parking

Off-street parking shall be provided in accordance with the plan attached as Schedule 'A1' and 'A2'.

Subdivision

Subdivision of the CD1 Zone is permitted either under the *Land Title Act* or *Strata Property Act* provided the subdivision does not prevent development of the parent parcel in accordance with Schedule 'A1'. Parcels within the CD1 Zone are exempt from the minimum frontage requirement under Section 944 of the *Local Government Act*.

