

Section 3.4.49

COMPREHENSIVE DEVELOPMENT ZONE 10**CD10****Permitted Uses and Minimum Site Area**

Permitted Use	Required Site Area
a) Home Occupation Use	n/a
b) Residential Use	
- single detached dwelling unit	n/a
- per duplex	500m

Maximum Number and Size of Buildings and Structures

Accessory buildings	- n/a
Dwelling Units	Dwelling units shall be in accordance with the site plan attached as Schedule 'A4'
Height	
- Principal building	
- Interior heated space	7.3m
- Ridge of gable, hip or gambrel sloped roof	9.0m
- Deck line	8.0m
- Top of roof	9.0m
- Flat roof	8.0m
- Accessory building	4.5m
Floor Area Ratio	0.75
Parcel coverage	65%

Minimum Setback Requirements

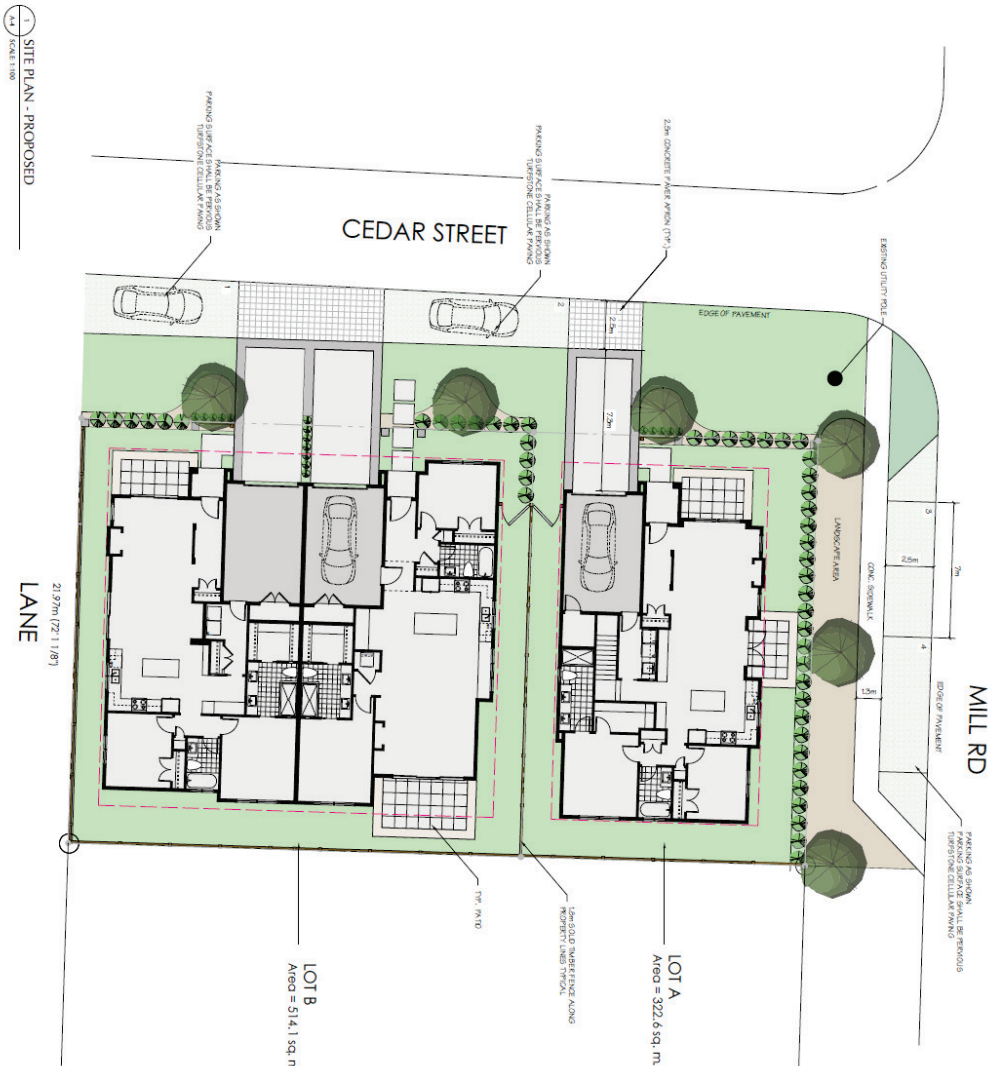
As show in the site plan attached as Schedule 'A4'

Except:

- a. where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3 General Regulations shall apply.
- b. That any roof overhang, eave, cornice or gutter may project to a maximum of 0.6m into any required setback area.

Parking

Notwithstanding the parking requirements specified in Schedule '3B' Required Number of Off Street Parking Spaces, parking be in accordance with the site plan attached as Schedule 'A4'



1:4 SCALE 1:1000
SITE PLAN - PROPOSED

Site Plan Data

REGISTERED OWNER: BRUN LAWSON
 LEGAL DESCRIPTION: LOT A DISTRICT 10 5657, 7770 DISTRICT 11, A.M. 9466
 C.V.C. ADDRESS: 246 MILL ROAD QUANQUAN BEACH, B.C.
 SITE AREA: 837 SQUARE METERS (9,207.5 sq. ft.)
 EXISTING ZONING: RESIDENTIAL 14 (R14)
 OFF-LAND USE DESIGNATION: RESIDENTIAL

Proposed Land Use

DEVELOPMENT PROPOSAL: COMPREHENSIVE DEVELOPMENT ZONE
 LOT SIZE: LOT A = 322.6 sq. m, LOT B = 514.1 sq. m
 SITE COVERAGE: 65%
 FLOOR AREA RATIO: 75%
 MAX. BUILDING HEIGHT: 8.0M
 BUILDING SETBACKS: AS SHOWN, MEASURED TO BUILDING FACE (SETBACKS FROM 20' OBSERVER PROJECTION)
 PARKING: 10' OF STREET PARKING SPACE PER LOT
 40% OF STREET LANEWAY PARKING SPACES (RESERVED FOR VISITOR PROTECTION)
 10' OF STREET PARKING SPACE PER LOT
 40% OF STREET LANEWAY PARKING SPACES (RESERVED FOR VISITOR PROTECTION)
 TYPICAL CELLULAR PAVING