

Section 3.4.52

COMPREHENSIVE DEVELOPMENT ZONE 13**CD13****Permitted Uses and Minimum Site Area****Permitted Use**

- a) Home Occupation Use
- b) Residential Use
 - single detached dwelling unit
 - per duplex
- c) Ancillary Dwelling Unit

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 'A-4'
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
Parcel Coverage	
Single Detached Residential	45%
Duplex	55%

Minimum Setback Requirements

As shown in the site plan attached as Schedule 'Single Family Res – Concept' and 'Duplex – Plan Concept'

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.

Parking

Notwithstanding the parking requirements specified in Schedule '3B' Required Number of Off-Street Parking Spaces, parking to be in accordance with the site plan attached as Schedule 'A-4'.



DRAFT



1 SITE PLAN (PROPOSED)
1" = 100'

100' 0" 200' 0" 300' 0" 400' 0" 500' 0" 600' 0" 700' 0" 800' 0" 900' 0" 1000' 0"

C.A. DESIGN

PROJECT: 100' 0" 200' 0" 300' 0" 400' 0" 500' 0" 600' 0" 700' 0" 800' 0" 900' 0" 1000' 0"

DATE: 10/1/2011
BY: C.A. DESIGN
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A-4

