

Section 6.4.30.4

(580.60)

COMPREHENSIVE DEVELOPMENT ZONE 8

CD8

Permitted Uses and Minimum Site Area

Permitted Use	Required Site Area
a) Home Occupation	n/a
b) Residential Use	
- one single family dwelling	n/a
- secondary suite	n/a
c) Bed and Breakfast	n/a

Maximum Number and Size of Buildings and Structures

Maximum size of building subject to any covenant registered on the Land under Section 219 of the *Land Title Act*

Accessory buildings	- combined floor area of 75m ²
Height	
- Principal building	
- Interior heated space	7.3 m
- Ridge of gable, hip or gambrel sloped roof	9.0 m
- Mansard roof	
- deck line	8.0 m
- top of roof	9.0 m
- Flat roof	8.0 m
- Accessory building	4.5 m
Floor Area Ratio	0.65
Parcel coverage	45%

Minimum Setback Requirements

Front Lot line	- refer to CD8, Schedule A
Rear Lot line	
-Principal building	- refer to CD8, Schedule A
-Accessory buildings	
Floor area more than 10 m ² and over 3 m in height	- 1.5 m
Floor area no more than 10 m ² and no more than 3m in height	- 0 m
Exterior Side Lot line	- refer to CD8, Schedule A
Interior Side Lot line	
-Principal building	- refer to CD8, Schedule A
-Accessory buildings	
Floor area more than 10 m ² and over 3 m in height	- refer to CD8, Schedule A
Floor area no more than 10 m ² and no more than 3m in height	- 0 m

Minimum Parcel Size

Notwithstanding the minimum parcel size and parcel shape requirements of Sections 7.4 and 7.6 of this Bylaw, the minimum parcel size and parcel shape in the CD8 zone shall be as shown on Schedule 'A' attached to the CD8 zone.

C.A. DESIGN
 64-27900 (2229-47)
 64-27900 (2229-47) QUALICUM BEACH, BC V1K 2X1

Project No: 2018-001
 Revision: 01
 Date: 2018-03-15

Client: Qualicum Arbutus Developments Ltd.
 4800 Arbutus Street, Qualicum Beach, BC V1K 2X1

Project Name: LOT F - 860 ARBUTUS
 Qualicum Beach, BC

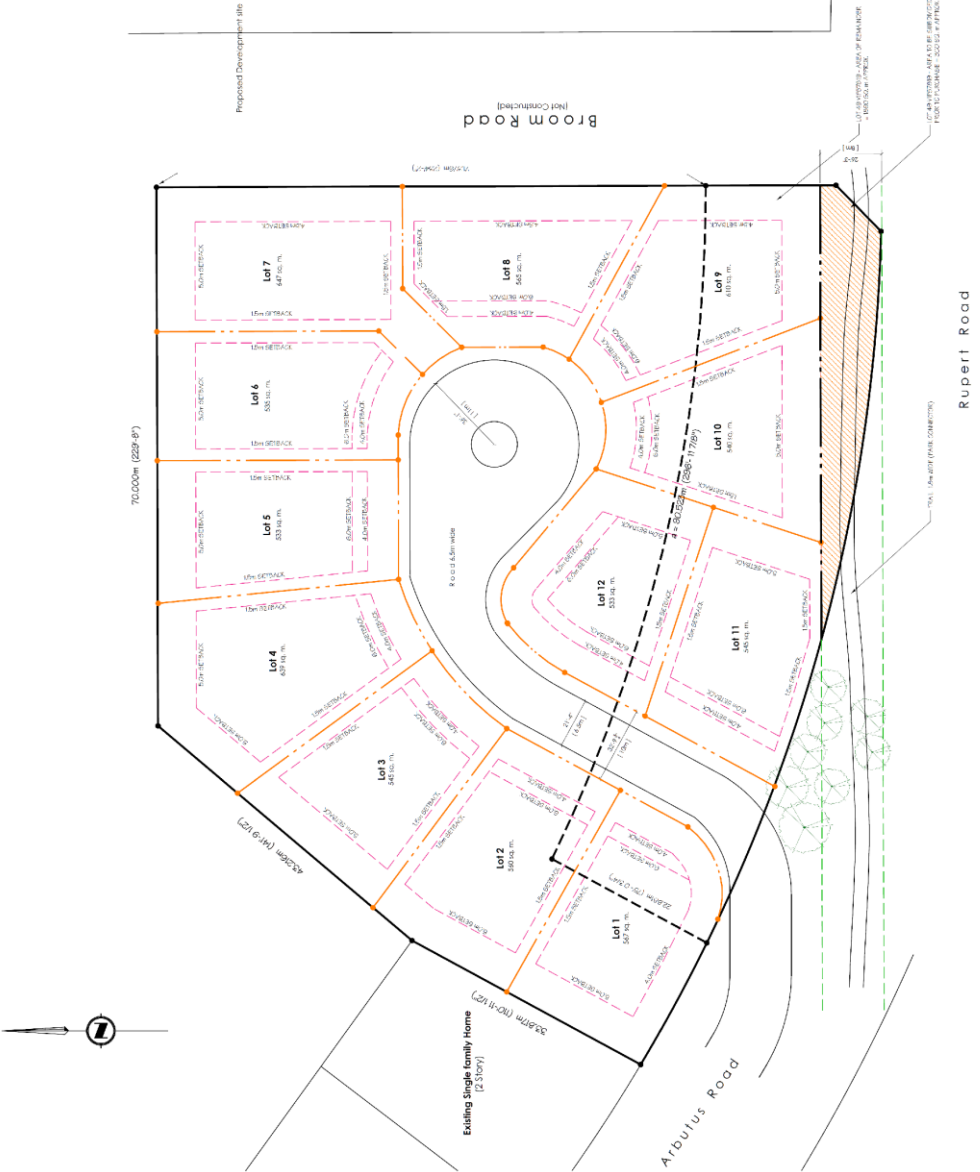
Client: Qualicum Arbutus Developments Ltd.
 Victoria, B.C.

CONCEPTUAL SITE PLAN

Sheet No: A-3
 Date: 2018-03-15
 Scale: 1:500
 Sheet #



- Site Summary**
- LEGAL DESCRIPTION:** LOT F, 1067 SQ. FT., LOT 76, A W/KA/CF, S. 2636 CTCT, PLAN W/PS/3/2/2
 - LOT 76, 1067 SQ. FT., LOT 76, A W/KA/CF, S. 2636 CTCT, PLAN W/PS/3/2/2
 - LOT 76, 1067 SQ. FT., LOT 76, A W/KA/CF, S. 2636 CTCT, PLAN W/PS/3/2/2
- Civic Address:** 4800 ARBUTUS STREET, QUALICUM BEACH, BC V1K 2X1
- ZONING:** LOT F - RESIDENTIAL 5 (R5)
- COMBINATION:** LOT F - RESIDENTIAL 5 (R5)
- CONVEYANCE:** SINGLE FAMILY DWELLING UNITS
- SITE AREA:** 1067 SQ. FT. (25.04 SQ. M)
- PROPOSED DEVELOPMENT:** 2 CAR GARAGE PER LOT
- SETBACKS:** FRONT - 40m, REAR - 3m, SIDE - 3m, CORNER - 3m
- UTILITIES:** ALL UTILITIES TO BE SHOWN TO SAILING FOUNDATION
- PARKING:** 2 CAR GARAGE PER LOT



A-3