

67.52 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 65 [CD NO. 65]

In that Zone designated as CD No. 65 [Comprehensive Development District No. 65] no Building or Structure or part thereof shall be erected, constructed, placed, maintained, or used and no land shall be used except in accordance with and subject to the regulations contained in or incorporated by reference into this Part.

(1) **Permitted Uses**

The following Uses and no others shall be permitted:

- (a) Single Family Residential
- (b) Home Occupation

(2) **Parcel Size**

The minimum Parcel Size of Parcels created by bare land strata subdivision shall be 475 square metres.

(3) **Density**

The number of dwelling units permitted on Lot 1, Section 11, Esquimalt District, Plan 8096 [971 Wollaston Street] shall be limited to two (2) for a density of one unit per 574 square metres.

(4) **Building Height**

- (a) No Principal Building shall exceed a Height of 7.3 metres
- (b) No Accessory Building shall exceed a Height of 3.6 metres.

(5) **Lot Coverage**

All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 22% of the Area of Lot 1, Section 11, Esquimalt District, Plan 8096

(6) **Floor Area Ratio**

The combined Floor Area Ratio for Lot 1, Section 11, Esquimalt District, Plan 8096 shall not exceed .25.

(7) **Siting Requirements**

(a) **Residential Buildings:**

- (i) Front Setback: No Principal Building shall be located within 9 metres of any Front Lot Line.
- (ii) Side Setbacks: No Principal Building shall be located within 1.5 metres of any Interior Lot Line.

- (iii) Rear Setback: No Principal Building shall be located within 7.9 metres of any Rear Lot Line.
 - (iv) Building Separation: No Principal Building within Lot 1, Section 11, Esquimalt District, Plan 8096 shall be located within 7 metres of any other Principal Building within Comprehensive Development District No. 65.
- (b) **Accessory Buildings:**
- (i) Front Setback: No Accessory Building shall be located in front of the front face of either of the Principal Buildings.
 - (ii) Side Setbacks: No Accessory Building shall be located within 1.5 metres of any Interior Side Lot Line.
 - (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of any Rear Lot Line.
 - (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of any Principal Building.

(8) **Fencing**

Subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of either Principal Building and no fence shall exceed a Height of 2 metres behind the front face of either Principal Building.

(9) **Landscaping and Open Space**

Landscaping and Open Space shall be as shown on the plans submitted with the application and controlled by Development Permit No. 19/2007.

(10) **Off-Street Parking**

The number of off street parking stalls shall be provided in the ratio of 1 stall for each Dwelling Unit for a total of three [2] spaces.