



67.106 COMPREHENSIVE DEVELOPMENT DISTRICT NO. 119 [CD NO. 119]
[Amendment, 2019, Bylaw No. 2957]

In that Zone designated as CD No. 119 [Comprehensive Development District No. 119] 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
- (c) Secondary Suite: subject to the requirements of Section 30.6
- (d) Boarding: subject to the requirements of Section 30.3
- (e) Urban Hens: subject to the requirements of Section 30.4 of this bylaw.

(2) Parcel Size

The minimum Parcel Size of fee simple Parcels created by subdivision shall be 390 square metres.

(3) Minimum Lot Width

The minimum width of Parcels created by subdivision shall be 9.5 metres measured at the Front Lot Line.

(4) Number of Principal Buildings

Not more than one (1) Principal Building shall be located on a Parcel.

(5) Floor Area Ratio

The Floor Area Ratio shall not exceed 0.36.

(6) Building Height

No Principal Building shall exceed a Height of 7.3 metres.

(7) Lot Coverage

All Principal Buildings, Accessory Buildings and Structures combined, shall not cover more than 30% of the Area of the Parcel.

(8) Siting Requirements

(a) Principal Building:

- (i) Front Setback: No Principal Building shall be located within 7.5 metres of the Front Lot Line.
- (ii) Side Setback: No Principal Building shall be located within 1.5 metres of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 3.3 metres..

- (iii) Rear Setback: No Principal Building shall be located within 7.5 metres of the Rear Lot Line.

(b) Accessory Buildings:

- (i) Front Setback: No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) Side Setback: No Accessory Building shall be located within 1.5 metres of an Interior Side Lot Line.
- (iii) Rear Setback: No Accessory Building shall be located within 1.5 metres of a Rear Lot Line.
- (iv) Building Separation: No Accessory Building shall be located within 2.5 metres of a Principal Building.

(9) Fencing

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

(10) Off Street Parking

- (a) Off street parking shall be provided in accordance with the requirements of Parking Bylaw, 1992, No. 2011 (as amended).
- (b) Notwithstanding Section 9(4) of Parking Bylaw, 1992, No. 2011 (as amended), 1 parking space may be located closer to the Front Lot Line than the front face of the Principal Building.