

663 CD63 (6645 Nelson Avenue)

AMENDING
BYLAW
#5201

SECTION REGULATION

663.01 Map

Lands zoned CD63 are shaded on the map below:



663.02 Permitted Uses

- i. Apartment building for seniors housing
- ii. Caretaker's suite

663.03 Density

- (1) A maximum of 45 dwelling units.
- (2) A maximum of one caretaker's suite.

663.04 Floor Area Ratio (FAR)

- (1) Apartment building – 0.83

663.05 Setbacks

- (1) Minimum:
 - West: 36.0 metres
 - South: 2.0 metres
 - North: 1.0 metres

Existing accessory structures lawfully built prior to January 1, 2022 are exempted from setbacks requirements in CD63.

- (2) For the purpose of defining existing accessory structures lawfully built prior to January 1, 2022 in Section 663.05(1), such measurements may be established by providing a drawing prepared and stamped by a British Columbia Land Surveyor or a Professional Engineer or a Registered Architect, showing the location, elevation and shape of the structures that existed on the site as of January 1, 2022.

663.06 Number of Storeys

- (1) Apartment building – maximum 5 storeys.

663.07 Off-Street Parking

- (1) Notwithstanding Section 142.08, eight parking spaces may be provided within 91.4 metres of the site.

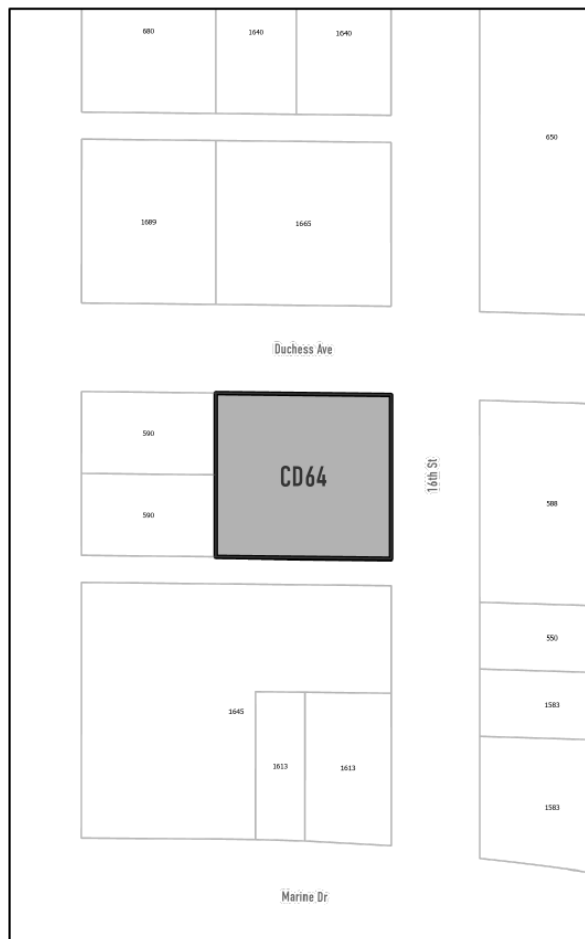
664 CD64 (585 16th Street)

AMENDING
BYLAW
#5201

SECTION REGULATION

664.01 Map

Lands zoned CD64 are shaded on the map below:



664.02 Permitted Uses

- i. Office
- ii. Retail accessory to office use

664.03 Conditions of Use

- (1) Office use is not to exceed 1,509.6m², excluding parking areas
- (2) a maximum of 92.9m² for accessory retail use

664.04 Density

- (1) A maximum gross floor area of 1,509.6m², excluding parking areas.

664.05 Setbacks

Minimum:

East:	3.0 metres
West:	1.5 metres
South:	3.0 metres
North:	6.4 metres

664.06 Building Height

- (1) Office – 11.2 metres maximum measured from the floor of the basement parking level plus 1.5 metres for any roof-top equipment.

664.07 Number of Storeys

- (1) 2 storeys maximum

664.08 Off-Street Parking

- (1) Provide underground parking areas.
- (2) 40 parking spaces are to be provided for tenants of and visitors to the building.
- (3) Out of the parking spaces required by (2) above, one parking space is to be provided for the use of persons with disabilities.
- (4) A maximum of 25% of the parking spaces can be for small vehicles.

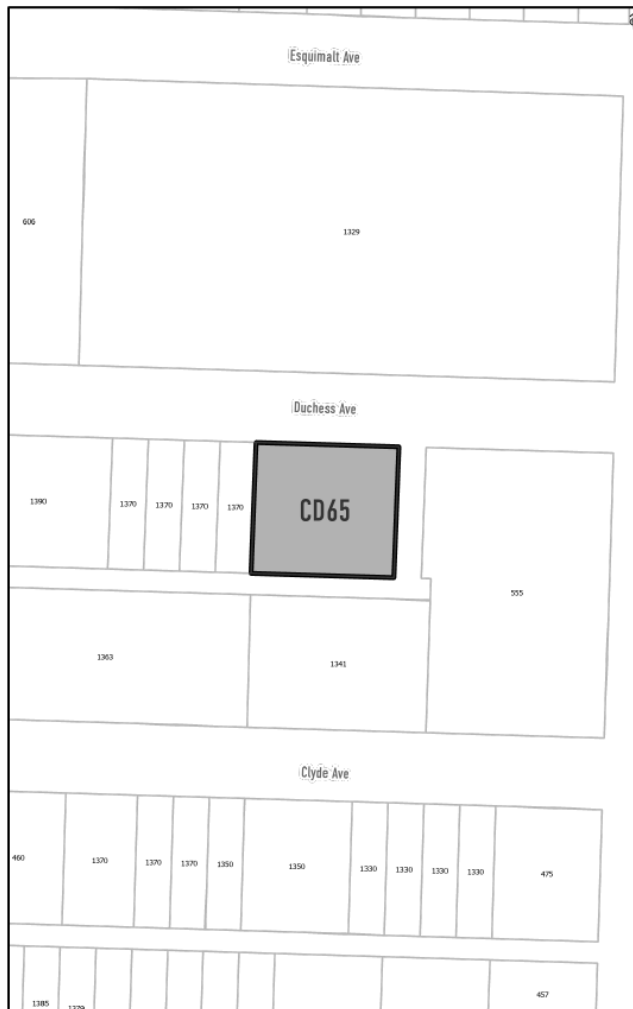
665 CD65 (1340 Duchess Avenue)

AMENDING
BYLAW
#5201

SECTION REGULATION

665.01 Map

Lands zoned CD65 are shaded on the map below:



665.02 Permitted Uses

- i. Apartment building

665.03	Density
(1)	A maximum of 30 dwelling units

665.04	Site Coverage
(1)	Maximum 53%

665.05	Setbacks
(1)	The following minimum setbacks shall apply: North: 2.6 metres South: 2.2 metres East: 4.1 metres West: 6.3 metres

665.06	Building Height
(1)	Maximum 13.6 metres.

665.07	Maximum Number of Storeys
(1)	Apartment buildings – 4 storeys maximum.

665.08	Off-Street Parking
(1)	30 parking spaces shall be provided.

666 CD66 (1489 – 1497 Marine Drive)

AMENDING
BYLAW
#5201

SECTION REGULATION

666.01 Map

Lands zoned CD66 are shaded on the map below:



666.02	Permitted Uses
(1)	Those uses as provided for in Section 701.01 - Ambleside Centre Zone 1 of this bylaw.
666.03	Density
(1)	All uses not to exceed 2,508 m ²
666.04	Building Height
(1)	Maximum – 11.5 metres, plus 1.5 metres for any rooftop equipment.
666.05	Number of Storeys
(1)	Maximum 3 storeys
666.06	Off-Street Parking
(1)	No less than 40 parking spaces, including the provision of a minimum of one stall for persons with disabilities.
(2)	Notwithstanding Section 140.28, parking spaces may be provided within 91.4 metres of the site.

667 CD67 (1507 Bellevue Avenue)

AMENDING
BYLAW
#5201

SECTION REGULATION

667.01 Map

Lands zoned CD67 are shaded on the map below:



667.02 Permitted Uses

- (1) Those uses as provided for in Section 701.01 - Ambleside Centre Zone 1 of this bylaw.

667.03 Conditions of Use

- (1) The Lands within the CD67 Zone shall be developed with a building for stores, offices and a restaurant and ground level and upper level parking, being two storeys on the south side, and two storeys parking and one storey commercial on the north side.

667.04 Density

- (1) The building shall not exceed 1,021.9 m², excluding parking areas.
- (2) Office includes a maximum of 92.9 m² for retail use.

667.05 Building Height

- (1) Maximum height of 9.1 metres from the floor of the lowest commercial storey, including rooftop structure.

667.06 Off-Street Parking

- (1) Provide ground level and upper level parking areas for tenants and visitors to the building on a ratio of one to each 55.7 m² of floor area; a maximum of three may be designated for small cars.
- (2) Provide a minimum of one parking stall suitable for persons with disabilities, from those required in the above.
- (3) Subject to exceptions contained in (2) and (3), ensure that the parking spaces otherwise comply with Section 140 of this bylaw.

668 CD68 (1495 Esquimalt Avenue)

AMENDING
BYLAW
#5201

SECTION REGULATION

668.01 Map

Lands zoned CD68 are shaded on the map below:



668.02 Permitted Uses

- i. Apartment building for seniors housing

668.03 Density

- (1) No building or structure shall contain more than 84 dwelling units.

668.04 Setbacks

- (1) Minimum:
 - South: 8.6 metres
 - North: 8.9 metres
 - East: 9.1 metres
- (2) Mechanical equipment may be located within the setback area with the following considerations:
 - (i) Minimum 2.1 metres from north property line
 - (ii) Within 2.2 metres to 8.6 metres from west property line
 - (iii) Screening fence up to 2.9 metres in height

668.05 Width of Building

- (1) No building shall be constructed above grade level which exceeds in width one-half the width of the said lands; frontage of the site shall be considered to be that boundary of the said lands abutting Esquimalt Avenue.

668.06 Number of Storeys

- (1) No building shall be constructed to a height in excess of 11 storeys including the main floor at grade level.

668.07 Off-Street Parking

- (1) Ten accessory off-street parking spaces are to be provided, at surface level with access from the lane, provided however no spaces shall be constructed or located within 12.1 metres of the 15th Street side site line.

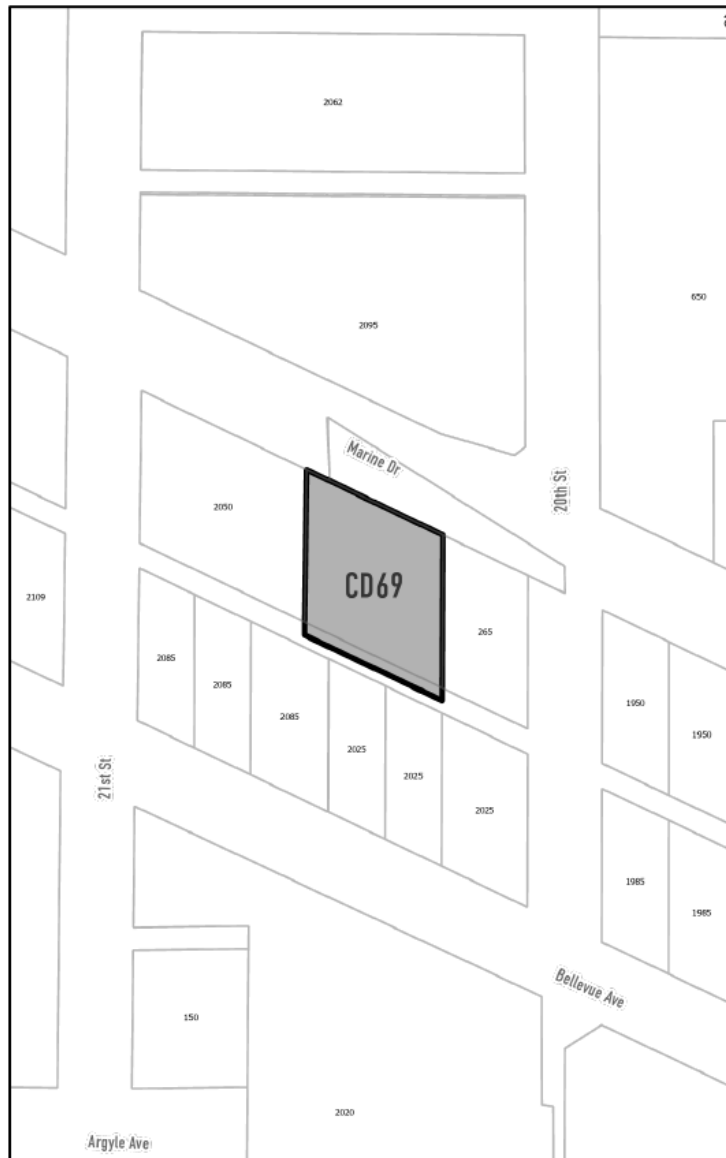
669 CD69 (2030 – 2040 Marine Drive)

AMENDING
BYLAW
#5201

SECTION REGULATION

669.01 Map

Lands zoned CD69 are shaded on the map below:



669.02 Permitted Uses

- i. Townhouses

669.03 Density

- (1) Six townhouses not exceeding a gross floor area of 1,300.6 m² including covered parking.

669.04 Setbacks

Minimum:

- North: 4.1 metres
- East: 4.0 metres
- West: 2.7 metres

669.05 Building Height

- (1) Townhouses – 9.1 metres maximum measured from the average grade on the front of the building to the peak of the roof, but excluding the chimney which shall be to the minimum height allowed by the National Building Code.

669.06 Number of Storeys

- (1) Townhouse – 2 storey plus basement maximum.

669.07 Off-Street Parking

- (1) Townhouse – 2 spaces per dwelling unit, one space in an enclosed garage and one space out of doors.
- (2) Townhouse Visitor Parking – 6 parking spaces.

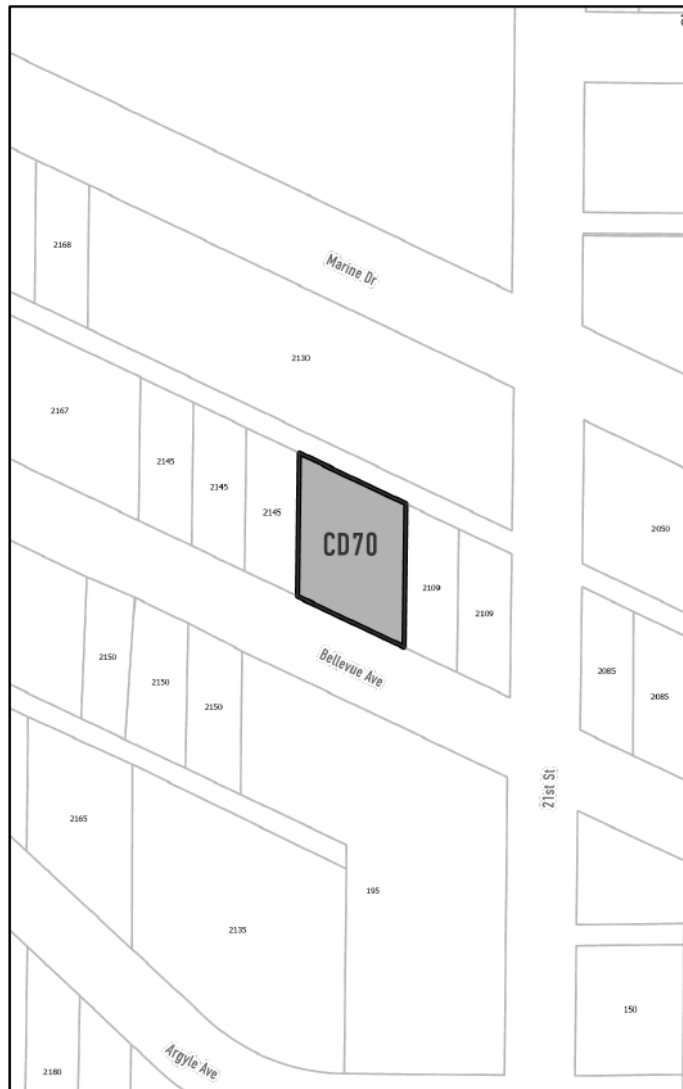
670 CD70 (2119 Bellevue)

AMENDING
BYLAW
#5201

SECTION REGULATION

670.01 Map

Lands zoned CD70 are shaded on the map below:



670.02 Permitted Uses

- i. Accessory buildings, structures and uses
- ii. Apartment buildings

670.03 Density

- (1) A maximum of 27 dwelling units.

670.04 Floor Area Ratio (FAR)

- (1) Maximum 1.48

670.05 Gross Floor Area

- (1) Maximum 1,858 m²

670.06 Site Coverage

- (1) Maximum 49%

670.07 Setbacks

- (1) The following minimum setbacks shall apply:
- | | |
|--------|------------|
| South: | 7.6 metres |
| North: | 4.5 metres |
| East: | 2.1 metres |
| West: | 2.1 metres |

670.08 Building Height

- (1) Apartment buildings – 11.6 metres maximum, plus 3 metres for the service penthouse.

670.09 Number of Storeys

- (1) Apartment buildings – 4 storeys maximum.

670.10 Off-Street Parking

- (1) A minimum of 1 parking space for each dwelling, with a maximum of 7 spaces to be provided for small cars.

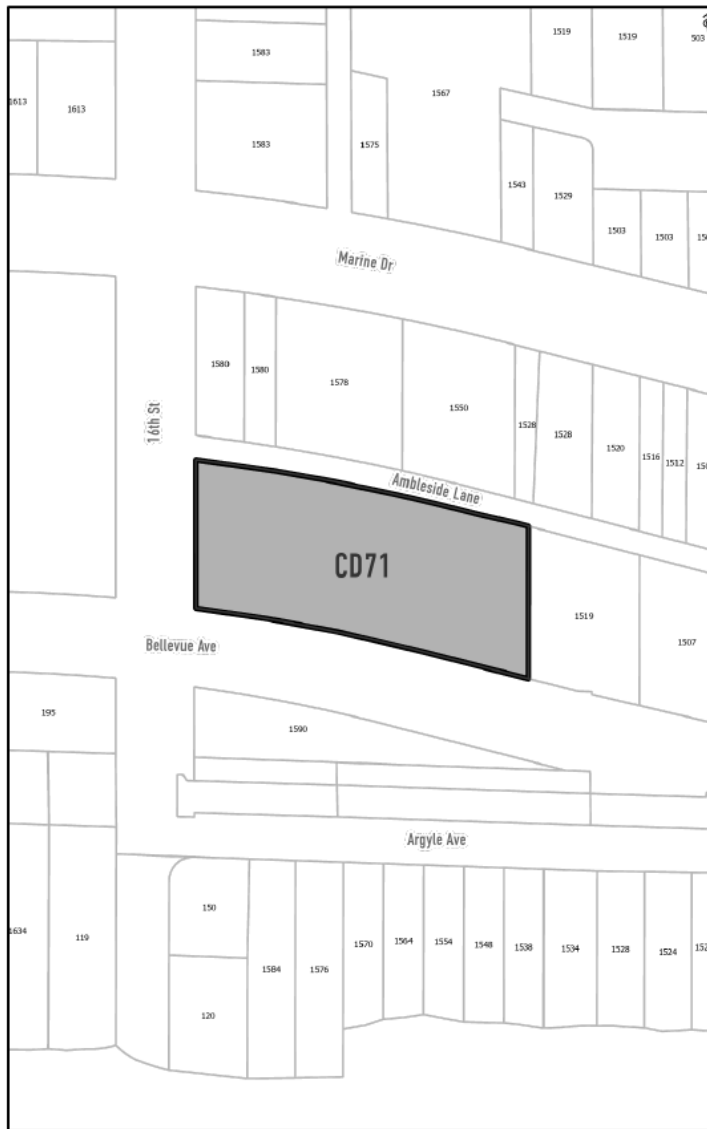
671 CD71 (202 – 250 16th Street, 1571 – 1579 Bellevue Avenue)

AMENDING
BYLAW
#5201

SECTION REGULATION

671.01 Map

Lands zoned CD71 are shaded on the map below:



671.02	Permitted Uses
i.	Accessory buildings, structures, and uses
ii.	Dwelling units, in a building with commercial uses as permitted in the CD71 zone
iii.	Office
iv.	Restaurant
iv.	Retail
671.03	Conditions of Use
(1)	Offices may not exceed 10% of the ground floor area of the principal building.
671.04	Gross Floor Area
(1)	Maximum: 3,065 m ²
671.05	Building Height
(1)	Maximum 9.1 metres, excluding any roof top equipment.
671.06	Number of Storeys
(1)	Maximum two storeys
671.07	Off-Street Parking
(1)	A minimum of 1 parking space per 56 m ² of gross floor area of development.
(2)	A minimum of 38 parking spaces, including visitor parking, must be provided on-site.
(3)	Notwithstanding section 142.08, the remaining required off-street tenant parking spaces may be provided within 91.4 metres of the site.

672 CD72 (440 13th Street, 1285 & 1289 Keith Road)

AMENDING
BYLAW
#5201

SECTION REGULATION

672.01 Map

Lands zoned CD72 are shaded on the map below:



672.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Townhouses
- iii. Secondary suites

672.03 Conditions of Use

- (1) A maximum of one secondary suite per principal dwelling unit is permitted in accordance with section 130.05 of the bylaw, excluding section 130.05 (1).

672.04 Density

- (1) Maximum 3 principal dwelling units.

672.05 Setbacks

Minimum:

- South (Keith Road): 3.6 metres
- West: 5.8 metres

672.06 Number of Storeys

- (1) Maximum three storeys.

672.07 Off-Street Parking

- (1) 1 parking space per dwelling unit in the form of an attached carport or garage.
- (2) Minimum of 3 on-site guest parking spaces.

673 CD73 (1363 Clyde Avenue)

AMENDING
BYLAW
#5201

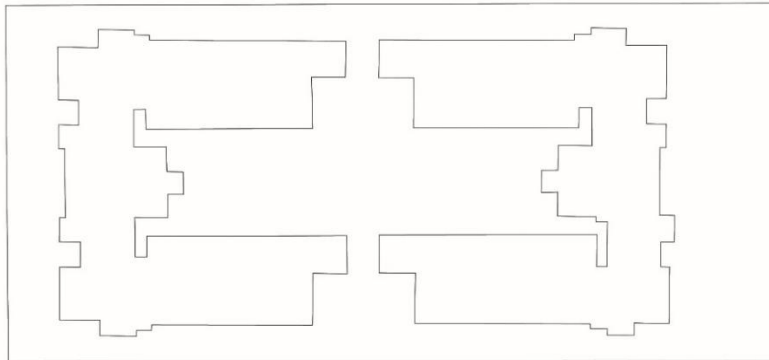
SECTION REGULATION

673.01 Map

Lands zoned CD73 are shaded on the map below:



Buildings shall be generally sited as per below:



673.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Apartment building

673.03 Conditions of Use

(1) Notwithstanding other provisions of this Zoning Bylaw, a maximum of two apartment buildings are permitted.

673.04 Density

(1) A maximum of 60 dwelling units.

673.05 Site Coverage

(1) Maximum 55%

673.06 Setbacks

Minimum:

North:	2.5 metres
South:	2.5 metres
East:	11.6 metres
West:	5.3 metres

Balcony projections are exempted from setback requirements in CD73.

673.07 Number of Storeys

(1) Maximum four storeys.

673.08 Off-Street Parking

(1) 1 parking space per dwelling unit.

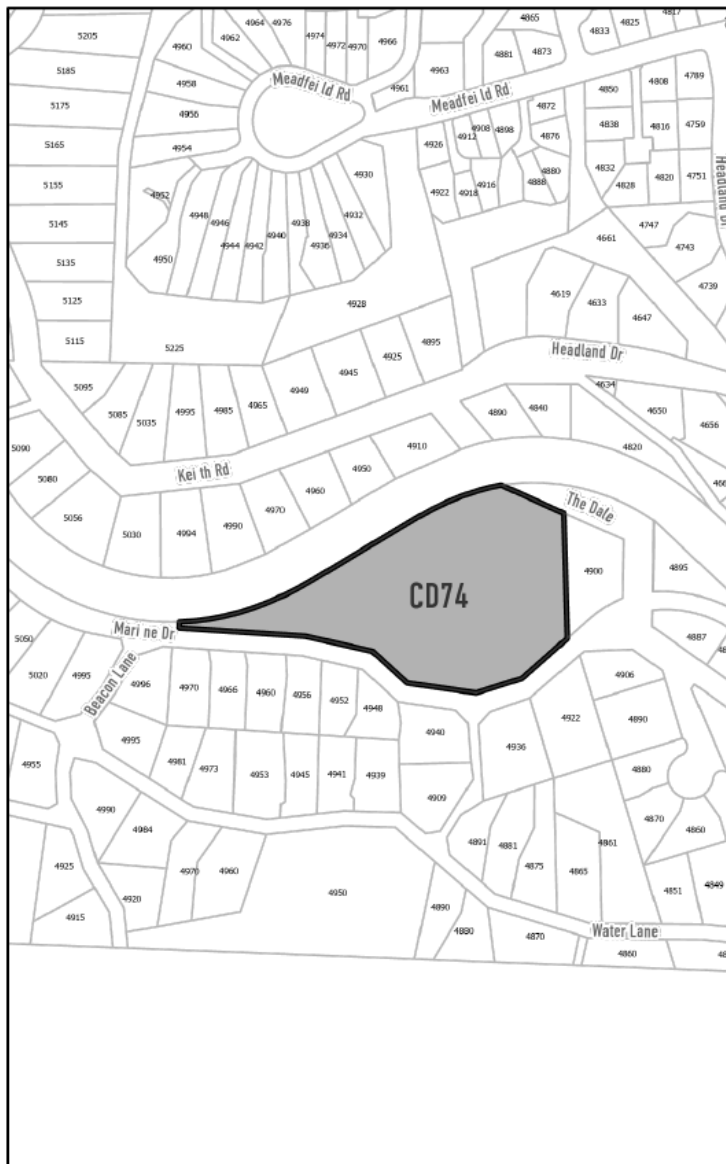
674 CD74 (4957 Marine Drive)

AMENDING
BYLAW
#5201

SECTION REGULATION

674.01 Map

Lands zoned CD74 are shaded on the map below:



674.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Townhouses

674.03 Site Coverage

- (1) Maximum 35% including covered parking and swimming pool areas.

674.04 Density

- (1) Maximum of 30 dwelling units.

674.05 Setbacks

Minimum:

South: 7.62 metres

674.06 Building Height

- (1) Maximum 7.62 metres of all buildings and structures containing dwelling units measured through the cross-section of a unit from the lowest floor level.
- (2) Maximum height of accessory buildings and structures is subject to Section 130.01 (9) of this bylaw.

674.07 Number of Storeys

- (1) Maximum two storeys, including a basement plus a loft.

674.08 Off-Street Parking

- (1) 2 parking spaces per dwelling unit.

675 CD75 (1858-1896 Bellevue Avenue)

AMENDING
BYLAW
#5201

SECTION REGULATION

675.01 Map

Lands zoned CD75 are shaded on the map below:



675.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Townhouses

675.03 Density

- (1) Maximum of 6 dwelling units.

675.04 Number of Storeys

- (1) Maximum two storeys and an attic.

675.05 Off-Street Parking

- (1) Minimum 2 parking spaces per dwelling unit in the form of a carport or garage located within the buildings.

676 CD76 (312-320 Keith Road)

AMENDING
BYLAW
#5201

SECTION REGULATION

676.01 Map

Lands zoned CD76 are shaded on the map below:



676.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Townhouses

676.03 Density

- (1) 1 unit per 0.16 hectares to a maximum of 5 dwelling units.

676.04 Setbacks

Minimum:

- North: 22.3 metres
- South: 81.4 metres
- East: 2.4 metres
- West: 2.4 metres

676.05 Building Height

- (1) Maximum 7.6 metres, not including a chimney.

676.06 Number of Storeys

- (1) Maximum two storeys.

676.07 Off-Street Parking

- (1) Minimum 2 parking spaces per dwelling unit in the form of a carport or garage located within the buildings.
- (2) Minimum 5 parking spaces for visitors.

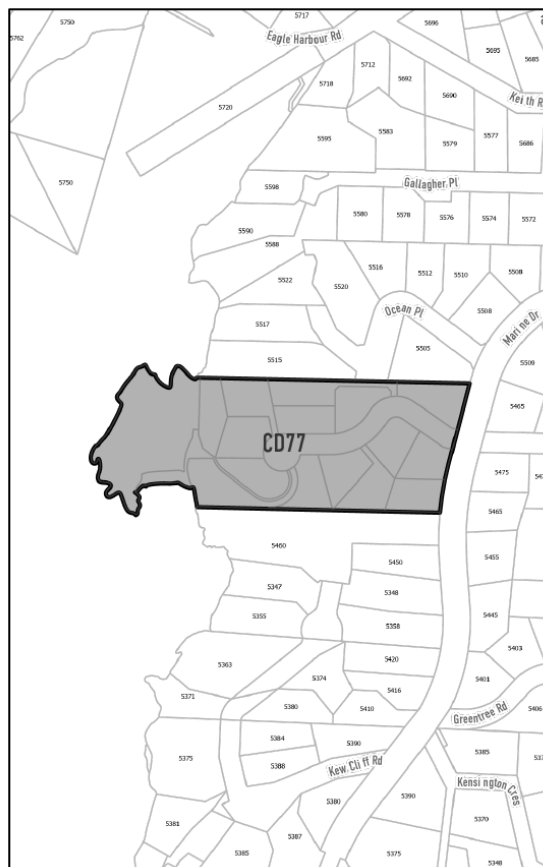
677 CD77 (5500 Block Parthenon Place & 5490 Marine Drive)

AMENDING
BYLAW
#5201

SECTION REGULATION

677.01 Map

Lands zoned CD77 are shaded on the map below:



677.02 Definitions

Within the CD77 Zone the following definitions shall apply:

- (1) "Building Lot" shall mean and include Lots 1 to 15 on Plan 15985 District Lot 879 Block G Lot 3
- (2) "Recreational Lot" shall mean and include Plan LMP5712 District Lot 879 Block G Lot D

677.03 Permitted Uses

- (1) Building Lots
 - a. One single family dwelling, inclusive of the following uses:
 - i. Home based business
 - ii. Secondary suites
 - iii. Pre-school groups (nursery-kindergarten) in single family dwellings, provided a maximum of 20 children only shall be permitted per single-family dwelling
 - iv. Family day care in single-family dwellings
 - v. Group day care
 - vi. Accessory buildings
 - vii. The uses customarily incidental to any of the above uses.
- (2) Recreation Lot
 - a. Recreation uses inclusive of private parkland, playgrounds, swimming pool, tennis court, squash court, and other similar uses specifically exempting commercial and/or residential uses.

677.04 Conditions of Use

- (1) No swimming pool, diving pool, ornamental pool, fish pond or other similar structure shall be situated within the boundaries of any Building Lot at a distance of less than 1.5 metres from any boundary line of such Building Lot.
- (2) No drive-way or vehicular access shall be constructed or maintained on either Lot 15 or Lot 2 unless the same is connected to the road dedicated by the deposit of the subdivision plan.
- (3) Antennas are not permitted.
- (4) No boat or vessel shall be kept, stored, constructed, re-constructed, altered, repaired or maintained on any Building Lot and/or the Recreation Lot save only as set out below:
 - a. The construction and/or storage of 1 boat, 6.09 metres or less in length overall is permitted on any Building Lot
 - b. The construction of a boat exceeding 6.09 metres in length overall is permitted on any Building Lot subject to approval by the Council of the Municipality of a Building Permit.

677.05 Density

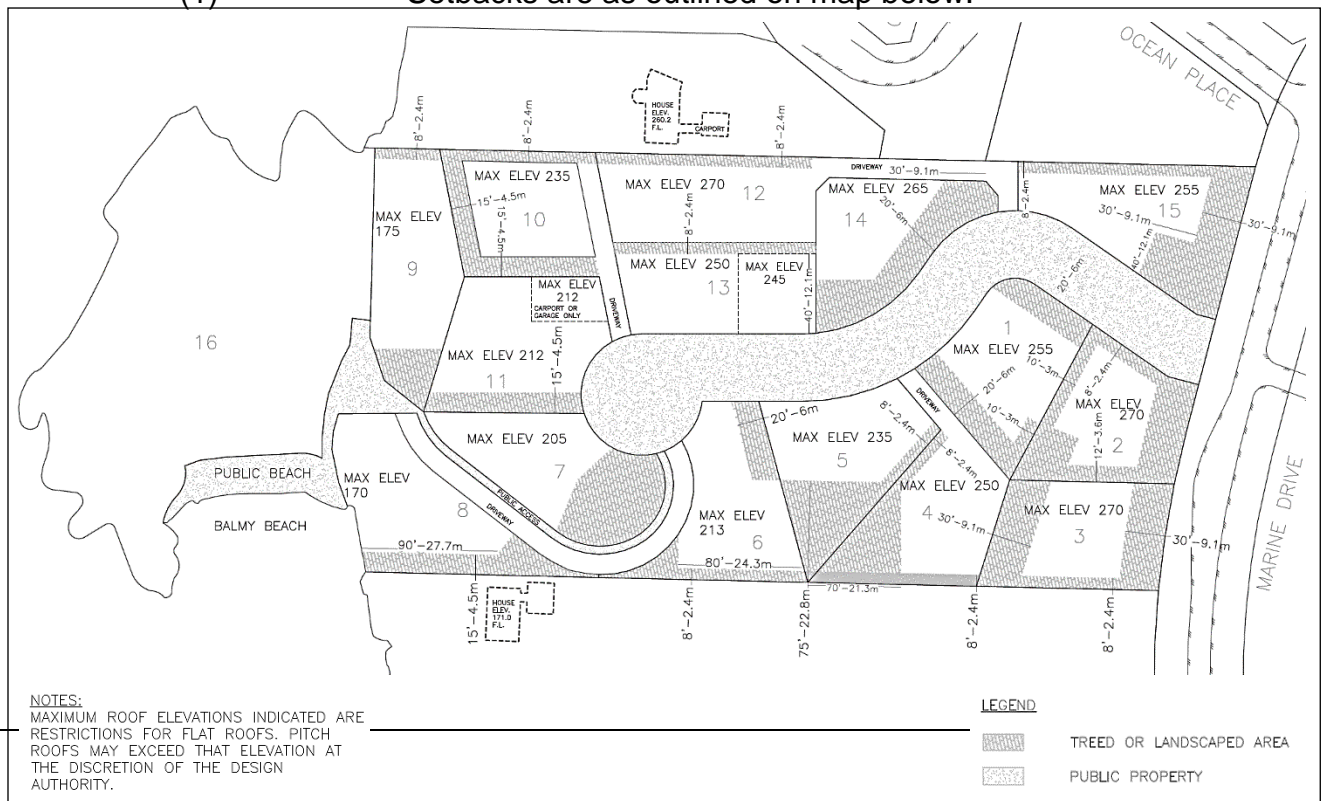
(1) No more than one principal building shall be erected on any Building Lot and/or the Recreation Lot.

677.06 Site Coverage

- (1) Building Lots
 - a. All buildings and accessory buildings shall cover no more than 445.9 m² for each lot.
- (2) Recreational Lot
 - b. All buildings and accessory buildings shall cover no more than 696.7 m².
- (3) If one purchaser purchases one or more contiguous Building Lots and wishes to consolidate them they may do so upon first receiving the approval of Council in which event Council may vary the location of the building envelopes, the siting of any building or accessory buildings on such consolidated lot and the site coverage limitation, provided however in no event shall the building and accessory buildings cover more than 40% of the site area of such consolidated lot.

677.07 Setbacks

(1) Setbacks are as outlined on map below:



677.08 Building Height

- (1) Building Lots
- a. In no event shall a building exceed the lesser of the amounts outlined below or as indicated on map in Section 677.07:
- i. In the case of a flat roof 9.1 metres in height measured vertically in a straight line from the floor of the lowest storey (including any basement) to the level of the highest point of the building.
 - ii. In the case of a pitched roof 9.7 metres in height measured vertically in a straight line from the floor of the lowest storey (including any basement) to the level of:
 - a. If a pitched room with a ceiling to the mean height line between the highest point of the building and the ceiling immediately below, or
 - b. If a pitched roof without a ceiling the mean height line between the highest point of the building and a point 2.4 metres above the floor immediately below.
- (2) Recreational Lot
- a. 7.62 metres in height or two storeys.
- (3) Accessory Building
- a. 1 storey or 3.6 metres

677.09 Off-Street Parking

- (1) Building Lot: minimum 2 covered parking spaces per dwelling unit, with access to and from an adjacent street or lane, either directly or across a registered right-of-way.

677.10 Projections

- (1) That part of the land which is inside the setbacks on each lot may be encroached upon and occupied by:
- a. Sills, belt courses, cornices and eaves, not exceeding 0.6 metres.
 - b. Uncovered and unenclosed steps attached to a building in front yards, not exceeding 1.2 metres.

677.11 Landscaping

- (1) Lot 7, Block G, District Lot 879, Plan 15985 is permitted to develop the subject property outside the “building envelope” as follows:
- a. The existing southerly retaining wall as lawfully built prior to January 1, 2022.
 - b. The existing cedar deck bounded by a concrete retaining wall noted in (a) and a raised concrete curb, as lawfully built prior to January 1, 2022. Plants and other landscaping shrubs will not exceed 3’ to 4’ as measured from the floor elevation, i.e., 181’1”.
 - c. The exposed aggregate area (courtyard) is raised approximately 11” to elevation 182’0”.
 - d. The entrance gate to the residence is moved approximately 3’ northwards and the retaining wall is changed to a curved wall.
 - e. The cedar lattice fence will not be greater than 5’ in height as measured from the courtyard elevation.
- (2) For the purpose of defining the existing southerly retaining wall and existing cedar deck as built prior to January 1, 2022 in Sections 677.11(1)(a) and 677.11(1)(b), such measurements must be established by providing a drawing prepared and stamped by a British Columbia Land Surveyor or a Professional Engineer or a Registered Architect, showing the location, elevation and shape of the structures that existed on the site as of January 1, 2022.

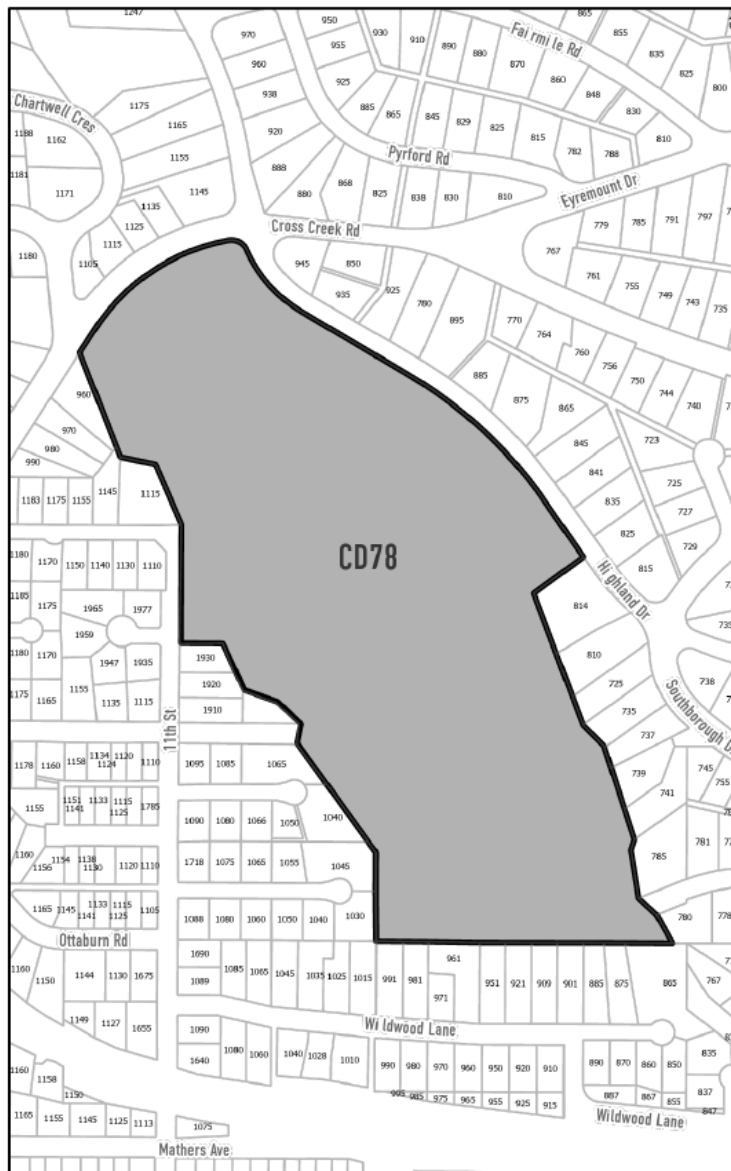
678 CD78 (950 Cross Creek Road)

AMENDING
BYLAW
#5201

SECTION REGULATION

678.01 Map

Lands zoned CD78 are shaded on the map below:



678.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Recreation buildings

678.03 Conditions of Use

- (1) Landscaping must be provided around the perimeter of the property that covers the entire setback area as per section 678.05.

678.04 Site Coverage

- (1) Maximum 15% of the site area.

678.05 Setbacks

Minimum:

- North: 30.5 metres
- South: 30.5 metres
- East: 61.0 metres
- West: 30.5 metres

678.06 Building Height

- (1) Indoor tennis courts – maximum 12.2 metres measured from the surface of the playing area to the highest point of the structure.
- (2) All other buildings and structures - maximum 15.2 metres measured from the floor of the lowest storey of the building.

678.07 Number of Storeys

- (1) Maximum 3 storeys.

678.08 Off-Street Parking

- (1) Parking shall be sufficiently provided to accommodate users of the site, as determined by a Transportation Engineer and approved by Director of Planning.

678.09 Landscaping

- (1) No earthen banks shall be created as a result of excavation for development purposes or allowed to remain on the site unless the same shall be landscaped and continuously maintained as per an approved landscaping plan.

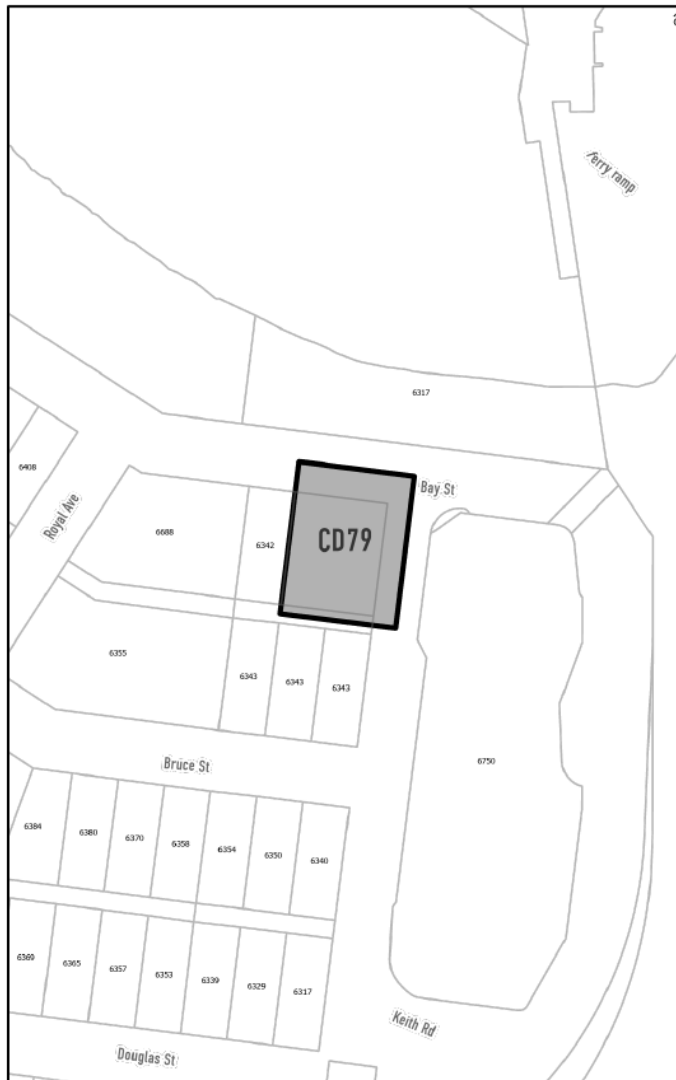
679 CD79 (6330 – 6338 Bay Street)

AMENDING
BYLAW
#5201

SECTION REGULATION

679.01 Map

Lands zoned CD79 are shaded on the map below:



679.02	Permitted Uses
i.	Accessory buildings, structures, and uses
ii.	Store or shop for the conduct of retail business but excluding gasoline service stations
iii.	Office
iv.	Bakery
v.	Bakeshop or confectionary
vi.	Bank or credit union
vii.	Barber shop or beauty parlour
viii.	Figure salon
ix.	Business or commercial school, including art and music academy
x.	Child care
xi.	Community care
xii.	Dry cleaner
xiii.	Liquor primary licensed premises
xiv.	Personal services
xv.	Pet care establishment
xvi.	Vehicle sales show room
xvii.	Restaurant
xviii.	Electric appliance repair shop
xix.	Theatre excluding drive-in theatre
xx.	Tire repair shop
xxi.	Amusement place
xxii.	Printing shop
xxiii.	Photograph gallery
xxiv.	Funeral home
xxv.	Dwelling units over commercial premises
xxvi.	Home based business
xxvii.	Veterinary medical clinic

679.03 Conditions of Use

- (1) Buildings must not exceed 743.2 m² in gross floor area.
- (2) Accessory buildings must be located to the rear of the main building.

679.04 Floor Area Ratio (FAR)

- (1) Maximum 0.24.

679.05 Setbacks

Minimum: South: 18.2 metres

679.06 Building Height

- (1) 8.2 metres maximum, not including rooftop appurtenances which shall not exceed 1.8 metres in height.

679.07 Number of Storeys

- (1) Maximum two storeys.

679.08 Off-Street Parking

- (1) Minimum 1 space per 37.2 m² of gross floor area.

680 CD80 (382-398 Mathers Avenue)

AMENDING
 BYLAW
 #5201

SECTION REGULATION

680.01 Map

Lands zoned CD80 are shaded on the map below:



SL – Strata Lot
 C – Common Area

680.02 Permitted Uses

- (1) Strata Lots
 - a. One single-family dwelling per strata lot, inclusive of the following uses:
 - i. Home based business
 - ii. Secondary suites; provided however where this use exists, the keeping of lodgers or boarders as set forth below shall not be permitted
 - iii. The keeping of not more than two boarders or lodgers
 - iv. Accessory uses to the above uses
- (2) Common Areas
 - b. Swimming pools and cabanas
 - c. Tennis or other racquet courts
 - d. Guest parking areas for automobiles and other vehicles, fenced, covered or open
 - e. Private parkland
 - f. Provided always that any swimming pool, cabana, tennis court or covered parking area must receive prior written approval of the Director of Planning and Development as to location, design and site coverage.
- (3) No accessory buildings, other than a garage, shall be erected on any strata lot.

680.03 Conditions of Use

- (1) No dwelling shall be erected on any strata lot unless provision is made in the design and construction of such dwelling for a garage or car-port (either attached or detached) for housing not less than two motor vehicles and proper access to the road system of the development.

680.04 Density

- (1) No more than one principal building shall be erected on any strata lot.
- (2) Maximum of 8 strata lots.

680.05 Site Coverage

- (1) The overall site coverage for all buildings including the existing building shall not cover more than 35% of the gross area of the lands.
- (2) Accessory, recreational and other buildings, improvements and facilities to be constructed on the Common Areas – as approved by the Director of Planning and Development.

680.06 Setbacks

- (1) Minimum:
 - North: 9.1 metres
 - South: 30.0 metres
 - West: 3.2 metres
 - East: 9.1 metres

The existing structures on Common Areas lawfully built prior to January 1, 2022 is exempted from setback requirements in CD80.

- (2) For the purpose of defining the existing structures on Common Areas as built prior to January 1, 2022 in Section 680.06(1), such measurements may be established by providing a drawing prepared and stamped by a British Columbia Land Surveyor or a Professional Engineer or a Registered Architect, showing the location, elevation and shape of the building or structures that existed on the site as of January 1, 2022.

680.07 Building Height

- (1) Strata Lots – in no event shall a building in the Land exceed 7.6 metres in height.
- (2) Height shall mean vertical distance measured in a straight line. For calculation purposes, height shall be measured from the curb level provided, however, when a structure is situated on ground above or below curb level, height shall be measured from the highest elevation of the finished grade of the site along any side of such structure, and, further, the point to which height shall be measured as follows:

- a. Flat roof buildings- to the highest point of the building unless otherwise specifically provided.
- b. Pitched roof buildings, with ceilings – to the mean height line between the highest point of the building and the ceiling immediately below.
- c. Pitched roof buildings, without ceilings – to the mean height line between the highest point of the building and a point of 2.4 metres above the floor immediately below.
- d. All other structures – to the highest point of such structure.

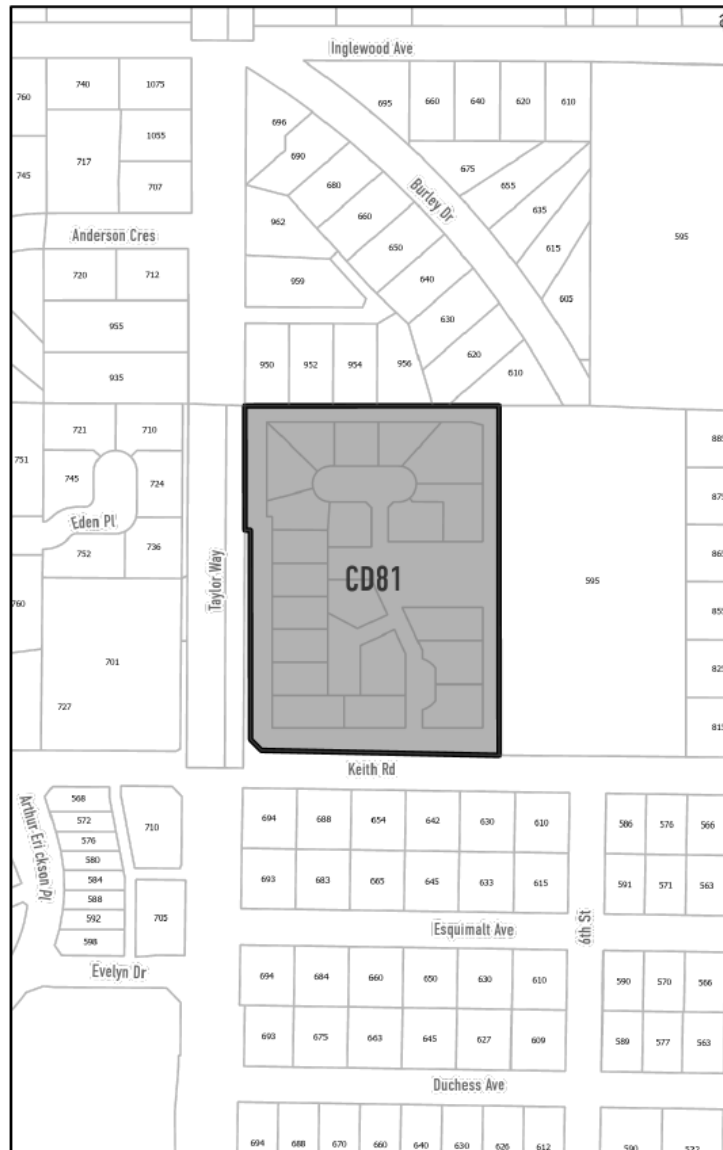
681 CD81 (800 Taylorwood Place)

AMENDING
BYLAW
#5201

SECTION REGULATION

681.01 Map

Lands zoned CD81 are shaded on the map below:



681.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Single family dwellings
- iii. Home based business
- iv. Secondary suites
- v. Site management office

681.03 Site Coverage

- (1) All buildings and structures - maximum 35%.

681.04 Gross Floor Area

- (1) Maximum 371.6 m²

681.05 Density

- (1) 1 principal building per strata lot.
- (2) Maximum 21 dwelling units.

681.06 Setbacks

- (1) Accessory buildings – minimum 4.6 metres from the principal structure
- (2) For strata lots adjacent to Taylor Way – minimum 12.1 metres from Taylor Way
- (3) For all other strata lots – minimum 9.1 metres from the external boundary of the site

681.07 Building Height

- (1) Accessory buildings – maximum 3.7 metres
- (2) All other buildings and structures – maximum 9.1 metres
- (3) Height shall mean vertical distance measured in a straight line. For calculation purposes, height shall be measured from the curb level provided, however, when a structure is situated on ground above or below curb level, height shall be measured from the highest elevation of the finished grade of the site along any side of such structure, and, further, the point to which height shall be measured as follows:

- a. Flat roof buildings- to the highest point of the building unless otherwise specifically provided.
- b. Pitched roof buildings, with ceilings – to the mean height line between the highest point of the building and the ceiling immediately below.
- c. Pitched roof buildings, without ceilings – to the mean height line between the highest point of the building and a point of 2.4 metres above the floor immediately below.
- d. All other structures – to the highest point of such structure.

681.08 Number of Storeys

- (1) Accessory buildings – maximum 1 storey.
- (2) All other buildings and structures – maximum 2 storeys, including a basement.

681.09 Off-Street Parking

- (1) Minimum 2 spaces per dwelling unit located in a garage or carport.
- (2) Minimum 4 guest parking spaces to be located in each cul-de-sac driveway.

682 CD82 (6255 & 6265 Imperial Avenue, 6620 – 6678 Marine Drive)

AMENDING
BYLAW
#5201

SECTION REGULATION

682.01 Map

Lands zoned CD82 are shaded on the map below:



IL – Individual Lot
C – Common Lot

682.02 Permitted Uses

- (1) Individual lots
 - a. One single-family dwelling inclusive of the following uses:
 - i. Home based business
 - ii. Secondary suite; provided however where this use is assumed, the keeping of lodgers or boarder as set forth below shall not be permitted.
 - iii. The keeping of not more than two boarders or lodgers
 - iv. The uses customarily incidental to any of the above uses
- (2) Common lot
 - a. Private parkland
 - b. Roadways

682.03 Conditions of Use

- (1) No accessory buildings shall be erected on any lot.
- (2) No further subdivision of existing lots shall be permitted.
- (3) No boat or vessel shall be kept, stored, constructed, re-constructed, altered, repaired or maintained on any Building Lot and/or the Recreation Lot save only as set out below:
 - a. The construction and/or storage of 1 boat, 6.09 metres or less in length overall is permitted on any Building Lot.
 - b. The construction of a boat exceeding 6.09 metres in length overall is permitted on any Building Lot subject to approval by the Council of the Municipality of a Building Permit.

682.04 Density

- (1) No more than one principal building shall be erected on any lot.

682.05 Site Coverage

- (1) The improvements in total will have a surface area of not more than 408.7 m², per lot.
- (2) The overall site coverage for all buildings shall not be in excess of 35% of the gross area of the CD82 Zone.

682.06 Setbacks

(1) Setbacks are as outlined on map below:



682.07 Building Height

- (1) Individual lots – in no event shall a building in the CD82 Zone exceed 7.62 metres in height
- i. Height shall mean vertical distance measured in a straight line. For calculation purposes, height shall be measured from the curb level provided, however, when a structure is situate on ground above or below curb level, height shall be measured from the highest elevation of the finished grade of the site along any side of such structure, and, further, the point to which height shall be measured shall be as follows:
 - a. Flat roof buildings – to the highest point of the building unless otherwise specifically provided.
 - b. Pitched roof buildings, with ceilings – to the mean height line between the highest point of the building and the ceiling immediately below.
 - c. Pitched roof building, without ceiling – to the mean height line between the highest point of the building and a point 2.4 metres above the floor immediately below.
 - d. All other structures – to the highest of such structure.

682.08 Off-Street Parking

- (1) Each dwelling on any lot shall provide no less than two parking spaces and proper access to the road.