

## Part 32 - Comprehensive Development One Zone (CD-1) Crown Isle (Block 72)

### 8.32.1 Intent

This zone is intended to accommodate and to regulate the development of a mixture of uses on lands described as Block 72, Comox District, except parts outlined in red on Plan 1691R and 2117RW and except part in Plan 49168; *Lot A*, Block 72, Comox District, Plan 49168; and that part of Block 72, Comox District, shown outlined in red on Plan 1691R (collectively “Block 72”). Block 72 has been designated a Development Permit Area in “Official Community Plan Bylaw No. 2397, 2005” and accordingly, development must be consistent with the objectives and guidelines therein.

### 8.32.2 Permitted Uses

In the CD-1 Zone the following uses are permitted and other uses are prohibited except as otherwise noted in this bylaw:

- 3071  
2618
- (1) Within that portion of Block 72 identified as Area A on the CD-1 Zone map:
    - (a) *Single residential dwellings*
    - (b) *Secondary suite*
    - (c) *Duplex dwellings*
    - (d) *Multi residential dwellings*
    - (e) *Accessory buildings and structures*
    - (f) *Boarding*
    - (g) *Home occupation*
    - (h) *Golf course* including *accessory* buildings
  
  - (2) Within that portion of Block 72 identified as Area B on the CD-1 Zone map:
    - (a) *Single residential dwellings*
    - (b) *Secondary suite*
    - (c) *Duplex dwellings*
    - (d) *Multi residential dwellings*
    - (e) *Accessory buildings and structures*
    - (f) *Boarding*
    - (g) *Care facility*
    - (h) *Home occupation*
    - (i) *Golf course*, including one clubhouse with *accessory* restaurants, *accessory* meeting room, *accessory* lounges and pro-shop, driving range, golf school, *golf course* maintenance and supply yards and buildings, car museum as part of a golf clubhouse
    - (j) *Motel* including single and *duplex* units on Lot 2, Plan VIP64932
  
  - (3) Within that portion of Block 72 identified as Area C on the CD-1 Zone map:
    - (a) *Car museum*
    - (b) *Hotel*

- 2597 (4) Within that portion of Block 72 identified as Area F on the CD-1 Zone map:
- (a) *Retail sales, personal services, offices, restaurants, licensed premises, entertainment (excluding amusement arcades), automobile service station uses and medical clinic*
  - (b) *Motel*
  - (c) *Liquor store*
  - (d) *Automobile sales and accessory repair shops*
  - (e) *Light manufacturing, excluding sawmills, provided the manufacturing operations take place in an enclosed principle building*
  - (f) *Family amusement centre including mini-golf, bumper boats, and children's arcade*
  - (g) *Building material sales*
  - (h) *Auto and truck repairs*
  - (i) *Printers and publishers*
  - (j) *Veterinary Clinic*
  - (k) *Communications, office and studio*
  - (l) *Enclosed storage building, including warehouse, and storage yard*
  - (m) *Wholesale sales outlets*
  - (n) *Residential quarters may be incorporated above a principal building*
  - (o) *Financial Institutions*
  - (p) *Parks*
- 3010 (q) Notwithstanding any provision of this bylaw, a storefront cannabis retailer is a permitted use on Lot 1, Block 72, Comox District, Plan VIP81206 (#301 & #302-444 Lerwick Rd)
- (5) Within that portion of Block 72 identified as Area G on the CD-1 Zone map:
- (a) *Single residential dwellings*
  - (b) *Secondary suite*
  - (c) *Duplex dwellings*
  - (d) *Townhouse dwellings*
  - (e) *Accessory buildings and structures*
  - (f) *Boarding*
  - (g) *Home occupation*
  - (h) *Golf course including accessory buildings*
  - (i) *Park*
- 2748 (6) Within that portion of Block 72 identified as Area H on the CD-1 Zone map:
- (a) *Single residential dwellings*
  - (b) *Secondary suite*
  - (c) *Multi residential dwellings*
  - (d) *Accessory buildings and structures*
  - (e) *Boarding*
  - (f) *Home occupation*
  - (g) *Golf course, including accessory buildings*
- 2763 (7) Within that portion of Block 72 identified as Area I on the CD-1 Zone map:
- (a) *Single residential dwelling*
  - (b) *Secondary suite*
  - (c) *Multi residential dwellings*
  - (d) *Accessory buildings and structures*
  - (e) *Boarding*
  - (f) *Home occupation*

### 8.32.3 Densities

Land uses within the various areas defined on the CD-1 Zone map shall not exceed the following maximum densities:

- 2597 &  
2763
- (1) Within Area A:
- (a) *Single residential dwellings*: 477 *dwelling units* within 42.88 ha
  - (b) *Single residential, duplex and multi residential dwellings*: 190 *dwelling units* within 7.7 ha
  - (c) Park: 2.4 ha
  - (d) *Golf course*, including one clubhouse, *accessory* restaurants, lounges and pro-shop, *golf course* maintenance and supply *building*, not exceeding a cumulative *floor area* of 1,000 m<sup>2</sup> within 11.46 ha
- 2748
- (2) Within Area B:
- (a) *Single residential dwellings*: 1008 *dwelling units* within 89.2 ha
  - (b) *Single residential, duplex and multi residential dwellings*: 670 *dwelling units* within 16.38 ha
  - (c) *Golf course*, including a clubhouse, *accessory* restaurants, lounges and pro-shop, car museum as part of a golf clubhouse, driving range: 2,787 m<sup>2</sup> of *floor area* within 72.6 ha
  - (d) *Motel* including single and *duplex* units on Lot 2, Plan VIP64932
  - (e) Commercial: 242 m<sup>2</sup> of *floor area* within 0.6 ha
  - (f) *Care facility* of 125 dwelling or sleeping units within 1.2 ha
- (3) Within Area C:
- (a) *Hotel*
  - (b) Car museum
- 2597
- (4) Within Area F:
- (a) Commercial: 124,486 m<sup>2</sup> of *floor area* within 32.54 ha
- (5) Within Area G:
- (a) *Single residential, duplex and townhouse dwellings*: 210 *dwelling units* within 18.82 ha
  - (b) *Townhouse* development shall not exceed 20 units per ha
- 2748
- (6) Within Area H:
- (a) Approximately 104 single family and *multi residential dwellings* within 16.3 ha
- 2763
- (7) Within Area I:
- (a) Approximately 30 single family and multi residential dwellings within 2.43 ha

### 8.32.4 Density – General Regulations

- 2597
- (1) A maximum of one *principal building* and one *accessory building* or *structure* may be constructed on a single residential lot.
  - (2) Notwithstanding paragraph (1) one clubhouse and any number of *accessory* buildings may be situated on a *golf course* in Area B.

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- (3) No *lot* occupied by a multi residential *building* containing more than 2 *dwelling units* shall have a *floor area ratio* exceeding 0.4 except for:
  - (a) Strata Plan VIS5490
  - (b) Lot 1, Plan VIP76675
  - (c) the property lying immediately to the east of Strata Plan VIS5490 and Lot1, Plan VIP76675 between the remainder of Lot A, Plan VIP722239 and Royal Vista Way containing 2 hectares.
  - (d) Properties within Area A
- (4) No *lot* occupied by a commercial or light industrial *building* shall have a *floor area ratio* exceeding 0.6.
- (5) No commercial *building* shall be situated on a *lot* less than 550 m<sup>2</sup> in area.
- (6) No *duplex* dwelling shall be situated on a *lot* less than 550 m<sup>2</sup> in area.
- (7) No *townhouse* dwelling shall be situated on a *lot* less than 1,100 m<sup>2</sup> in area, other than in Area B, where no *townhouse* may be situated on a *lot* less than 550 m<sup>2</sup> in area.
- (8) No *apartment* dwelling shall be situated on a *lot* less than 1,100 m<sup>2</sup> in area.
- (9) No *golf course* shall be situated on a *lot* less than 25 acres in area.
- (10) No *care facility* shall be situated on a *lot* less than 1,100 m<sup>2</sup> in area and no *care facility* shall exceed a *lot coverage* of 40%.
- (11) Lot 1, Block 72, Comox District, Plan VIP82600 shall have a lot area of not less than 0.157 ha. and be permitted one duplex.

### 8.32.5 Lot Coverage

Maximum *lot coverage* shall be as follows:

- (1) Single and *Duplex* Residential: 45%
- (2) Multi Residential: 40%

### 8.32.6 Minimum Lot Sizes

The minimum size of lots which may be created by *subdivision* within the CD-1 Zone are as follows:

- (1) Area A: 465 m<sup>2</sup>
- (2) Area B: 465 m<sup>2</sup>
- (3) Area C: 465 m<sup>2</sup>
- (4) Area E: 700 m<sup>2</sup>
- (5) Area F: 550 m<sup>2</sup>
- (6) Area G: 550 m<sup>2</sup> for *single residential*  
900 m<sup>2</sup> for *duplex*  
8,000 m<sup>2</sup> for *multi residential*
- 2748 (7) Area H: 465 m<sup>2</sup> for *single residential*  
1600 m<sup>2</sup> for *multi residential*
- 2763 (8) Area I: 465 m<sup>2</sup> for *single residential*  
1600 m<sup>2</sup> for *multi residential*

### **8.32.7 Minimum Lot Frontage**

A minimum of 10% of the perimeter of every *lot* created by *subdivision* shall front on a highway, provided that this requirement may be reduced to a minimum of 2% in the discretion of the Approving Officer.

### **8.32.8 Useable Open Space**

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Every *lot* occupied by multi residential dwellings shall include a minimum of 15.0 m<sup>2</sup> of useable open space for each dwelling unit on the lot. Every lot occupied by a care facility shall include 10.0 m<sup>2</sup> of useable open space for each unit on the lot.

### 8.32.9 Setbacks

(1) Minimum yards shall be provided in accordance with the following table:

	Type of Building	Front yard	Rear yard	Side yard	Exterior Side yard
	<b>AREAS A</b>				
	<i>Single residential lot</i>	6.0 m	7.5 m	1.5 m	3.0 m
	<i>Duplex lot</i>	6.0 m	7.5 m	1.5 m	3.0 m
	<i>Multi Residential</i>	7.5 m	7.5 m	4.5 m	4.5 m
2833	<i>Multi Residential adjacent to Residential Use</i>	See 8.32.9(2)	See 8.32.9(2)	See 8.32.9(2)	See 8.32.9(2)
2833	<i>Multi Residential adjacent to Commercial Use</i>	7.5 m	7.5 m	4.5 m	4.5 m
	<b>AREAS B - F</b>				
	<i>Single residential lot</i>	7.5 m	9.0 m	1.5 m	3.0 m
	<i>Duplex lot</i>	6.0 m	9.0 m	1.5 m	3.0 m
	<i>Townhouse dwelling</i>	7.5 m	7.5 m	4.5 m	4.5 m
	<i>Care Facility</i>	7.5 m	10.0 m	4.5 m	4.5 m
	<i>Multi Residential</i>	7.5 m	10.0 m	4.5 m	4.5 m
	<i>Commercial</i>	6.1 m	1.75 m	0	4.5 m
	<i>Light Industrial</i>	6.0 m	12.0 m	3.0 m	4.5 m
	<i>Clubhouse</i>	7.5 m	7.5 m	7.5 m	7.5 m
2748	<b>AREA G</b>				
	<i>Single residential lot</i>	6.0 m	7.5 m	1.5 m	3.0 m
	<i>Duplex lot</i>	6.0 m	7.5 m	1.5 m	3.0 m
	<i>Townhouse dwelling</i>	7.5 m	7.5 m	4.5 m	4.5 m
2763	<b>AREAS H - I</b>				
	<i>Single residential lot</i>	6.0 m	7.5 m	1.5 m	3.0 m
	<i>Multi Residential</i>	7.5 m	7.5 m	4.5 m	4.5 m

- 2618 (2) Notwithstanding paragraph (1):
- (a) where a *multi residential building* in Area A is adjacent to a *residential* use the setbacks to the adjoining property line are:
- 2597           i) Front yard: 7.5 m
- ii) Rear yard: 7.5 m – 2 or less storeys  
                                   10.0 m – 3<sup>rd</sup> storey  
                                   13.5 m – 4<sup>th</sup> storey
- iii) Side yard: 4.5 m – 2 or less storeys  
                                   6.0 m – 3<sup>rd</sup> storey  
                                   7.5 m – 4<sup>th</sup> storey
- (b) where a *multi residential dwelling* exceeds two *storeys* in *height*, 2.0 m shall be added to the minimum *rear yard setback* requirement for each *storey* in excess of 2 *storeys*
- (c) where a commercial *building* occupies a *lot* adjacent to a *lot* zoned to permit residential or institutional uses, the *yard* on each side of the *building* adjoining a residential or institutional *lot* shall be a minimum of 7.5 m
- (d) a minimum *front yard* of 12.0 m shall be provided for a principal automobile *service station building*
- (e) where a residential or commercial *building* occupies a *lot* adjacent to land used for agricultural purposes, a minimum *rear yard* of 15.0 m shall be provided for a *principal building*
- (f) Where the back of a *building* is adjacent to or faces a side *lot line* the minimum *side yard setback* shall be 6.0 m

### 8.32.10 Heights

(1) *Principal buildings* shall not exceed the following *heights*:

- |      |                                                                                                                                                                                              |        |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| 2597 | (a) <i>Single residential</i>                                                                                                                                                                | 8.0 m  |
|      | (b) <i>Duplex</i>                                                                                                                                                                            | 8.0 m  |
|      | (c) <i>Townhouse dwelling</i>                                                                                                                                                                | 15.0 m |
|      | (d) <i>Multi Residential</i>                                                                                                                                                                 | 15.0 m |
|      | (e) <i>Care facility</i>                                                                                                                                                                     | 15.0 m |
|      | (f) <i>Commercial</i>                                                                                                                                                                        | 15.0 m |
|      | Notwithstanding, where a commercial building occupies a lot adjacent to a lot zoned to permit residential use, institutional or park, principal buildings shall not exceed 9.15 m in height. |        |
|      | (g) <i>Golf Clubhouse</i>                                                                                                                                                                    | 15.0 m |
|      | (h) <i>Hotel</i>                                                                                                                                                                             | 15.0 m |
|      | (i) <i>Motel</i>                                                                                                                                                                             | 9.15 m |

### 8.32.11 Off-Street Parking and Loading

Off-*street* parking and loading shall be provided and maintained in accordance with the requirements of Division 7 of this bylaw.

### 8.32.12 Accessory Buildings and Structures

*Accessory* buildings and structures shall conform to the following regulations:

If *accessory* to a *single residential* dwelling, *duplex* dwelling, *townhouse* dwelling, *apartment* dwelling, commercial or industrial *building*:

- (1) A maximum *height* of 4.5 m
- (2) A maximum *floor area* of the greater of 45.0 m<sup>2</sup> or 10% of the area of the required *rear yard*, for all *accessory* buildings combined
- (3) may be located in the required *rear yard*
- (4) shall not be located within 1.5 m from the side and rear *lot line* except where the side or *rear yard* flanks a *street*, excluding a lane, in which case the minimum *yard* distance shall be 4.5 m

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### 8.32.13 Landscaping and Screening

All *landscaping* and screening shall conform to Part 14 of this bylaw.