

809. CD 9 COMPREHENSIVE DEVELOPMENT 9: AVERAGE 4650 M² PARCEL – SINGLE FAMILY

For the purpose of Section 809, Areas A, B, and C are shown in Appendix “C”

809.1 Permitted Uses:

In the CD9 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Home occupations
- (4) Secondary suites
- (5) Single-family dwellings
- (6) Urban Hen Keeping (Add #1987 Nov 17/21)
- (7) Urban Produce Production (Add #1987 Nov 17/21)
- (8) Urban Produce Stand (Add #1987 Nov 17/21)

809.2 Conditions of Use:

- (1) Bed and Breakfast accommodations shall not be permitted on a parcel on which a secondary suite or a coach house exists; (Add #1866 Oct 18/17)

809.3 Density:

n/a

809.4 Parcel Area:

Parcel area shall not be less than:

- (1) 2600 square metres in Area A of Appendix “C”;
- (2) 5400 square metres in Area B of Appendix “C”; and
- (3) 7000 square metres in Area C of Appendix “C”.

809.5 Parcel Frontage:

- (1) Kye Bay Road shall not be used to determine parcel frontage.
- (2) Parcel frontage shall not be less than 30.0 metres.

809.6 Parcel Depth:

Parcel depth shall not be less than:

- (1) 80 metres in Area A of Appendix “C”;
- (2) 100 metres in Area B of Appendix “C”; and
- (3) 50 metres in Area C of Appendix “C”.

809.7 Parcel Coverage:

Parcel coverage shall not exceed:

- (1) 15% in Area A of Appendix “C”;
- (2) 10% in Area B of Appendix “C”; and
- (3) 7% in Area C of Appendix “C”.

809.8 Height and Storeys:

Height shall not exceed 9.0 metres.

809.9 Required Setbacks:

- (1) Front
 - (a) Area A front setback is as shown in Appendix "C".
 - (b) In all other cases, the front setback shall not be less than 9.0 metres.
- (2) Rear
 - (a) Area B rear setback is as shown in Appendix "C".
 - (b) In all other cases, the rear setback shall not be less than 9.0 metres.
- (3) Side – interior

Interior side setback shall not be less than 3.0 metres.
- (4) Side – exterior
 - (a) Where Parcel Area is less than 5000 square metres, exterior side setback shall not be less than 3.0 metres.
 - (b) Where minimum Parcel Area is equal to or greater than 5,000 square metres, exterior side setback shall be equal to the front setback.

809.10 Accessory Buildings

Accessory buildings shall

- (1) other than chicken coops, not exceed 4.5 metres in height; (Add #1987 Nov 17/21)
- (2) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
- (3) not exceed:
 - (a) 150 m² in gross floor area on parcels greater than 5000 m²; or
 - (b) 60 m² in gross floor area in all other cases.For the purpose of this sub-section only, gross floor area shall include accessory buildings and parts thereof used for garage or carport purposes. For the purpose of this sub-section only, carport gross floor area shall be calculated as the roofed floor area; (Rep #1861 Sep 20/17)
- (4) not be located:
 - (a) within the rear yard of a parcel next to the sea; or
 - (b) within a front yard in all other cases;
- (5) be excluded from required rear setbacks on parcels that are not next to the sea provided that no accessory building is located closer than 3.0 metres to a rear lot line.
- (6) chicken coops shall:
 - (a) not exceed 2.5 metres in height;
 - (b) not exceed 5.0 m² in gross floor area;
 - (c) not be located closer than 1.0 metre to a principal building or a coach house;
 - (d) be located in a rear yard; and,
 - (e) be excluded from required rear and side setbacks provided that no chicken coop is located closer than 3.5 metres to a rear or interior side lot line and 4.0 metres to an exterior side lot line. (Add #1987 Nov 17/21)

809.11 Screening

Above ground utility boxes and utility transformers shall be screened in accordance with Section 8. (Rep #1957 Sept 2/20)

THIS CONSOLIDATED ZONING BYLAW IS FOR CONVENIENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ORIGINAL BYLAW AND AMENDING BYLAWS.

EXCERPTS OF THIS BYLAW SHOULD NOT BE USED FOR LEGAL OR INTERPRETIVE PURPOSES WITHOUT REFERENCE TO THE ENTIRE BYLAW

809.12 Off-Street Parking and Loading

Off-street parking and loading shall be provided in accordance with Section 6.

809.13 Other Requirements:

- (1) No more than one principal building shall be permitted on a parcel.
- (2) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.