

## COMPREHENSIVE DEVELOPMENT ZONES

### 801. CD1.1 COMPREHENSIVE DEVELOPMENT 1.1: BECKTON ESTATES – SINGLE/TWO-FAMILY

For the purpose of Section 801, Areas G, H, I, J, K, and Road A are as shown in Appendix “A”, Drawing 1.

#### 801.0 Permitted Uses:

In the CD1.1 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Bed and Breakfast accommodations
- (3) Coach houses (Add #1909 Apr 17/19)
- (4) Home occupations
- (5) Secondary suites
- (6) Single-family dwellings
- (7) Urban Produce Production (Add #1987 Nov 17/21)
- (8) Urban Produce Stand (Add #1987 Nov 17/21)

#### 801.2 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)
- (2) Within Area K - Number of parcels shall not exceed 5; however, if the owner dedicates as public park at least 2 zero-lot-line parcels, the owner may subdivide the lands into a maximum of 8 zero-lot-line parcels and they may be used for townhouse dwellings or patio dwellings.
- (3) Coach Houses shall (Add #1909 Apr 17/19):
  - (a) not be permitted on a parcel on which a secondary suite exists;
  - (b) not be permitted on a parcel where the parcel area is less than 500 m<sup>2</sup>;
  - (c) not be permitted on a parcel where the rear yard is less than 15.0 metres in width;
  - (d) have a parcel coverage not exceeding 10%;
  - (e) be located in a rear yard;
  - (f) in combination with the gross floor area of accessory buildings, not exceed:
    - i. 50 m<sup>2</sup> in gross floor area, where the parcel area is less than 650 m<sup>2</sup>;
    - ii. 60 m<sup>2</sup> in gross floor area, where the parcel area is equal to or greater than 650 m<sup>2</sup> and less than 1,000 m<sup>2</sup>; and
    - iii. 70 m<sup>2</sup> in gross floor area, where the parcel area is equal to or greater than 1,000 m<sup>2</sup>.
  - (g) for the purpose of sub-section (f) only, gross floor area shall:
    - i. include garages and carports, excluding carports attached to a coach house to a maximum of 20 m<sup>2</sup> and garages and carports forming part of a single-family dwelling; carport gross floor area shall be calculated as the roofed floor area;
    - ii. exclude one accessory building less than 10 m<sup>2</sup>; and

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

- iii. exclude one room less than 40 m<sup>2</sup> in gross floor area, completely contained within the principal building and used by residents of a coach house for storage, vehicle parking or workshop purposes;
- (h) not exceed 10.0 m<sup>2</sup> roofed patio and deck floor area, where the roofed floor area is measured from the exterior of supporting walls or columns to the eave or gutter whichever is greater;
- (i) not exceed in height:
  - i. 4.5 metres, where the coach house gross floor area is less than 50 m<sup>2</sup>; and
  - ii. 5.5 metres, where the coach house gross floor area is equal to or greater than 50 m<sup>2</sup>; and
- (j) not be located closer than 4.0 metres to a principal building;
- (k) be excluded from required rear setback, provided that no coach house is located closer than 2.0 metres to a rear lot line; and
- (l) conform to Section 5.20 Special Needs Housing Standards – Adaptable Housing.

**801.3 Density:**  
n/a

**801.4 Parcel Area:**

- (1) Within Area G – Parcel area shall not be less than 450 square metres.
- (2) Within Area H – Parcel area shall not be less than 450 square metres.
- (3) Within Area I – Parcel area shall not be less than 440 square metres.
- (4) Within Area J – Parcel area shall not be less than 400 square metres.
- (5) Within Area K – Parcel area shall not be less than 550 square metres or 360 square metres under the density bonusing option in 801.2.

**801.5 Parcel Frontage:**  
n/a

**801.6 Parcel Depth:**  
n/a

**801.7 Parcel Coverage:**

- (1) Within Area G, H, and I – Parcel coverage shall not exceed 35%.
- (2) Within Area J – Parcel coverage shall not exceed 40%.
- (3) Within Area K – Parcel coverage shall not exceed 35% except where the owner dedicates 2 zero-lot-line parcels as public park wherein parcel coverage shall not exceed 45%.

**801.8 Height and Storeys:**

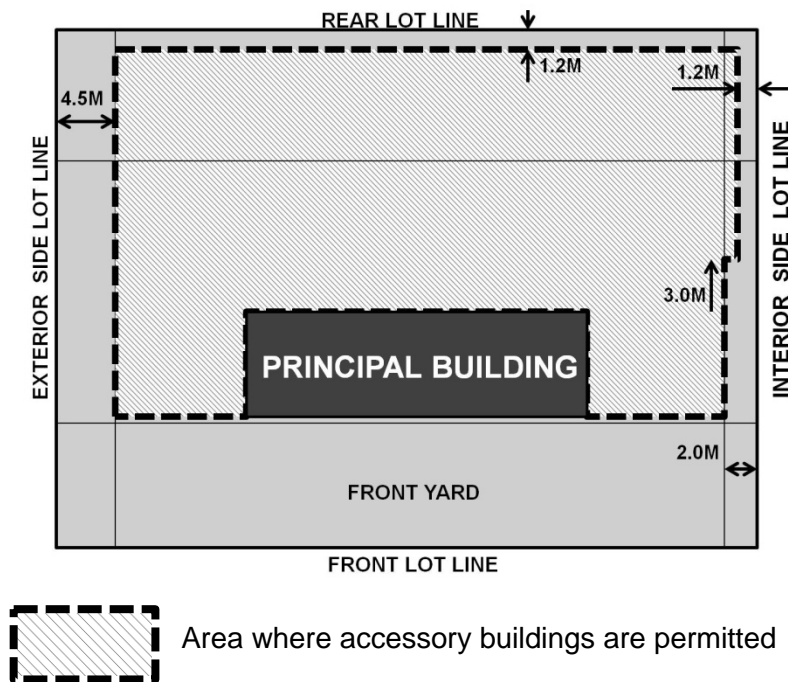
- (1) Height shall not exceed 9.0 metres.
- (2) Number of storeys shall not exceed 2.

**801.9 Required Setbacks:**

Setbacks shall not be less than as shown in Appendix “A”, Drawings 2 and 3.

**801.10 Accessory Buildings**

- (1) No more than one accessory building shall be permitted on a parcel.
- (2) Accessory buildings shall
  - (a) not exceed 4.5 metres in height;
  - (b) have a parcel coverage not exceeding the greater of 45.0 square metres or 10% of the area of the required rear setback;
  - (c) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;
  - (d) not be located within a front yard;
  - (e) not be located closer than 4.5 metres from an exterior side lot line;
  - (f) be excluded from required rear setbacks provided that no accessory building is located closer than 1.2 metres to a rear lot line; and
  - (g) be excluded from required interior side setbacks provided that
    - (i) no accessory building is located closer than 1.2 metres to an interior side lot line; and
    - (ii) a 2.0 metre interior side setback is maintained from the front lot line to a point 3.0 metres into the rear yard, as shown in Figure 801-1.



**Figure 801-1.** CD1.1: Accessory building buildable area

**801.11 Screening**

- (1) Within Area J, all lot lines adjacent to the designated park shall be fenced and the fence shall be a single design installed at the time of subdivision, shall be of wooden material and be between 1.5 to 1.8 metres in height; and
- (2) Above ground utility boxes and utility transformers shall be screened in accordance with Schedule 8.
- (3) Coach houses abutting Residential zoned parcels shall be screened in accordance with Section 8. (Add #1909 Apr 17/19)

**801.12 Off-Street Parking and Loading**

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

**801.13 Other Requirements:**

- (1) Overhead wiring on a parcel shall not be permitted. All new services on a parcel shall be placed underground.
- (2) No more than one principal building shall be permitted on a parcel.
- (3) Within Area G
  - (a) No vehicle access shall be permitted to Guthrie Road or to the street identified as Road A.
- (4) Within Area J
  - (a) No vehicle access shall be permitted to Noel Road or to the south side of the street identified as Road A.
- (5) All buildings shall conform to Section 5.19, Watercourse Regulations.