

808. CD 8 COMPREHENSIVE DEVELOPMENT 8: SHAMROCK PLACE

808.1 Permitted Uses:

In the CD8 zone, the following uses are permitted and all other uses are prohibited:

- (1) Accessory structures and uses
- (2) Apartment dwellings
- (3) Home occupations

808.2 Conditions of Use:

n/a

808.3 Density:

Density shall not exceed 86 units per hectare.

808.4 Parcel Area:

Parcel area shall not be less than 900 square metres.

808.5 Parcel Frontage:

Parcel frontage shall not be less than 30.0 metres.

808.6 Parcel Depth:

n/a

808.7 Parcel Coverage:

Parcel coverage including parking areas, loading areas, and driveways that are open sided and roofless shall not exceed 70%.

808.8 Height and Storeys:

Height shall not exceed 10.0 metres.

808.9 Required Setbacks:

- (1) Front
Front setback shall not be less than 12.0 metres.
- (2) Rear
Rear setback shall not be less than 7.5 metres.
- (3) Side - interior
Interior side setback shall not be less than 3.5 metres.
- (4) Side - exterior
Exterior side setback shall not be less than 3.5 metres.

808.10 Accessory Buildings

Accessory buildings shall

- (1) not exceed 4.5 metres in height;
- (2) have a parcel coverage not exceeding 20%;
- (3) have a parcel coverage, excluding garages and carports, not exceeding 10%;
- (4) not occupy more than 2/3 of the width of the rear yard, as measured at its widest point;

- (5) not be located within a front yard; and
- (6) be excluded from required rear setbacks provided that no accessory building is located closer than 3.5 metres to a rear lot line.

808.11 Screening

The following shall be screened in accordance with Section 8:

- (1) Garbage compounds;
- (2) Off-street parking and loading areas;
- (3) Above ground utility boxes and utility transformers; and
- (4) CD8 zoned parcels from abutting Residential zoned parcels

808.12 Off-Street Parking and Loading

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

808.13 Other Requirements:

- (1) Overhead wiring shall not be permitted on a parcel. All new services on a parcel shall be placed underground.
- (2) Unoccupied open spaces shall be fully and suitably landscaped with landscape material; this does not include environmentally sensitive areas, including watercourse setbacks as specified in Section 5.19.
- (3) All buildings shall conform to Section 5.19, Watercourse Regulations.