

8.10 CD11 ZONE – TODD’S RESORT

Intent: To provide a zone for integrated residential and tourism development based on a comprehensive plan.

Uses Permitted

.1 The following uses and no other shall be permitted in the CD11 Zone:

Principal Uses

- .1 Dwellings, Multiple-Unit Residential
- .2 Dwellings, Single Detached
- .3 Tourist Accommodation
- .4 Vacation Resort Residential

Accessory Uses

.2 The following uses and no others shall be permitted as accessory to the principal uses in the CD11 Zone:

- .1 Home Based Business, Type I (Minor) and Type II (Major), subject to Part 5 of this Bylaw.

Lot Area

.3 The minimum lot area shall be 16,500 m² (177,604 ft²).

Lot Dimensions

.4 The minimum lot dimensions on future subdivision shall be:

Width	15.0 m (49.2 ft)
Depth	30.0 m (98.4 ft)

Density

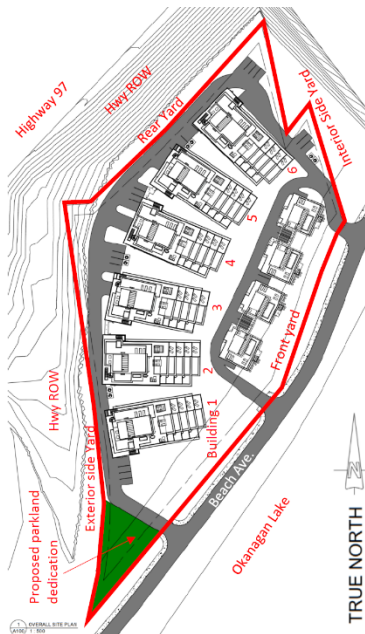
.5 The maximum Floor Area Ratio (FAR) shall be 0.55.

Lot Coverage

.6 Maximum lot coverage for all buildings and structures shall be 30%.

Setback Requirements

.7 Minimum setback requirements from lot perimeter shall be:



Multi-Unit Buildings - Minimum Front Setback (m)						
Building (from south to north)	Storey					
	1	2	3	4	5	6
Bldg 1	6 m	9 m	12 m	15 m	18 m	21 m
Bldg 2	23 m	26 m	29 m	32 m	35 m	38 m
Bldg 3	37 m	40 m	43 m	46 m	49 m	52 m
Bldg 4	38 m	41 m	44 m	47 m	50 m	53 m
Bldg 5	34 m	37 m	40 m	43 m	46 m	49 m
Bldg 6	30 m	33 m	36 m	39 m	42 m	45 m

Multi-Unit Building – All Storeys (m)	
Rear	4.5 m (14.8 ft)
Interior Side Yard	1.5 m (4.9 ft)
Exterior Side Yard	4.5 m (14.8 ft)

Single Detached Buildings	
Front Yard	6.0 m (19.7 ft)
Rear Yard	54.0 m (177.1 ft)
Interior Side Yard	1.5 m (4.9 ft)
Exterior Side Yard	4.5 m (14.8 ft)

Accessory Buildings	
Front Yard	6.0 m (19.7 ft)
Rear Yard	4.5 m (14.8 ft)
Interior Side Yard	1.5 m (4.9 ft)
Exterior Side Yard	4.5 m (14.8 ft)

Height

.8 Maximum building heights are as follows:

Dwellings, Multiple-Unit Buildings	25.0 m (82.0 ft)
Dwellings, Single Detached Buildings	7.5 m (24.6 ft)
Accessory Buildings and Structures	7.5 m (24.6 ft)

Off-street Parking

.9 All off-street parking shall be provided as described in Part 6 – Parking and Loading of this Zoning Bylaw except:

- .1 Minimum number of visitor parking stalls shall be 16.
- .2 Minimum number of boat parking stalls shall be 8.
- .3 Boat parking stalls shall be a minimum 7.0 m (23.0 ft) deep by 3.0 m (9.8ft) wide.
- .4 Minimum number of motorcycle parking stalls shall be six.

Landscaping and Screening

.10 Landscaping and screening shall be provided as described in Part 5 of this Zoning Bylaw except:

- .1 Boat parking spaces shall be screened from adjacent properties with a landscaping buffer or fencing minimum of 1.8 m (6.0 ft) tall.

Other Regulations

.11 Garbage containers, passive recycling containers, loading and parking areas must be screened to a height of 2.1 m (7.0 ft) from the ground up. This may include the use of a landscape screen, natural vegetation or a solid decorative fence or any combination thereof. In ground waste storage systems do not require screening.

.12 Minimum Net Floor Area of each dwelling shall be 50 m² (538.0 ft²).

.13 Minimum separation between buildings shall be 3.0 m (9.8 ft).

.14 The proposed development shall be subject to and comply with all approved development permits.