

PART 12.14 – CD-14 ZONE, Pemberton Comprehensive Development

Development Areas

1. This zone is divided into Development Areas 1 to 6, as shown on the map attached as Appendix 1.

Definitions

2. In this Zone,

“carriage house” means a building containing two dwelling units located on the same lot as a multiple dwelling.

3.0 Regulations in the CD-14 Zone

The following regulations apply to the entire CD-14 Zone:

Panhandle Lot Regulations

- 3.1 Notwithstanding section 14(3) of the General Regulations, the regulations contained in Schedule “H” – Panhandle Lot Regulations do not apply to the lots within this zone

Uses

- 3.2 The following uses are permitted in all Development Areas in this Zone:
 - a) Single family dwelling
 - b) Accessory buildings subject to the regulations in Schedule “F”
 - c) Home occupation subject to the regulations in Schedule “D”

Parking

- 3.3 Vehicle and bicycle parking subject to the regulations in Schedule “C”

4.0 Development Area 1 (DA-1)

Minimum Site Area

- 4.1 705m²

Minimum Lot Width

- 4.2 15.5m

Maximum Floor Area

- 4.3 207m² for all floor levels combined

Maximum Floor Space Ratio

- 4.4 0.29:1

Height and Number of Storeys

- 4.5 Height must not exceed 7.35m and no more than two storeys

Maximum Site Coverage

- 4.6 20%

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Minimum Setbacks

4.7	Front	24m
	Rear	5.25m
	Side (north)	3m
	Side (south)	0m

5.0 Development Area 2 (DA-2)

Uses

5.1 In addition to the uses permitted in section 3.2, the following uses are permitted in this Development Area:

- a) Multiple dwelling created through a house conversion and subject to the regulations in Schedule “G”
- b) Carriage House

Number of Buildings

5.2 Notwithstanding section 19 of the General Regulations, in this Development Area, there may be two buildings in addition to one accessory building

Minimum Site Area

5.3 2016m²

Minimum Lot Width

5.4 49m

Maximum Floor Area

5.5 740m² for the multiple dwelling

5.6 175m² for the carriage house

Maximum Floor Space Ratio

5.7 0.45:1

Height and Number of Storeys

5.8 Height of a multiple dwelling must not exceed 11.90m and two and a half storeys

5.9 Height of a carriage house must not exceed 10.70m and two storeys

Maximum Site Coverage

5.10 25%

Minimum Setbacks

5.11		Multiple Dwelling	Carriage House
	Front	26m	63m
	Rear	2.60m from the south west property line; otherwise a minimum of 21m	0.19m
	Side (north)	8.80m	8.20m
	Side (south)	4m	10.25m

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6.0 Development Area 3 (DA-3)

Minimum Site Area

6.1 1060m²

Minimum Lot Width

6.2 35m

Maximum Floor Area

6.3 228m² for all floor levels combined

Maximum Floor Space Ratio

6.4 0.21:1

Height and Number of Storeys

6.5 Height must not exceed 7.30m and no more than 2 storeys

Maximum Site Coverage

6.6 20%

Minimum Setbacks

6.7	Front	16m
	Rear	6.80m
	Side (south east)	12m
	Side (north west)	3.70m

7.0 Development Area 4 (DA-4)

Minimum Site Area

7.1 1078m²

Minimum Lot Width

7.2 32.80m

Maximum Floor Area

7.3 245m² for all floor levels combined

Maximum Floor Space Ratio

7.4 0.23:1

Height and Number of Storeys

7.5 Height must not exceed 7.20m and no more than 2 storeys

Maximum Site Coverage

7.6 20%

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Minimum Setbacks

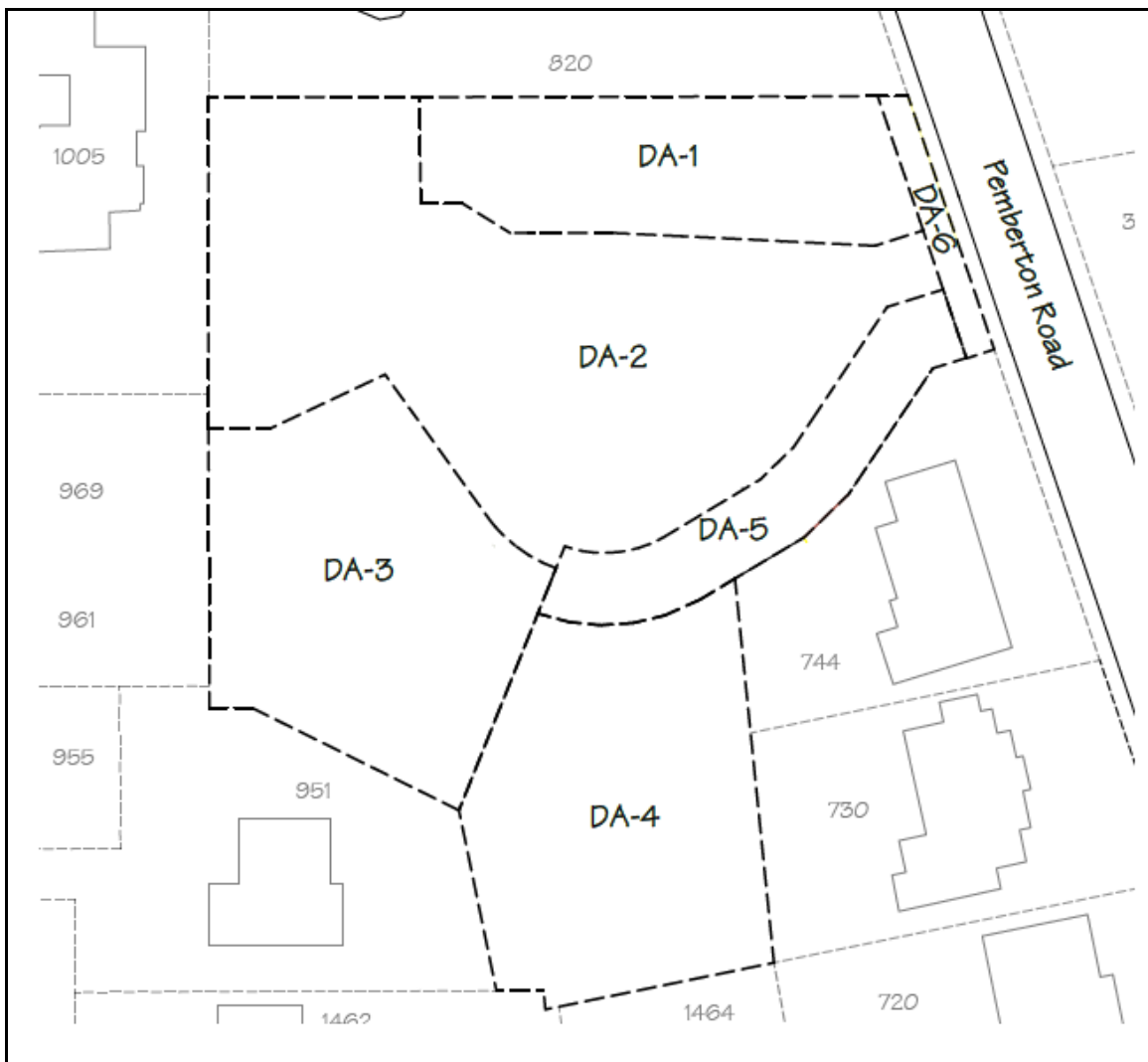
7.7	Front		7.15m
	Rear		14.35m
	Side (east)		5m
	Side (west)		3m

8.0 Development Area 5 (DA-5)

No buildings or structures may be constructed in this Development Area, except for a driveway for access purposes

9.0 Development Area 6 (DA-6)

No buildings or structures may be constructed in this Development Area



Bylaw 17-096 Adopted November 9, 2017

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw