

Comparison Table – CD Zone & RA Zone (Electoral Area “D”)

| COMPREHENSIVE DEVELOPMENT (CD) ZONE | RESOURCE AREA (RA) ZONE | | | | | | | | | | | | | | | |
|---|---|---|---|---|------------------|---|-------------------|-------------------|---|--------------------|--------------------|---|--------------------|----------------------|---|--------------------|
| <p>Principal Uses: single detached dwelling; duplex dwelling, subject to density averaging agreement; multi-dwelling units, subject to density averaging agreement.</p> | <p>Principal Uses: agriculture; cemeteries; educational facility; equestrian centre; forestry; gravel processing; natural resource extraction; outdoor recreation; packing, processing and storage of farm and off-farm products; single detached dwelling or mobile home; veterinary establishment;</p> | | | | | | | | | | | | | | | |
| <p>Accessory Uses: accessory buildings/structures; bed and breakfast operations; home occupations;</p> | <p>Accessory Uses: accessory dwelling; bed and breakfast operation; home industries; home occupations; kennels; retail sales of farm and off-farm products; and secondary suites; accessory buildings and structures.</p> | | | | | | | | | | | | | | | |
| <p>Minimum Parcel Size: 557 m², subject to servicing requirements</p> | <p>Minimum Parcel Size: 20.0 ha, subject to servicing requirements</p> | | | | | | | | | | | | | | | |
| <p>Minimum Parcel Width: Not less than 25% of the parcel depth</p> | <p>Minimum Parcel Width: Not less than 25% of the parcel depth</p> | | | | | | | | | | | | | | | |
| <p>Maximum Density: 18 dwellings/ha; and 23 dwellings/ha with approved Density Averaging Agreement.</p> | <p>Maximum Number of Dwellings Per Parcel: one (1) principal dwelling unit; and the number of secondary suites or accessory dwellings permitted per parcel to a maximum of one (1) secondary suite permitted per parcel, and the total gross floor area of all secondary suites and accessory dwellings permitted per parcel shall not exceed the following:</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>PARCEL AREA</th> <th>MAXIMUM NUMBER OF SECONDARY SUITES OR ACCESSORY DWELLINGS</th> <th>MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES AND ACCESSORY DWELLINGS PER PARCEL</th> </tr> </thead> <tbody> <tr> <td>Less than 8.0 ha</td> <td>1</td> <td>90 m²</td> </tr> <tr> <td>8.0 ha to 11.9 ha</td> <td>2</td> <td>180 m²</td> </tr> <tr> <td>12.0 ha to 15.9 ha</td> <td>3</td> <td>270 m²</td> </tr> <tr> <td>Greater than 16.0 ha</td> <td>4</td> <td>360 m²</td> </tr> </tbody> </table> | PARCEL AREA | MAXIMUM NUMBER OF SECONDARY SUITES OR ACCESSORY DWELLINGS | MAXIMUM GROSS FLOOR AREA OF ALL SECONDARY SUITES AND ACCESSORY DWELLINGS PER PARCEL | Less than 8.0 ha | 1 | 90 m ² | 8.0 ha to 11.9 ha | 2 | 180 m ² | 12.0 ha to 15.9 ha | 3 | 270 m ² | Greater than 16.0 ha | 4 | 360 m ² |
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| Less than 8.0 ha | 1 | 90 m ² | | | | | | | | | | | | | | |
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| Greater than 16.0 ha | 4 | 360 m ² | | | | | | | | | | | | | | |
| <p>Minimum Setbacks:</p> <p><u>Principal buildings:</u></p> <p>Front: 7.5 metres Rear: 7.5 metres Interior side: 1.5 metres Exterior side: 4.5 metres</p> <p><u>Accessory buildings:</u></p> <p>Front: 7.5 metres Rear: 1.0 metres Interior side: 1.0 metres Exterior side: 1.0 metres</p> | <p>Minimum Setbacks:</p> <p><u>Principal buildings:</u></p> <p>Front: 7.5 metres Rear: 7.5 metres Interior side: 1.5 metres Exterior side: 4.5 metres</p> <p><u>Accessory buildings:</u></p> <p>Front: 7.5 metres Rear: 1.0 metres Interior side: 1.5 metres Exterior side: 4.5 metres</p> | | | | | | | | | | | | | | | |
| <p>Maximum Height: 10.0 metres (principal) 5.5 metres (accessory)</p> | <p>Maximum Height: 10.0 metres</p> | | | | | | | | | | | | | | | |
| <p>Maximum Parcel Coverage: 35%</p> | <p>Maximum Parcel Coverage: 35% for parcels less than 2,500 m² in area;</p> | | | | | | | | | | | | | | | |

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| | <p>20% for parcels greater than 2,500 m² and less than 2.0 ha in area; and for parcels greater than 2.0 ha in area:</p> <ul style="list-style-type: none"> i) 5%; and ii) 75% for greenhouse uses |
| <p>Requirements for amenity area for multi-dwelling development:</p> <ul style="list-style-type: none"> a) 40 m² for each dwelling unit; b) a minimum of 25% of required amenity and open space areas shall be at grade and outside, and the remainder shall be provided in a convenient and accessible location within the development; c) where open space is provided at a right angle to a principal window of a living or family room, the minimum depth of the privacy area shall be 4.5 metres when a window is within 1.8 metres of grade, with a minimum building separation of 7.0 metres; d) where open space is provided at a right angle to a principal window of other habitable rooms, the minimum depth of the privacy area shall be 3.5 metres when a window is within 1.8 metres of grade, with a minimum building separation of 4.5 metres. | <p>Requirements for amenity area for multi-dwelling development:</p> <p>N/A</p> |
| <p>Density Averaging Agreement Application:</p> <p>For any proposal for density averaging to permit increased density of development within the CD zone, the Regional Board will consider whether the proposed development is appropriate for the site in relation to the policies of the Official Community Plan and any other applicable government policy.</p> <p>Proponents of increased density within the CD zone must submit to the Regional Board an ‘Application for Density Averaging’ accompanied by a Comprehensive Development Plan which includes the following:</p> <ul style="list-style-type: none"> a) a site plan or plans, including legal descriptions, of the parcel to be developed, showing the location, dimensions and floor area ratios of all existing and proposed buildings and showing proposed streets, lanes, highways, driveways, parking and loading areas, sidewalks, street lighting, utilities and utility easements in relation to existing streams and other topographical features of the site; b) preliminary architectural plans and elevations for any proposed buildings; c) existing and proposed grades and their relations to the elevations on adjoining properties; d) the location, size, height, colour, lighting and orientation of all signs; e) the location and treatment of open spaces, existing and proposed landscaping, fences and walls; f) text outlining all proposed uses; g) the methods for meeting conditions for obtaining a development permit. | <p>Density Averaging Agreement Application:</p> <p>N/A</p> |