

## 7.29 Comprehensive Development – Gateway 286, (CD2-XX)

### 7.29.1 Intent

The purpose of this zone is to permit comprehensively planned neighbourhood encompassing low and medium density residential, commercial, office, and park uses.

### 7.29.2 Location and Lands

The CD2-XX lands are located at 2320 Hamilton Rd, Merritt. The site encompasses approximately 26.1 hectares (64.5 acres) of land and consists of two (2) sub-areas, as described in Table 7.29.2, and shown on 7.29.20 *Plan CD2-XX*.

**Table 7.29.2 Comprehensive Development Zone Sub Areas**

Sub-Area	Name	Total Area (ha)	Total Area (ac)
A	Low-to-Medium Density Residential	+/- 22.45	+/- 55.49
B	Mixed-Use Commercial Transition	+/- 3.65	+/- 9.03

### 7.29.3 Subdivision Regulations

- a. Excepting thereout Section 4.3(c), the minimum lot area to facilitate a block plan subdivision within any sub-area is 4,000 sq. metres (1 acre).

### 7.29.4 Site Development Regulations

- a. The maximum permitted residential total for CD2-XX, excluding commercial and office areas, is 450 units and shall comply with Table 7.29.4 Maximum Permitted Residential Density, except:
  - i. in the case where maximum permitted residential density is not achieved within a sub-area, the difference in residential density may be transferable to a different sub-area, subject:
    - 1) CD2-XX total maximum permitted residential density is not exceeded.

**Table 7.29.4 Maximum Permitted Residential Density**

Sub-Area	Maximum Units	Total Developable Area (ha)	Total Developable Area (ac)
A	300	+/- 14.95	+/- 36.95
B	150	+/- 3.65	+/- 9.03
Total	450	+/- 18.6	+/- 45.98

## **Sub-Area A: Low-to-Medium Density Residential**

### **7.29.5 Intent**

The purpose of the Low-to-Medium Density Residential zone is to provide for the establishment of low to medium density residential housing in the form of Single Detached, Semi-Detached, Multiple Unit Townhome and Multiple Unit Apartment and may include Detached Secondary Dwellings and Secondary Suites.

### **7.29.6 Principal Uses**

The following principal uses are permitted in the Sub-Area A:

- a. Dwelling, Multiple Unit Apartment;
- b. Dwelling, Multiple Unit Townhome;
- c. Dwelling, Semi-Detached;
- d. Dwelling, Single Detached;
- e. Park.

### **7.29.7 Discretionary Uses**

Subject to the regulations outlined in Section 4.5, the Development Approving Officer may approve any of the following uses, with or without conditions:

- a. Short-Term Rental

### **7.29.8 Secondary Uses**

The following secondary uses are permitted in the Sub-Area A:

- b. Accessory Building;
- c. Bed and Breakfast;
- d. Daycare Centre, Minor;
- e. Dwelling, Detached Secondary;
- f. Home-based Business;
- g. Secondary Suite in a Single Detached or Semi-Detached, or Multiple Unit Townhome;
- h. Urban Agriculture.

### 7.29.9 Subdivision Regulations

a. Parcels to be created in the Sub-Area A must conform to Table 7.29.9:

Table 7.29.9 Subdivision Regulations				
Use	Parcel Type	Minimum Parcel Area	Minimum Parcel Width	Minimum Parcel Depth
Dwelling, Single Detached	Lane Access	112.5 m <sup>2</sup>	7.5 metres	15 metres
	Front Access	112.5 m <sup>2</sup>	7.5 metres	15 metres
	Corner	135 m <sup>2</sup>	9 metres	15 metres
	Lane Access Corner	135 m <sup>2</sup>	9 metres	15 metres
	Panhandle	112.5 m <sup>2</sup> , not including the panhandle access	7.5 metres, not including the panhandle access	15 metres, not including the panhandle access
Dwelling, Semi-Detached	Lane Access	180 m <sup>2</sup>	12 metres	15 metres
	Front Access	180 m <sup>2</sup>	12 metres	15 metres
	Corner	225 m <sup>2</sup>	15 metres	15 metres
	Lane Access Corner	225 m <sup>2</sup>	15 metres	15 metres
	Panhandle	180 m <sup>2</sup> , not including the panhandle access	12 metres, excluding the panhandle access	15 metres, excluding the panhandle access
	Pie	180 m <sup>2</sup>	6 metre frontage, and average width of 12 metres	15 metres
Dwelling, Multiple Unit Townhome	Lane Access	225 m <sup>2</sup>	15 metres	15 metres
	Front Access	225 m <sup>2</sup>	15 metres	15 metres
	Corner	270 m <sup>2</sup>	18 metres	15 metres
	Lane Access Corner	225 m <sup>2</sup>	15 metres	15 metres
	Panhandle	225 m <sup>2</sup> , not including the panhandle access	15 metres, not including the panhandle access	15 metres, not including the panhandle access
	Pie	225 m <sup>2</sup>	6 metre frontage, and average width of 15 metres	15 metres
Dwelling, Multiple Unit Apartment	Lane Access	360 m <sup>2</sup>	18 metres	20 metres
	Front Access	360 m <sup>2</sup>	18 metres	20 metres
	Corner	400 m <sup>2</sup>	20 metres	20 metres
	Lane Access Corner	400 m <sup>2</sup>	20 metres	20 metres
	Panhandle	360 m <sup>2</sup> , not including the panhandle access	18 metres, not including the panhandle access	20 metres, not including the panhandle access
	Pie	360 m <sup>2</sup>	6 metre frontage, and average width of 18 metres	20 metres
Park	All types	450 m <sup>2</sup> , except as outlined in 7.29.9 (e)	1.5 metres, except as outlined in 7.29.9 (e)	30 metres, except as outlined in 7.29.9 (e)

b. Notwithstanding the regulations in Table 7.29.9, in the case of Parcels created under the Land Title Act for Semi-Detached Dwellings constructed on the Parcel Line the minimum Parcel width is 6 metres.

c. Notwithstanding the regulations in Table 7.29.9, in the case of a Multiple Unit townhome subdivided for the purpose of creating adjoining Dwelling Units for individual ownership, the new Parcels so created must not have a Parcel Area less than 78 m<sup>2</sup>.

d. Notwithstanding the regulations in Table 7.29.9, in the case of a Multiple Unit townhome subdivided for the purpose of creating adjoining Dwelling Units for individual ownership, the new Parcels so created must not be less than 3.9 metres in width.

e. Notwithstanding the regulations in Table 7.29.9, there is no minimum Parcel Area, Width or Depth for community gardens, playgrounds, plazas, or trails.

**7.29.10 Site Development Regulations**

a. Site development in the Sub-Area A must conform to Table 7.29.10:

Table 7.29.10 Site Development Regulations								
Use	Parcel Type	Maximum Density	Minimum Front Setback	Minimum Interior Side Setback	Minimum Exterior Side Setback	Minimum Rear Setback	Maximum Height	Maximum Parcel Coverage
Dwelling, Single Detached	Lane Access	1 Dwelling Unit Per Parcel	3 metres	1.2 metres	N/A	5 metres	Lesser of 14 metres or 3 storeys	i) 85% for parcels under 400 m <sup>2</sup> , except as outlined in 7.29.10 (b); ii) 65% for parcels over 400 m <sup>2</sup> , except as outlined in 7.29.10 (c);
	Front Access	1 Dwelling Unit Per Parcel	5 metres	1.2 metres	N/A	3 metres	Lesser of 14 metres or 3 storeys	
	Corner	1 Dwelling Unit Per Parcel	5 metres	1.2 metres	1.5 metres	3 metres	Lesser of 14 metres or 3 storeys	
	Lane Access Corner	1 Dwelling Unit Per Parcel	3 metres	1.2 metres	2.8 metres	5 metres	Lesser of 14 metres or 3 storeys	
	Panhandle	1 Dwelling Unit Per Parcel	3 metres, not including the panhandle access	1.2 metres, excluding the panhandle access	2.8 metres excluding the panhandle access	3 metres	Lesser of 14 metres or 3 storeys	
	Pie	1 Dwelling Unit Per Parcel	5 metres	1.2 metres	2.8 metres	3 metres	Lesser of 14 metres or 3 storeys	
Dwelling, Semi-Detached	Lane Access	2 Dwelling Unit Per Parcel	3 metres	1.2 metres	N/A	3 metres	Lesser of 14 metres or 3 storeys	
	Front Access	2 Dwelling Unit Per Parcel	5 metres	1.2 metres	N/A	3 metres	Lesser of 14 metres or 3 storeys	
	Corner	2 Dwelling Unit Per Parcel	5 metres	1.2 metres	2.8 metres	3 metres	Lesser of 14 metres or 3 storeys	
	Lane Access Corner	2 Dwelling Unit Per Parcel	3 metres	1.2 metres	2.8 metres	3 metres	Lesser of 14 metres or 3 storeys	
	Panhandle	2 Dwelling Unit Per Parcel	3 metres, not including the panhandle access	1.2 metres, excluding the panhandle access	2.8 metres excluding the panhandle access	3 metres	Lesser of 14 metres or 3 storeys	
	Pie	2 Dwelling Unit Per Parcel	5 metres	1.2 metres	2.8 metres	3 metres	Lesser of 14 metres or 3 storeys	

Use	Parcel Type	Maximum Density	Minimum Front Setback	Minimum Interior Side Setback	Minimum Exterior Side Setback	Minimum Rear Setback	Maximum Height	Maximum Parcel Coverage
Dwelling, Multiple Unit Townhome	Lane Access	90 Units Per Hectare	3 metres	1.2 metres	N/A	5 metres	Lesser of 18 metres or 4 storeys	i) 85% for Parcels under 400 m <sup>2</sup> , except as outlined in 7.29.10 (b); ii) 65% for Parcels over 400 m <sup>2</sup> , except as outlined in 7.29.10 (c);
	Front Access		5 metres	1.2 metres	N/A	3 metres	Lesser of 18 metres or 4 storeys	
	Back to Back		5 metres	1.2 metres	2.8 metres	5 metres	Lesser of 18 metres or 4 storeys	
	Corner		5 metres	1.2 metres	2.8 metres	3 metres	Lesser of 18 metres or 4 storeys	
	Lane Access Corner		3 metres	1.2 metres	2.8 metres	5 metres	Lesser of 18 metres or 4 storeys	
	Panhandle		3 metres, not including the panhandle access	1.2 metres, excluding the panhandle access	2.8 metres excluding the panhandle access	3 metres	Lesser of 18 metres or 4 storeys	
	Pie		5 metres	1.2 metres	2.8 metres	3 metres	Lesser of 18 metres or 4 storeys	
Dwelling, Multiple Unit Apartment	Lane Access	90 Units Per Hectare	0 metres	1.2 metres	N/A	0.9 metres	Lesser of 22 metres or 5 storeys	
	Front Access		0 metres	1.2 metres	N/A	3 metres	Lesser of 22 metres or 5 storeys	
	Corner		0 metres	1.2 metres	2.8 metres	3 metres	Lesser of 22 metres or 5 storeys	
	Lane Access Corner		0 metres	1.2 metres	2.8 metres	0.9 metres	Lesser of 22 metres or 5 storeys	
	Panhandle		3 metres, not including the panhandle access	1.2 metres, excluding the panhandle access	2.8 metres excluding the panhandle access	3 metres	Lesser of 22 metres or 5 storeys	
	Pie		0 metres	1.2 metres	2.8 metres	3 metres	Lesser of 22 metres or 5 storeys	
Dwelling, Detached Secondary	All types	1 Detached Secondary Dwelling per Parcel	Front Building Line	1.2 metres	2.8 metres	1.2 metres	Lesser of 10.5 metres or 2 storeys	
Park	All types	N/A	3 metres	1.2 metres	3 metres	3 metres	Lesser of 16 metres or 4 storeys	30%
Accessory Building	All types	N/A	Front Building Line	1.2 metres	2.8 metres	1.2 metres	Lesser of 5 metres or 1.5 storeys	

- b. Notwithstanding the regulation in Table 7.29.10, for Parcels under 400 m<sup>2</sup>, Parcel Coverage may be increased to a maximum of 95% with use of permeable surface materials for driveways and/or pathways on at least 10% of the total Parcel Area.
- c. Notwithstanding the regulation in Table 7.29.10, for Parcels over 400 m<sup>2</sup>, Parcel Coverage may be increased to a maximum of 75% with use of permeable surface materials for driveways and/or pathways on at least 10% of the total Parcel Area.
- d. Notwithstanding the regulations in Table 7.29.10, the Interior Side Setback for Semi-Detached Dwellings or Multiple Unit Townhome Dwellings is 0 metres where adjoining units share a Parcel Line.
- e. Notwithstanding the regulations in Table 7.29.10, the Interior Side Setback for Semi-Detached Dwelling Garages or Multiple Unit Townhome Dwelling Garages with Access off a Lane is 0 metres when adjoining Garages share a Parcel Line.
- f. Notwithstanding the regulations in Table 7.29.10, the Front Setback or Rear Setback for Single Detached Dwellings and Semi-Detached Dwellings may be reduced to 3 metres if there is no vehicle Access to the Parcel.
- g. For building strata developments, the minimum Setback from a Highway is 3 metres.
- h. For building strata developments, the minimum Setback from the inner curb of the internal road to the building face is 1.5 metres and to a garage is 4.5 metres.
- i. Multiple Unit Townhome Dwelling Garages with Access off a Lane have a minimum Interior Side Setback of 0 metres.
- j. Minimum separation between the Principal Building and a Detached Secondary Dwelling is 3 metres, and the minimum separation between Accessory Buildings and other Structures is 1.5 metres, except Shipping Containers which have a minimum separation of 3 metres from combustible Structures.

#### **7.29.11 Conditions of Use**

- a. Each Multiple Unit Townhome Dwelling building must contain a minimum of three and a maximum of eight Dwelling Units.
- b. For Multiple Unit Townhome Dwellings constructed on a Parcel Line, the boundary between the Parcels must project in a straight line throughout the length of the Dwellings;
- c. For Multiple Unit Townhome Dwellings, Corner Parcel Dwelling Units must face the Flanking Street.

#### **7.29.12 Other Regulations**

- a. All Structures and Uses must comply with Part 4;
- b. Off-street parking and loading must comply with Part 5;
- c. Landscaping and Screening must comply with Part 6.

**Sub-Area B: Mixed-Use Commercial Transition****7.29.13 Intent**

The purpose of the Mixed-Use Commercial Transition area is to orderly development of mixed-use commercial area that will accommodate transitional residential uses.

**7.29.14 Principal Uses**

The following principal uses are permitted in the Sub-Area B:

- a. Dwelling, Multiple Unit Apartment;
- b. Dwelling, Multiple Unit Townhome;
- c. Dwelling, Semi-Detached;
- d. Dwelling, Single Detached;
- e. Hotel;
- f. Motel;
- g. Park.

**7.29.15 Secondary Uses**

The following secondary uses are permitted in the Sub-Area B:

- a. Accessory Building;
- b. Administrative Office;
- c. Brewing and Distilling;
- d. Business Support Services;
- e. Commercial Recreation Services;
- f. Dwelling, Detached Secondary;
- g. Entertainment Facility;
- h. Food Primary Establishment;
- i. Liquor Primary Establishment;
- j. Liquor Store;
- k. Participant Recreation Services, Indoor;
- l. Personal and Professional Services;
- m. Retail Cannabis Sales;
- n. Retail Store, Convenience;
- o. Retail Store, General;
- p. Security / Operator Suite;
- q. Short-Term Rental

**7.29.16 Subdivision Regulations**

- a. Residential parcels to be created in the Sub-Area B must conform to Table 7.29.16:

<b>Table 7.29.16 Subdivision Regulations</b>				
Use	Parcel Type	Minimum Parcel Area	Minimum Parcel Width	Minimum Parcel Depth
Hotel or Motel	All types	2.40 hectares (5.95 acres)	15 metres	25 metres
Dwelling, Single Detached	Lane Access	112.5 m <sup>2</sup>	7.5 metres	15 metres
	Front Access	112.5 m <sup>2</sup>	7.5 metres	15 metres
	Corner	135 m <sup>2</sup>	9 metres	15 metres
	Lane Access Corner	135 m <sup>2</sup>	9 metres	15 metres
	Panhandle	112.5 m <sup>2</sup> , not including the panhandle access	7.5 metres, not including the panhandle access	15 metres, not including the panhandle access
	Pie	112.5 m <sup>2</sup>	6 metre frontage, and average width of 7.5 metres	15 metres
Dwelling, Semi-Detached	Lane Access	180 m <sup>2</sup>	12 metres	15 metres
	Front Access	180 m <sup>2</sup>	12 metres	15 metres
	Corner	225 m <sup>2</sup>	15 metres	15 metres
	Lane Access Corner	225 m <sup>2</sup>	15 metres	15 metres
	Panhandle	180 m <sup>2</sup> , not including the panhandle access	12 metres, excluding the panhandle access	15 metres, excluding the panhandle access
	Pie	180 m <sup>2</sup>	6 metre frontage, and average width of 12 metres	15 metres
Dwelling, Multiple Unit Townhome	Lane Access	225 m <sup>2</sup>	15 metres	15 metres
	Front Access	225 m <sup>2</sup>	15 metres	15 metres
	Corner	270 m <sup>2</sup>	18 metres	15 metres
	Lane Access Corner	225 m <sup>2</sup>	15 metres	15 metres
	Panhandle	225 m <sup>2</sup> , not including the panhandle access	15 metres, not including the panhandle access	15 metres, not including the panhandle access
	Pie	225 m <sup>2</sup>	6 metre frontage, and average width of 15 metres	15 metres
Dwelling, Multiple Unit Apartment	Lane Access	360 m <sup>2</sup>	18 metres	20 metres
	Front Access	360 m <sup>2</sup>	18 metres	20 metres
	Corner	400 m <sup>2</sup>	20 metres	20 metres
	Lane Access Corner	400 m <sup>2</sup>	20 metres	20 metres
	Panhandle	360 m <sup>2</sup> , not including the panhandle access	18 metres, not including the panhandle access	20 metres, not including the panhandle access
	Pie	360 m <sup>2</sup>	6 metre frontage, and average width of 18 metres	20 metres
Park	All types	450 m <sup>2</sup> , except as outlined in 7.29.16 (e)	1.5 metres, except as outlined in 7.29.16 (e)	30 metres, except as outlined in 7.29.16 (e)

- b. Notwithstanding the regulations in Table 7.29.16, in the case of Parcels created under the Land Title Act for Semi-Detached Dwellings constructed on the Parcel Line the minimum Parcel width is 6 metres.
- c. Notwithstanding the regulations in Table 7.29.16, in the case of a Multiple Unit townhome subdivided for the purpose of creating adjoining Dwelling Units for individual ownership, the new Parcels so created must not have a Parcel Area less than 78 m<sup>2</sup>.
- d. Notwithstanding the regulations in Table 7.29.16, in the case of a Multiple Unit townhome subdivided for the purpose of creating adjoining Dwelling Units for individual ownership, the new Parcels so created must not be less than 3.9 metres in width.

- e. Notwithstanding the regulations in Table 7.29.16, there is no minimum Parcel Area, Width or Depth for community gardens, playgrounds, plazas, or trails.

**7.29.17 Site Development Regulations**

- a. Site development in the Sub-Area B must conform to Table 7.29.17:

Table 7.29.17 Site Development Regulations								
Use	Parcel Type	Maximum Density	Minimum Front Setback	Minimum Interior Side Setback	Minimum Exterior Side Setback	Minimum Rear Setback	Maximum Height	Maximum Parcel Coverage
Hotel; Motel	All types	N/A	10 metres	3 metres	10 metres	30 metres	Lesser of 25 metres or 6 storeys	70% except as outlined in 7.29.17 (b)
Dwelling, Single Detached	Lane Access	1 Dwelling Unit Per Parcel	3 metres	1.2 metres	N/A	5 metres	Lesser of 14 metres or 3 storeys	i) 85% for Parcels under 400 m <sup>2</sup> , except as outlined in 7.29.17 (c); ii) 65% for Parcels over 400 m <sup>2</sup> , except as outlined in 7.29.17 (d);
	Front Access	1 Dwelling Unit Per Parcel	5 metres	1.2 metres	N/A	3 metres	Lesser of 14 metres or 3 storeys	
	Corner	1 Dwelling Unit Per Parcel	5 metres	1.2 metres	1.5 metres	3 metres	Lesser of 14 metres or 3 storeys	
	Lane Access Corner	1 Dwelling Unit Per Parcel	3 metres	1.2 metres	2.8 metres	5 metres	Lesser of 14 metres or 3 storeys	
	Panhandle	1 Dwelling Unit Per Parcel	3 metres, not including the panhandle access	1.2 metres, excluding the panhandle access	2.8 metres excluding the panhandle access	3 metres	Lesser of 14 metres or 3 storeys	
	Pie	1 Dwelling Unit Per Parcel	5 metres	1.2 metres	2.8 metres	3 metres	Lesser of 14 metres or 3 storeys	
Dwelling, Semi-Detached	Lane Access	2 Dwelling Unit Per Parcel	3 metres	1.2 metres	N/A	3 metres	Lesser of 14 metres or 3 storeys	
	Front Access	2 Dwelling Unit Per Parcel	5 metres	1.2 metres	N/A	3 metres	Lesser of 14 metres or 3 storeys	
	Corner	2 Dwelling Unit Per Parcel	5 metres	1.2 metres	2.8 metres	3 metres	Lesser of 14 metres or 3 storeys	
	Lane Access Corner	2 Dwelling Unit Per Parcel	3 metres	1.2 metres	2.8 metres	3 metres	Lesser of 14 metres or 3 storeys	
	Panhandle	2 Dwelling Unit Per Parcel	3 metres, not including the panhandle access	1.2 metres, excluding the panhandle access	2.8 metres excluding the panhandle access	3 metres	Lesser of 14 metres or 3 storeys	
	Pie	2 Dwelling Unit Per Parcel	5 metres	1.2 metres	2.8 metres	3 metres	Lesser of 14 metres or 3 storeys	

Use	Parcel Type	Maximum Density	Minimum Front Setback	Minimum Interior Side Setback	Minimum Exterior Side Setback	Minimum Rear Setback	Maximum Height	Maximum Parcel Coverage
Dwelling, Multiple Unit Townhome	Lane Access	90 Units Per Hectare	3 metres	1.2 metres	N/A	5 metres	Lesser of 18 metres or 4 storeys	i) 85% for Parcels under 400 m <sup>2</sup> , except as outlined in 7.29.17 (c); ii) 65% for Parcels over 400 m <sup>2</sup> , except as outlined in 7.29.17 (d);
	Front Access		5 metres	1.2 metres	N/A	3 metres	Lesser of 18 metres or 4 storeys	
	Back to Back		5 metres	1.2 metres	2.8 metres	5 metres	Lesser of 18 metres or 4 storeys	
	Corner		5 metres	1.2 metres	2.8 metres	3 metres	Lesser of 18 metres or 4 storeys	
	Lane Access Corner		3 metres	1.2 metres	2.8 metres	5 metres	Lesser of 18 metres or 4 storeys	
	Panhandle		3 metres, not including the panhandle access	1.2 metres, excluding the panhandle access	2.8 metres excluding the panhandle access	3 metres	Lesser of 18 metres or 4 storeys	
	Pie		5 metres	1.2 metres	2.8 metres	3 metres	Lesser of 18 metres or 4 storeys	
Dwelling, Multiple Unit Apartment	Lane Access	90 Units Per Hectare	0 metres	1.2 metres	N/A	0.9 metres	Lesser of 22 metres or 5 storeys	
	Front Access		0 metres	1.2 metres	N/A	3 metres	Lesser of 22 metres or 5 storeys	
	Corner		0 metres	1.2 metres	2.8 metres	3 metres	Lesser of 22 metres or 5 storeys	
	Lane Access Corner		0 metres	1.2 metres	2.8 metres	0.9 metres	Lesser of 22 metres or 5 storeys	
	Panhandle		3 metres, not including the panhandle access	1.2 metres, excluding the panhandle access	2.8 metres excluding the panhandle access	3 metres	Lesser of 22 metres or 5 storeys	
	Pie		0 metres	1.2 metres	2.8 metres	3 metres	Lesser of 22 metres or 5 storeys	
Dwelling, Detached Secondary	All types	1 Detached Secondary Dwelling per Parcel	Front Building Line	1.2 metres	2.8 metres	1.2 metres	Lesser of 10.5 metres or 2 storeys	
Secondary Commercial Uses	All types	N/A	0 metres	1.2 metres	2.8 metres	3 metres	Lesser of 22 metres or 5 storeys	70%
Park	All types	N/A	3 metres	1.2 metres	3 metres	3 metres	Lesser of 16 metres or 4 storeys	30%
Accessory Building	All types	N/A	Front Building Line	1.2 metres	2.8 metres	1.2 metres	Lesser of 5 metres or 1.5 storeys	

- b. For Hotel, or Motel uses, notwithstanding the regulations in Table 7.29.17, Parcel Coverage may be increased to a maximum of 85% with use of permeable surface materials for driveways and/or pathways on at least 15% of the total Parcel Area.
- c. Notwithstanding the regulation in Table 7.29.17, for residential Parcels under 400 m<sup>2</sup>, Parcel Coverage may be increased to a maximum of 95% with use of permeable surface materials for driveways and/or pathways on at least 10% of the total Parcel Area.
- d. Notwithstanding the regulation in Table 7.29.17, for residential Parcels over 400 m<sup>2</sup>, Parcel Coverage may be increased to a maximum of 75% with use of permeable surface materials for driveways and/or pathways on at least 10% of the total Parcel Area.
- e. Notwithstanding the regulations in Table 7.29.17, the Interior Side Setback for Semi-Detached Dwellings or Multiple Unit Townhome Dwellings is 0 metres where adjoining units share a Parcel Line.
- f. Notwithstanding the regulations in Table 7.29.17, the Interior Side Setback for Semi-Detached Dwelling Garages or Multiple Unit Townhome Dwelling Garages with Access off a Lane is 0 metres when adjoining Garages share a Parcel Line.
- g. Notwithstanding the regulations in Table 7.29.17, the Front Setback or Rear Setback for Single Detached Dwellings and Semi-Detached Dwellings may be reduced to 3 metres if there is no vehicle Access to the Parcel.
- h. For building strata developments, the minimum Setback from a Highway is 3 metres.
- i. For building strata developments, the minimum Setback from the inner curb of the internal road to the building face is 1.5 metres and to a garage is 4.5 metres.
- j. Multiple Unit Townhome Dwelling Garages with Access off a Lane have a minimum Interior Side Setback of 0 metres.
- k. Minimum separation between the Principal Building and a Detached Secondary Dwelling is 3 metres, and the minimum separation between Accessory Buildings and other Structures is 1.5 metres, except Shipping Containers which have a minimum separation of 3 metres from combustible Structures.

#### **7.29.18 Conditions of Use**

- a. Each Multiple Unit Townhome Dwelling building must contain a minimum of three and a maximum of eight Dwelling Units.
- b. For Multiple Unit Townhome Dwellings constructed on a Parcel Line, the boundary between the Parcels must project in a straight line throughout the length of the Dwellings;
- c. For Multiple Unit Townhome Dwellings, Corner Parcel Dwelling Units must face the Flanking Street.
- d. Residential Dwelling Units must have a separate entrance from that of any commercial use.

**7.29.19 Other Regulations**

- a. All Structures and Uses must comply with Part 4;
- b. Off-street parking and loading must comply with Part 5;
- c. Landscaping and Screening must comply with Part 6.

**7.29.20 Plan CD2-X**

