

Comparison Table – CD Zone & SH4 Zone (Electoral Area “D”)

COMPREHENSIVE DEVELOPMENT (CD) ZONE	SMALL HOLDINGS FOUR (SH4) ZONE
Principal Uses: single detached dwelling; duplex dwelling, subject to density averaging agreement; multi-dwelling units, subject to density averaging agreement.	Principal Uses: agriculture; single detached dwelling;
Accessory Uses: accessory buildings/structures; bed and breakfast operations; home occupations.	Accessory Uses: accessory buildings/structures; bed and breakfast operations; home occupations; accessory dwelling; secondary suite.
Minimum Parcel Size: 557 m ² , subject to servicing requirements	Minimum Parcel Size: 0.5 ha, subject to servicing requirements
Minimum Parcel Width: Not less than 25% of the parcel depth	Minimum Parcel Width: Not less than 25% of the parcel depth
Maximum Density: 18 dwellings/ha; and 23 dwellings/ha with approved Density Averaging Agreement.	Maximum Number of Dwellings Per Parcel: one (1) principal dwelling per parcel; one (1) secondary suite or one (1) accessory dwelling per parcel (subject to servicing)
Minimum Setbacks: <u>Principal buildings:</u> Front: 7.5 metres Rear: 7.5 metres Interior side: 1.5 metres Exterior side: 4.5 metres <u>Accessory buildings:</u> Front: 7.5 metres Rear: 1.0 metres Interior side: 1.0 metres Exterior side: 1.0 metres	Minimum Setbacks: <u>Principal buildings:</u> Front: 7.5 metres Rear: 7.5 metres Interior side: 4.5 metres Exterior side: 4.5 metres <u>Accessory buildings:</u> Front: 7.5 metres Rear: 4.5 metres Interior side: 4.5 metres Exterior side: 4.5 metres
Maximum Height: 10.0 metres (principal) 5.5 metres (accessory)	Maximum Height: 10.0 metres (principal) 7.5 metres (accessory)
Maximum Parcel Coverage: 35%	Maximum Parcel Coverage: 15%
Minimum Building Width: N/A	Minimum Building Width: Principal Dwelling Unit: 5.0 metres, as originally designed and constructed.
Requirements for amenity area for multi-dwelling development:	Requirements for amenity area for multi-dwelling development:

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<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>N/A</p>
<p>Density Averaging Agreement Application: 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: N/A</p>