

2129 CD-29 Comprehensive Development Zone-29**(1) Intent**

This site-specific zone provides for and accommodates zero-lot-line development for *one-family residential uses* on fee simple *lots*, with limited appropriate *accessory uses*.

(2) Permitted Uses

Principal uses, limited to:

(a) *One-family residential*

Accessory uses, limited to:

(b) *Boarding*, as limited under Section 508(1)

(c) *Accessory residential*, as limited under Sub-section (9)(b)

(d) *Accessory home occupation*, as limited under Section 508(3)

(e) *Accessory Off-Street Parking*

(3) Conditions of Use

(a) Not applicable in this zone.

(4) Lot Size

(a) A *one-family residential use* is not permitted on a *lot* having an area less than 270 m².

(b) The minimum *lot width* is 9.0 metres.

(c) The minimum *lot depth* is 30.0 metres.

(5) Density

(a) The maximum *floor area* of the *principal building* on each *lot* is 225 m².

(b) All *buildings* and *structures* on a *lot* must not exceed a *floor area* of 0.6 times the *lot area*.

(c) The *floor area* permitted in (a) and (b) above may be increased by up to 25 m² for *accessory off-street parking uses*.

(d) *Floor area* with ceiling heights greater than 3.5 metres will be counted twice when determining the *floor area* of the *principal building*.

2129 CD-29 Comprehensive Development Zone-29**(6) Lot Coverage**

(a) All *buildings* and *structures* must not exceed a *lot coverage* of 45%.

(7) Buildings per lot

(a) No more than one *principal building* is permitted per *lot*.

(8) Setbacks

(a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and be sited no closer than the corresponding setbacks from the *lot lines* set out below:

Use	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>One-family residential</i>	6	6	1.2	1.2
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for a residential use</i>	6	6	1.2	1.2
<i>Detached accessory off-street parking buildings and accessory residential buildings and structures where sited 1.6 metres or more from a building for residential use</i>	6	1.2	1.2	1.2

(b) Notwithstanding Sub-section (8)(a):

(i) the *exterior side lot line* setback abutting Dewdney Trunk Road, Irvine Street, and Greene Street shall be a minimum of 3.0 metres; and

(ii) the *interior side lot line* setback abutting a *lane* shall be a minimum of 1.2 metres.

(c) Notwithstanding Sub-section (8)(a), the *interior side lot line setback* for the *principal building* may be reduced to 0.0 metres where:

(i) the *site* is a corner *lot*; or

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- (ii) the *interior side lot line* setback from the opposite *interior side lot line* is a minimum of 1.8 metres.
- (d) Where the *interior side lot line* setback for the *principal building* is reduced to 0.0 metres, the *principal building* may attach to the *principal building* on the abutting *lot* through a shared party wall, in keeping with the definition of a *two-family dwelling*.
- (e) The above setbacks may increase or decrease under Section 514 and 518.
- (f) With the exception of eaves, Section 514(1) and (2) do not apply to the *interior side lot line* setback.
- (g) Notwithstanding Section 514(2), covered porches are permitted to project by up to 1.7 metres into the *front lot line* setback provided that:
 - (i) the porch shall have a usable floor space with dimensions that are no less than 1.5 metres by 3.0 metres;
 - (ii) the porch is located at the first *storey*; and
 - (iii) the porch is limited to a single *storey* in height, and its height does not exceed 4.0 metres, measured from the porch floor to the underside of the porch ceiling.
- (h) Notwithstanding Section 514(4), the *interior side lot line* setback for exterior heating and cooling equipment and associated venting terminations, heat pumps and emergency generators shall be 2.2 metres.

(9) Location of Uses

- (a) A minimum of 35% of the width of the first *storey* of the *principal building* facing the *front lot line* must be located a minimum 1.0m in front of any garage door(s). Covered porches meeting the requirements under Sub-section (8)(d) are included in the definition of *principal building*.
- (b) All detached *accessory residential buildings* and *structures* shall be located in the *rear yard*.

(10) Height

- (a) *Buildings* and *structures* must not exceed a *height* of 9.0 metres and shall have a roof pitch of 4 in 12 or greater for an area of at least 80% of the roof surface.
- (b) Detached *buildings* and *structures* for *accessory residential* or *accessory off-street parking* must not exceed a *height*, measured from *finished grade*, of:
 - (i) 3.7 metres; or

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- (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of the roof surface.

(11) Building Size

- (a) The uppermost *storey* of the *principal building* must be no more than 85% of the *floor area* of the *storey* immediately below the uppermost *storey*. For this calculation, the floor space of the front covered porch and the floor space of the enclosed garage is added to the first *storey floor area*.

(12) Off-street Parking and Loading

- (a) The regulations under Part 7 apply.
- (b) Notwithstanding Section 706(1)(a)(i), 100% of the required *off-street parking* spaces may be *tandem parking*.

(13) Other Regulations

- (a) A minimum of 10.0 m² of the front yard of the *lot* shall not be occupied by any *building* or *structure* or used for *off-street parking*, and must be landscaped and maintained. This area must be an organic and/or natural permeable surface and must include a minimum of one (1) Class B or C tree greater than 5 centimetres in diameter at the time of planting.
- (b) On parcels where the *principal building* is to be attached to the *principal building* on the abutting *lot* through a shared party wall, in keeping with the definition of a *two-family dwelling*:
 - (i) the *lots* are to be developed together as a single development;
 - (ii) the *use* of land and *gross floor areas* of the buildings on each *lot* shall comply with the provisions of the CD-29 zone; and
 - (iii) in accordance with the Citywide Official Community Plan, the development shall require a development permit, in keeping with the requirements for a *two-family dwelling*.
- (c) An in-ground swimming pool is not permitted on any portion of a *lot*.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

Schedule 'A' to CD-29

Applicable lands, or any subdivided parcel therefrom:

Civic Address	Legal Description	PID
3000 Alderbrook Place	Plan 46140 Lot 83	004-298-438
3001 Alderbrook Place	Plan 46140 Lot 80	001-190-997
3002 Alderbrook Place	Plan 46140 Lot 84	006-044-034
3003 Alderbrook Place	Plan 46140 Lot 81	002-077-418
3004 Alderbrook Place	Plan 46140 Lot 85	006-044-051
3005 Alderbrook Place	Plan 46140 Lot 82	006-044-000
3006 Alderbrook Place	Plan 46140 Lot 86	006-044-085
3007 Alderbrook Place	Plan 46140 Lot 87	006-044-107
3009 Alderbrook Place	Plan 46140 Lot 88	005-600-189
3011 Alderbrook Place	Plan 46140 Lot 89	006-044-123
3013 Alderbrook Place	Plan 46140 Lot 90	006-044-140
3015 Alderbrook Place	Plan 46140 Lot 91	001-918-559
3017 Alderbrook Place	Plan 46140 Lot 92	002-257-050
3019 Alderbrook Place	Plan 46140 Lot 93	001-873-903
3021 Alderbrook Place	Plan 46140 Lot 94	006-044-191
3023 Alderbrook Place	Plan 46140 Lot 95	005-244-587
3002 Ashbrook Place	Plan 47941 Lot 252	006-242-685
3004 Ashbrook Place	Plan 47941 Lot 251	006-242-677
3006 Ashbrook Place	Plan 47941 Lot 250	000-513-539
3008 Ashbrook Place	Plan 47941 Lot 249	002-189-780
3009 Ashbrook Place	Plan 47941 Lot 253	000-467-308
3010 Ashbrook Place	Plan 47941 Lot 248	002-250-217
3011 Ashbrook Place	Plan 47941 Lot 254	003-301-311
3012 Ashbrook Place	Plan 47941 Lot 247	002-395-860
3013 Ashbrook Place	Plan 47941 Lot 255	002-774-127
3014 Ashbrook Place	Plan 47941 Lot 246	006-242-669
3015 Ashbrook Place	Plan 47941 Lot 256	000-632-376
3016 Ashbrook Place	Plan 47941 Lot 245	006-242-642
3017 Ashbrook Place	Plan 47941 Lot 233	006-242-561
3018 Ashbrook Place	Plan 47941 Lot 244	002-945-282
3019 Ashbrook Place	Plan 47941 Lot 234	000-922-030
3020 Ashbrook Place	Plan 47941 Lot 243	002-392-020
3021 Ashbrook Place	Plan 47941 Lot 235	006-242-588
3023 Ashbrook Place	Plan 47941 Lot 236	006-242-600
3025 Ashbrook Place	Plan 47941 Lot 237	006-242-618
3027 Ashbrook Place	Plan 47941 Lot 238	005-312-523
3029 Ashbrook Place	Plan 47941 Lot 239	005-295-301

3031 Ashbrook Place	Plan 47941 Lot 240	003-143-970
3033 Ashbrook Place	Plan 47941 Lot 241	002-694-093
3035 Ashbrook Place	Plan 47941 Lot 242	006-242-634
950 Birchbrook Place	Plan 46960 Lot 96	006-136-940
952 Birchbrook Place	Plan 46960 Lot 97	006-136-974
954 Birchbrook Place	Plan 46960 Lot 98	006-136-982
956 Birchbrook Place	Plan 46960 Lot 99	000-478-873
958 Birchbrook Place	Plan 46960 Lot 100	004-716-973
960 Birchbrook Place	Plan 46960 Lot 101	006-137-008
962 Birchbrook Place	Plan 46960 Lot 102	002-406-446
964 Birchbrook Place	Plan 46960 Lot 103	006-137-016
966 Birchbrook Place	Plan 46960 Lot 104	002-283-832
968 Birchbrook Place	Plan 46960 Lot 105	006-137-032
970 Birchbrook Place	Plan 46960 Lot 106	006-137-075
972 Birchbrook Place	Plan 46960 Lot 107	006-137-083
974 Birchbrook Place	Plan 46960 Lot 108	006-137-091
976 Birchbrook Place	Plan 46960 Lot 109	006-137-105
978 Birchbrook Place	Plan 46960 Lot 110	006-199-275
980 Birchbrook Place	Plan 46960 Lot 111	006-137-148
954 Cherrybrook Place	Plan 47317 Lot 112	006-124-119
956 Cherrybrook Place	Plan 47317 Lot 113	002-119-323
958 Cherrybrook Place	Plan 47317 Lot 114	000-633-623
960 Cherrybrook Place	Plan 47317 Lot 115	002-394-782
962 Cherrybrook Place	Plan 47317 Lot 116	005-696-500
964 Cherrybrook Place	Plan 47317 Lot 117	002-386-925
966 Cherrybrook Place	Plan 47317 Lot 118	004-596-196
968 Cherrybrook Place	Plan 47317 Lot 119	001-349-708
970 Cherrybrook Place	Plan 47317 Lot 120	006-180-311
972 Cherrybrook Place	Plan 47317 Lot 121	006-180-337
974 Cherrybrook Place	Plan 47317 Lot 122	003-845-711
976 Cherrybrook Place	Plan 47317 Lot 130	006-180-396
978 Cherrybrook Place	Plan 47317 Lot 131	006-180-426
980 Cherrybrook Place	Plan 47317 Lot 132	002-213-338
982 Cherrybrook Place	Plan 47317 Lot 133	006-180-442
984 Cherrybrook Place	Plan 47317 Lot 134	004-476-352
987 Cherrybrook Place	Plan 47317 Lot 129	003-130-967
989 Cherrybrook Place	Plan 47317 Lot 128	005-245-010
991 Cherrybrook Place	Plan 47317 Lot 127	006-180-353
993 Cherrybrook Place	Plan 47317 Lot 126	006-180-345
995 Cherrybrook Place	Plan 47317 Lot 125	002-209-284
997 Cherrybrook Place	Plan 47317 Lot 124	001-581-716

999 Cherrybrook Place	Plan 47317 Lot 123	001-444-981
3001 Firbrook Place	Plan 47827 Lot 182	006-244-769
3002 Firbrook Place	Plan 47827 Lot 208	002-192-322
3003 Firbrook Place	Plan 47827 Lot 183	001-622-692
3004 Firbrook Place	Plan 47827 Lot 207	006-244-831
3005 Firbrook Place	Plan 47827 Lot 184	006-231-802
3006 Firbrook Place	Plan 47827 Lot 206	003-649-091
3007 Firbrook Place	Plan 47827 Lot 185	002-478-960
3008 Firbrook Place	Plan 47827 Lot 205	006-244-661
3009 Firbrook Place	Plan 47827 Lot 186	004-167-562
3010 Firbrook Place	Plan 47827 Lot 204	006-244-807
3011 Firbrook Place	Plan 47827 Lot 187	006-244-734
3012 Firbrook Place	Plan 47827 Lot 203	004-615-824
3013 Firbrook Place	Plan 47827 Lot 188	003-937-224
3014 Firbrook Place	Plan 47827 Lot 202	006-244-823
3015 Firbrook Place	Plan 47827 Lot 189	004-112-873
3016 Firbrook Place	Plan 47827 Lot 201	001-497-707
3017 Firbrook Place	Plan 47827 Lot 190	002-774-119
3018 Firbrook Place	Plan 47827 Lot 200	006-244-700
3019 Firbrook Place	Plan 47827 Lot 191	002-827-352
3020 Firbrook Place	Plan 47827 Lot 199	002-349-922
3021 Firbrook Place	Plan 47827 Lot 192	006-244-793
3022 Firbrook Place	Plan 47827 Lot 198	001 928 732
3023 Firbrook Place	Plan 47827 Lot 193	006-244-688
3024 Firbrook Place	Plan 47827 Lot 197	004-606-701
3025 Firbrook Place	Plan 47827 Lot 194	006-231-811
3026 Firbrook Place	Plan 47827 Lot 196	002-327-601
3027 Firbrook Place	Plan 47827 Lot 195	002-675-820
838 Greene St	Plan 47625 Lot 169	006-238-203
840 Greene St	Plan 47625 Lot 168	001-384-953
842 Greene St	Plan 47625 Lot 167	006-238-181
844 Greene St	Plan 47625 Lot 166	006-238-173
846 Greene St	Plan 47625 Lot 165	006-238-157
848 Greene St	Plan 47625 Lot 164	006-238-131
850 Greene St	Plan 47625 Lot 163	006-238-114
852 Greene St	Plan 47625 Lot 162	006-238-092
854 Greene St	Plan 47625 Lot 161	006-238-076
856 Greene St	Plan 47625 Lot 160	006-238-050
3001 Maplebrook Place	Plan 47939 Lot 213	006-186-963
3002 Maplebrook Place	Plan 47939 Lot 232	006-242-537
3003 Maplebrook Place	Plan 47939 Lot 212	006-186-921

3004 Maplebrook Place	Plan 47939 Lot 231	006-187-285
3005 Maplebrook Place	Plan 47939 Lot 211	003-638-570
3006 Maplebrook Place	Plan 47939 Lot 230	000-449-440
3007 Maplebrook Place	Plan 47939 Lot 210	002-368-978
3008 Maplebrook Place	Plan 47939 Lot 229	006-187-234
3009 Maplebrook Place	Plan 47939 Lot 209	006-186-874
3010 Maplebrook Place	Plan 47939 Lot 228	003-721-426
3011 Maplebrook Place	Plan 47939 Lot 214	006-187-005
3012 Maplebrook Place	Plan 47939 Lot 227	006-187-196
3013 Maplebrook Place	Plan 47939 Lot 215	002-947-331
3014 Maplebrook Place	Plan 47939 Lot 226	001-747-428
3015 Maplebrook Place	Plan 47939 Lot 216	001-519-247
3016 Maplebrook Place	Plan 47939 Lot 225	003-219-704
3017 Maplebrook Place	Plan 47939 Lot 217	002-352-541
3018 Maplebrook Place	Plan 47939 Lot 224	006-187-153
3020 Maplebrook Place	Plan 47939 Lot 223	002-177-340
3022 Maplebrook Place	Plan 47939 Lot 221	006-187-072
3024 Maplebrook Place	Plan 47939 Lot 220	001-464-167
3026 Maplebrook Place	Plan 47939 Lot 219	002-169-428
3028 Maplebrook Place	Plan 47939 Lot 218	006-187-030
862 Pinebrook Place	Plan 47625 Lot 159	006-238-033
863 Pinebrook Place	Plan 47625 Lot 170	006-238-220
864 Pinebrook Place	Plan 47625 Lot 158	004-888-197
865 Pinebrook Place	Plan 47625 Lot 171	006-238-238
866 Pinebrook Place	Plan 47625 Lot 157	003-077-462
867 Pinebrook Place	Plan 47625 Lot 172	006-238-254
868 Pinebrook Place	Plan 47625 Lot 156	003-656-829
869 Pinebrook Place	Plan 47625 Lot 173	005-134-412
870 Pinebrook Place	Plan 47625 Lot 155	006-238-017
871 Pinebrook Place	Plan 47625 Lot 174	003-255-123
872 Pinebrook Place	Plan 47625 Lot 154	006-238-009
873 Pinebrook Place	Plan 47625 Lot 175	001-319-434
874 Pinebrook Place	Plan 47625 Lot 153	006-237-975
875 Pinebrook Place	Plan 47625 Lot 176	006-238-289
876 Pinebrook Place	Plan 47625 Lot 152	006-237-959
877 Pinebrook Place	Plan 47625 Lot 177	000-620-483
878 Pinebrook Place	Plan 47625 Lot 151	006-237-924
879 Pinebrook Place	Plan 47625 Lot 181	006-238-351
880 Pinebrook Place	Plan 47625 Lot 150	004-573-404
881 Pinebrook Place	Plan 47625 Lot 180	004-683-048
882 Pinebrook Place	Plan 47625 Lot 149	005-600-162

883 Pinebrook Place	Plan 47625 Lot 179	006-238-335
884 Pinebrook Place	Plan 47625 Lot 148	006-237-908
885 Pinebrook Place	Plan 47625 Lot 178	006-238-319
886 Pinebrook Place	Plan 47625 Lot 147	006-237-894
887 Pinebrook Place	Plan 47625 Lot 135	003-060-217
888 Pinebrook Place	Plan 47625 Lot 146	001-203-924
889 Pinebrook Place	Plan 47625 Lot 136	006-238-912
890 Pinebrook Place	Plan 47625 Lot 145	004-796-551
891 Pinebrook Place	Plan 47625 Lot 137	002-260-557
892 Pinebrook Place	Plan 47625 Lot 144	006-237-860
893 Pinebrook Place	Plan 47625 Lot 138	006-238-921
894 Pinebrook Place	Plan 47625 Lot 143	006-237-827
895 Pinebrook Place	Plan 47625 Lot 139	006-238-947
896 Pinebrook Place	Plan 47625 Lot 142	006-237-754
897 Pinebrook Place	Plan 47625 Lot 140	006-238-963
898 Pinebrook Place	Plan 47625 Lot 141	006-238-971

SCHEDULE 'B' to CD-29

Insert Zone Map

DRAFT