

Attachment A

Part 57 – Comprehensive Development Thirty (CD-30) (Lot A, Copperfield Road)

8.57.1 Intent

The CD-30 Zone is intended to accommodate a strata community on Lot A, District Lot 138, Comox District, Plan 2607 Except Parts in Plans 312R, 14210 and 29833. The property shall be developed in accordance with Schedule A which form part of this zone, to a maximum density of 46 units.

8.57.2 CD-30A

(1) Permitted Uses

The following uses are permitted and all other uses are prohibited except as otherwise noted in this bylaw:

- a) Dwelling, Single Residential
- b) Accessory Buildings and Structures

(2) Minimum Lot Size

- a) Dwelling, Single Family: 300m²

(3) Minimum Lot Frontage

- a) Dwelling, Single Family: 10m

(4) Maximum Lot Coverage

- a) A lot shall not be covered by building to a greater extent than 70% of the total lot area

(5) Setbacks

- a) Front Yard: 4.5m except 2.25m for porch projections and second storey building area
- b) Rear Yard: 7.5m except 1.2m for Accessory Buildings and Structures
- c) Side Yard: 1.5m except 2.25m for side yards abutting the strata road

(6) Height

- a) Dwelling, Single Residential: 9.0m

8.57.3 CD-30B

(1) Permitted Uses

The following uses are permitted and all other uses are prohibited except as otherwise noted in this bylaw:

- a) Dwelling, Single Family with or without a Carriage House

- b) Accessory Buildings and Structures
- (2) Minimum Lot Size
 - a) Dwelling, Single Family with or without a Carriage House: 300m²
- (3) Minimum Lot Frontage
 - a) Dwelling, Single Family with or without a Carriage House: 10m
- (4) Maximum Lot Coverage
 - a) A lot shall not be covered by building to a greater extent than 70% of the total lot area
- (5) Setbacks
 - a) Front Yard: 4.5m except 2.25m for porch projections and second storey building area
 - b) Rear Yard: 7.5m except 1.2m for Carriages Houses and Accessory Buildings and Structures
 - c) Side Yard: 1.5m except 2.25m for side yards abutting the strata road
- (6) Height
 - a) Dwelling, Single Residential: 9.0m
 - b) Carriage House: 7.5m

8.57.3 CD-30C

(1) Permitted Uses

The following uses are permitted and all other uses are prohibited except as otherwise noted in this bylaw:

- a) Dwelling, Duplex
 - b) Accessory Buildings and Structures
- (2) Minimum Lot Size
 - a) Dwelling, Duplex: 200m²
 - (3) Minimum Lot Frontage
 - a) Dwelling, Duplex (per unit): 8% of lot perimeter
 - (4) Maximum Lot Coverage
 - a) A lot shall not be covered by building to a greater extent than 70% of the total lot area
 - (5) Setbacks
 - a) Front Yard: 4.5m except 2.25m for porch projections and second storey building area
 - b) Rear Yard: 7.5m except 1.2m for Accessory Buildings or Structures
 - c) Side Yard: 1.5m except 2.25m for side yards abutting the strata road

(6) Height

- a) Dwelling, Duplex: 9.0m

8.57.4 CD-30D

(1) Permitted Uses

The following uses are permitted and all other uses are prohibited except as otherwise noted in this bylaw:

- a) Dwelling, Townhouse
- b) Accessory Buildings and Structures

(2) Minimum Lot Size

- a) Dwelling, Townhouse: 200m²

(3) Minimum Lot Frontage

- a) Dwelling, Townhouse (per unit): 8% of lot perimeter

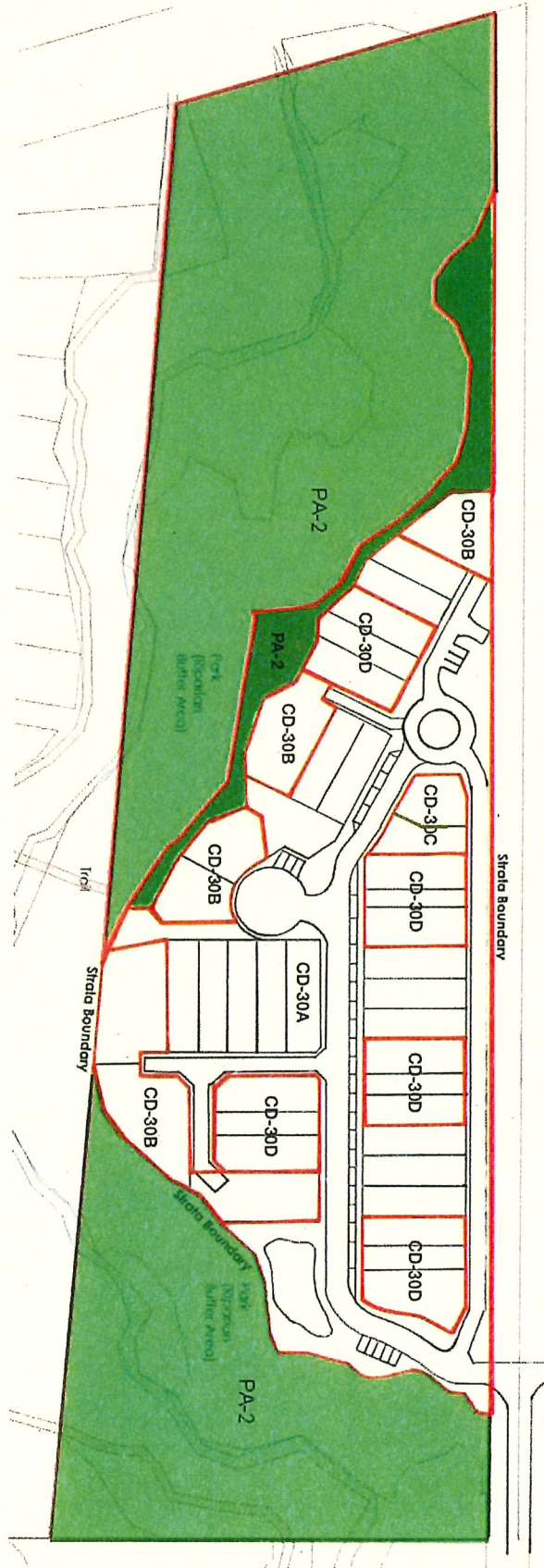
(4) Maximum Lot Coverage

- a) A lot shall not be covered by building to a greater extent than 70% of the total lot area

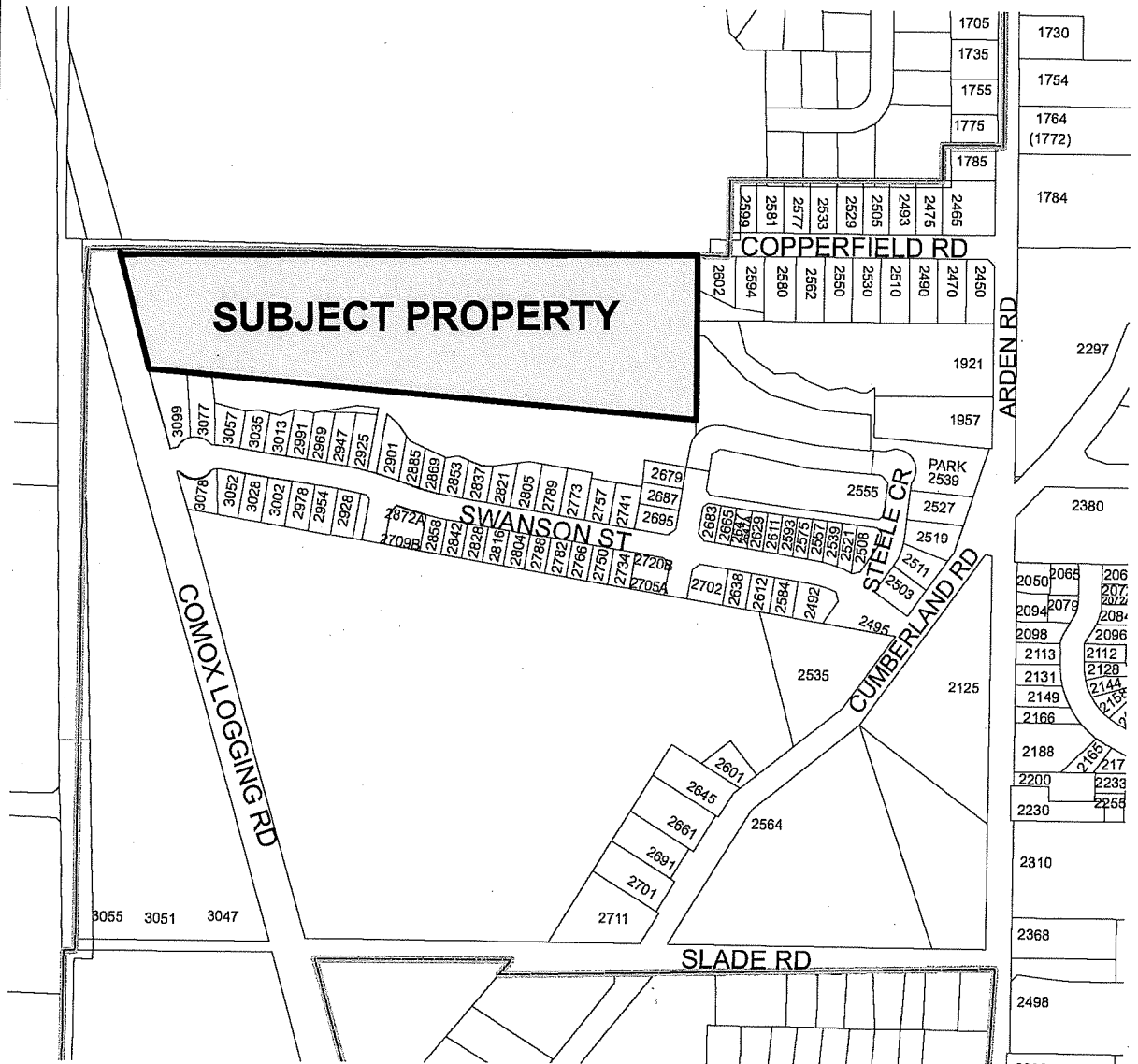
(5) Setbacks

- a) Front Yard: 4.5m except 2.25m for porch projections and second storey building area
- b) Rear Yard: 7.5m except 1.2m for Accessory Buildings and Structures
- c) Side Yard: 0m except 2.25m for side yards adjacent to the strata road or adjacent lands zoned CD-30 A , B and C areas.

SCHEDULE A



Subject Property Map



THE CITY OF COURTENAY
ATTACHMENT "B"
Part of Bylaw No. 2912, 2020
Amendment to the
Zoning Bylaw No. 2500, 2007