

**Part 48 - Comprehensive Development Twenty-One Zone (CD- 21)
(Buckstone Road)**

8.48.1 Intent

The CD and *duplex* -21 buildings on Zone is intended to *Lots 1 thru 3* provide for the siting and development of and *Lot 5*, all of *District Lot 153, Comox District, Plan single residential*

1887 and *Lots 4 and 7*, both of *District Lot 153, Comox District, Plan VIP79934*, Except that *Part in Plan VIP79934*. Single family residential with secondary suites is permitted throughout the site. Duplex units or carriage houses are permitted on all lots that have double frontages and 900 m² or greater lot size. Separate carriage houses are permitted on properties that have lane access and frontage onto Buckstone Road, with lot size 750 m² or greater. The intent is to create greater housing diversity and housing market affordability, while retaining the aesthetic of a residential neighborhood.

8.48.2 Permitted Uses

In the CD otherwise noted in this bylaw: -21 Zone, the following uses are permitted and all other uses are prohibited except as

1. *Single residential* means a *dwelling unit*
2. *Accessory buildings and structures*
3. *Duplex* means a residential building containing two *dwelling units*
4. *Home occupation*
5. “*Secondary Suite*”
6. “*Carriage House*” means an additional *dwelling unit*:
 - i. which is permitted on a *lot* which abuts a rear lane and is greater than 750 m² or on a *lot* which has double frontage (i.e. a corner lot)
 - ii. which is located above a detached *garage* with direct access to a lane
 - iii. having a total floor area of not more than 90.0 m²
 - iv. which may have internal or external access and may be connected to the primary residence;

8.48.3 Minimum Lot Size

1. *Single Family*
 - (a) a single family *lot* shall have an area of not less than 600 m²
2. *Duplex*
 - (a) a duplex *lot* shall have an area on not less than 900 m² and must be a corner or double frontage *lot*
3. *Carriage House*
 - (a) a *carriage house* may be located on a lot of not less than 750 m² and having a lane access or be located on a corner *lot*

8.48.4 Minimum Lot Frontage

A *lot* shall have a frontage of not less than 16.0 m, except for a corner *lot* where the frontage shall be not less than 20.0 m.

8.48.5 Minimum Lot Depth

A *lot* shall have a depth of not less than 26.0 m.

8.48.6 Lot Coverage

A *lot* shall not be covered by buildings and *accessory* buildings to a greater extent than 60% of the total area of the *lot*.

8.48.7 Setbacks

Except where otherwise specified in this bylaw the following minimum *building setbacks* shall apply:

(a) Single Family Residence or Duplex

- 2724 (1) *Front Yard* 7.5 metres except where a *lot* fronts onto Buckstone Road in which case the minimum distance can be 4.5 metres.
- 2724 (2) *Rear Yard* 9.0 metres except where a *lot* is less than 36 metres in depth in Which case the minimum distance can be 7.5 metres.
- (3) *Side Yard* The side yard setbacks shall total 4.5 m with a minimum *side yard setback* on one side of 1.5 m except where a *side yard* flanks a street in which case the minimum distance shall be 4.5 m.

(b) Carriage

- (1) *Front Yard* 4.5 metres (This was amended on Oct 9, 2012)
- (2) *Rear Yard* 4.0 metres
- (3) *Side Yard* The side yard setbacks shall total 3.0 m except where a *side yard* flanks a street in which case the minimum distance shall be 4.5 m.

8.48.8 Height of Buildings

- 2724 (1) The height of a *principle building* shall not exceed 9.0 m.
(This was amended on Oct 9, 2012)
- (2) The height of a *Carriage House* shall not exceed 6.5 m.

8.48.9 Accessory Buildings and Accessory Structures

- (1) Shall not exceed 4.5 m in *height*.
- (2) Shall have a total *building area* not exceeding 50 m² or 10% of the *rear yard*, whichever is greater.
- (3) Shall be permitted in the *side* and *rear yard* provided they shall conform to all relevant siting regulations of this bylaw.

- (4) Shall be permitted at the front of a principal *residence* provided they shall conform to all relevant siting regulations of this bylaw.
- (5) Shall not be located within 1.5 m from the side or rear *lot line* except where the side or *rear yard* flanks a *street*, excluding a lane, in which case the minimum *yard* distance shall be 4.5m.

8.48.10 Off-Street Parking

Off-street parking shall be provided and maintained in accordance with the requirements of Division 7 of this bylaw. No more than 50% of any *yard* area or frontage on a *street* or lane shall be used for off-*street* parking.

Schedule A

