



# 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.

### 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 with or without Carriage House
- b) Accessory Buildings and Structures

#### (2) Minimum Lot Size

- a) Dwelling, Single Family with or without Carriage House: 300m<sup>2</sup>

#### (3) Minimum Lot Frontage

- a) Dwelling, Single Family with or without Carriage House: 10m

#### (4) Maximum Lot Coverage

- a) A lot shall not be covered by building to a greater extent that 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 (with laneway access): 13.5m except 1.2m for Carriage Houses and Accessory Buildings
- c) Rear Yard (without laneway access): 13.5m
- d) 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-30B**

#### (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: 200m<sup>2</sup>

#### (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: 13.5m
- 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-30C**

#### (1) Permitted Uses

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

- a) Dwelling, Townhouse with or without Carriage House
- b) Accessory Buildings and Structures

#### (2) Minimum Lot Size

- a) Dwelling, Townhouse: 200m<sup>2</sup>

#### (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

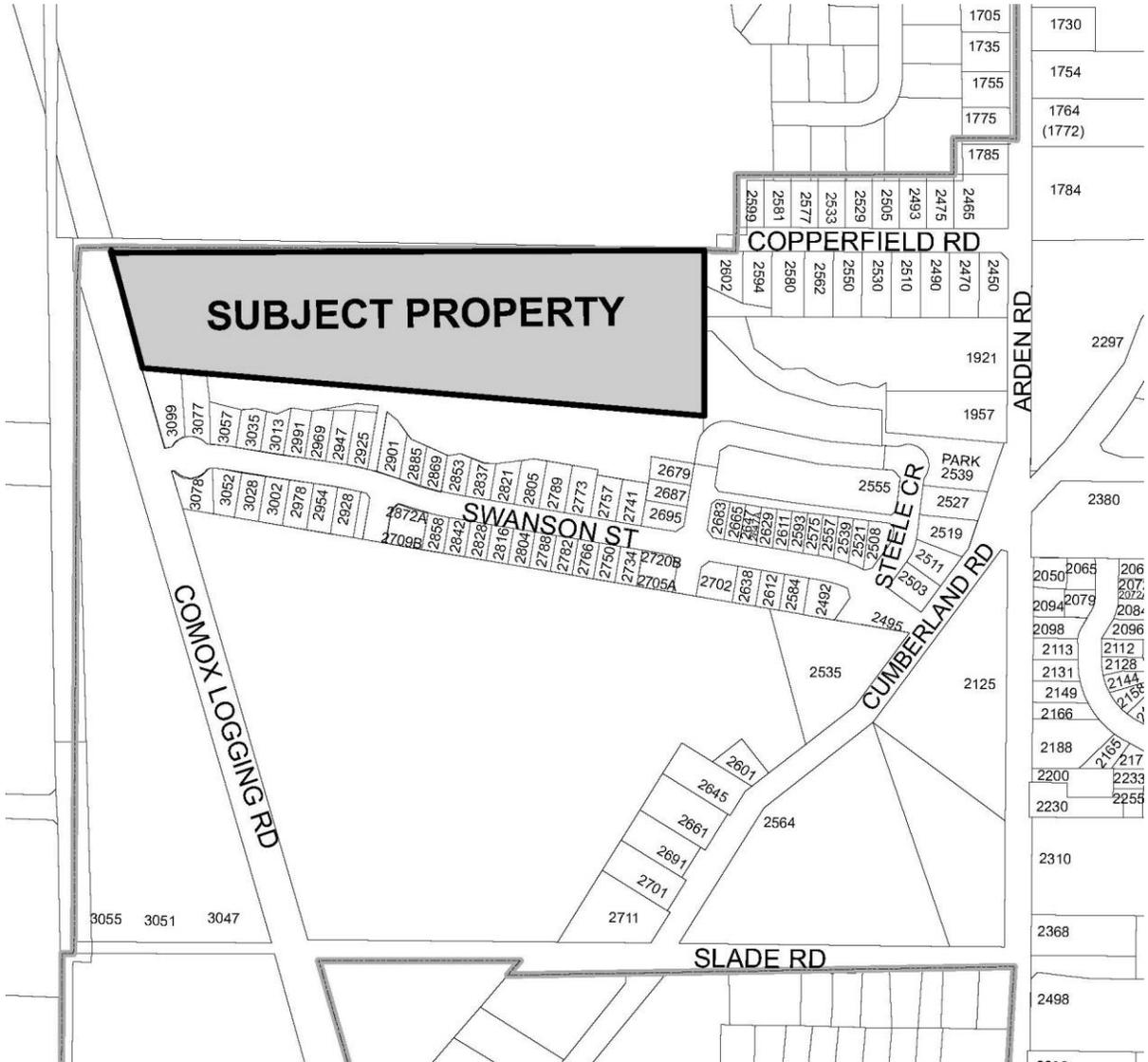
#### (5) Setbacks

- a) Front Yard: 4.5m except 2.25m for porch projections and second storey building area
- b) Rear Yard (with laneway access): 13.5m except 1.2m for Carriage Houses and Accessory Buildings
- c) Rear Yard (without laneway access): 13.5m
- d) Side Yard: 0m except 2.25m for side yards adjacent to the strata road or CD-30 A or B 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