

Attachment A

Part 58 – Comprehensive Development Thirty One Zone (CD-31) (310 Hunt Road)

8.58.1 Intent

The CD-31 Zone is intended to accommodate a Hotel on the property legally described as Lot A, Section 14, Comox District, Plan EPP101533. The property shall be developed substantially in accordance with Schedules A and B which form part of this zone.

8.58.2 Permitted Uses

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

1. *Hotel*

8.58.3 Minimum Lot Size

A *lot* shall have an area of not less than 7320m².

8.58.4 Floor Area Ratio

The maximum floor area ratio shall not exceed 0.75

8.58.5 Lot Coverage

A *lot* shall not be covered by buildings to a greater extent than 20% of the total area of the lot.

8.58.6 Setbacks

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

- (1) *Front Yard* (interpreted as the yard adjacent to the south property line): 45.0m
- (2) *Rear Yard* (interpreted as the yard adjacent to the north property line): 15.0m
- (3) *Side Yard* (interpreted as the yard adjacent to the west property line): 5.0m
- (4) *Side Yard* (interpreted as the yard adjacent to the east property line): 14.98m

8.58.7 Height of Buildings

Maximum *building height* shall be 15.0m and in accordance with Schedule B and includes rooftop parapets, elevator and roof top mechanical systems.

8.58.8 Accessory Structures

Shall not be permitted except for waste and recycling facilities and exterior bicycle storage areas.

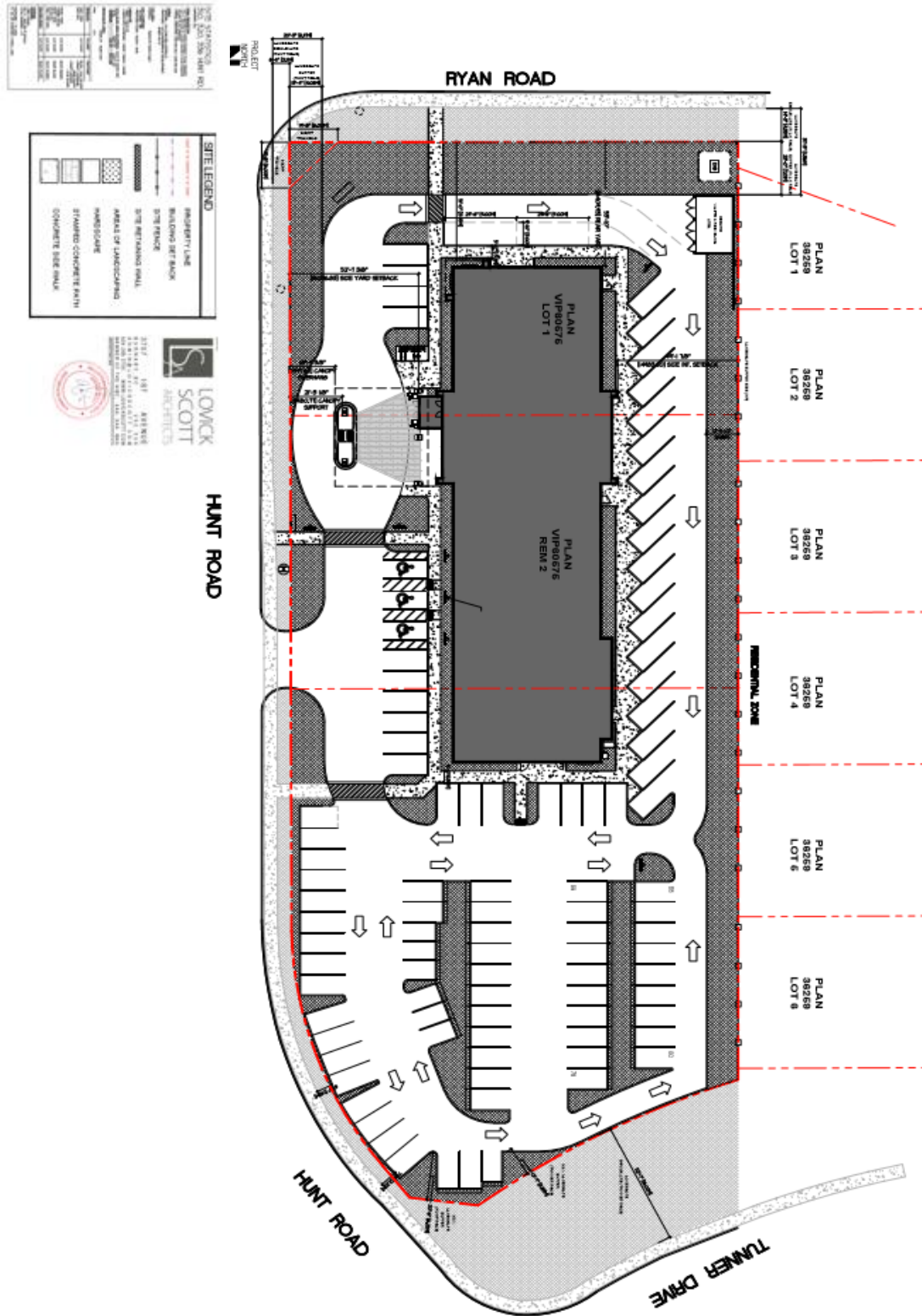
8.58.9 Off-Street Parking and Loading

Off-*street* parking, small car parking and loading shall be provided and maintained in accordance with the requirements of Division 7 of *Zoning Bylaw No. 2500*.

8.58.10 Landscaping and Screening

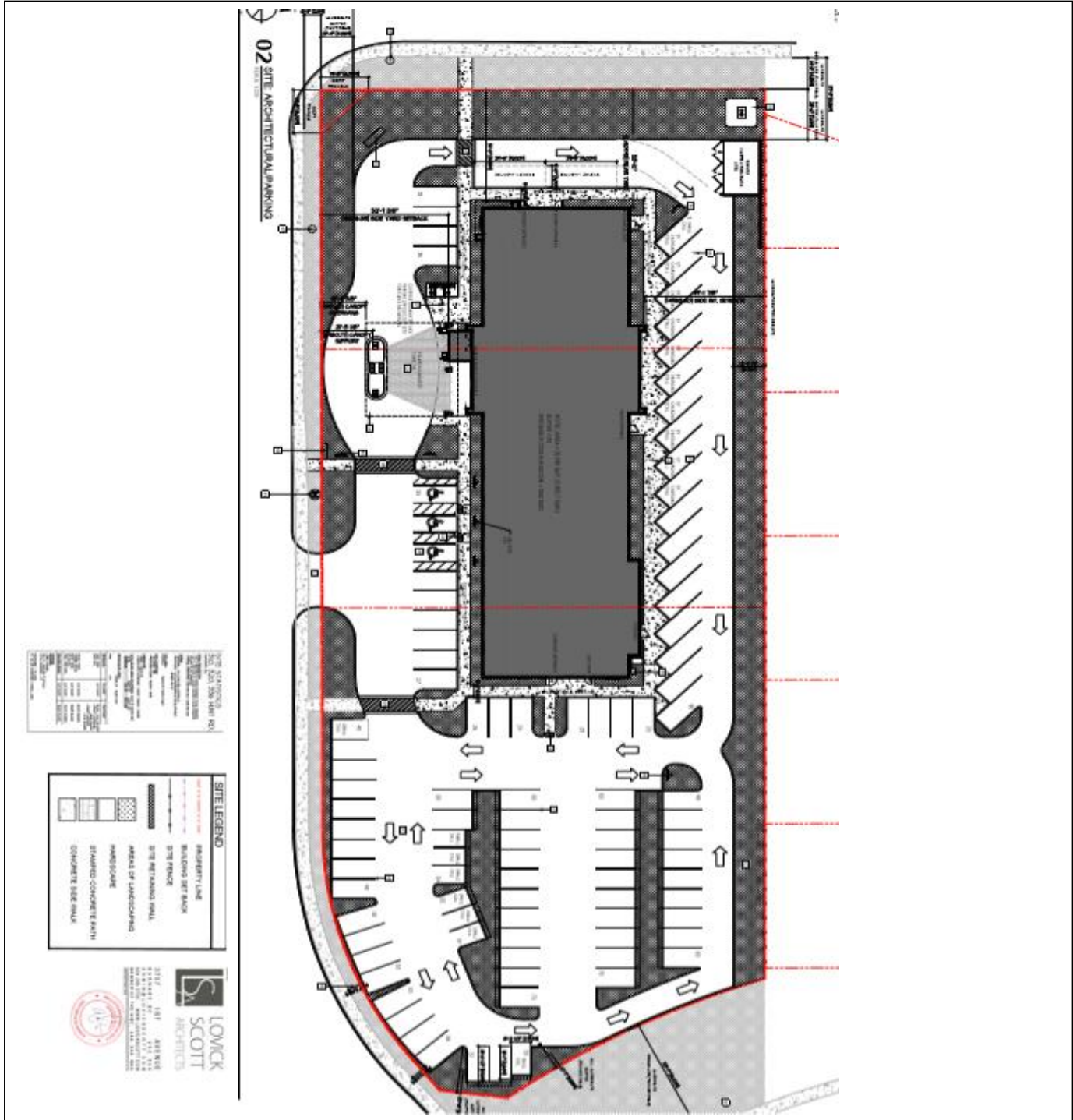
- (1) A landscape area of at least 7.0m in width extending along Ryan Road shall be provided.
- (2) A landscape area of at least 3.5m in width extending along the eastern property line shall be provided.
- (3) A landscape area of at least 0m to 6.0m in width extending along Hunt Road shall be provided.
- (4) A landscape area of at least 0 to 3.5m in width extending along Tunner Drive shall be provided.
- (5) Loading areas, garbage and recycling containers shall be screened and gated to a minimum *height* of 2.0m by a landscaping screen or solid decorative *fence* or combination thereof.

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SCHEDULE A

Note: Please Refer to Full Sized Drawings in File No. 3360-20-2002



SCHEDULE A

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SCHEDULE B

Note: Please Refer to Full Sized Drawings in File No. 3360-20-2002



SCHEDULE B

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Attachment B



Subject Property Map