

663 CD63 (6645 Nelson Avenue)

AMENDING
BYLAW
#5201

SECTION REGULATION

663.01 Map

Lands zoned CD63 are shaded on the map below:



663.02 Permitted Uses

- i. Apartment building for seniors housing
- ii. Caretaker's suite
- #5321 iii. Accessory buildings and uses
- #5321 iv. Child care
- #5321 v. Community care
- #5321 vi. Home based businesses

663.03 Density

- (1) A maximum of 45 dwelling units.
- (2) A maximum of one caretaker's suite.

663.04 Floor Area Ratio (FAR)

- (1) Apartment building – 0.83

663.05 Setbacks

- (1) Minimum:
 - West: 36.0 metres
 - South: 2.0 metres
 - North: 1.0 metres

Existing accessory structures lawfully built prior to January 1, 2022 are exempted from setbacks requirements in CD63.

- (2) For the purpose of defining existing accessory structures lawfully built prior to January 1, 2022 in Section 663.05(1), such measurements may be established by providing a drawing prepared and stamped by a British Columbia Land Surveyor or a Professional Engineer or a Registered Architect, showing the location, elevation and shape of the structures that existed on the site as of January 1, 2022.

663.06 Number of Storeys

- (1) Apartment building – maximum 5 storeys.

663.07 Off-Street Parking

- (1) Notwithstanding Section 142.08, eight parking spaces may be provided within 91.4 metres of the site.

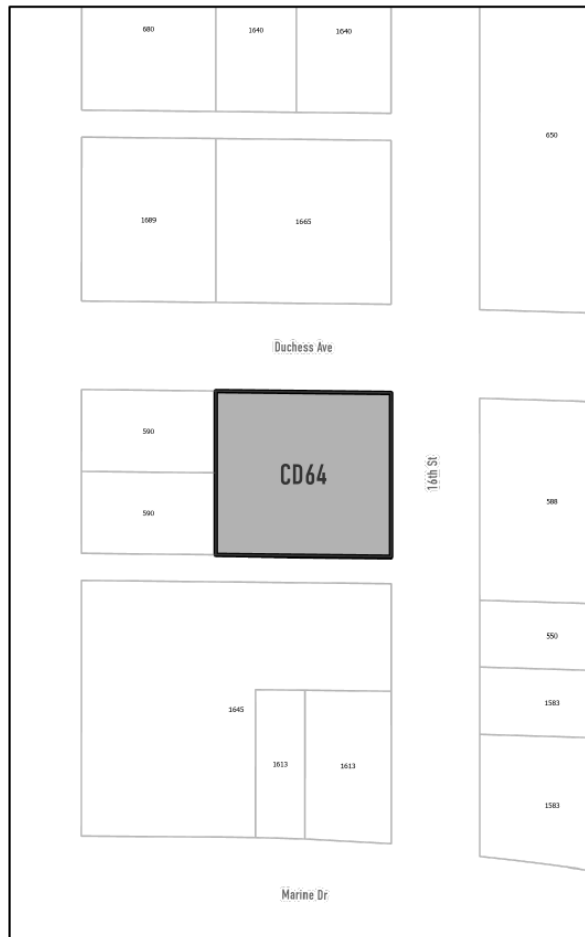
664 CD64 (585 16th Street)

AMENDING
BYLAW
#5201

SECTION REGULATION

664.01 Map

Lands zoned CD64 are shaded on the map below:



664.02 Permitted Uses

#5321

- i. Those uses as provided for in section 701.01 – Ambleside Center Zone 1 of this bylaw.

#5321

664.03 Conditions of Use

- (1) Office use is not to exceed 1,509.6m², excluding parking areas
- (2) a maximum of 92.9m² for retail use

664.04 Density

- (1) A maximum gross floor area of 1,509.6m², excluding parking areas.

664.05 Setbacks

Minimum:

East:	3.0 metres
West:	1.5 metres
South:	3.0 metres
North:	6.4 metres

664.06 Building Height

- (1) Office – 11.2 metres maximum measured from the floor of the basement parking level plus 1.5 metres for any roof-top equipment.

664.07 Number of Storeys

- (1) 2 storeys maximum

664.08 Off-Street Parking

- (1) Provide underground parking areas.
- (2) 40 parking spaces are to be provided for tenants of and visitors to the building.
- (3) Out of the parking spaces required by (2) above, one parking space is to be provided for the use of persons with disabilities.
- (4) A maximum of 25% of the parking spaces can be for small vehicles.

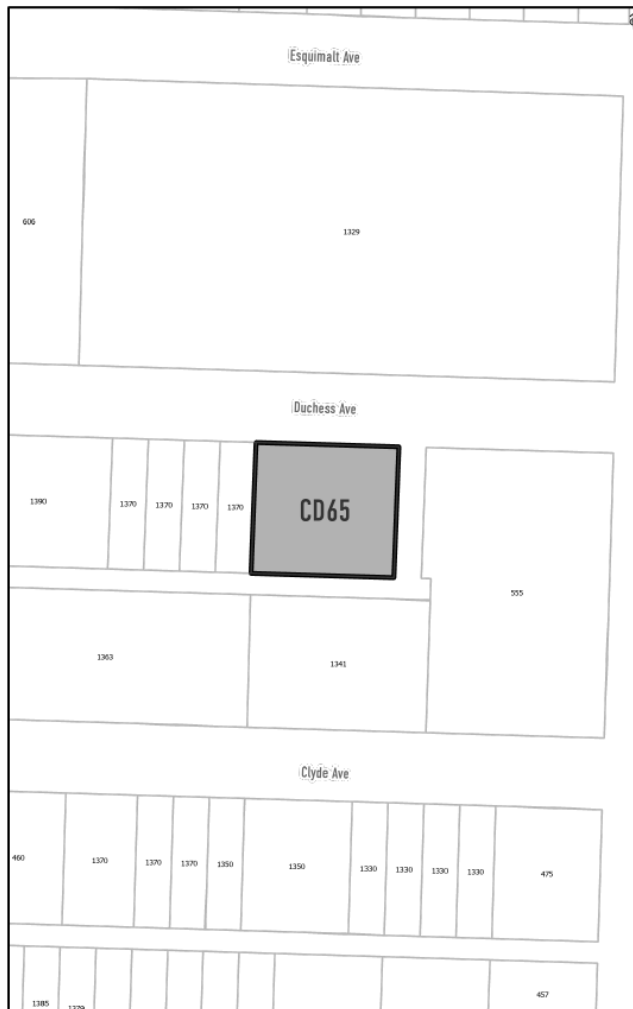
665 CD65 (1340 Duchess Avenue)

AMENDING
BYLAW
#5201

SECTION REGULATION

665.01 Map

Lands zoned CD65 are shaded on the map below:



665.02 Permitted Uses

- #5321 i. Apartment building
- #5321 ii. Accessory buildings and uses
- #5321 iii. Home based business
- #5321 iv. Child care
- #5321 v. Community Care
- #5321 vi. Lodgers

665.03 Density

- (1) A maximum of 30 dwelling units

665.04 Site Coverage

- (1) Maximum 53%

665.05 Setbacks

- (1) The following minimum setbacks shall apply:
 - North: 2.6 metres
 - South: 2.2 metres
 - East: 4.1 metres
 - West: 6.3 metres

665.06 Building Height

- (1) Maximum 13.6 metres.

665.07 Maximum Number of Storeys

- (1) Apartment buildings – 4 storeys maximum.

665.08 Off-Street Parking

- (1) 30 parking spaces shall be provided.

666 CD66 (1489 – 1497 Marine Drive)

AMENDING
BYLAW
#5201

SECTION REGULATION

666.01 Map

Lands zoned CD66 are shaded on the map below:



666.02 Permitted Uses

- (1) Those uses as provided for in Section 701.01 - Ambleside Centre Zone 1 of this bylaw.

666.03 Density

- (1) All uses not to exceed 2,508 m²

666.04 Building Height

- (1) Maximum – 11.5 metres, plus 1.5 metres for any rooftop equipment.

666.05 Number of Storeys

- (1) Maximum 3 storeys

666.06 Off-Street Parking

- (1) No less than 40 parking spaces, including the provision of a minimum of one stall for persons with disabilities.
- (2) Notwithstanding Section 140.28, parking spaces may be provided within 91.4 metres of the site.

667 CD67 (1507 Bellevue Avenue)

AMENDING
BYLAW
#5201

SECTION REGULATION

667.01 Map

Lands zoned CD67 are shaded on the map below:



667.02 Permitted Uses

- (1) Those uses as provided for in Section 701.01 - Ambleside Centre Zone 1 of this bylaw.

667.03 Conditions of Use

- (1) The Lands within the CD67 Zone shall be developed with a building for stores, offices and a restaurant and ground level and upper level parking, being two storeys on the south side, and two storeys parking and one storey commercial on the north side.

667.04 Density

- (1) The building shall not exceed 1,021.9 m², excluding parking areas.
- (2) Office includes a maximum of 92.9 m² for retail use.

667.05 Building Height

- (1) Maximum height of 9.1 metres from the floor of the lowest commercial storey, including rooftop structure.

667.06 Off-Street Parking

- (1) Provide ground level and upper level parking areas for tenants and visitors to the building on a ratio of one to each 55.7 m² of floor area; a maximum of three may be designated for small cars.
- (2) Provide a minimum of one parking stall suitable for persons with disabilities, from those required in the above.
- (3) Subject to exceptions contained in (2) and (3), ensure that the parking spaces otherwise comply with Section 140 of this bylaw.

668 CD68 (1495 Esquimalt Avenue)

AMENDING
BYLAW
#5201

SECTION REGULATION

668.01 Map

Lands zoned CD68 are shaded on the map below:



668.02 Permitted Uses

- #5321 i. Apartment building for seniors housing
- #5321 ii. Accessory buildings and uses
- #5321 iii. Home based business
- #5321 iv. Child care
- #5321 v. Community Care
- #5321 vi. Caretaker's suite

668.03 Density

- (1) No building or structure shall contain more than 84 dwelling units.

668.04 Setbacks

- (1) Minimum:
 - South: 8.6 metres
 - North: 8.9 metres
 - East: 9.1 metres
- (2) Mechanical equipment may be located within the setback area with the following considerations:
 - (i) Minimum 2.1 metres from north property line
 - (ii) Within 2.2 metres to 8.6 metres from west property line
 - (iii) Screening fence up to 2.9 metres in height

668.05 Width of Building

- (1) No building shall be constructed above grade level which exceeds in width one-half the width of the said lands; frontage of the site shall be considered to be that boundary of the said lands abutting Esquimalt Avenue.

668.06 Number of Storeys

- (1) No building shall be constructed to a height in excess of 11 storeys including the main floor at grade level.

668.07 Off-Street Parking

- (1) Ten accessory off-street parking spaces are to be provided, at surface level with access from the lane, provided however no spaces shall be constructed or located within 12.1 metres of the 15th Street side site line.

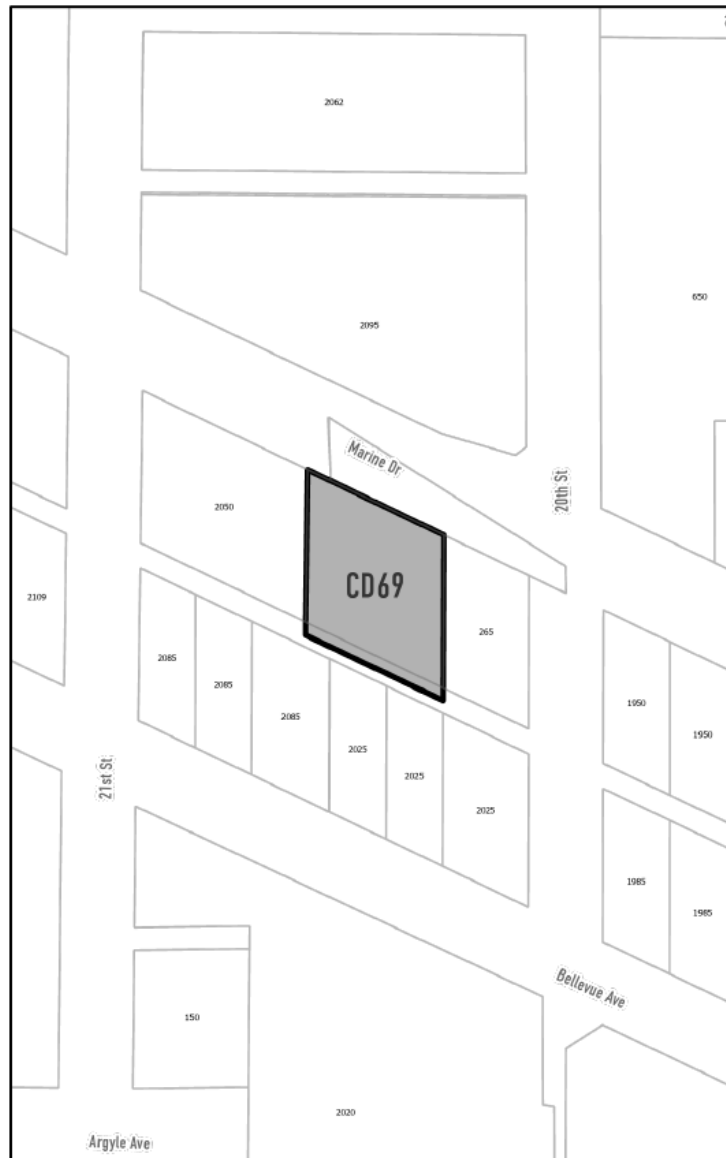
669 CD69 (2030 – 2040 Marine Drive)

AMENDING
BYLAW
#5201

SECTION REGULATION

669.01 Map

Lands zoned CD69 are shaded on the map below:



669.02 Permitted Uses

- #5321 i. Townhouses
- #5321 ii. Accessory buildings and uses
- #5321 iii. Home based business
- #5321 iv. Child care
- #5321 v. Community Care
- #5321 vi. Lodgers

669.03 Density

- (1) Six townhouses not exceeding a gross floor area of 1,300.6 m² including covered parking.

669.04 Setbacks

Minimum:

- North: 4.1 metres
- East: 4.0 metres
- West: 2.7 metres

669.05 Building Height

- (1) Townhouses – 9.1 metres maximum measured from the average grade on the front of the building to the peak of the roof, but excluding the chimney which shall be to the minimum height allowed by the National Building Code.

669.06 Number of Storeys

- (1) Townhouse – 2 storey plus basement maximum.

669.07 Off-Street Parking

- (1) Townhouse – 2 spaces per dwelling unit, one space in an enclosed garage and one space out of doors.
- (2) Townhouse Visitor Parking – 6 parking spaces.

670 CD70 (2119 Bellevue)

AMENDING
BYLAW
#5201

SECTION REGULATION

670.01 Map

Lands zoned CD70 are shaded on the map below:



670.02 Permitted Uses

- i. Accessory buildings, structures and uses
- ii. Apartment buildings
- #5321 iii. Home based business
- #5321 iv. Child care
- #5321 v. Community care
- #5321 vi. Lodgers

670.03 Density

- (1) A maximum of 27 dwelling units.

670.04 Floor Area Ratio (FAR)

- (1) Maximum 1.48

670.05 Gross Floor Area

- (1) Maximum 1,858 m²

670.06 Site Coverage

- (1) Maximum 49%

670.07 Setbacks

- (1) The following minimum setbacks shall apply:
 - South: 7.6 metres
 - North: 4.5 metres
 - East: 2.1 metres
 - West: 2.1 metres

670.08 Building Height

- (1) Apartment buildings – 11.6 metres maximum, plus 3 metres for the service penthouse.

670.09 Number of Storeys

- (1) Apartment buildings – 4 storeys maximum.

670.10 Off-Street Parking

- (1) A minimum of 1 parking space for each dwelling, with a maximum of 7 spaces to be provided for small cars.

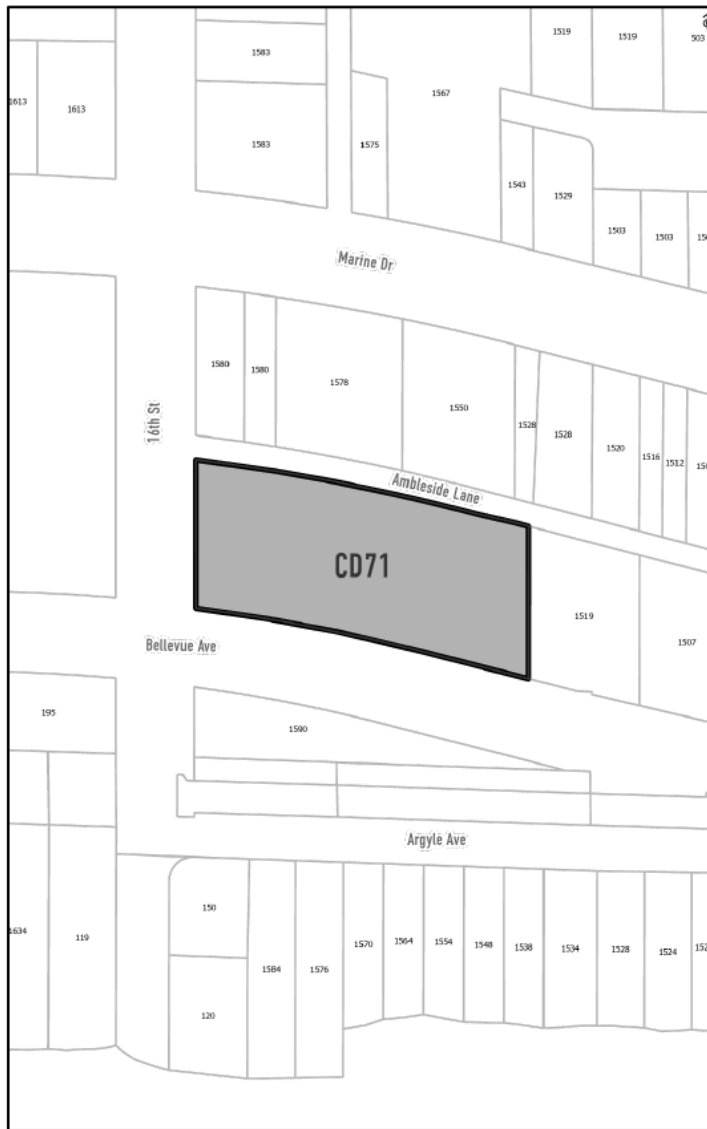
671 CD71 (202 – 250 16th Street, 1571 – 1579 Bellevue Avenue)

AMENDING
BYLAW
#5201

SECTION REGULATION

671.01 Map

Lands zoned CD71 are shaded on the map below:



#5321

671.02 Permitted Uses

- i. Those uses as provided for in section 701.01 – Ambleside Centre Zone 1 of this bylaw.

671.03 Conditions of Use

- (1) Offices may not exceed 10% of the ground floor area of the principal building.

671.04 Gross Floor Area

- (1) Maximum: 3,065 m²

671.05 Building Height

- (1) Maximum 9.1 metres, excluding any roof top equipment.

671.06 Number of Storeys

- (1) Maximum two storeys

671.07 Off-Street Parking

- (1) A minimum of 1 parking space per 56 m² of gross floor area of development.
- (2) A minimum of 38 parking spaces, including visitor parking, must be provided on-site.
- (3) Notwithstanding section 142.08, the remaining required off-street tenant parking spaces may be provided within 91.4 metres of the site.

672 CD72 (440 13th Street, 1285 & 1289 Keith Road)

AMENDING
BYLAW
#5201

SECTION REGULATION

672.01 Map

Lands zoned CD72 are shaded on the map below:



672.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Townhouses
- iii. Secondary suites
- #5321 iv. Home based business
- #5321 v. Child Care
- #5321 vi. Community Care
- #5321 vii. Lodgers

672.03 Conditions of Use

- (1) A maximum of one secondary suite per principal dwelling unit is permitted in accordance with section 130.05 of the bylaw, excluding section 130.05 (1).

672.04 Density

- (1) Maximum 3 principal dwelling units.

672.05 Setbacks

Minimum:

- South (Keith Road): 3.6 metres
- West: 5.8 metres

672.06 Number of Storeys

- (1) Maximum three storeys.

672.07 Off-Street Parking

- (1) 1 parking space per dwelling unit in the form of an attached carport or garage.
- (2) Minimum of 3 on-site guest parking spaces.

673 CD73 (1363 Clyde Avenue)

AMENDING
BYLAW
#5201

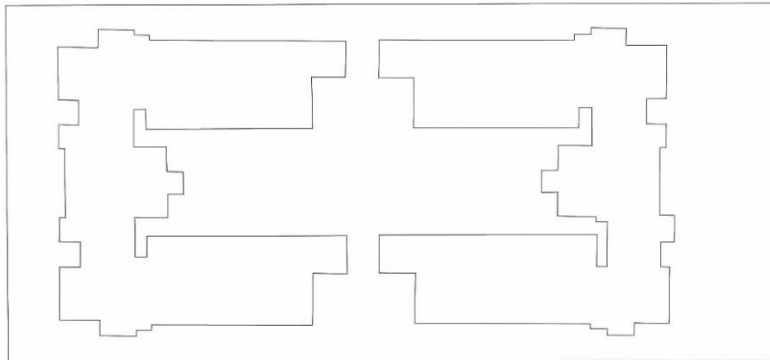
SECTION REGULATION

673.01 Map

Lands zoned CD73 are shaded on the map below:



Buildings shall be generally sited as per below:



673.02 Permitted Uses

#5321
#5321
#5321
#5321

- i. Accessory buildings, structures, and uses
- ii. Apartment building
- iii. Home based business
- iv.. Child care
- v. Community care
- vi. Lodgers

673.03 Conditions of Use

(1) Notwithstanding other provisions of this Zoning Bylaw, a maximum of two apartment buildings are permitted.

673.04 Density

(1) A maximum of 60 dwelling units.

673.05 Site Coverage

(1) Maximum 55%

673.06 Setbacks

Minimum:

North:	2.5 metres
South:	2.5 metres
East:	11.6 metres
West:	5.3 metres

Balcony projections are exempted from setback requirements in CD73.

673.07 Number of Storeys

(1) Maximum four storeys.

673.08 Off-Street Parking

(1) 1 parking space per dwelling unit.

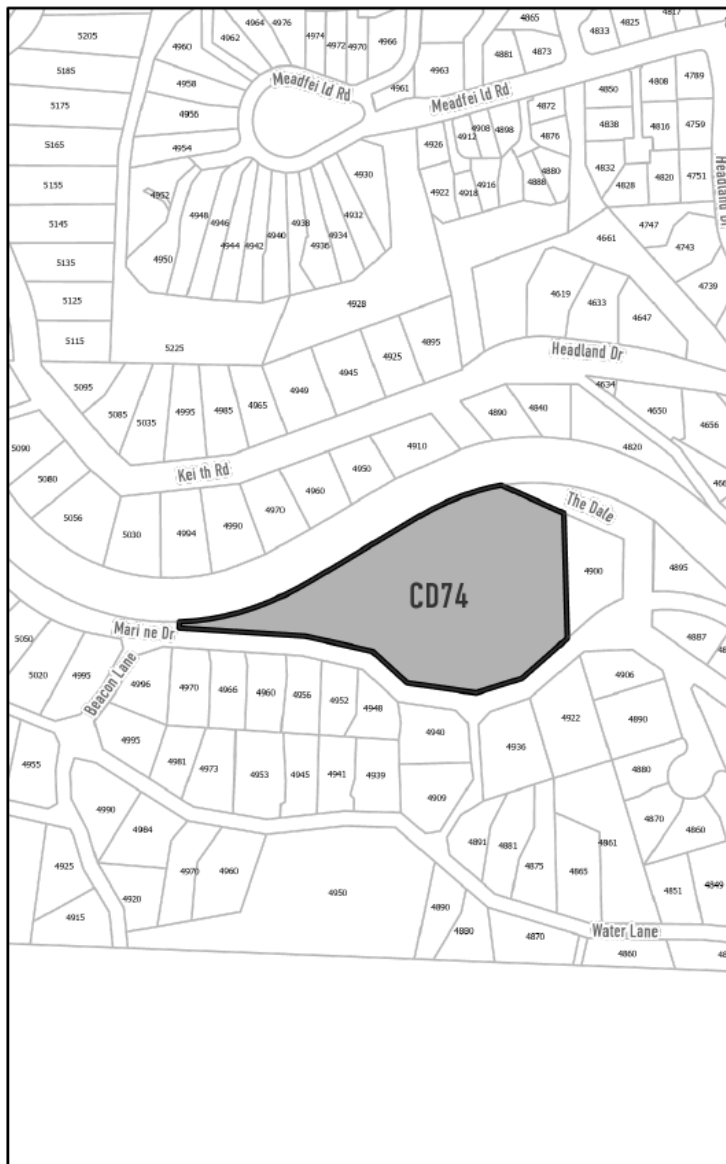
674 CD74 (4957 Marine Drive)

AMENDING
BYLAW
#5201

SECTION REGULATION

674.01 Map

Lands zoned CD74 are shaded on the map below:



674.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Townhouses
- #5321 iii. Home based business
- #5321 iv. Child care
- #5321 v. Community Care
- #5321 vi. Lodgers

674.03 Site Coverage

- (1) Maximum 35% including covered parking and swimming pool areas.

674.04 Density

- (1) Maximum of 30 dwelling units.

674.05 Setbacks

Minimum:

South: 7.62 metres

674.06 Building Height

- (1) Maximum 7.62 metres of all buildings and structures containing dwelling units measured through the cross-section of a unit from the lowest floor level.
- (2) Maximum height of accessory buildings and structures is subject to Section 130.01 (9) of this bylaw.

674.07 Number of Storeys

- (1) Maximum two storeys, including a basement plus a loft.

674.08 Off-Street Parking

- (1) 2 parking spaces per dwelling unit.

675 CD75 (1858-1896 Bellevue Avenue)

AMENDING
BYLAW
#5201

SECTION REGULATION

675.01 Map

Lands zoned CD75 are shaded on the map below:



675.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Townhouses
- #5321 iii. Home based business
- #5321 iv. Child care
- #5321 v. Community care
- #5321 vi. Lodgers

675.03 Density

- (1) Maximum of 6 dwelling units.

675.04 Number of Storeys

- (1) Maximum two storeys and an attic.

675.05 Off-Street Parking

- (1) Minimum 2 parking spaces per dwelling unit in the form of a carport or garage located within the buildings.

676 CD76 (312-320 Keith Road)

AMENDING
BYLAW
#5201

SECTION REGULATION

676.01 Map

Lands zoned CD76 are shaded on the map below:



676.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Townhouses
- #5321 iii. Home based business
- #5321 iv. Child care
- #5321 v. Community care
- #5321 vi. Lodgers

676.03 Density

- (1) 1 unit per 0.16 hectares to a maximum of 5 dwelling units.

676.04 Setbacks

Minimum:

- North: 22.3 metres
- South: 81.4 metres
- East: 2.4 metres
- West: 2.4 metres

676.05 Building Height

- (1) Maximum 7.6 metres, not including a chimney.

676.06 Number of Storeys

- (1) Maximum two storeys.

676.07 Off-Street Parking

- (1) Minimum 2 parking spaces per dwelling unit in the form of a carport or garage located within the buildings.
- (2) Minimum 5 parking spaces for visitors.

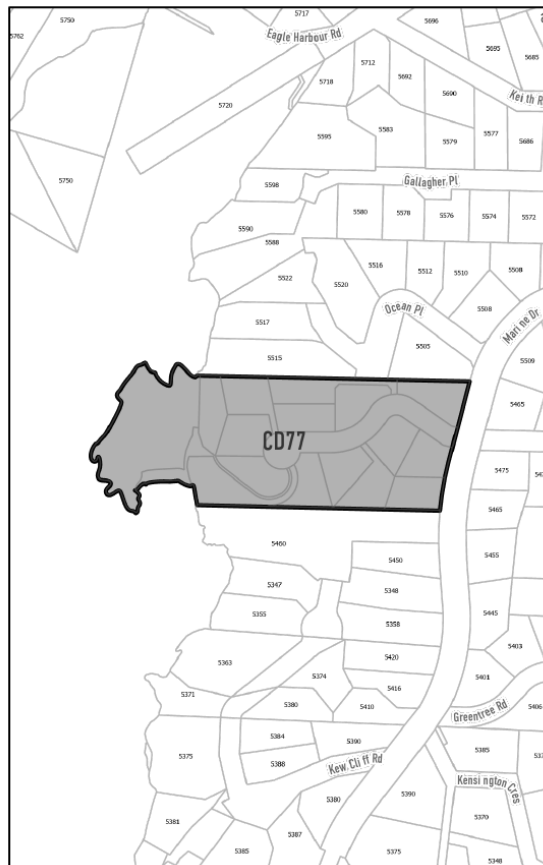
677 CD77 (5500 Block Parthenon Place & 5490 Marine Drive)

AMENDING
BYLAW
#5201

SECTION REGULATION

677.01 Map

Lands zoned CD77 are shaded on the map below:



677.02 Definitions

Within the CD77 Zone the following definitions shall apply:

- (1) "Building Lot" shall mean and include Lots 1 to 15 on Plan 15985 District Lot 879 Block G Lot 3
- (2) "Recreational Lot" shall mean and include Plan LMP5712 District Lot 879 Block G Lot D

677.03 Permitted Uses	
#5321 #5351	(1) Building Lots <ol style="list-style-type: none">a. Accessory buildings and usesb. Child carec. Community cared. Detached secondary suitese. Ground-oriented dwellingsf. Home based businessg. Lodgersh. Secondary suitesi. Single-family dwellings
	(2) Recreation Lot <ol style="list-style-type: none">a. Recreation uses inclusive of private parkland, playgrounds, swimming pool, tennis court, squash court, and other similar uses specifically exempting commercial and/or residential uses.
677.04 Conditions of Use	
	(1) No swimming pool, diving pool, ornamental pool, fish pond or other similar structure shall be situated within the boundaries of any Building Lot at a distance of less than 1.5 metres from any boundary line of such Building Lot.
	(2) No drive-way or vehicular access shall be constructed or maintained on either Lot 15 or Lot 2 unless the same is connected to the road dedicated by the deposit of the subdivision plan.
	(3) Antennas are not permitted.
	(4) No boat or vessel shall be kept, stored, constructed, re-constructed, altered, repaired or maintained on any Building Lot and/or the Recreation Lot save only as set out below: <ol style="list-style-type: none">a. The construction and/or storage of 1 boat, 6.09 metres or less in length overall is permitted on any Building Lotb. The construction of a boat exceeding 6.09 metres in length overall is permitted on any Building Lot subject to approval by the Council of the Municipality of a Building Permit.
#5321	(5) No more than 20 children shall be permitted in pre-school groups (nursery-kindergarten) for child care uses in a single-family dwelling.

677.05 Density

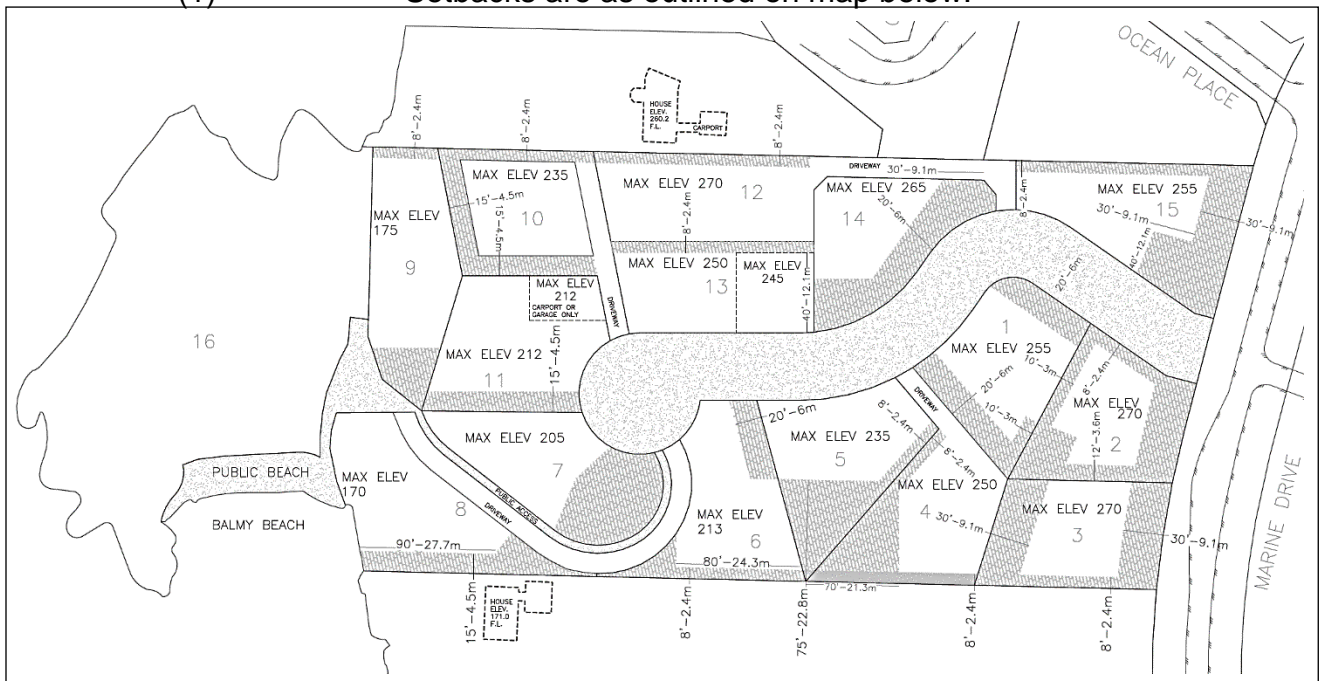
- (1) No more than one principal building shall be erected on any Building Lot and/or the Recreation Lot.
- #5351 (2) 4 dwellings maximum per Building Lot.

677.06 Site Coverage

- (1) Building Lots
 a. All buildings and accessory buildings shall cover no more than 445.9 m² for each lot.
- (2) Recreational Lot
 b. All buildings and accessory buildings shall cover no more than 696.7 m².
- (3) If one purchaser purchases one or more contiguous Building Lots and wishes to consolidate them they may do so upon first receiving the approval of Council in which event Council may vary the location of the building envelopes, the siting of any building or accessory buildings on such consolidated lot and the site coverage limitation, provided however in no event shall the building and accessory buildings cover more than 40% of the site area of such consolidated lot.

677.07 Setbacks

- (1) Setbacks are as outlined on map below:



NOTES:
 MAXIMUM ROOF ELEVATIONS INDICATED ARE RESTRICTIONS FOR FLAT ROOFS. PITCH ROOFS MAY EXCEED THAT ELEVATION AT THE DISCRETION OF THE DESIGN AUTHORITY.

LEGEND

- TREED OR LANDSCAPED AREA
- PUBLIC PROPERTY

677.08 Building Height

- (1) Building Lots
- a. In no event shall a building exceed the lesser of the amounts outlined below or as indicated on map in Section 677.07:
- i. In the case of a flat roof 9.1 metres in height measured vertically in a straight line from the floor of the lowest storey (including any basement) to the level of the highest point of the building.
 - ii. In the case of a pitched roof 9.7 metres in height measured vertically in a straight line from the floor of the lowest storey (including any basement) to the level of:
 - a. If a pitched room with a ceiling to the mean height line between the highest point of the building and the ceiling immediately below, or
 - b. If a pitched roof without a ceiling the mean height line between the highest point of the building and a point 2.4 metres above the floor immediately below.
- (2) Recreational Lot
- a. 7.62 metres in height or two storeys.
- (3) Accessory Building
- a. 1 storey or 3.6 metres

677.09 Projections

- (1) That part of the land which is inside the setbacks on each lot may be encroached upon and occupied by:
- a. Sills, belt courses, cornices and eaves, not exceeding 0.6 metres.
 - b. Uncovered and unenclosed steps attached to a building in front yards, not exceeding 1.2 metres.

677.10 Landscaping

- (1) Lot 7, Block G, District Lot 879, Plan 15985 is permitted to develop the subject property outside the “building envelope” as follows:
- a. The existing southerly retaining wall as lawfully built prior to January 1, 2022.
 - b. The existing cedar deck bounded by a concrete retaining wall noted in (a) and a raised concrete curb, as lawfully built prior to January 1, 2022. Plants and other landscaping shrubs will not exceed 3’ to 4’ as measured from the floor elevation, i.e., 181’1”.
 - c. The exposed aggregate area (courtyard) is raised approximately 11” to elevation 182’0”.
 - d. The entrance gate to the residence is moved approximately 3’ northwards and the retaining wall is changed to a curved wall.
 - e. The cedar lattice fence will not be greater than 5’ in height as measured from the courtyard elevation.
- (2) For the purpose of defining the existing southerly retaining wall and existing cedar deck as built prior to January 1, 2022 in Sections 677.11(1)(a) and 677.11(1)(b), such measurements must be established by providing a drawing prepared and stamped by a British Columbia Land Surveyor or a Professional Engineer or a Registered Architect, showing the location, elevation and shape of the structures that existed on the site as of January 1, 2022.

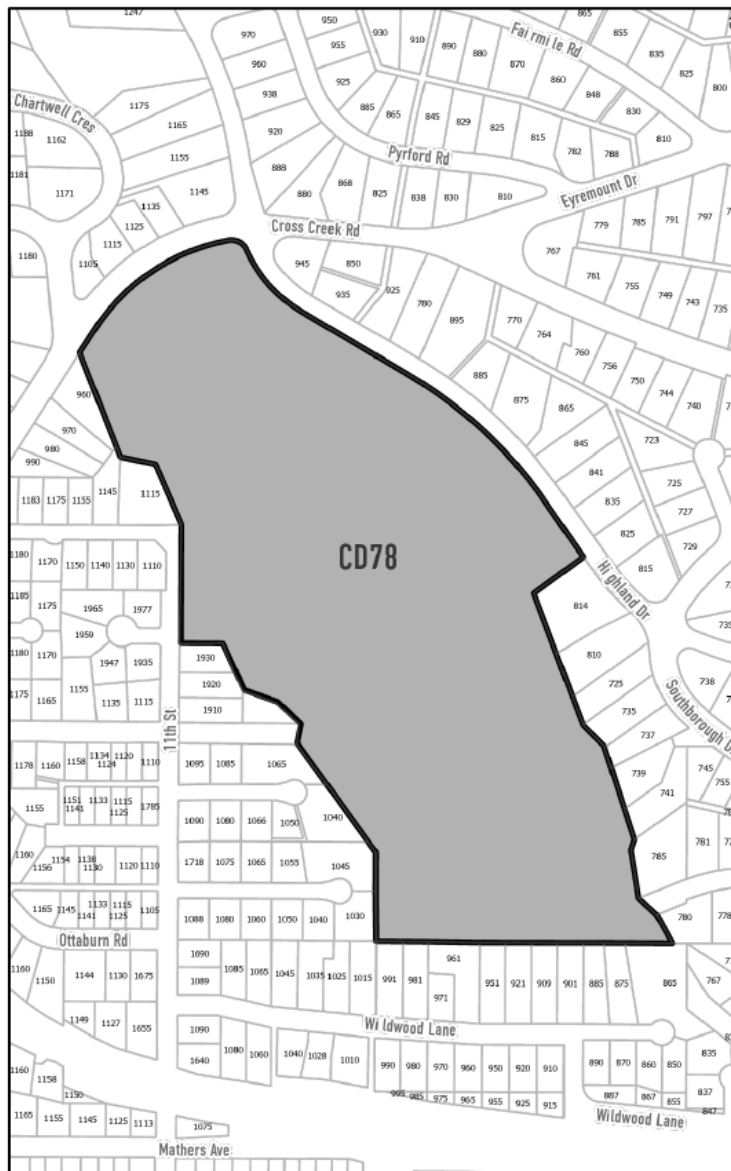
678 CD78 (950 Cross Creek Road)

AMENDING
BYLAW
#5201

SECTION REGULATION

678.01 Map

Lands zoned CD78 are shaded on the map below:



678.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Recreation buildings

678.03 Conditions of Use

- (1) Landscaping must be provided around the perimeter of the property that covers the entire setback area as per section 678.05.

678.04 Site Coverage

- (1) Maximum 15% of the site area.

678.05 Setbacks

Minimum:

- North: 30.5 metres
- South: 30.5 metres
- East: 61.0 metres
- West: 30.5 metres

678.06 Building Height

- (1) Indoor tennis courts – maximum 12.2 metres measured from the surface of the playing area to the highest point of the structure.
- (2) All other buildings and structures - maximum 15.2 metres measured from the floor of the lowest storey of the building.

678.07 Number of Storeys

- (1) Maximum 3 storeys.

678.08 Off-Street Parking

- (1) Parking shall be sufficiently provided to accommodate users of the site, as determined by a Transportation Engineer and approved by Director of Planning.

678.09 Landscaping

- (1) No earthen banks shall be created as a result of excavation for development purposes or allowed to remain on the site unless the same shall be landscaped and continuously maintained as per an approved landscaping plan.

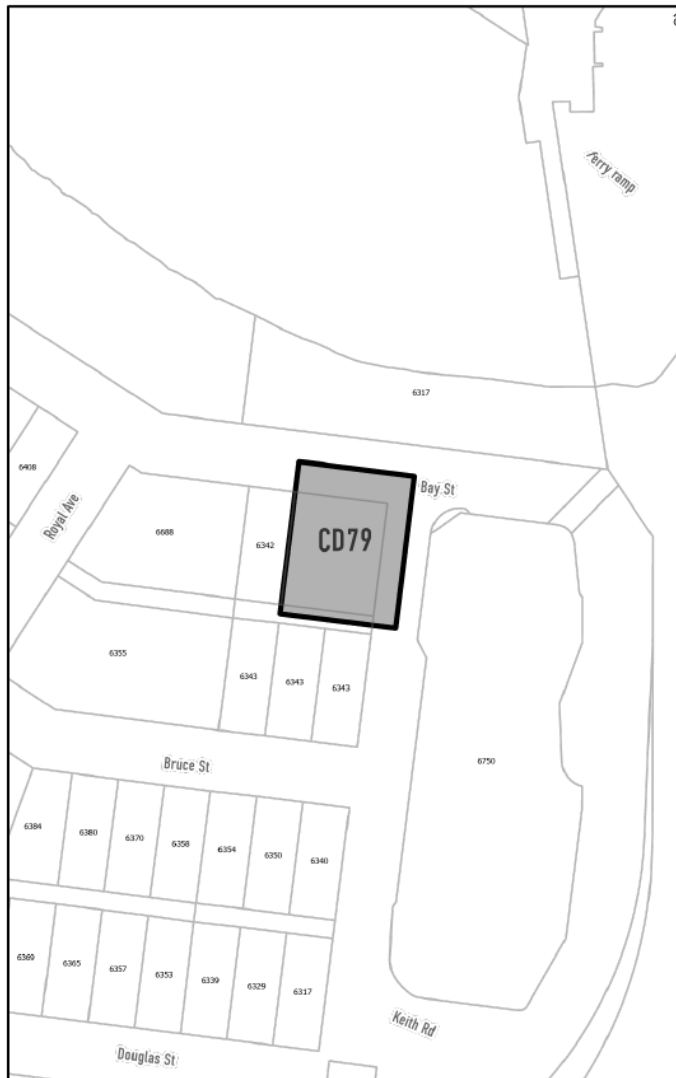
679 CD79 (6330 – 6338 Bay Street)

AMENDING
BYLAW
#5201

SECTION REGULATION

679.01 Map

Lands zoned CD79 are shaded on the map below:



679.02	Permitted Uses
i.	Accessory buildings, structures, and uses
ii.	Store or shop for the conduct of retail business but excluding gasoline service stations
iii.	Office
iv.	Bakery
v.	Bakeshop or confectionary
vi.	Bank or credit union
vii.	Barber shop or beauty parlour
viii.	Figure salon
ix.	Business or commercial school, including art and music academy
x.	Child care
xi.	Community care
xii.	Dry cleaner
xiii.	Liquor primary licensed premises
xiv.	Personal services
xv.	Pet care establishment
xvi.	Vehicle sales show room
xvii.	Restaurant
xviii.	Electric appliance repair shop
xix.	Theatre excluding drive-in theatre
xx.	Tire repair shop
xxi.	Amusement place
xxii.	Printing shop
xxiii.	Photograph gallery
xxiv.	Funeral home
xxv.	Dwelling units over commercial premises
xxvi.	Home based business
xxvii.	Veterinary medical clinic

679.03 Conditions of Use

- (1) Buildings must not exceed 743.2 m² in gross floor area.
- (2) Accessory buildings must be located to the rear of the main building.

679.04 Floor Area Ratio (FAR)

- (1) Maximum 0.24.

679.05 Setbacks

Minimum: South: 18.2 metres

679.06 Building Height

- (1) 8.2 metres maximum, not including rooftop appurtenances which shall not exceed 1.8 metres in height.

679.07 Number of Storeys

- (1) Maximum two storeys.

679.08 Off-Street Parking

- (1) Minimum 1 space per 37.2 m² of gross floor area.

680 CD80 (382-398 Mathers Avenue)

AMENDING
BYLAW
#5201

SECTION REGULATION

680.01 Map

Lands zoned CD80 are shaded on the map below:



SL – Strata Lot
C – Common Area

		680.02	Permitted Uses
#5321	(1)		Strata Lots
#5351			a. Child care
			b. Community care
			c. Ground-oriented dwelling
			d. Home based businesses
			e. Lodgers
			f. Secondary suites
			g. Single-family dwellings
			h. Accessory uses to the listed uses
	(2)		Common Areas
			a. Swimming pools and cabanas
			b. Tennis or other racquet courts
			c. Guest parking areas for automobiles and other vehicles, fenced, covered or open
			d. Private parkland
			e. Provided always that any swimming pool, cabana, tennis court or covered parking area must receive prior written approval of the Director of Planning and Development as to location, design and site coverage.
	(3)		No accessory buildings, other than a garage, shall be erected on any strata lot.
		680.03	Density
	(1)		No more than one principal building shall be erected on any strata lot.
	(2)		Maximum of 8 strata lots.
#5351	(3)		3 dwellings maximum per strata lot.

680.04 Site Coverage

- (1) The overall site coverage for all buildings including the existing building shall not cover more than 35% of the gross area of the lands.
- (2) Accessory, recreational and other buildings, improvements and facilities to be constructed on the Common Areas – as approved by the Director of Planning and Development.

680.05 Setbacks

- (1) Minimum:
 - North: 9.1 metres
 - South: 30.0 metres
 - West: 3.2 metres
 - East: 9.1 metres

The existing structures on Common Areas lawfully built prior to January 1, 2022 is exempted from setback requirements in CD80.

- (2) For the purpose of defining the existing structures on Common Areas as built prior to January 1, 2022 in Section 680.06(1), such measurements may be established by providing a drawing prepared and stamped by a British Columbia Land Surveyor or a Professional Engineer or a Registered Architect, showing the location, elevation and shape of the building or structures that existed on the site as of January 1, 2022.

680.06 Building Height

- (1) Strata Lots – in no event shall a building in the Land exceed 7.6 metres in height.
- (2) Height shall mean vertical distance measured in a straight line. For calculation purposes, height shall be measured from the curb level provided, however, when a structure is situated on ground above or below curb level, height shall be measured from the highest elevation of the finished grade of the site along any side of such structure, and, further, the point to which height shall be measured as follows:

- a. Flat roof buildings- to the highest point of the building unless otherwise specifically provided.
- b. Pitched roof buildings, with ceilings – to the mean height line between the highest point of the building and the ceiling immediately below.
- c. Pitched roof buildings, without ceilings – to the mean height line between the highest point of the building and a point of 2.4 metres above the floor immediately below.
- d. All other structures – to the highest point of such structure.

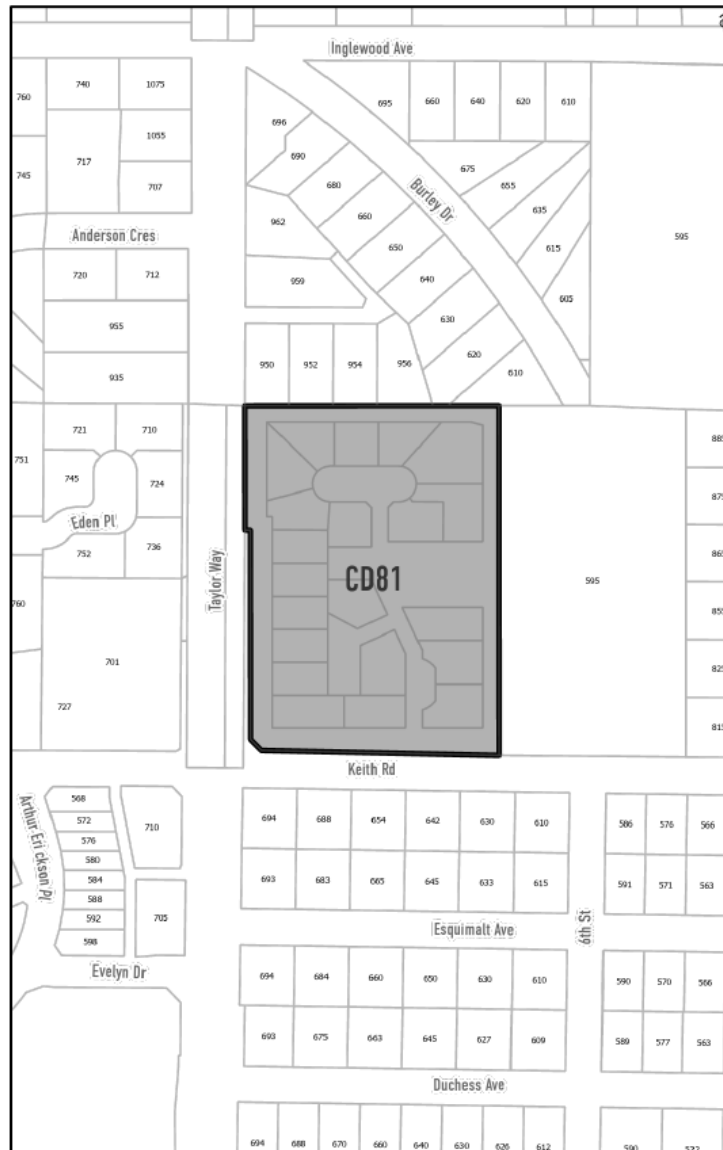
681 CD81 (800 Taylorwood Place)

AMENDING
BYLAW
#5201

SECTION REGULATION

681.01 Map

Lands zoned CD81 are shaded on the map below:



#5321
#5351

681.02 Permitted Uses

- i. Accessory buildings, structures, and uses
- ii. Child care
- iii. Community care
- iv. Detached secondary suites
- v. Ground-oriented dwellings
- vi. Home based business
- vii. Lodgers
- viii. Secondary suites
- ix. Single-family dwellings
- x. Site management office

681.03 Site Coverage

- (1) All buildings and structures - maximum 35%.

681.04 Gross Floor Area

- (1) Maximum 371.6 m²

#5351

681.05 Density

- (1) 1 principal building per residential strata lot.
- (2) 4 dwellings maximum per residential strata lot.

681.06 Setbacks

- (1) Accessory buildings – minimum 4.6 metres from the principal structure
- (2) For strata lots adjacent to Taylor Way – minimum 12.1 metres from Taylor Way
- (3) For all other strata lots – minimum 9.1 metres from the external boundary of the site

681.07 Building Height

- (1) Accessory buildings – maximum 3.7 metres
- (2) All other buildings and structures – maximum 9.1 metres

- (3) Height shall mean vertical distance measured in a straight line. For calculation purposes, height shall be measured from the curb level provided, however, when a structure is situated on ground above or below curb level, height shall be measured from the highest elevation of the finished grade of the site along any side of such structure, and, further, the point to which height shall be measured as follows:
- a. Flat roof buildings- to the highest point of the building unless otherwise specifically provided.
 - b. Pitched roof buildings, with ceilings – to the mean height line between the highest point of the building and the ceiling immediately below.
 - c. Pitched roof buildings, without ceilings – to the mean height line between the highest point of the building and a point of 2.4 metres above the floor immediately below.
 - d. All other structures – to the highest point of such structure.

681.08 Number of Storeys

- (1) Accessory buildings – maximum 1 storey.
- (2) All other buildings and structures – maximum 2 storeys, including a basement.

682.02 Permitted Uses	
#5321 #5351	(1) Individual lots <ol style="list-style-type: none">Child careCommunity careGround-oriented dwellingsHome based businessSecondary suitesSingle-family dwellingsAccessory uses to the listed uses
	(2) Common lot <ol style="list-style-type: none">Private parklandRoadways
682.03 Conditions of Use	
	(1) No accessory buildings shall be erected on any lot.
	(2) No further subdivision of existing lots shall be permitted.
	(3) No boat or vessel shall be kept, stored, constructed, re-constructed, altered, repaired or maintained on any Building Lot and/or the Recreation Lot save only as set out below: <ol style="list-style-type: none">The construction and/or storage of 1 boat, 6.09 metres or less in length overall is permitted on any Building Lot.The construction of a boat exceeding 6.09 metres in length overall is permitted on any Building Lot subject to approval by the Council of the Municipality of a Building Permit.
#5321	(4) The keeping of lodgers shall not be permitted where secondary suites are provided.
#5321	(5) No more than two lodgers per strata lot are permitted.
682.04 Density	
	(1) No more than one principal building shall be erected on any lot.
#5351	(2) 4 dwellings maximum per individual lot.
682.05 Site Coverage	
	(1) The improvements in total will have a surface area of not more than 408.7 m ² , per lot.
	(2) The overall site coverage for all buildings shall not be in excess of 35% of the gross area of the CD82 Zone.

682.07 Building Height

- (1) Individual lots – in no event shall a building in the CD82 Zone exceed 7.62 metres in height
- i. Height shall mean vertical distance measured in a straight line. For calculation purposes, height shall be measured from the curb level provided, however, when a structure is situate on ground above or below curb level, height shall be measured from the highest elevation of the finished grade of the site along any side of such structure, and, further, the point to which height shall be measured shall be as follows:
 - a. Flat roof buildings – to the highest point of the building unless otherwise specifically provided.
 - b. Pitched roof buildings, with ceilings – to the mean height line between the highest point of the building and the ceiling immediately below.
 - c. Pitched roof building, without ceiling – to the mean height line between the highest point of the building and a point 2.4 metres above the floor immediately below.
 - d. All other structures – to the highest of such structure.

686 CD86 (Caulfeild Zone)

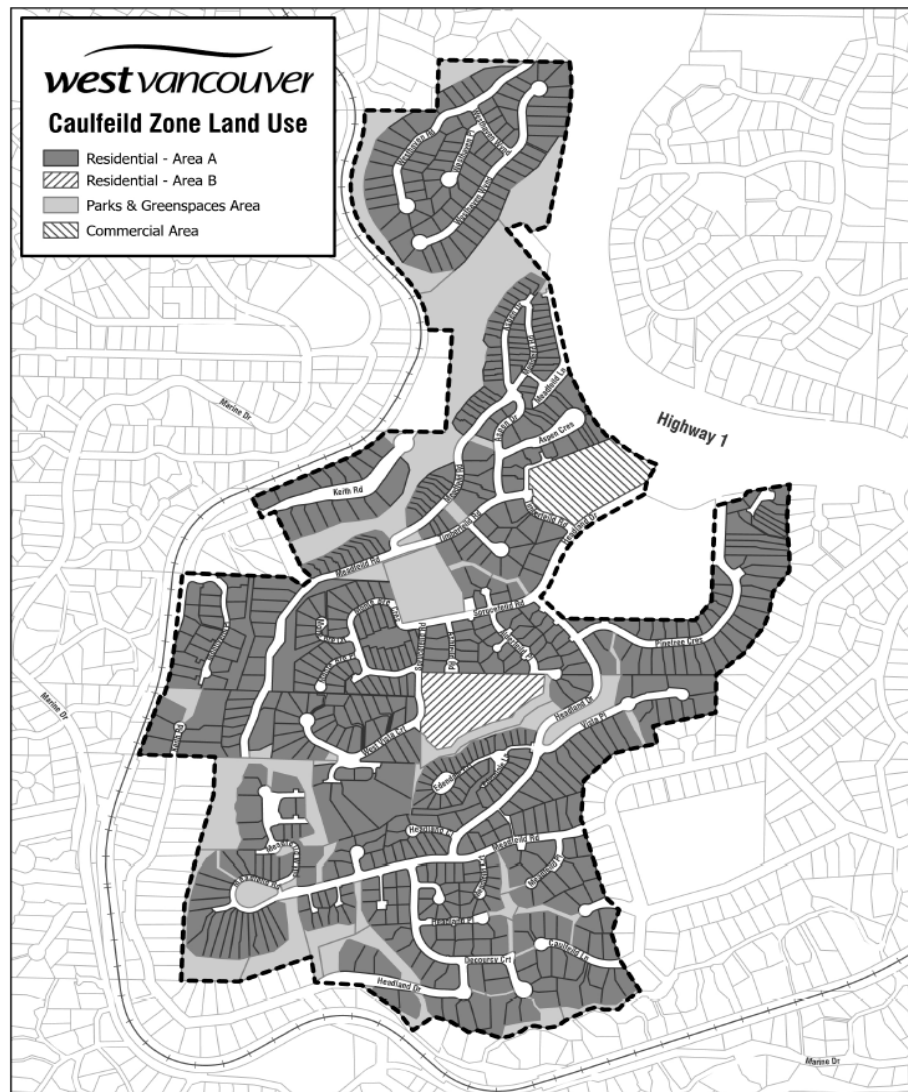
AMENDING
BYLAW
#5321

SECTION REGULATION

686.01 Map

Lands zoned CD86 are shaded on the map below and shall be identified as:

- (a) Residential – Area A
- (b) Residential – Area B
- (c) Commercial Area
- (d) Parks and Greenspaces Area



686.02 Definitions

- (1) Within the CD86 Zone the following definition shall apply:
“Common Area” shall mean and include: PID 007-353-499, Lot 52, Block H, District Lot 879, Plan17835; Lot 100, Parcel H, District Lot 879, Plan VAP18948; PID 006-919-545, Lot 14, Block H, District Lot 885, Plan20429; CP (not road), Lot N, District Lot 890, Strata Plan LMS2640; and CP (not road), Block Q, District Lot 890, Strata Plan LMS3329.

686.03 Permitted Uses

- (1) Residential - Area A
- (a) Accessory buildings and uses
 - (b) Child care
 - (c) Community care
 - (d) Common area
 - (e) Duplex dwellings
 - (f) Ground-oriented dwellings
 - (g) Home based business
 - (h) Lodgers
 - (i) Secondary suite
 - (j) Single-family dwelling
- (2) Residential - Area B
- (a) Accessory buildings and uses
 - (b) Child care
 - (c) Community care
 - (d) Common area
 - (e) Duplex dwellings
 - (f) Ground-oriented dwellings
 - (g) Home based business
 - (h) Lodgers
 - (i) Secondary suite
 - (j) Single-family dwelling
- (3) Commercial Area
- (a) Accessory buildings and uses
 - (b) Amusement place
 - (c) Bakery
 - (d) Bakeshop or confectionery
 - (e) Bank or credit union

- (f) Business or commercial school, including art and music academy
 - (g) Child care
 - (h) Community care
 - (i) Dry cleaner
 - (j) Electric appliance repair shop
 - (k) Fire halls
 - (l) Funeral home
 - (m) Libraries
 - (n) Liquor primary licensed premises
 - (o) Microbrewery, winery, and distillery
 - (p) Office
 - (q) Personal services
 - (r) Pet care establishment
 - (s) Photograph gallery
 - (t) Printing shop
 - (u) Recreation buildings
 - (v) Restaurant
 - (w) Store or shop for the conduct of retail business but excluding gasoline service stations
 - (x) Theatre excluding drive-in theatre
 - (y) Veterinary medical clinic
- (4) Parks and Greenspaces Area
- (a) Parks and playgrounds
 - (b) Park accessory uses

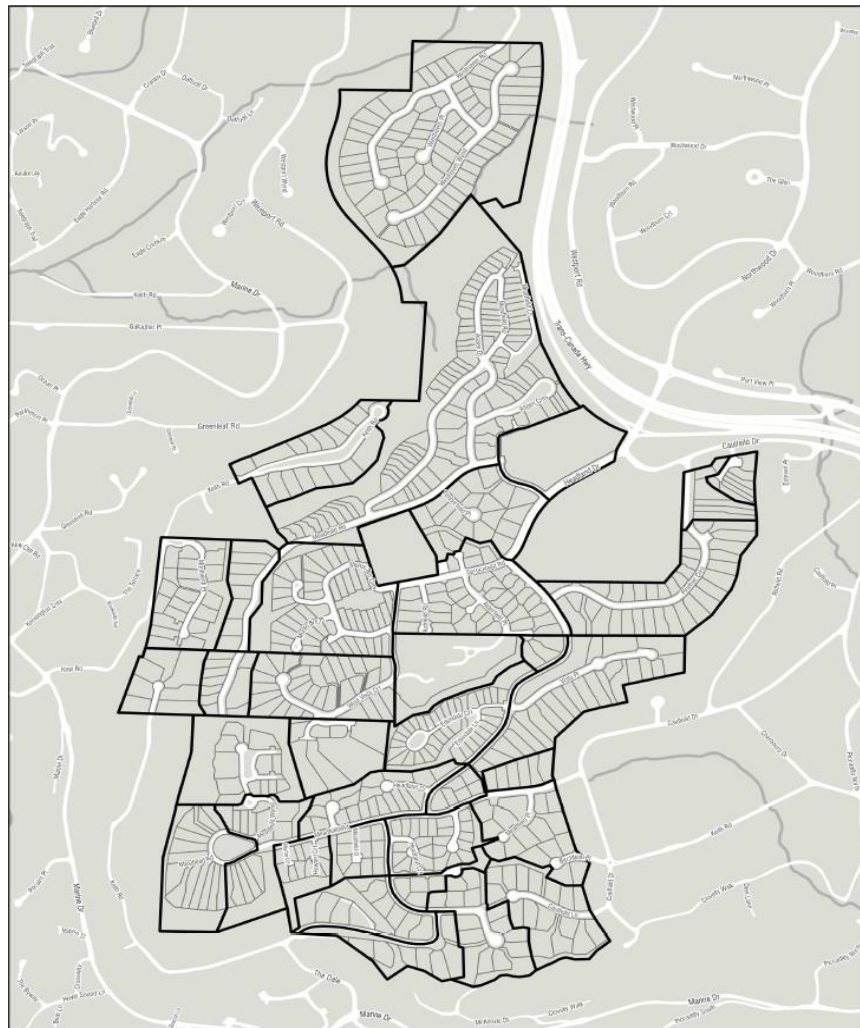
686.04 Conditions of Use

- (1) Residential Area A
Stratification of buildings is prohibited.
- (2) Common Area
Common areas shall be used for recreation and greenspace use.

686.05 Site Area

- (1) Residential - Areas A & B
- (a) Minimum permitted site area for any residential parcel is the site area lawfully registered on the parcel as of June 30, 2024.
 - (b) The requirements of Section 686.05(1)(a) shall not prevent the adjustment of a site line between two lots existing as of June 30, 2024.

- (c) Notwithstanding Section 686.05(1)(a) the following two parcels may be subdivided to three parcels PID 029-502-420, Parcel C (being a consolidation of lots 7 and 8, see CA4246242), District Lot 890, Plan BCP39953; and PID 027- 840-751, Parcel 9, District Lot 890, Plan BCP39953.
- (d) Any inclusions or exclusions must be in accordance with Section 120.23 of this bylaw.
- (e) For parcels shown within the boundaries on the map below, a pro rata share of all common site or sites, and/or greenbelt areas shall be used to calculate site area.



686.06 Density

- (1) Residential – Area A
 - (a) The maximum number of dwelling units shall not exceed three per lot.
- (2) Residential – Area B
 - (a) The maximum number of principal dwelling units shall not exceed 35.
- (3) Commercial Area
 - (a) The maximum permitted gross floor area of all development on the subject lot is 6,700 square metres.

686.07 Floor Area Ratio

- (1) Residential – Area A
 - (a) The maximum permitted floor area for any lot is the greater of:
 - i. the floor area lawfully constructed on the lot as of June 30, 2024; or
 - ii. 0.35 floor area ratio of site area to a maximum floor area of 585.4 square metres.
 - (b) For the purposes of section 686.07(1)(a)(i) the District may require a survey by a suitably qualified professional certifying the actual gross floor area constructed on a lot as of June 30, 2024.

686.08 Site Coverage

- (1) Residential – Areas A & B
 - (a) The maximum permitted site coverage for any lot is the greater of:
 - i. the site coverage lawfully constructed on the lot as of June 30, 2024; or
 - ii. 30% of site area.
 - (a) For the purposes of 686.08(1)(a)(i) the District may require a survey by a suitably qualified professional certifying the actual site coverage on a lot as of June 30, 2024.

686.09 Building Height

- (1) Residential – Areas A & B
 - (a) Maximum permitted height for any building on a lot is the greater of:
 - i. the building height that was lawfully constructed on the lot as of June 30, 2024; or
 - ii. 8 metres.
 - (b) For the purposes of Section 686.09(1)(a)(i) the District may require a survey by a suitably qualified professional certifying the actual building height constructed on a lot as of June 30, 2024.
- (2) Commercial Area
10.7 metres maximum.

686.10 Number of Storeys

- (1) Residential – Areas A & B
2 plus basement maximum.
- (2) Commercial Area
Maximum 1 storey, except mezzanines as defined and provided for in the BC Building Code.

686.11 Rear Yard Setback

- (1) Commercial Area
 - (a) 9.1 metres minimum, except:
 - i. where the site is flanked by a lane, the required rear yard may be provided either from the rear line of the building or between the sideline of the site adjoining the lane and the sideline of the building.
 - ii. 4.3 metres minimum on a corner site where the required number of off-street parking spaces and access aisles thereto are provided between the front site line and the front line of the building; or
 - (b) 4.3 metres applies where a pedestrian arcade has been provided and where the required minimum number of off-street parking spaces and access aisles thereto are located either:
 - i. on a site other than the site of the main building; or
 - ii. partly within the building and partly on a site other than the site of the main building, or
 - iii. within the building.

- (2) Residential - Area A
- (a) Minimum rear yard setback permitted on a lot is:
 - i. the smallest rear yard setback that was lawfully constructed on the lot as of June 30, 2024; or
 - ii. 9.1 metres.
 - (b) For the purposes of Section 686.11(1)(a)(i) the District may require a survey by a suitably qualified professional certifying the actual rear yard setback constructed on a lot as of June 30, 2024.

686.12 Front Yard Setback

- (1) Residential - Area A
- (a) Minimum front yard setback permitted on a lot is:
 - i. the smallest front yard setback that was lawfully constructed on the lot as of June 30, 2024; or
 - ii. 6.7 metres.
- For the purposes of Section 686.12(1)(a)(i) the District may require a survey by a suitably qualified professional certifying the actual front yard setback constructed on a lot as of June 30, 2024.

686.13 Side Yard Setback

- (1) Residential – Area A
- (a) Minimum side yard setback permitted on a lot is:
 - i. the smallest side yard setback that was lawfully constructed on the lot as of June 30, 2024; or
 - ii. 1.2 metre.
- For the purposes of Section 686.13(1)(a)(i) the District may require a survey by a suitably qualified professional certifying the actual side yard setback constructed on a lot as of June 30, 2024.

686.14 Off-Street Parking

- (1) Commercial Area
- (a) Minimum of 1 parking space for every 37.5 square metres of commercial gross floor area.
 - (b) Applications for approval of provision of front yard parking on corner sites in this zone must receive the approval of the Director of Engineering and Transportation having regard to location of access crossovers in relation to traffic requirements and shall only be considered for corner sites having a frontage of not less than 45.7 metres on the major street to be served.

687 CD87 (14 Glenmore Drive)

AMENDING
BYLAW
#5336

SECTION REGULATION

687.01 Permitted Uses

- (1) Duplex dwellings
- (2) Accessory buildings, structures and uses
- (3) Child care
- (4) Community care
- (5) Home based business
- (6) Lodgers
- (7) Secondary suites

687.02 Conditions of Use

- (1) No more than 2 lodgers can be kept within an individual/principal duplex dwelling unit
- (2) Access to onsite parking and garages must be provided from a laneway

687.03 Floor Area Ratio (FAR)

- (1) Total maximum of 0.71 FAR
- (2) For the purposes of calculating FAR, the site area is 1,830.1 square metres, being the area of the site prior to any required lane dedications
- (3) The floor area exemptions of Sections 130.08 shall not apply and the floor area is the sum of the overall floor areas of all buildings, structures, and enclosed areas, yet the following floor area exemptions shall apply:
 - Enclosed garage areas to a maximum of 123 square metres for the entire site; and
 - Basements areas to a maximum of 697 square metres for the entire site.

687.04 Density

A maximum of 3 duplex dwellings (for a maximum of 6 principal dwelling units)

687.05 Setbacks

Minimum:

Front (Glenmore Drive): 7.6 metres

Rear: 7.6 metres

Side (south): 1.52 metres

Side (north): 1.3 metres

687.06 Building Height

Building height is limited to a maximum height of 7.62 metres measured from average finished grade, yet notwithstanding the definition of finished grade within Section 100 of the Zoning Bylaw, shall exclude window wells with a clear distance measured out from the wall of less than 0.9 metres to a maximum of 6.0 metres in cumulative length along each building face.

687.07 Number of Storeys

A maximum of 2 storeys plus basement

687.08 Off-Street Parking

- (1) Parking shall comply with Section 141.01 of the Zoning Bylaw; however:
- A minimum of 3 visitor vehicle parking stalls is required; and
 - All non-visitor vehicle parking stalls shall include an energized outlet capable of providing Level 2 charging for an electric vehicle.