

9.5 COMPREHENSIVE DEVELOPMENT ZONES

The regulations in the tables in this Section apply to land in the Comprehensive Development 1 (CD1), Comprehensive Development 2 (CD2) and Comprehensive Development 3 (CD3) zones as indicated by the column headings.

9.5.1 Permitted Uses of Land, Buildings and Structures

- (1) In addition to the uses permitted in Subsection 3.1.1 of this Bylaw, the following *principal* and *accessory uses*, *buildings* and *structures* and no others are permitted in the zones indicated.

	CD1	CD2	CD3
Principal Uses, Buildings and Structures			
<i>Single-family dwellings</i>	◆	◆	◆
<i>Two-family dwellings</i>	◆	◆	
<i>Multi-family dwellings</i>	◆	◆	
<i>Elementary schools, pre-schools and child day care centres</i>	◆	◆	
<i>Public health clinics</i>	◆		
<i>Community halls</i>	◆		
<i>Outdoor active recreation</i>	◆		
<i>Public indoor recreation facilities</i>	◆		
<i>Indoor retail sales use</i>		◆	
<i>Indoor retail services</i>		◆	
Offices		◆	
Banks and credit unions		◆	
Restaurants		◆	
Automobile rentals to a maximum of five vehicles		◆	
<i>Public service uses</i>	◆	◆	◆
Accessory Uses			
<i>Seasonal cottages</i> subject to Section 3.14			◆
<i>Home-based business use</i> subject to Section 3.13	◆	◆	◆

9.5.2 Size, Siting and Density of Permitted Uses, Buildings and Structures

- (1) Subject to Part 4, *uses, buildings and structures* in the Comprehensive Development Zones must comply with the following regulations regarding size, siting and density:

	CD1	CD2	CD3
Lot Coverage and Floor Areas			
Maximum combined <i>lot coverage</i> of all <i>buildings and structures</i> (per cent)	33	33	10
Maximum combined <i>floor area</i> per <i>lot</i> of <i>buildings</i> used for a <i>community hall, church, pre-school, or day care centre</i> (square metres)	930	N/A	N/A
Maximum <i>floor area</i> for each non- <i>residential use</i> (square metres)	N/A	139	N/A
Maximum number of <i>commercial uses</i> permitted per two <i>residential uses</i> per <i>lot</i>	N/A	1	N/A
Maximum number of <i>dwelling units</i> per ha	12.3	12.3	N/A
Minimum <i>lot area</i> required for a <i>child day care centre</i> (ha)	1	N/A	N/A
Minimum <i>lot area</i> required for a <i>multi-family dwelling</i> (ha)	.08	.08	N/A
Minimum <i>lot area</i> required for a <i>seasonal cottage</i> (ha)	N/A	N/A	2
Despite Subsection 4.3.1, the following <i>lot line</i> setbacks apply in the specific <i>zone</i> indicated:			
Minimum <i>front lot line</i> setback (metres)	3.0	4.5	*
Minimum <i>rear lot line</i> setback (metres)	3.0	4.5	*
Minimum <i>exterior side lot line</i> setback (metres)	3.0	4.5	*
Despite Section 3.8, the permitted <i>height of buildings and structures</i> is as follows:			
Maximum <i>height</i> (metres)	§	11.0	§
Maximum number of <i>storeys</i>	§	3	§

* indicates that the provisions in Section 4.3 apply

§ indicates that the provisions in Section 3.8 apply

9.5.3 Subdivision and Servicing Requirements

- (1) The regulations in this Subsection apply to the *subdivision* of land under the Land Title Act or the Strata Property Act for the Comprehensive Development 1, Comprehensive Development 2 and Comprehensive Development 3 zones.

	CD1	CD2	CD3
Lot Areas and Minimum Service Levels			
Minimum water supply service required for subdivision:			
Adequate supply of <i>potable water</i>			◆
<i>Community water system</i>	◆	◆	
Minimum sewage treatment service required for subdivision:			
Individual on-site sewage treatment system per <i>lot</i>			◆
<i>Community sewage collection system</i>	◆	◆	
Minimum area of an individual lot that may be created through <i>subdivision</i> (ha)	0.08	0.08	1.2
Minimum average area of <i>lots</i> in a <i>subdivision</i> (ha)	0.08	0.08	4.6



- (2) Despite the minimum average area of *lots* permitted in Article 9.5.3(1), the minimum average area of *lots* that may be created through *subdivision* in the CD3 zone may be reduced to 4.2 ha, provided:
- (a) A community amenity in the form of one recreational ballpark facility with a gravel access road is constructed by the applicant for *subdivision* on land held by the Capital Regional District on Salt Spring Island, according to specifications shown on Schedule "B" of this Bylaw.
or
 - (b) The applicant for *subdivision* provides funds in an amount satisfactory to the Salt Spring Island Local Trust Committee, to be held in trust by the Capital Regional District for the construction and maintenance of a community recreational facility on land on Salt Spring Island held by the Capital Regional District. The value of the funds is to be at least 75 per cent of the financial benefit that accrues to the applicant for *subdivision* as a result of the reduction in the minimum average area of *lots*. The financial benefit is to be based on an appraisal of the value of additional *lots* created, less related development costs, dated no more than 30 days before final registration of the *subdivision*.