

8. Comprehensive Development Zones

Comprehensive Development zones are usually site specific and often create a package of Zoning standards unique to that site.

CD1 – COMPREHENSIVE DEVELOPMENT – UPLANDS PHASE 2 – BURDE STREET

8.1 The purpose of this one is to provide for varying lots sizes, for single detached dwellings, and to retain and preserve the environmentally sensitive area of the site.

8.1.1 Permitted Uses

Principal Uses

Single detached dwelling

Parks and playgrounds

Natural areas

Accessory Uses

Bed and breakfast

Home occupation

Secondary suite

Supportive housing

8.1.2 Site Development Regulations

Minimum Lot Area

<i>Single detached dwelling</i>	350 m ²	(3,767 ft ²)
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<i>Single detached dwelling with Bed and breakfast</i>	600 m ²	(6,458 ft ²)
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<i>Single detached dwelling with Secondary suite</i>	600 m ²	(6,458 ft ²)
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<i>Single detached dwelling with Supportive housing</i>	600 m ²	(6,458 ft ²)
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Minimum Frontage

<i>Single detached dwelling</i>	10 m	(32.6 ft)
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<i>Single detached dwelling with Bed and breakfast</i>	15 m	(49.2 ft)
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<i>Single detached dwelling with Secondary suite</i>	15 m	(49.2 ft)
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<i>Single detached dwelling with Supportive housing</i>	15 m	(49.2 ft)
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Minimum Setbacks

<i>Front Yard</i>	7.5 m	(24.6 ft)
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OR on lots less than 600 m ² (6,458 ft ²) and/or having a lot depth of less than 33.0 m (108 ft)	5.0 m	(16.4 ft)
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<i>Rear Yard</i>	9.0 m	(29.5 ft)
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OR on lots less than 600 m ² (6,458 ft ²) and/or having a lot depth of less than 33.0 m (108 ft)	5.5 m	(18.0 ft)
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<i>Side Yard</i>	1.5 m	(4.9 ft)
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<i>Maximum Coverage</i>	40%
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OR on lots less than 600 m ² (6,458 ft ²)	50%
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<i>Maximum Floor Area Ratio</i>	0.5 m
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<i>Maximum Height, Principal Building</i>	10 m	(32.8 ft)
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<i>Maximum Number of Principal Building Storeys</i>	2.5
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Maximum Number of <i>dwelling units</i> per lot	2
OR on lots less than 600 m ² (6,458 ft ²)	<u>1</u>

8.1.3 Conditions of Use

- a) Notwithstanding the provisions of 8.1.2:
 - i. On a corner lot, the side yard by the flanking street must be not less than 3.5 metres (11.5 ft.) wide; and
 - ii. For single detached dwellings having no carport or attached garage and with no access to the rear or the side of the lot from a street or lane, the minimum side yard requirement shall be increased to 3 metres (9.8 ft.) for one side yard.
- b) For supportive housing, the maximum number of persons in care shall not exceed four (4).
- c) Only one of the three (3) following accessory uses is permitted on any lot: bed and breakfast OR secondary suite OR supportive housing.
- d) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a highway other than a lane is 5.8 metres (19 ft.).
- e) The Principal Uses 'Parks and Playgrounds' and 'Natural areas' are permitted only on property owned by the City of Port Alberni.

8.1.4 Fencing and Signage of Environmentally Sensitive Areas

- a) A minimum fence height of 1.8 m (6ft) shall be required along all residential property boundaries adjacent to environmentally sensitive areas and shall be designed to protect those areas.
- b) Facing each residential lot, standard signage shall be required to identify environmentally sensitive areas.