

XXX. Comprehensive Development Zone (CD78)

XXX.1 Intent

The intent of this zone is to accommodate a single detached dwelling on the lot legally described as Lot 2 Block A District Lot 226 Group 1 New Westminster District Plan 5683.

XXX.2 Permitted Use

CD78 Zone	
c. Principal Use	i. Single Detached Residential
d. Secondary Use	i. One of the following: <ul style="list-style-type: none">• Bed and Breakfast• Boarding• Child Care• Community Care• Home Occupation – Type B• Secondary Suite ii. Home Occupation – Type A iii. Supportive Recovery (see section 5.2.9)

XXX.3 Development Regulations

CD78 Zone	
g. Density (maximum)	i. Floor Area Ratio – 1.34
h. Height (maximum)	i. Principal Building – 8.6m ii. Accessory Building or Structure – 4.0m
i. Lot Coverage (maximum)	i. All Buildings and Structures – 59% total
j. Front Lot Line Setbacks (minimum)	i. Principal Building – 1.5m ii. Accessory Building or Structure – rear of the principal Building Setback
k. Side Lot Line Setbacks (minimum)	i. All Buildings and Structures (interior) – 1.2m
l. Rear Lot Line Setbacks (minimum)	i. Principal Building – 1.1m ii. Building Projections – 0m iii. Accessory Building or Structure – 1.5m

XXX.4 Landscaping

Refer to section 5.2.10 of this Bylaw for landscaping requirements.

XXX.5 Parking

- (d) Refer to section 6.0 of this Bylaw for Off-Street Parking requirements.
- (e) Notwithstanding Section 6.8.1, the access to and from a Highway may be provided via two driveways, each not more than 6.0m in width.