

CD1 ZONE**COMPREHENSIVE DEVELOPMENT – WEDGEWOODS ESTATES****Intent**

"This zone applies to the land on the east side of Highway 99, described as Lot A District Lot 2247 Group 1 New Westminster District Plan BCP39086 ("Lot A") and to Strata Lot 1 to 12 all of District Lot 2247 Group 1 NWD Strata Plan BCS3916 ("Strata Lots") and on the west side of Highway 99 described as District Lot 2247 New Westminster District Except Firstly Part in Plan VAP23216 and Secondly Part in Plan BCS39086 ("District Lot 2247"). The density reflects site conditions and permits a clustered development of up to 108 residential dwellings."

Permitted Uses

- 16.1 (1) On the east side of Highway 99 (Lot A and the Strata Lots) land, buildings and structures in the CD-1 ZONE shall be used for the following purposes only:
- (a) single family dwelling;
 - (b) auxiliary dwelling unit, as per s.16.2;
 - (c) bed and breakfast;
 - (d) home based businesses;
 - (e) nature conservation area, parks and playgrounds;
 - (f) community halls, fire halls, ambulance and first aid stations and police stations;
 - (g) neighbourhood convenience store in conjunction with a single family dwelling;
 - (h) auxiliary uses, buildings, and structures;
 - (i) telecommunications equipment, waterworks pump stations, sewer system lift stations and similar unattended utility equipment and machinery, with no exterior storage of any kind;
 - (j) non-commercial tennis courts and swimming pools, whether covered or uncovered, facilities for exercise equipment and changing rooms; and
 - (k) sales centre.
- (2) On the west side of Highway 99 (District Lot 2447), land, buildings and structures in the CD-1 Zone shall be used for the following purposes only:
- (a) private or public water, drainage, telecommunications, power and related utility infrastructure uses (including, without limiting the generality of the foregoing, wells, reservoirs, treatment systems, pumphouses, mains, lines, pipes, culverts, valves, poles, chutes, ducts, wires, roads and other appurtenances, attachments, fittings and equipment associated therewith);
 - (b) interpretive centre; and
 - (c) nature conservation area uses.

Density

- 16.2 (1) On the District Lot, the minimum parcel area shall be 100 hectares.
- (2) On Lot A and the Strata Lots the density of development shall be determined and governed by the following:
- (a) the minimum parcel area shall be 0.2 hectares, provided however that there shall be no more than 108 parcels on Lot A and the Strata Lots;
 - (b) no more than one dwelling and one auxiliary dwelling unit located within a single family dwelling or within an auxiliary building may be located on a parcel;
 - (c) an auxiliary dwelling unit permitted under 16.2(2)(b) must not exceed 90 square meters in area; and
 - (d) the floor area for a principal dwelling shall be determined on the basis of the parcel area times 0.2 but:
 - i. for a parcel of less than 0.4 hectares the maximum floor area shall be 430 square meters;
 - ii. for a parcel of more than 0.4 hectares but less than 0.6 hectares the maximum floor area shall be 550 square meters; and
 - iii. for a parcel of more than 0.6 hectares the maximum floor area shall be 650 square meters.
- (3) For any parcel on which an auxiliary dwelling unit is constructed within an auxiliary building the maximum floor area of the principal dwelling shall be reduced by 90 square meters.

Floor Area and Location for Non-Residential Buildings and Uses

- 16.3 (1) No more than one interpretative centre, which shall have a maximum floor area of 100 square metres, shall be permitted on Lot A and the Strata Lots.
- (2) No more than one neighbourhood convenience store, which shall have a maximum floor area of 100 square metres, shall be permitted on Lot A and the Strata Lots.
- (3) No sales centre shall be larger than 160 square meters.

Siting Requirements

- 16.4 (1) No structure on lots of 0.4 hectares or larger shall be located within 7.5 metres of a parcel line.
- (2) No structure on lots of less than 0.4 hectares shall be located within 7.5 metres of the front or rear parcel line or within 4.0 meters of the side parcel line.
- (3) Notwithstanding subsections 4.13(a) and (b) of this Bylaw, no building or any part thereof in this Zone shall be constructed, reconstructed, moved, or extended:
- (a) within 30 meters of the natural boundary of Green River and Wedgemount Creek; or

- (b) within 15 meters of the natural boundary of those ephemeral tributaries at the north and south end of the property marked “Ephemeral Tributary A” and “Ephemeral Tributary B”,

all as shown on Schedule 1: WedgeWoods Site Plan, which forms part of the CD-1 Zone.

- (4) Notwithstanding subsection 4.14(a) of this Bylaw, the location of any sewage treatment plant or addition thereto in this Zone shall be a minimum of 35 metres from the parcel line of any parcel on which residential use is a permitted use.

Parcel Coverage

- 16.5 (1) The parcel coverage of all buildings and structures on parcels less than 0.4 hectares shall not exceed 35 percent.

(2) The parcel coverage of all buildings and structures on parcels more than 0.4 hectares shall not exceed 20 percent.

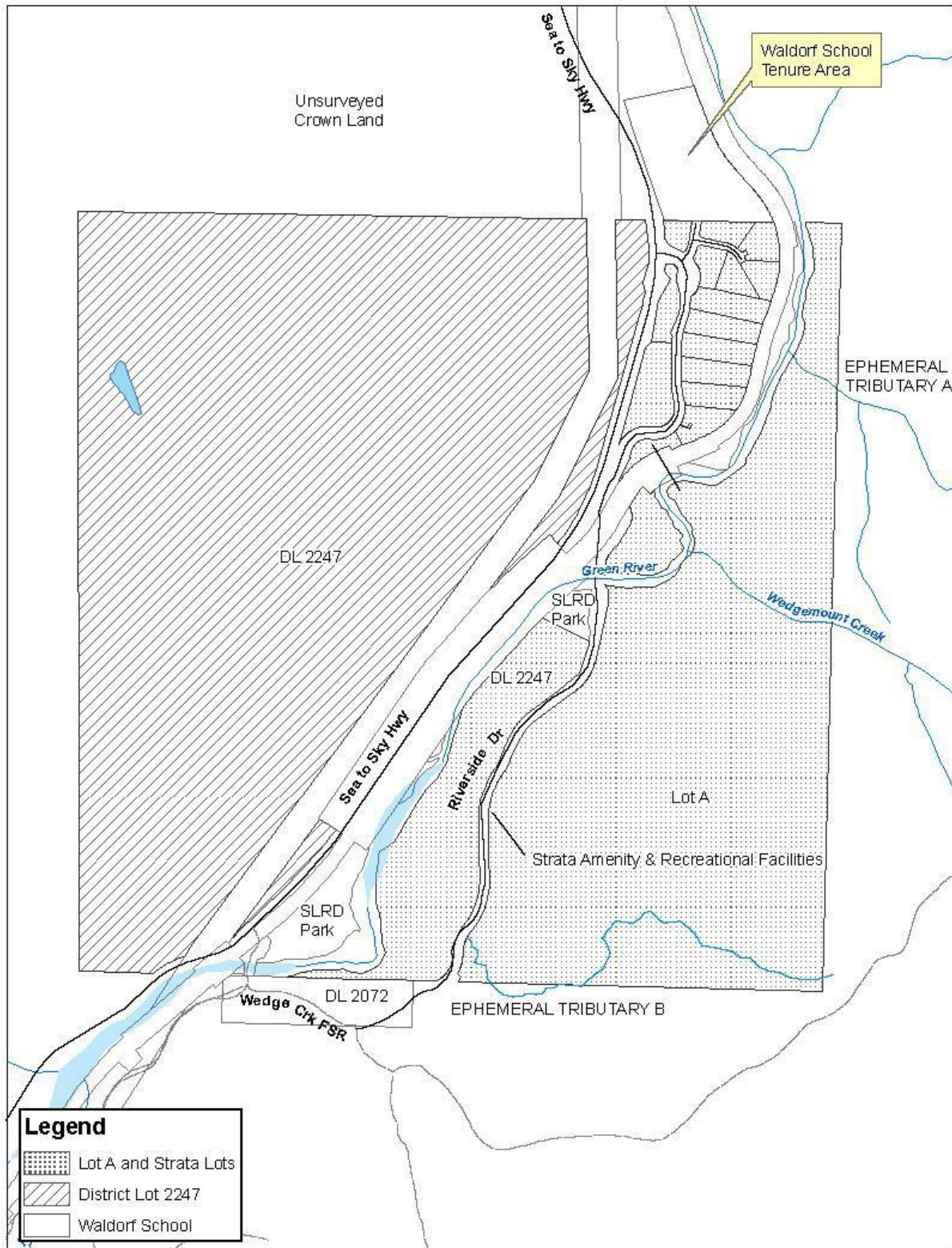
Landscaping and Screening

- 16.6 (1) Where Lot A is subdivided or developed in accordance with Section 16.2 the following regulations apply:
 - (a) All utility kiosks, garbage and recycling containers or dumpsters shall be located and stored in an enclosed area to the rear or side of a principal building and fully screened from view by a fence, wall or landscaping; and
 - (b) A landscape screen of at least 1.5 metres in height must be provided for pumping stations, transmission structures and accessory buildings, the sewage treatment plant and similar utility, mechanical or electrical structures.

Parking

- 16.7 Off-street parking shall be provided in accordance with the provisions of section 4.21.

SCHEDULE 1, WEDGEWOODS SITE PLAN



(Amendment Bylaw No. 1520-2017)

