

## SECTION 25.H - COMPREHENSIVE DEVELOPMENT 9 ZONE (CD9)

### 25.H.1 Permitted Uses

In addition to the uses permitted in Section 4.1 of this Bylaw, the following uses and no others shall be permitted in the Comprehensive Development 9 Zone (CD9):

- (1) One-family dwelling;
- (2) Seasonal cottage subject to Section 4.17, except that the minimum parcel area shall be 2.0 hectares (5 acres);
- (3) Home occupations subject to Section 4.6;
- (4) Outdoor recreational use;
- (5) Public Service Use.

### 25.H.1A Number of One-Family Dwellings

- (1) Not more than one one-family dwelling shall be constructed or occupied on a lot.

### 25.H.2 Site Coverage

Buildings and structures shall not cover more than 10% of the parcel of land on which they are located.

### 25.H.3 Height

No building or structure shall exceed 7.6 metres (25 ft.) or 2 storeys in height..

### 25.H.4 Setbacks

- (1) No building or structure or part thereof except a fence or pumphouse shall be located within 7.6 metres (25 ft.) of any front lot line and within 7.6 metres (25 ft.) of any rear lot line.
- (2) No building or structure or part thereof, except a fence or pumphouse, shall be located within 3.0 metres (10 ft.) from any interior side lot line, nor subject to regulations adopted pursuant to the *Highways Act*, within 4.5 metres (15 ft.) from any exterior side lot line.

### 25.H.5 Area of Parcels Created by Subdivision Under the *Land Title Act* or the *Condominium Act*.

- (1) Except as provided in 25.H.5(b), no parcel of land in the Comprehensive Development 9 Zone shall be created with a minimum parcel area of less than 1.2 hectares (3 acres) and a minimum average area of less than 4.65 hectares (11.5 acres).

- (2) The minimum average area for parcels of land created in the Comprehensive Development 9 Zone may not be less than 4.21 hectares (10.4 acres), provided the following condition is met::

One recreational ball park 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 the specifications shown on Schedule "B" of this bylaw.

### 25.H.6 Minimum Service Levels

All lots used for one-family dwelling use shall be provided with an approved sewage disposal system and an adequate supply of potable water."