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## **7.28.1 COMPREHENSIVE DEVELOPMENT ZONE 1: CD-1 WILDSTONE**

### Purpose

The purpose of this Comprehensive Development Zone is to manage the development of a comprehensively planned, residential community known as Wildstone. This residential community is comprised of a broad range of housing forms, community commercial and complementary recreational amenities (including Wildstone Golf Course).

There may be some modifications to the geographic disposition and choice of residential development land forms over time in response to market preferences and other such considerations. Application for amendment of the Comprehensive Development One Zone (CD-1) will be made accordingly.

#### .1 Area of Application

Those lands shown as CD-1 on the Zoning Map, Schedule A.

#### .2 Permitted Uses

The following uses are permitted in specific districts in accordance with this CD-1 zone:

- (a) Golf course
- (b) Community recreation use
- (c) Park
- (d) Single family dwelling
- (e) Two family dwelling
- (f) Three family dwelling
- (g) Four family dwelling
- (h) Multiple family dwelling
- (i) Townhouse
- (j) Cluster Development
- (k) Apartment
- (l) Congregate care apartment
- (m) Art and craft studio

- (n) Eating establishment and drinking establishment, excluding drive-in food service
- (o) Group day care
- (p) Hotel
- (q) Liquor retail outlet
- (r) Live / work studio
- (s) Personal services
- (t) Private utility use
- (u) Professional office of limited scale and extent
- (v) Administration office / real estate office
- (w) Retail trade, specifically excluding department stores, hardware stores/ building supplies, and auto sales and repair, and limited to:
  - (i) Apparel/clothing stores
  - (ii) Recreation/leisure goods
  - (iii) Souvenir shop
  - (iv) Books and toys
  - (v) Specialty food shops such as bakery, butcher, prepared food shop, delicatessen, organic/ health food, fresh produce market, and confectionary shop
  - (vi) Neighbourhood convenience store
  - (vii) Florist shop
  - (viii) Laundry and drycleaner
  - (ix) Photography studio / store
  - (x) Shoemaker / tailor
  - (xi) Travel agency
  - (xii) Variety store

.3 Accessory Uses

- (a) Common storage area
- (b) Home based business
- (c) Recreational vehicle storage (in conjunction with golf course maintenance facility)
- (d) Secondary suite (in single family district only)
- (e) Security suite accessory to golf course use
- (f) Other accessory uses, buildings and structures, which are not in conflict with the Concept Development Plan, and accessory to a permitted use

.4 Subdivision Regulations

- (a) The development of Wildstone shall progress in general accordance with phasing plan contained within the Official Community Plan Bylaw, Schedule I.

.5 Development Regulations

- (a) Within the CD-1 Zone, permitted land uses and permitted overall density requirements (ie. minimum and maximum number of dwelling units and accommodation units) shall be determined in general conformance with the comprehensive development plan referred to as "*CD-1 Map 1 – Wildstone Subarea*" and "*CD-1 Map 2 – Highlands Subarea*", attached to this bylaw.

Certain lands may contain more than one district designation (ie. Cluster Development District and Single Family Development District). These lands may be developed as either of the districts listed *or* a combination of the districts listed (ie. a portion of the lands may be one designation and another portion of the lands another designation). Multiple districts have been applied to certain parcels of land where flexibility in the zoning is desired and where the multiple zones are complementary.

- (b) Within the CD-1 Zone, golf course uses shall be developed in accordance with the requirements of the "Golf Course District".
- (c) Within the CD-1 Zone, community uses, open space, park and trail uses shall be developed in accordance with the requirements of the "Open Space, Recreation and Trails District".
- (d) Within the CD-1 Zone, retail and commercial uses shall be developed in accordance with the requirements of the "Community Retail and Commercial District".

- (e) Within the CD-1 Zone, single family dwellings shall be developed in accordance with the requirements of the "Single Family Development District".
- (f) Within the CD-1 Zone, single family dwellings, two family dwellings and multi-family dwellings developed as cluster development shall be developed in accordance with the requirements of the "Cluster Development District".
- (g) Within the CD-1 Zone, two family dwellings, three family dwellings and four family dwellings shall be developed in accordance with the requirements of the "Low Density Multiple Family Development District".
- (h) Within the CD-1 Zone, multiple family dwellings, apartments and congregant care apartments shall be developed in accordance with the requirements of the "Medium Density Multiple Family Development District".
- (i) Within the CD-1 Zone, townhouses shall be developed in accordance with the requirements of the "Low Density Multiple Family Development District" or the "Medium Density Multiple Family Development District".
- (j) Within the CD-1 Zone, hotels shall be developed in accordance with the requirements of the "Hotel Development District".
- (k) Within the CD-1 Zone, private utility uses shall be permitted in all Districts.
- (l) The following uses are permitted accessory to a golf course:
  - (i) A clubhouse of no greater than 3,000m<sup>2</sup> gross floor area which may include a pro shop, eating establishment and drinking establishment, and banquet facility not to exceed seating for two hundred fifty (250) persons;
  - (ii) Maintenance compound with shop no greater than 6.9 ha in size including the recreational vehicle storage component;
  - (iii) Pumphouses, player washrooms, mid-way snack shop and other buildings and structures ancillary to the normal operation of a golf course.
- (m) A maximum of two hundred twenty (220) hotel rooms shall be permitted within Wildstone. Accessory uses to the hotel shall be eating establishment and drinking establishment, retail trade, and personal services.
- (n) Within the CD-1 Zone recreational vehicle storage shall be permitted:

- (i) For the exclusive use of the residents of the Wildstone
  - (ii) Located within the golf course maintenance compound;
  - (iii) As an exterior storage compound of no greater than 1.74 ha in size; and,
  - (iv) Shall be screened with a fence.
- (o) The maximum square footage of all commercial and retail uses shall not exceed 5,575m<sup>2</sup>, including, but not limited to, space provided in the hotel, professional offices and work portions of live/work studios.
- (p) Retail trade space for food and beverage stores not to exceed a total of 1,500m<sup>2</sup> gross floor area. including:
- (i) One (1) neighbourhood convenience store no greater than 1,000m<sup>2</sup>
  - (ii) One (1) liquor retail outlet no greater than 185 m<sup>2</sup> in size; and,
  - (iii) Other specialty food shops no greater than 185.0m<sup>2</sup> in size.
- (q) Eating establishment and drinking establishments to a maximum total of 2,000 m<sup>2</sup>, including:
- (i) Two (2) establishments with gross floor area no greater than 465 m<sup>2</sup>; and,
  - (ii) Other establishments with gross floor area no greater than 160 m<sup>2</sup> in size.
- (r) Maximum size of any professional office of limited scale and extent including:
- (i) No professional office shall be greater than 140 m<sup>2</sup> in size, and,
  - (ii) No more than seven (7) professional offices shall be permitted in the development.
- (s) The gross floor area of the work portion of a live/work studio shall be 25% of the total area up to a maximum of 46.0 m<sup>2</sup>.
- (t) Maximum size of any other commercial/retail unit shall be 372m<sup>2</sup>.
- (u) An administrative office and Real Estate Sales office shall be permitted with a maximum floor space of no greater than 1,000m<sup>2</sup> and in addition to Section 7.28.1.5(o).

- (v) No person shall use or permit the use of any portion of a parcel in the CD-1 Zone for the wrecking and repair of vehicles or for the storage of derelict vehicles.
- (w) All persons carrying out a use permitted in the CD-1 Zone shall comply with the applicable provisions of this bylaw.
- (x) All portions of a land parcel in the CD-1 Zone not occupied by buildings, structures and off street parking areas and that is not part of the non-development (natural retention area) zone shall be landscaped and maintained in good condition.
- (y) Parking for all uses shall be as per Part 6 of the Zoning Bylaw.
- (z) In all residential districts, the minimum separation space between buildings shall meet requirements of BC Building Code (Spatial Separation between Buildings).

.6 Regulations

**.A GOLF DISTRICT**

Purpose

Golf Course and Community Recreation Uses shall be developed in accordance with the requirements of the GOLF DISTRICT.

The purpose of this district is to provide for private and public recreational uses that utilize large areas of open space including a golf course and community trail network.

.1 Permitted Uses

Within the Golf District the following uses only are permitted:

- (a) Golf course
- (b) Community recreation use
- (c) Conservation reserve
- (d) Open Space
- (e) Park

.2 Accessory uses

- (a) Office accessory to a permitted use

- (b) Recreational vehicle storage, in conjunction with golf course maintenance compound
- (c) Security suite, accessory to a golf course and located in the golf course maintenance compound
- (d) Other uses, buildings and structures accessory to a permitted use

.3 Parcel Area and Dimensions

- (a) The minimum parcel size shall be 1.0 ha in area
- (b) No parcel shall be created which has a front parcel line less than 20.0 m in length.

.4 Density

- (a) No person shall locate more than one (1) office accessory to a permitted use within a parcel
- (b) No person shall cover more than 10% of the area of a parcel in the Golf District with buildings and structures.

.5 Siting

- (a) No person shall locate a building or structure in a parcel which has:
  - (i) A front yard less than 9.0 m
  - (ii) A rear yard less than 6.0 m
  - (iii) An interior side yard less than 6.0 m
  - (iv) An exterior side yard less than 9.0 m

.6 Size and Dimensions of Buildings and Structures

- (a) No person shall locate a building or structure in a parcel, which exceeds a height of 10.0 m.

.7 Supplemental Conditions

- (a) One (1) security suite (existing residence) shall be permitted in this district in the maintenance compound. This existing security suite shall not be enlarged.
- (b) Roads and other utility and transportation infrastructure may be constructed within and through the Golf District regardless of whether such roads or other utility and transportation infrastructure are serving the Golf District.

**.B OPEN SPACE, RECREATION AND TRAILS DISTRICT**

Purpose

Community uses, open space, park and trail uses shall be developed in accordance with the requirements of the OPEN SPACE, RECREATION AND TRAILS DISTRICT.

The purpose of this district is to provide for private and public recreational uses that utilize large areas of open space including a community trail network.

**.1 Permitted Uses**

Within the Golf District the following uses only are permitted:

- (a) Community recreation use
- (b) Conservation reserve
- (c) Open Space
- (d) Park

**.2 Accessory uses**

- (a) Other uses, buildings and structures accessory to a permitted use

**.3 Siting**

- (a) No person shall locate a building or structure in a parcel which has:
  - (i) A front yard less than 9.0 m
  - (ii) A rear yard less than 6.0 m
  - (iii) An interior side yard less than 6.0 m
  - (iv) An exterior side yard less than 9.0 m

**.4 Size and Dimensions of Buildings and Structures**

- (a) No person shall locate a building or structure in a parcel, which exceeds a height of 10.0 m.

**.5 Supplemental Conditions**

- (a) Roads and other utility and transportation infrastructure may be



constructed within and through the Open Space, Recreation and Trails District regardless of whether such roads or other utility and transportation infrastructure are serving the Open Space, Recreation and Trails District.

**.C COMMUNITY RETAIL AND COMMERCIAL DISTRICT**

Purpose

Retail and Commercial Uses shall be developed in accordance with the COMMUNITY RETAIL AND COMMERCIAL DISTRICT.

The purpose of this district is to provide for retail and commercial development of a community scale within the context of a golf course residential community.

**.1 Permitted Uses**

The following uses are permitted

- (a) Retail trade as described in Section 7.28.1.2(w)
- (b) Eating establishment and drinking establishment, excluding drive-in food service
- (c) Group day care
- (d) Personal services
- (e) Art and craft studio
- (f) Live / work studio
- (g) Professional office of limited scale and extent
- (h) Parking lot and structures
- (i) Administration office / Real Estate office (see Section 7.28.1.5(u))

**.2 Accessory uses**

- (a) Office accessory to a permitted use
- (b) Other uses, buildings and structures accessory to a permitted use.

**.3 Parcel Area and Dimensions**

- (a) The minimum parcel size shall be 930.0 m<sup>2</sup> in area
- (b) No parcel shall be created which has a front parcel line less than 15.0 m in length

.4 Size and Dimensions of Buildings and Structures

- (a) No person shall locate a building or structure which exceeds a height of 12.0 m or three (3) storeys plus a loft.
- (b) No person shall cover more than 50% of the area of a parcel with buildings and structures.
- (c) No person shall cover more than 80% of a parcel with buildings, structures, and off-street parking areas.

.5 Supplemental Conditions

- (a) The dwelling unit of a live / work studio shall:
  - (i) Be designed and constructed as an integral part of the principal commercial building
  - (ii) Have an entrance provided from outside the building, separate from that of any commercial use
  - (iii) Be located above the first storey of the building or behind the commercial component of the building.

**D. SINGLE FAMILY DEVELOPMENT DISTRICT**

Purpose

Single Family Residential Uses shall be developed in accordance with the SINGLE FAMILY DEVELOPMENT DISTRICT.

The purpose of this district is to designate land for single family residential development.

.1 Permitted Uses

The following uses are permitted:

- (a) Single family dwelling

.2 Accessory Uses

- (a) Residential office
- (b) Home based business
- (c) Secondary suite
- (d) Other uses, buildings and structures accessory to a permitted use

.3 Parcel Area and Dimensions

- (a) The minimum parcel size shall be 450.0 m<sup>2</sup> in area
- (b) No parcel shall be created which has a front parcel line less than 12.0 m in length, except that in the bulb of a cul-de-sac or the case of an irregular parcel, the front parcel line shall not be less than 10.0 m in length.

.4 Density

- (a) No person shall locate more than one (1) Single family dwelling on a parcel.

.5 Siting

- (a) No person shall locate a principal building, which has:
  - (i) A front yard less than 6.0 m
  - (ii) A rear yard less than 6.0 m
  - (iii) An interior side yard less than 1.8 m, and in the case of irregular parcels, at no point shall the distance between the interior side parcel line and the outermost projection of the building be less than 1.5 m.
  - (iv) An exterior side yard less than 4.5 m
- (b) No person shall locate an accessory building or structure, which has:
  - (i) A front yard less than 6.0 m
  - (ii) A rear yard less than 6.0 m
  - (iii) An interior side yard less than 1.2 m
  - (iv) An exterior side yard less than 4.5 m
- (c) No person shall locate an accessory building or structure within 1.0m of a principal building

.6 Size and Dimensions of Buildings and Structures

- (a) No person shall locate a dwelling unit which has a site coverage area of greater than 40% of the total parcel area.
- (b) No person shall locate a principal building which exceeds a height of two (2) storeys plus a loft or 9.5 m.

- (c) No person shall locate an accessory building or structure, which exceeds a height of 4.5 m.

**.E CLUSTER DEVELOPMENT DISTRICT**

Purpose

Single family dwellings, Two family dwellings and Multi-Family Dwellings developed as Cluster Development shall be developed in accordance with the CLUSTER DEVELOPMENT DISTRICT.

The purpose of this district is to designate land for residential development in a cluster housing format in order to preserve topography, natural features, environmentally sensitive areas or for the development of recreation based activities which are located on or adjacent to the parcel.

**.1 Permitted Uses**

The following uses are permitted:

- (a) Cluster Development

**.2 Accessory Use**

- (a) Home based business
- (b) Residential office
- (c) Common storage area
- (d) Other uses, buildings and structures accessory to a permitted use

**.3 Parcel Area and Dimensions**

- (a) The minimum parcel size shall be 370.0 m<sup>2</sup> in area
- (b) No parcel shall be created which has a front parcel line less than 12.0 m in length, except that in the bulb of a cul-de-sac or an irregular parcel, the front parcel line shall not be less than 9.0 m in length.

**.4 Density**

- (a) No person shall locate less than twelve (12) dwelling units per gross hectare, nor greater than thirty-three (33) dwelling units per gross hectare.

**.5 Siting**

- (a) No person shall locate a principal building, which has:

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- (i) A front yard less than 6.0 m
  - (ii) A rear yard less than 6.0 m
  - (iii) An interior side yard less than 1.8 m, and in the case of irregular parcels, less than 1.5 m
  - (iv) An exterior side yard less than 4.5 m
- (b) No person shall locate an accessory building or structure, which has:
- (i) A front yard less than 6.0 m
  - (ii) A rear yard less than 2.1 m
  - (iii) An interior side yard less than 1.5 m
  - (iv) An exterior side yard less than 4.5 m
- (c) No person shall develop a common storage area which:
- (i) Is located within a front yard
  - (ii) Has a rear yard setback of less than 3.0m
  - (iii) Has an interior side yard setback of less than 1.5m
  - (iv) Has an exterior side yard setback of less than 4.5m

.6 Size and Dimensions of Buildings and Structures

- (a) No person shall locate a dwelling unit, which has a gross floor area of less than 65.0 m<sup>2</sup>.
- (b) No person shall locate a principal building, which exceeds a height of three (3) storeys plus a loft or 12.0 m.
- (c) No person shall locate an accessory building or structure, which exceeds a height of 4.5 m.

**F. LOW DENSITY MULTI-FAMILY DEVELOPMENT DISTRICT**

Purpose

Two family dwellings, Three family dwellings, and Four family dwellings shall be developed in accordance with the requirements of the LOW DENSITY MULTI-FAMILY DEVELOPMENT DISTRICT. Townhouses may be developed in accordance with the LOW DENSITY MULTI-FAMILY DEVELOPMENT DISTRICT.

The purpose of this district is to provide for a variety of housing forms in a low density multiple family format with each unit having a separate direct access to grade.

.1 Permitted Uses

The following uses only are permitted:

- (a) Townhouses
- (b) Two family dwelling
- (c) Three family dwelling
- (d) Four family dwelling

.2 Accessory uses

- (a) Residential office
- (b) Common storage area
- (c) Other uses, buildings and structures accessory to a permitted use

.3 Parcel Area and Dimensions

- (a) Subject to Section 7.28.1.F.3(b), no parcel shall be created which has a front parcel line less than 12.0 m in length
- (b) Where a parcel with a townhouse located upon it is subdivided along a common wall, the front parcel line shall be not less than 6.0 m in length for each parcel created by the subdivision.

.4 Recreational Space

- (a) No person shall locate a townhouse in this district which has less than 20.0 m<sup>2</sup> of recreational space per dwelling unit.

.5 Density

- (a) Subject to Section 7.28.1.F.5(b), no person shall locate more than thirty-three (33) dwelling units per gross hectare.
- (b) Where additional recreational space is provided, one (1) additional dwelling unit per 24.0 m<sup>2</sup> of additional recreational space may be located, to a maximum density of forty (40) dwelling units per gross hectare.

.6 Siting

- (a) No person shall locate a principal building which has:
  - (i) A front yard less than 6.0 m
  - (ii) A rear yard less than 7.6 m
  - (iii) An interior side yard less than 2.0 m
  - (iv) An exterior side yard less than 4.5 m
- (b) No person shall locate an accessory building or structure which has:
  - (i) A front yard less than 6.0 m
  - (ii) A rear yard less than 2.1 m
  - (iii) An interior side yard less than 1.5 m
  - (iv) An exterior side yard less than 4.5 m
- (c) No person shall locate an accessory building or structure within 1.0 m distance from a principal building.
- (d) No person shall develop a common storage area which:
  - (i) Is located within a front yard
  - (ii) Has a rear yard setback of less than 3.0m
  - (iii) Has an interior side yard setback of less than 1.5m
  - (iv) Has an exterior side yard setback of less than 4.5m

.7 Size and Dimensions of Buildings and Structures

- (a) No person shall locate a principal building which exceeds a height of three (3) storeys plus a loft or 12.0 m.
- (b) No person shall locate an accessory building or structure which exceeds a height of 4.5 m.
- (c) No person shall cover more than 50% of the area of a parcel with buildings and structures.

**.G MEDIUM DENSITY MULTI-FAMILY DEVELOPMENT DISTRICT**

Purpose

Townhouses, Multiple family dwellings, Apartments and Congregant Care Apartments shall be developed in accordance with the requirements of the MEDIUM DENSITY MULTI-FAMILY DEVELOPMENT DISTRICT. Townhouses may be developed in accordance with the MEDIUM DENSITY MULTI-FAMILY DEVELOPMENT DISTRICT.

The purpose of this district is to provide for a variety of multiple family dwellings in a medium density range.

.1 Permitted Uses

The following uses only are permitted:

- (a) Townhouse
- (b) Multiple family dwelling
- (c) Apartment
- (d) Congregate care apartment

.2 Accessory uses

- (a) Residential office
- (b) Common storage area
- (c) Other uses, buildings and structures accessory to a permitted use

.3 Parcel Area and Dimensions

- (a) Subject to Section 7.28.1.G.3(b), no parcel shall be created which has a front parcel line less than 12.0 m in length.
- (b) Where a parcel with a townhouse located on it is subdivided along a common wall, the front parcel line shall be not less than 6.0 m in length for each parcel created by the subdivision.

.4 Density

- (a) Subject to Section 7.28.1.G.4(c) and Section 7.28.1.G.4(d), no person shall locate less than thirty-three (33) dwelling units per gross hectare nor greater than eighty (80) dwelling units per gross hectare.
- (b) No person shall locate a townhouse, multiple family dwelling or apartment which has less than 15.0 m<sup>2</sup> of recreational space per dwelling unit.
- (c) Where additional recreational space is provided, one (1) additional



dwelling unit per 18.0 m<sup>2</sup> of additional recreational space may be added, up to a maximum density of one hundred (100) dwelling units per gross hectare.

- (d) Where concealed off-street parking spaces are provided, one (1) additional dwelling unit per two and one half (2.5) concealed off-street parking spaces may be added, up to a maximum density of one hundred (100) dwelling units per gross hectare.
- (e) The maximum floor area ratio shall be 0.85.

.5 Siting

- (a) No person shall locate a principal building which has:
  - (i) A front yard less than 7.6 m
  - (ii) A rear yard less than 7.6 m
  - (iii) An interior side yard less than 4.5 m
  - (iv) An exterior side yard less than 4.5 m
- (b) No person shall locate an accessory building or structure which has:
  - (i) A front yard less than 7.6 m
  - (ii) A rear yard less than 3.0 m
  - (iii) An interior side yard less than 3.0 m
  - (iv) An exterior side yard less than 4.5 m
- (c) No person shall locate an accessory building or structure within 1.0 m distance from a principal building.
- (d) No person shall develop a common storage area which:
  - (i) Is located within a front yard
  - (ii) Has a rear yard setback of less than 3.0m
  - (iii) Has an interior side yard setback of less than 1.5m
  - (iv) Has an exterior side yard setback of less than 4.5m

.6 Size and Dimensions of Buildings and Structures

- (a) No person shall locate a principal building which exceeds a height of four (4) storeys plus a loft or 15.0 m.

- (b) No person shall locate an accessory building or structure which exceeds a height of 4.5 m.
- (c) No person shall cover more than 40% of the area of a parcel with buildings and structures.
- (d) No person shall cover more than 70% of the area of a parcel with buildings, structures and off-street parking areas.

**.H HOTEL DISTRICT**

Purpose

Hotels shall be developed in accordance with the requirements of the HOTEL DISTRICT.

The purpose of this district is to provide for development of a hotel and associated ancillary uses within a golf course residential context.

**.1 Permitted Uses**

The following uses only are permitted:

- (a) Hotel

**.2 Accessory uses**

- (a) Office accessory to a Hotel
- (b) Eating establishment and drinking establishment, excluding drive-in food service
- (c) Liquor retail outlet
- (d) Retail trade, specifically excluding department stores, hardware stores/ building supplies, and auto sales and repair, and limited to:
  - (i) Apparel/clothing stores
  - (ii) Recreation/leisure goods
  - (iii) Souvenir shop
  - (iv) Books and toys
  - (v) Specialty food shops such as bakery, butcher, prepared food shop, delicatessen, organic/ health food, fresh produce market, and confectionary shop

- (vi) Neighbourhood convenience store
- (vii) Florist shop
- (viii) Laundry and dry cleaner
- (ix) Variety store
- (e) Other uses, buildings and structures accessory to a permitted use

.3 Parcel Area and Dimensions

- (a) The minimum parcel size shall be 930.0 m<sup>2</sup> in area
- (b) No parcel shall be created which has a front parcel line less than 15.0 m in length

.4 Size and Dimensions of Buildings and Structures

- (a) No person shall locate a building or structure which exceeds a height of 18.0 m or five (5) storeys.
- (b) No person shall cover more than 50% of the area of a parcel with buildings and structures.
- (c) No person shall cover more than 80% of a parcel with buildings, structures, and off-street parking areas.

.5 Siting

- (a) No person shall locate a principal building which has:
  - (i) A front yard less than 7.6 m
  - (ii) A rear yard less than 7.6 m
  - (iii) An interior side yard less than 4.5 m
  - (iv) An exterior side yard less than 4.5 m
- (b) No person shall locate an accessory building or structure which has:
  - (i) A front yard less than 7.6 m
  - (ii) A rear yard less than 3.0 m
  - (iii) An interior side yard less than 3.0 m
  - (iv) An exterior side yard less than 4.5 m

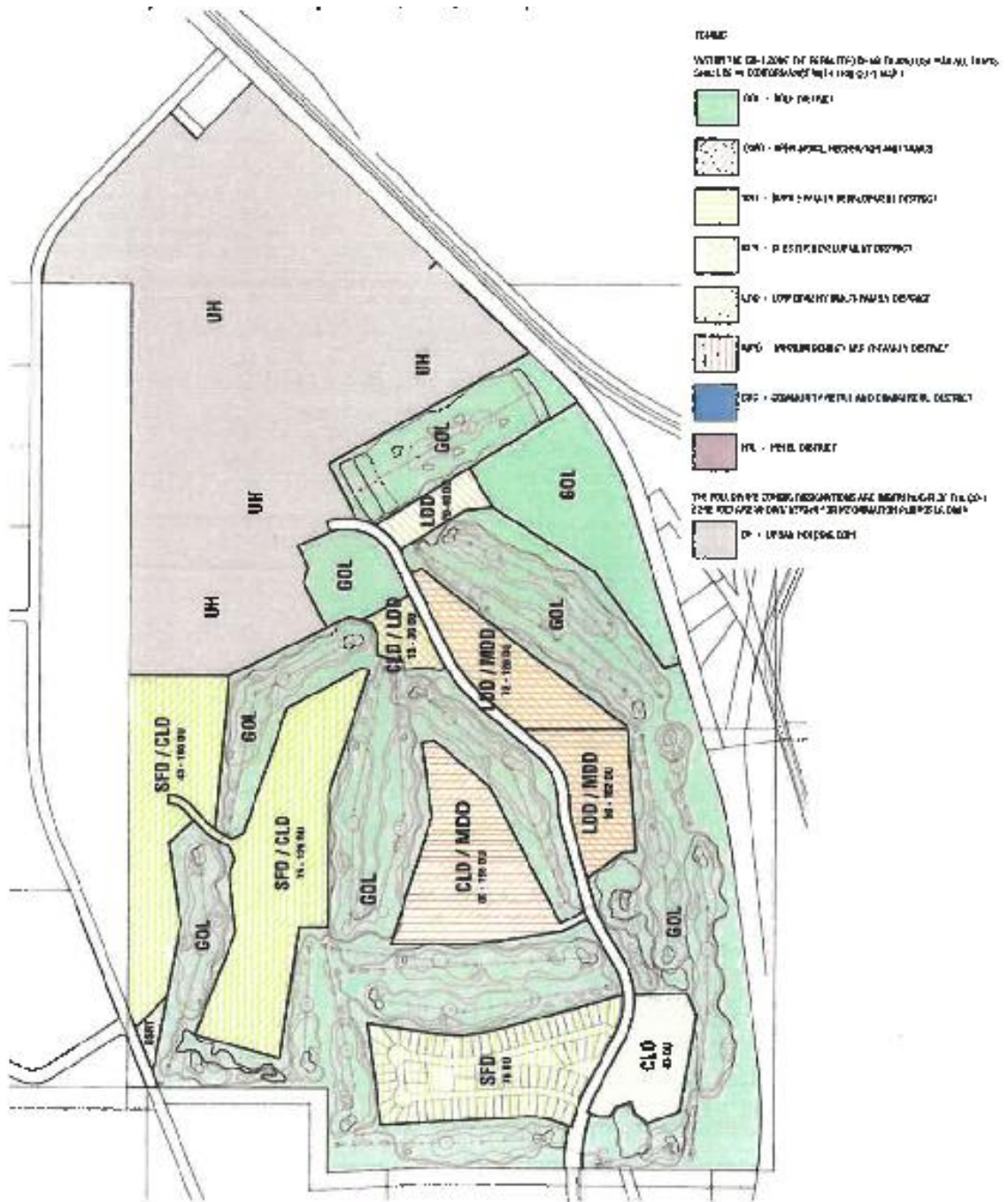
- (c) No person shall locate an accessory building or structure within 1.0 m distance from a principal building.

.6 Comprehensive Development Zone Map

Within the CD-1 Zone, permitted land uses and permitted overall density requirements (ie. minimum and maximum number of dwelling units and accommodation units) shall be determined in general conformance with the comprehensive development plan referred to as "*CD-1 Map 1 – Wildstone Subarea*" and "*CD-1 Map 2 – Highlands Subarea*", attached to this bylaw.

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**Comprehensive Development Plan** CD-1 Map 1 – Wildstone Subarea



**Comprehensive Development Plan**

CD-1 Map 2 – Highlands Subarea

