

11.10 CD-10 VILLAGE COMPREHENSIVE DEVELOPMENT 10 – GALLIERS ROAD East

Subject to compliance with the general regulations set out in Parts 4, 5, 6 and 7 of this Bylaw, the following regulations apply in the CD-10 Zone:

1. Permitted Uses

The following principal uses and no others are permitted within the CD-10 Zone:

- a. Single detached dwelling;
- b. Duplex;
- c. Multiple unit dwelling;

The following accessory uses and no others are permitted within the CD-10 Zone:

- d. Bed and breakfast accommodation within a single detached dwelling or duplex;
- e. Home-based business;
- f. Attached suite
- g. Unlicensed daycare and group daycare accessory to a single detached dwelling.

2. Parcel Coverage and Impervious Surfaces Limit

Impervious surface coverage of a parcel in the CD-10 Zone shall not exceed:

- a. 40% for single detached residential parcels, of which not more than 35% may be parcel coverage;
- b. 50% for duplex and multiple unit dwelling parcels, of which not more than 45% may be parcel coverage.

3. Servicing

All occupied buildings in the CD-10 Zone shall be serviced by a community water system and a community sewer system as a condition of use.

4. Attached Suites

Attached suites are only permitted within single detached residential dwellings in the CD-10 Zone on parcels that are greater than 600 m² in area.

~~**5. Density, Minimum Parcel Size and Density Bonus**~~

~~The following density and bonus density provisions apply in the CD 10 Zone:~~

- ~~a. The number of dwelling units that may be created in the CD 10 zone must not exceed 22, including any remainder parcel.~~
- ~~b. Despite Section 11.10.5.a, the number of dwelling units that may be created in the CD 10 Zone may be increased to:

 - ~~i. 35 single detached residential units; or~~
 - ~~ii. 45 dwelling units provided that at least ten of the dwelling units are in a duplex or multiple unit dwelling configuration, and subject to the conditions in Sections 11.10.5.c through 11.10.5.f are met.~~~~
- ~~c. The minimum parcel area for a single detached dwelling is 600 m² and density averaging is permitted.~~
- ~~d. The minimum parcel area for a duplex is 650 m².~~
- ~~e. The minimum parcel area for a multiple unit dwelling is 800 m².~~
- ~~f. In respect of any number of dwelling units in excess of 22, a vegetated buffer of at least 50 metres depth measured westward from the western boundary of Lot 1, Section 13, Range 6, Shawnigan District, Plan VIP29581 (PID: 001 377 892) shall be maintained free of development, buildings and structures, to be solely used for the purposes of visual landscape screening and buffering, environmental protection~~

~~and conservation, by way of covenant or other instrument acceptable to the Cowichan Valley Regional District.~~

7. Building Height

The height of buildings and structures in the CD-10 Zone shall not exceed:

- a. 7.5 metres for a single detached dwelling or duplex;
- b. 10 metres for a multiple unit dwelling;
- c. 6 metres for an accessory building and structure.

8. Setbacks

The following minimum setbacks for buildings and structures apply in the CD-10 Zone:

Type of Parcel Line	Single detached Dwellings and Duplexes	Multiple Unit Dwellings	Accessory Buildings and Structures
Front parcel line	4.5 metres	5 metres	4.5 metres
Interior side parcel line	1.8 metres	3 metres	1 metre
Exterior side parcel line	4.5 metres	4.5 metres	4.5 metres
Rear parcel line	4 metres	4 metres	1 metre

9. Landscape Screening and Buffering

A fully treed landscape screen and buffer shall be maintained on all parcels or portions of parcels that are located within 50 metres of Lot 1, Plan 29581, Section 13, Range 6, Shawnigan District.