

7.20 CD-20 COMPREHENSIVE DEVELOPMENT ZONE (991 Stayte Road)

INTENT

The intent of this zone is to allow neighborhood-oriented retail service uses and a one-unit residential use.

1. Definitions

For the purposes of this zone the following definitions apply:

- (a) an *artisan shop* means the enclosed use of buildings and structures for the purpose of selling, processing, assembling, wholesaling, manufacturing, storing, repairing or producing artisan paintings, photography, woodworking, drawings, hand crafted items including knitting, weaving, silk screening or print screening, pottery, fired ceramics or sculpture for the ultimate consumer, and may include instructional classes or workshops.
- (b) a *retail service use* means a use providing for the sale at retail or repair of household or personal goods or things, or for extending services to persons; and is limited to: health clubs, appliance stores, art galleries, *artisan shops*, bakery shops, barbers, book shops, business offices, business schools, cafes, camera shops, clothing stores, coffee houses, dance studios, delicatessens, department stores, drug stores, dry cleaners, finance offices, grocery stores, hairdressers, hardware, home furnishing stores, laundrettes, meat markets, neighbourhood convenience stores, personal furnishing shops, printers, professional and semi-professional offices, *restaurants*, secondhand stores, shoemakers, stationary stores, tailors, toy stores, trade school and variety stores.

2. Permitted Uses

In the CD-20 Zone the following uses are permitted and all other uses are prohibited:

- (a) a *retail service use*
- (b) a *one-unit residential use*

3. Regulation for Permitted uses of Land, Buildings and Structures

- (a) A *retail service use* shall be limited exclusively to the *first story* of a *building*;
- (b) *Off street parking and loading* shall be provided in accordance with the provisions of Sections 4.14 and 4.15.
- (c) A *one-unit residential use*:
 - (i) shall not be permitted on a lot of less than 464.0m² (4,994.62ft²);
 - (ii) shall be limited exclusively to the *story* or stories above the *first story* of a *building*;
- (d) The maximum allowable size of a *lot* shall be 1,120.0m² (12,056.0ft²) in area.

4. Regulations for the Size, Shape and Siting of *Buildings* and *Structures*

- (a) *Principal buildings*:
 - (ii) shall not exceed a *lot coverage* of 45%;
 - (iii) shall not exceed a *height* of 7.7m (25.26ft);
 - (iv) shall be sited not less than:
 - a. 7.5m (24.61ft) from *front* and *rear lot lines*;

- b. 1.5m (4.92ft) from an *interior side lot line*;
 - c. 7.5m (24.61ft) from an *exterior side lot line* where the *rear lot line* abuts or faces the *interior side lot line* of the adjacent lot;
- (b) *Accessory buildings and structures*:
- (i) *accessory structures* shall not exceed a *height* of 4.0m (13.12ft);
 - (ii) *accessory structures* shall be sited not less than:
 - a. 1.5m (4.92ft) from a *rear lot line*;
 - b. 1.5m (4.92ft) from an *interior side lot line*;
 - c. 7.5m (24.61ft) from an *exterior side lot line*;
 - d. 2.4m (7.87ft) from a *rear lot line* abutting a *lane*;
 - (iii) *accessory buildings* shall not exceed a *height* of 4.0m (13.12ft);
 - (iv) *accessory buildings* shall not exceed a maximum area of 6.0m² (64.56ft²).