

19.3 CD3 – Comprehensive Development 3 (Lakestone)

19.3.1. Purpose

~~This zone sets out the land use provisions to be constructed in accordance with the 2012 Lakestone Master Plan as approved by Council on May 8, 2012 and as amended from time to time.~~ This zone provides for the development of the Lakestone residential neighbourhood with specified commercial uses.

19.3.2. Principal Uses

- (a) Multiple dwelling housing
- (b) Public park and open space
- (c) Single dwelling housing
- (d) Two dwelling housing
- (e) Participant recreational services, outdoor
- (f) Personal service establishments
- (g) Retail store, convenience

19.3.3. Secondary Uses

- (a) Accessory buildings
- (b) Accessory uses
- (c) Commercial use
- (d) Food primary establishment
- (e) Home occupations
- (f) Recreational tourist accommodation
- (g) Strata Hotel/Motels on Lot 94 Sec 9 Twp 20 ODYD Plan EPP74823; 9652 and 9654 Benchland Drive, where a maximum of up to 26 units (30%) are permitted to be used as Strata Hotel/Motel at any one time, and a minimum of five nights is required.
- (h) Utility services, minor impact

19.3.4. Conditions of Use

- (a) Siting of Building and Structures - Buildings and structures shall be located in accordance with the following:
 - (i) Front Setback:
 - a. Apartment housing: 6.0 metres
 - b. Single, two and multiple dwelling housing: (excluding apartment housing): The minimum front yard is 4.5 m except it is 6.0 m to a garage door or carport entrance having vehicular entry from the front 6.0 m or 4.5 m or 4.5 m from a side entry garage
 - c. Accessory Buildings: (Same as principal use)
 - d. All other Uses: 6.0 metres
 - (ii) Side Setback:
 - a. Apartment housing: 4.0 metres
 - b. Single, two and multiple dwelling housing (excluding apartment housing): 2.0 metres
 - c. Accessory Buildings: (Same as principal use)
 - d. All other Uses: 2.0 metres
 - e. 0.0 m for common lot lines intended for semi-detached housing and multiple dwelling housing developments
 - (iii) Rear Setback:
 - a. Apartment housing: 6.0 metres
 - b. Single, two and multiple dwelling housing (excluding apartment housing): 6.0 metres
 - c. Accessory Buildings: 1.5 metres
 - d. All other uses: 6.0 metres
- (b) Minimum Lot Area

Attachment B - ASP00005 - CD3 zone redline changes

- (i) Single dwelling housing: 500 square metres
 - (ii) Two dwelling housing: 700 square metres
 - (iii) Multiple dwelling housing: 850 metres squared
 - (iv) All other uses: 600 metres squared
- (c) Minimum Lot Width
- (i) Single dwelling housing: 12.5 metres
 - (ii) Multiple dwelling housing: 30 metres
 - (iii) All other uses: 18 metres
- (d) Minimum Lot Depth
- (i) 30 metres
- (e) Maximum Height of Buildings and Structures
- (i) Single and two dwelling housing (excluding apartment housing): 9.5 metres, 3 storeys
 - (ii) Multiple dwelling housing: 16.5 metres or 4 storeys, whichever is less, where the developer has provided an amenity in compliance with the density bonusing provisions in Section 7.18
 - (iii) Accessory Buildings: (Same as principal use)
 - (iv) Commercial: 9 metres or 3 storeys, whichever is less
 - (v) All other Uses: 5.0 metres
- (f) Maximum Lot Coverage
- (i) Maximum Lot Coverage is 40% and together with driveways and parking areas, shall not exceed 50%.
- (g) Minimum Floor Area for Dwelling Unit
- (i) Minimum Floor Area for a Dwelling Unit is to be 40 square metres.
- (h) Density of Development
- ~~(i) All dwellings: 1365 units to be constructed in accordance with the 2012 Lakestone Master Plan as approved by Council on May 8, 2012 and as amended from time to time.~~
 - ~~(ii) Commercial: maximum 85,600 square feet~~
 - (i) Residential:
 - (a) All properties within the CD3 zone and within Lakestone Phases 2 through 5 (shown on Figure 19.3.4): maximum of 498 units combined total

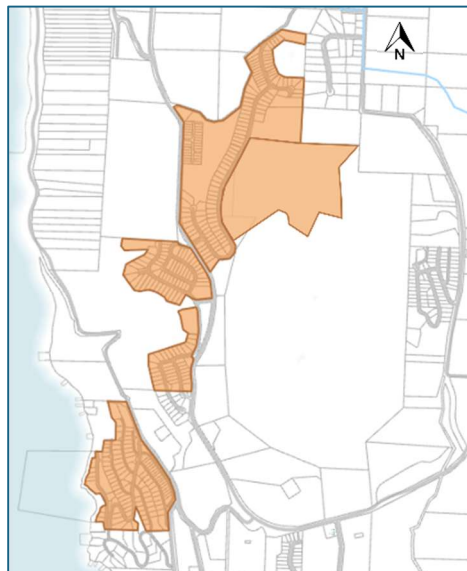


Figure 19.3.4 - Lakestone Phases 2-5

Attachment B - ASP00005 - CD3 zone redline changes

(b) All properties within the CD3 zone and subject to the Lakestone Phased Development Agreement (PIDs 012-274-551, 012-274-526, 003-053-334, 028-363-965, 012-274-518, 005-321-859, 005-321-832): maximum of 882 units combined total

(c) All remaining properties shall have a maximum of 1 dwelling unit per lot.

(ii) Commercial: a maximum of 85,600 square feet (7,952.5m²) combined total on all lots, except that Lot A and Lot B Sec4 Twp20 ODYD EPP74336 shall have no commercial floor space.

- (i) Off-street Parking
 - (i) Off-street parking is to be in accordance with Section 9.0 of this Bylaw.
- (j) Private Open Space
 - (i) Within multiple dwelling housing 15.0m² of private open space shall be provided per 1 bedroom dwelling and 25.0 m² of private open space shall be provided per dwelling with more than 1 bedroom.
- (k) Additional Regulations
 - (i) In addition to the regulations listed above, other regulations of the District of Lake Country Zoning Bylaw, as amended from time to time, may apply; these include, but are not limited to, the general development regulations of Section 7, the landscaping and fencing regulations of Section 8, the parking and loading regulations of Section 9, the specific use regulations of Section 10, and the sign regulations of Section 11.