

## SCHEDULE NUMBER VII

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### **700. COMPREHENSIVE DEVELOPMENT DISTRICTS (CD)**

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Subject to all other provisions of this Bylaw, on any lot, in any district designated as a CD District, the following regulations shall apply:

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### **700. COMPREHENSIVE DEVELOPMENT DISTRICTS (CD)**

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These Districts provide for the development of an area embracing one or more land use classifications as an integrated unit based upon a comprehensive development plan.

#### **700.1 Uses Permitted:**

- (1) Uses permitted in R or RM Districts including the Districts with an “a”, “b” or “s” suffix. (B/L No. 12871-10-12-13)
- (2) Uses permitted in the C1, C2, C3, C4, C5, C6, C7, C8 or C9 Districts including Districts with an “a”, “b”, “c”, “d”, “e”, “f”, “g” or “h” suffix. (B/L No. 12452-08-06-16)
- (3) Uses permitted in the P1, P2, P3, P4, P5, P6, P7, P8, P9, P10 or P11 Districts including Districts with an “e” or “f” suffix. (B/L No. 12452-08-06-16)
- (4) Uses permitted in the M1, M2, M3, M4, M5, M6, M7, M8, B1 or B2 Districts including Districts with an “a”, “k”, “l”, or “r” suffix. (B/L No. 12452-08-06-16)
- (5) Uses permitted in the A1, A2 and A3 Districts. (B/L No. 12452-08-06-16)

#### **700.2 Conditions of Use:**

- (1) Any permitted uses shall conform to the regulations and intent of the Districts in which they are normally permitted, provided that all buildings and uses, and the density of such development shall be compatible with abutting land uses and provide a desirable and stable environment in harmony with that of the surrounding area.
- (2) Exceptions to the applicable parking and loading, carwash stall, screening and landscaping, minimum frontage of a business, projections into required yards and bulk regulations of this Bylaw may be permitted, provided that the floor area ratio and density for the development as a whole are in conformity with the applicable requirements of this Bylaw, and that such exception results in an improved relationship between the various parts of the proposed development. (B/L No. 12099-06-06-19)

### **700.3 Comprehensive Development Plan:**

Every applicant for comprehensive development district zoning shall submit the following information to Council.

- (1) A comprehensive plan, including the following:
  - (a) A site plan or plans, including legal descriptions of the area to be developed, showing the location of all existing and proposed buildings, streets, lanes, highways, driveways, parking and loading areas, sidewalks, street lighting, utilities and utility easements, streams and other topographical features of the site.
  - (b) Preliminary architectural plans for any proposed buildings.
  - (c) Existing and proposed grades and their relation to the elevations on adjoining properties.
  - (d) The location, size, height, colour, lighting and orientation of all signs.
  - (e) The location and treatment of open spaces, landscaping, fences and walls.
  - (f) A statement of uses.
- (2) A statement of ownership of land and interest of the applicant therein.
- (3) The estimated commencement date and proposed schedule of construction.
- (4) A statement of financial responsibility, including the posting of bonds or cash, to assure the installation of the improvements required by the Municipality as a condition to development.

### **700.4 Plan to be Part of Bylaw:**

All buildings, structures and uses shall comply with the size, shape, siting and statement of uses as designated on the approved comprehensive development plan, which shall be attached to and form part of this Bylaw. (B/L No. 12865-10-11-15)

### **700.5 Community Plans as a Comprehensive Development Plan:**

- (1) In any development permit area designated by Council pursuant to section 879(1) of the Local Government Act, a Community Plan adopted by Council by resolution for the said development permit area shall be deemed to be a Comprehensive Development Plan, and in such case every development in the said development permit area shall satisfy all the requirements of the said Community Plan. (B/L No. 11204-01-02-12)
- (2) A Community Plan, for the purpose of this section, may be expressed in maps, plans, reports or in any combination thereof. (B/L No. 7527-80-07-07)