

4.2.19 COMPREHENSIVE DEVELOPMENT TWO ZONE

1. Purpose

The purpose of the CD-2 – Comprehensive Development Two zone is to provide for pedestrian oriented mixed-use commercial/multi-family residential development and redevelopment of underutilized properties at the north end of the Historic Downtown Core area as defined in the Official Community Plan. The intent is to create a mixed-use transition area between the retail commercial uses of the downtown to the south and the established residential Maintown neighborhood to the west and north. New development and redevelopment of existing buildings is to be of high quality design that is consistent with the heritage buildings in the Historic Downtown Core area and in scale and harmony with the character of the surrounding community.

2. Permitted Uses

The following uses, and no other, are permitted in the CD-2 zone:

1. retail bakeries;
2. banks, financial institutions and insurance companies;
3. barber shops and beauty parlors;
4. business and professional offices;
5. micro brewery with tourism amenity facilities;
6. condo hotels;
7. drug stores;
8. dry cleaning including coin operated laundries;
9. post offices;
10. retail sales, including retail sales of liquor, the gross floor area of any retail use shall not exceed 930 square metres;
11. restaurants other than drive-through restaurants;
12. travel agencies.
13. billiard halls, bowling alleys, amusement arcades;
14. bars, night clubs and neighborhood pubs;
15. theatres and cinemas;
16. areas for art, music, dancing, theatrical work or television, with or without retail sales;
17. business, professional, labour, political, civic and fraternal membership organizations;
18. hotels;
19. newspaper publishing and commercial printers;
20. public buildings;
21. commercial schools;
22. personal and professional offices and services;
23. parking areas and structures;
24. child care services;
25. recreation facilities;
26. small animal veterinary clinics;

27. dwelling units including multi-family dwellings, subject to subsections 5 (3), (4) and (5);
28. tourist information kiosk;
29. Uses permitted under Section 3.3 of this Bylaw.

3. Accessory Uses

1. Uses, buildings and structures accessory to a permitted use.
2. Home occupations.

4. Regulations

1. On a parcel located in the CD-2 Zoning District, no building or structure shall be constructed, located or altered and no plan of subdivision approved which contravenes the regulations set out below in which Column 1 sets out the matter to be regulated and Column 2 sets out the regulations.
2. Section 3.8.7 of this Bylaw does not apply to setback requirements in the CD-2 Zoning District. Sections 3.8.4 (a), (c) and (d) of this Bylaw shall not apply to the construction of structures defined by CD-2 Zoning District Section .4.2.3.

COLUMN 1	COLUMN 2
1. Minimum Parcel Area – for lots not part of a strata plan	230 sq. m (2,475 sq. ft.)
2. Minimum Parcel Frontage – for lots not part of a strata plan	7.5 m (24.6 ft.)
3. Minimum Setbacks • Setback Zone 1 – 9th Street • Setback Zone 1 – 10th Street	See Schedule A of the CD-2 Zoning District Grade level patios, terraces and decks as well as above grade balconies are permitted to project to 1 metre of the property line provided that the construction of patios, terraces and decks is no more than 5.5 metres in length and is separated from another patio, terrace or deck by at least 1.5 metres. Grade level patios, terraces and decks as well as above grade balconies are permitted to project to within 150 mm of the property line provided that the construction of patios, terraces and decks is no more than 5.5 metres in length and is separated from another patio, terrace or deck by at least 1.5 metres.
• Setback Zone 1 – 3 rd Avenue	See Schedule A-1 of the CD-2 Zoning District

5. Dwelling units shall have entrances separate from that of any commercial use.
Access to separate entrances is permitted to be by a common corridor.