

1103 Saratoga Beach Estates Comprehensive Development Zone (SBE-CD)

1. General Provisions

- i) The Saratoga Beach Estates comprehensive development shall be carried out in compliance with the Master Development Agreement.
- ii) All lots shall be connected to a community water and sanitary sewer system.
- iii) The minimum parking requirements per lot are specified in Section 4(ii) of this SBE-CD zone. Any additional parking spaces provided above and beyond the minimum requirement, may be provided on the subject property or in the street to serve as a traffic calming measurement; with the provision of leaving a 6 metre wide street surface open for fire trucks to pass vehicles parked on the street.

2. Principal Use

- i) **On any lot zoned SBE-CD only the following principal uses are permitted:**
 - a) Single detached dwelling
 - b) Duplex dwellings

3. Accessory Uses

- i) **On any lot zoned SBE-CD only the following accessory uses are permitted:**
 - a) Secondary suite
 - b) Home occupation
 - c) Bed and Breakfast

4. Conditions of Use

- i) **Residential use shall be subject to the following:**
 - a) Duplex dwellings are permitted only on corner lots and shall be designed to provide pedestrian and vehicles access to each unit from separate frontages provided that:
 - 1) The building shall be oriented so that one unit faces the front street and the other unit faces the flanking side street.
 - 2) Each duplex unit has a separate driveway.
 - 3) Neither duplex unit has a secondary suite; or secondary dwelling on the lot.
 - 4) The setbacks specifications of this zone is met with the understanding that although two (2) separate civic frontages for each lot is allowed; there will be only one (1) legal frontage to the lot in accordance with the definition and Figure 3 of Bylaw No. 500 being the “Rural Comox Valley Zoning Bylaw, No. 500, 2019”.

ii) **Parking:**

- a) The required minimum number of parking spaces for each use accommodated on a lot is listed in the table below:

Land Use	Minimum Number of On-Site Parking Spaces Required
Single detached dwelling home	One (1) on-site parking space per dwelling.
Duplex home	One (1) on-site parking space for each duplex unit.
Secondary suite	One (1) on-site parking space for the exclusive use of the secondary suite.
Home occupation	The parking of vehicles in connection with a home occupation use shall take place only on the lot used for the home occupation. Only one (1) commercial vehicle may be parked or stored on any lot in conjunction with home occupation use, notwithstanding that there may be more than one approved home occupation operating on the lot.
Bed and Breakfast	In addition to the parking requirements for the residence at least one (1) automobile parking space shall be provided on the same lot for the exclusive use of each room available for accommodation.

iii) **The development of Saratoga Beach Estates phase one:**

- a) Schedule A-1 is attached hereto and forms a part of the Saratoga Beach Estates Comprehensive Development Zone One (SBE-CD). Development of the Saratoga Beach Estates phase one shall be in accordance with Schedule A-1, showing the general layout, the provision of public and private open spaces and trails and where storm water will be collected.

5. Density

i) **Residential density is limited to:**

- a) On any lot: one single detached dwelling; or one single detached dwelling and one secondary suite limited in area to 90.0 square metres; or one duplex dwelling provided that these three different lot configurations meet the conditions specified in this zone.

6. Siting and Height of Buildings and Structures

- i) The setbacks required for buildings and structures within the SBE-CD zone are as set out in the table below:

Type of Structure	Height	Required Setback		
		Front Yard	Rear Yard	Side Yard
Principal	10.0m	4.5m	4.5m	The side yard setbacks shall total no less than 4.5m; with a minimum side yard setback on each side of 1.5m except where a side yard flanks a street in which case the minimum distance shall be 4.5m
Accessory	4.5m or less	4.5m	1.0m	1.0m
Accessory	7.0m - 4.6m	4.5m	4.5m	1.75m

ii) **Height**

- a) The height of a building will be measured from the average natural grade as defined in “Height of Building” in this bylaw.
- b) The height of any principal and or accessory uses are restricted to one “storey” above the “first storey” as defined as follows in the British Columbia Building Code 2006:
 - 1) “Storey’ means that portion of a *building* which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.
 - 2) ‘First Storey’ means the uppermost *storey* having its floor level not more than 2 m above *grade*.”

iii) **Siting Specifications**

- a) The location of buildings on each lot will be orientated to best practices available to:
 - 1) Capture and retain snow fall and rainwater on site.
 - 2) Maximize solar orientation – the heat and light generated from the sun
- b) No accessory building(s) shall be extended beyond any portion of a principal residential building facing a street.
- c) In addition to the setbacks mentioned in the table above, the following siting specifications apply:
 - 1) Part 400 of this bylaw.
 - 2) Section 302 2) f) and g) Flood Construction Levels; and Section 303 1) c) and d), Floodplain Setbacks of Bylaw No. 2782 being the “Floodplain Management Bylaw, 2005” which will affect all lots adjacent to the watercourse running through the subject land and the existing man-made pond adjacent to and north of some of the proposed lots.

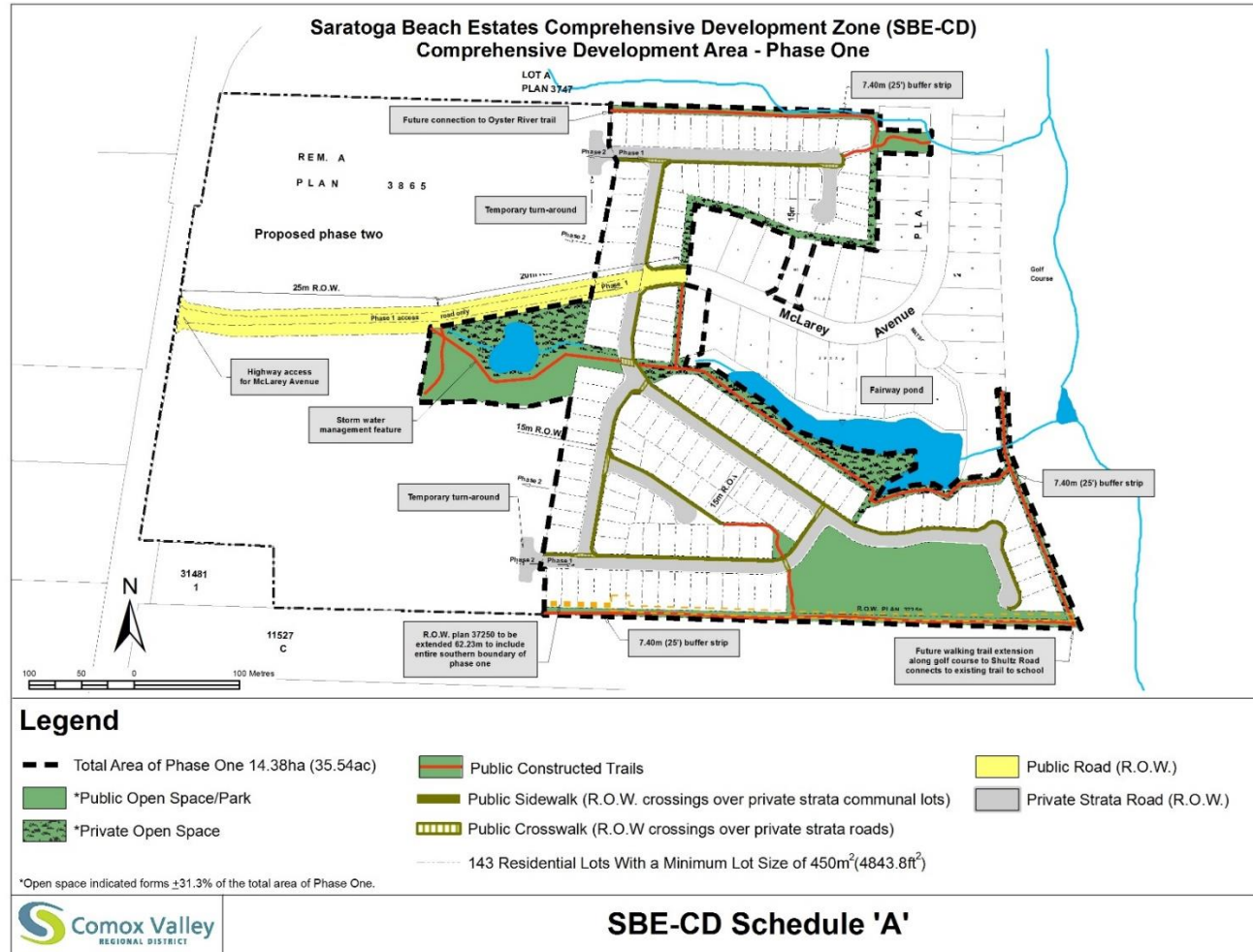
iv) **Lot Coverage**

- a) The maximum lot coverage of all buildings and structures shall not exceed 35 per cent of the total lot area.

- v) **Subdivision Requirements**
 - a) Lot Area – The minimum lot area permitted for single detached dwelling residential shall be 450 square metres.

Appendix 1

SBE-CD



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