

13.1 CD1 : Comprehensive Development Area 1

CD 1

13.1.1 Purpose

The purpose is to provide a **zone** for the **development** of a mixed use **business** park accommodating a variety of compatible commercial, light industrial and residential uses in a high-quality urban environment. The siting of all uses designated as Area A (Type1) uses and Area B (Type 2) uses must be in accordance with the plan of the Comprehensive Development 2, as approved and incorporated as CD1, Map 1, attached to this bylaw.

13.1.2 Primary Uses Area A (Type 1)

- automotive and recreation vehicle sales/rentals
- automotive and equipment repair shops
- broadcasting studios
- business support services
- call centres
- commercial schools
- drive-through services
- drive-through vehicle services
- emergency protective services
- equipment rentals
- extended medical treatment services
- farmer's market
- financial services
- food primary establishments
- funeral services
- health services
- hotels
- motels
- offices
- participant recreation services, indoor
- participant recreation services, outdoor (except riding stables)
- personal services
- retail cannabis sales (*Bylaw 5731*)
- retail stores, convenience
- retail stores, general
- retail stores, licensee
- service stations, minor
- spectator entertainment establishment
- shopping centres
- warehouse sales

13.1.3 Secondary Uses Area A (Type 1)

- amusement arcades, minor
- apartment housing
- outdoor storage
- residential security/operator unit
- utility services, minor

13.1.4 Primary Uses Area B (Type 2)

- auctioneering establishments
- automotive and equipment repair shop
- automotive and recreation vehicle sales/rentals
- brewing or distilling, Class A
- broadcasting studios
- business support services
- call centres
- commercial schools
- commercial storage
- custom indoor manufacturing
- drive-through services
- drive-through vehicle services
- emergency protective services
- equipment rentals
- extended medical treatment services
- farmer's market
- food primary establishments
- funeral services
- general industrial uses
- household repair services
- mobile catering food services
- offices
- participant recreation services, indoor
- participant recreation services, outdoor
- personal services
- retail stores, convenience
- retail stores, general
- retail stores, licensee
- service stations, minor
- spectator entertainment establishment
- shopping centres
- warehouse sales

13.1.5 Secondary Uses Area B (Type 2)

- amusement arcades, minor
- care centre, minor
- outdoor storage
- residential security/operator unit
- utility services, minor

13.1.6 Subdivision Regulations

- Minimum **lot width** is 25.0m.
- Minimum **lot depth** is 45.0m.
- Minimum **lot area** is 1000m².

13.1.7 Development Regulations

- Maximum **site coverage** is 60%.
- Maximum **height** is 15.0m, except it is 35.0m for hotels.
- Minimum **front yard** is 3.0m.

- Minimum **side yard** is 2.0m for a **buildings** or **secondary building or structure**, except it is 3.0m from a **flanking street**.
- Minimum **rear yard** is 0.0, except it is 6.0m where the **abutting** land is zoned or designated Residential or Agriculture and 10.0m if **abutting** Highway 97.

13.1.8 Other Regulations

- No **use** shall produce dust, dirt, toxic or offensive odours or gas.
- No **use** shall produce heat or glare perceptible from any **lot line** of the subject property.
- No **use** shall produce noise that creates a nuisance.
- No **use** shall create fire, explosion or other safety hazards.
- The parking requirements are as specified in Table 7.1 of this bylaw.
- **Landscaping** requirements are as specified in the Development Permit Guidelines.
- For **Care Centres** a safe drop-off area for patrons shall be provided on the **site**.
- **Outdoor storage** shall be screened from view of any **street** or **lane** and from **adjacent** properties and **outdoor storage** areas relating to tire service centres shall be screened in a material and colour consistent and complimentary with the primary **building**.
- **Apartment housing** requires a separate at-grade access from the **commercial uses**.
- A minimum area of 2.0m² of private open space shall be provided per **bachelor dwelling**, **congregate housing bedroom** or group home **bedroom**, 4.0m² of private open space shall be provided per 1 **bedroom dwelling**, and 5.0m² of private open space shall be provided per **dwelling** with more than 1 **bedroom**.
- Only one **residential security/operator unit** is permitted on a **site**.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development**, **yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and the parking and loading regulations of Section 7.
- **Front yard** landscape buffer width is to be a minimum 3m, **side yard** buffer width is to be a minimum 1.5m, **rear yard** buffer is to be a minimum 1.5m.
- No fencing shall be permitted, with the exception of fencing being utilized for the purpose of screening **outdoor storage**.
- As per Section 4.10.2 - All **buildings** and **structures**, **excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
(Bylaw 5440)

CD1 – Map 1: Area A (Type 1) and Area B (Type 2)

