

**Permitted Uses**

- 80.10** (1) The Permitted Uses for the CD10 zone are as follows:
- apartment
  - multi-family residence
  - home-based business

**Minimum Lot Area**

- (2) The minimum lot area required for the CD10 zone is 700 m<sup>2</sup> (7,534.74 sq. ft.)

**Minimum Frontage**

- (3) The minimum frontage required for the CD10 zone is 15 m (49.21').

**Density**

- (4) The maximum permitted floor space ratio for the CD10 zone is 1.5:1 except that parking garages located below a building are not included in the calculation of gross floor area of the building.

**Setback Requirements**

- (5) The minimum permitted setbacks for a principal building within the CD10 zone from any lot line is 1.5 m (4.92').

**Maximum Building Height**

- (6) The maximum height of a principal building is 12 m (39.37').
- (6.1) Despite section 80.10 (6), the maximum height of a principal building on 6472 Paddle Road (PID: 005-949-416) is 13 m (42.65').

**Landscape Open Space**

- (7) All open areas not covered by buildings, driveways, or parking must be maintained as landscaped area.

**Parking Requirements**

- (8) Despite section 21 (1) of this Bylaw, parking spaces must be provided on-site as follows:
- (a) 1 parking space per dwelling unit with 1 bedroom;
  - (b) 1.5 parking spaces per dwelling unit with 2 or more bedrooms;
  - (c) an additional 15% of the total number of units designated as visitor parking.
- (8.1) Despite sections 21 (1) and 80.10 (8), parking spaces must be provided on 6472 Paddle Road (PID: 005-949-416) as follows:
- (a) 1.25 parking spaces per dwelling unit, and
  - (b) an additional 15% of the total number of units designated as visitor parking.

**Conditions of Use**

- (9) The conditions of use for the CD10 zone are as follows:
- (a) no fences over 1.2 m in height are permitted in any yard that abuts public property, a highway or a lane;
  - (b) no fences over 1.8 m in height are permitted in any other yard;
  - (c) common garbage receptacles must be enclosed by walls or decorative fencing or enclosures and landscaping for the purpose of screening. [BL3693]
- (10) Where a lot abuts a lane, driveway access to a garage must be from the lane. [BL3693]

- (11) [Repealed; BL3693]
- (12) All ground floor residential units must provide an individual identifiable principal access point from the exterior of the building and for certainty may also have an internal or shared access if desired.
- (13) At least 240 m<sup>2</sup> of 6472 Paddle Road (PID: 005-949-416) must be designated and developed as an outdoor amenity space for residents.