

## CD4 - Comprehensive Development Zone (The Pines of Mission Hill)

1. **Purpose:** This zone provides for a mix of single detached housing, duplex housing and an amenity building.
2. **Permitted Uses:** Those uses permitted within this zone are limited to:
  - (a) Five (5) single detached dwellings
  - (b) Three (3) duplex buildings
  - (c) One gatehouse (amenity building) for uses associated with the winery operation and/or for community association meetings
3. **Conditions of Use:**
  - (a) Buildings and structures permitted:
    - .1 Single detached dwelling (maximum of 5 units)
    - .2 Duplex (maximum of 6 dwelling units)
    - .3 Amenity building (limited to one gatehouse building)
  - (b) The site shall be developed in accordance with the text of this zone, the Agricultural policies of the OCP, and in accordance with CD4, Map 1 attached to this bylaw. The design and layout on CD4, Map 1 may vary as outlined in the Development Permit approved by the City.
  - (c) Maximum Parcel Coverage: 12% of the parcel area, as per CD4, Map 1.
  - (d) Single Detached and Duplex Housing: These housing units shall be used strictly for guest accommodation for visiting wine authorities, dignitaries, international journalists and those visitors related to the wine industry. No units shall be rented or leased.
  - (e) Amenity Building: This building shall be specifically designed for wine related events however may be used for community association meetings.

**4. Regulations Table for the CD-4 Zone:**

Minimum Parcel frontage (measured along Mission Hill Road)	232 m (762 ft)
Minimum Parcel Area	11,371 m <sup>2</sup> (122,403 ft <sup>2</sup> )
Maximum Parcel Coverage:	12.0 %
Parking Spaces	22 spaces / 11 units = 2 per unit
<b>Siting Regulations</b>	
Buildings and structures shall be sited at least the distance from the feature indicated in the left-hand column below, that is indicated in the right-hand column opposite that feature:	
Front Parcel Boundary	4.5m (14.8 ft)
Exterior Side Parcel Boundary	4.5m (14.8 ft)
Rear Parcel Boundary	9.0m (29.5 ft)
A1 Zone	15.0m (49.2 ft)

**5. Tree Retention:**

- (a) The landscaping and tree retention shall be in accordance with CD4, Map 2 attached to this bylaw indicating retention of the majority of the trees and supplemental planting, and as outlined in a Development Permit approved by the City.

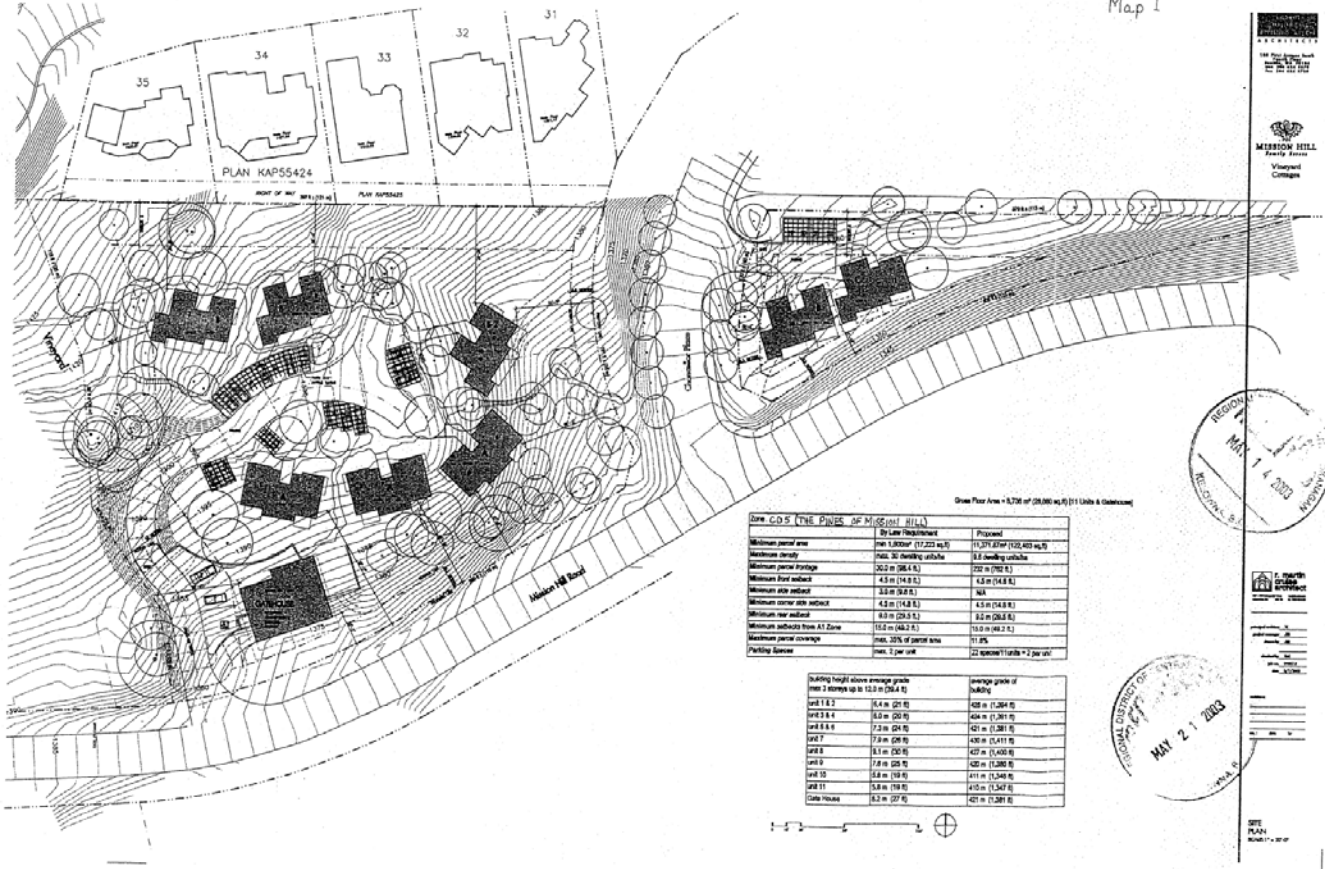
**6. Agricultural Land Reserve Buffer:**

- (a) A landscaped buffer shall be provided along the west side of the development site in accordance with Section 3.21 of Part 3 of this bylaw.

**7. Off-Street Parking and Loading:**

- (a) Off-street parking and loading shall be provided in accordance with CD4, Map 1 attached to this bylaw, and as per Part 4 of this bylaw.

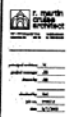
Map 1



Site Plan Area = 6,738 m<sup>2</sup> (26,000 sq ft) (11 Units & Guesthouse)

Site CDS (THE PINES OF MOUNTAIN)	By Law Requirements	Proposed
Minimum parcel area	min. 1,000m <sup>2</sup> (17,222 sq ft)	11,257.87m <sup>2</sup> (122,403 sq ft)
Maximum density	max. 30 dwelling units/ha	8.6 dwelling units/ha
Minimum parcel frontage	26.2 m (86.4 ft)	222 m (728 ft)
Minimum lot width	4.5 m (14.8 ft)	4.5 m (14.8 ft)
Minimum side setback	3.0 m (9.8 ft)	N/A
Minimum corner side setback	4.5 m (14.8 ft)	4.5 m (14.8 ft)
Minimum rear setback	6.0 m (19.7 ft)	8.2 m (26.9 ft)
Minimum setbacks from A1 Zone	15.0 m (49.2 ft)	15.0 m (49.2 ft)
Maximum parcel coverage	max. 35% of parcel area	11.2%
Parking Spaces	min. 1 per unit	22 spaces (11 units + 11 guesthouse)

Building height above average grade (max. 2 storeys up to 12.0 m (39.4 ft))	Average grade of building
unit 1 & 2	4.4 m (14 ft)
unit 3 & 4	5.0 m (16 ft)
unit 5 & 6	7.3 m (24 ft)
unit 7	7.9 m (26 ft)
unit 8	8.1 m (26 ft)
unit 9	7.8 m (25 ft)
unit 10	8.8 m (29 ft)
unit 11	8.8 m (29 ft)
Guest House	8.2 m (27 ft)



SEE PLAN 2023-11-01-01