

CD2 - COMPREHENSIVE DEVELOPMENT ZONE (THE COVE RESORT)

1. Purpose:

This zone provides for the development of a resort hotel as well as residential units which include two or more land use designations and accessory grounds as an integrated unit based upon a comprehensive development project. Density and open space are based on an averaging of all lands within the development. Year round occupancy is allowable within each of the residential/hotel units.

2. Principal Uses Permitted:

Hotel/resort and related facilities, which allows for year round occupancy for residents, accessory buildings and structures, including convenience store, boat docking and launching facilities.

3. Secondary Uses Permitted:

- (a) Care facility, major
- (b) Home based business, minor
- (c) Private open space
- (d) Accessory uses, buildings and structures

4. Conditions of Use:

- (a) Buildings and structures permitted:
 - i. Hotel/resort structures
 - ii. Accessory buildings and structures
- (b) Within the CD2 Zone, the lands shall be developed for hotel/resort/residential use in accordance with the plans of the comprehensive development project as approved and incorporated as CD2, Map 1 (pages 1 - 5) attached to this Part.
- (c) The density and uses shall be developed in accordance with the text of this zone and with the plans of the comprehensive development project generally in accordance with CD2, Map 1, (pages 1 - 5) attached to this Part. The design elements are conceptual in nature and as outlined on the said CD2, Map 1 and may vary as outlined in the development permit approved by the City.
- (d) Parcel Coverage - A maximum 40% of total area to be constructed to buildings.
- (e) Numbers of Units - A maximum of 150 hotel/resort/residential units with this density being applicable to and constructed within Lot 5, ODYD Plan 316, except Plan B5709 and Lot 1, ODYD Plan KAP48119.

5. Maximum Height of Buildings and Structures:

- (a) Hotel/resort – 16.0 m to the roof ridge for the mass of the building, with 18.0 m for the roof ridge of the centre wing of the building, increasing to 20.0 m for ornamental peaks.
- (b) Accessory buildings and structures – 6.0 m
- (c) Elevator and stair housing roof top structures and other necessary appurtenances, including one television antenna or dish shall project no more than 4.5 m above the permitted maximum height of the principle building, provided their combined width, exclusive of the television antenna does not exceed 7.5 m and all such structures shall be enclosed by an appropriate screen.

6. Siting Regulations and Site Statistics:

- (a) All buildings and structures shall be sited generally in accordance with CD2, Map 1 (pages 1-5) attached to this Part.
- (b) Minimum Frontage – 50.0 m.

7. Private Open Space:

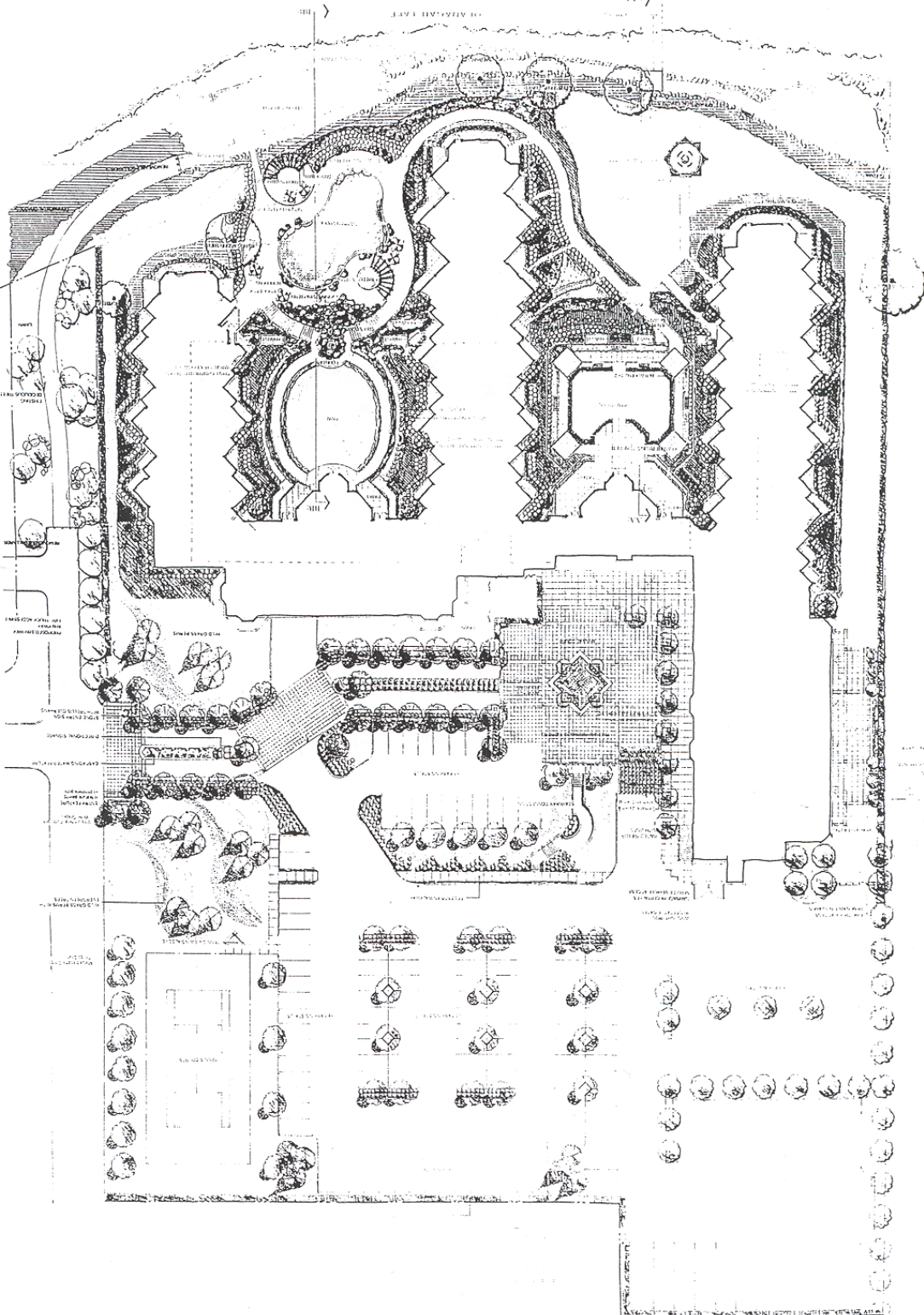
- (a) Private open space for the site shall be located generally in accordance with CD2, Map 1 (pages 1-5), attached to this Part.

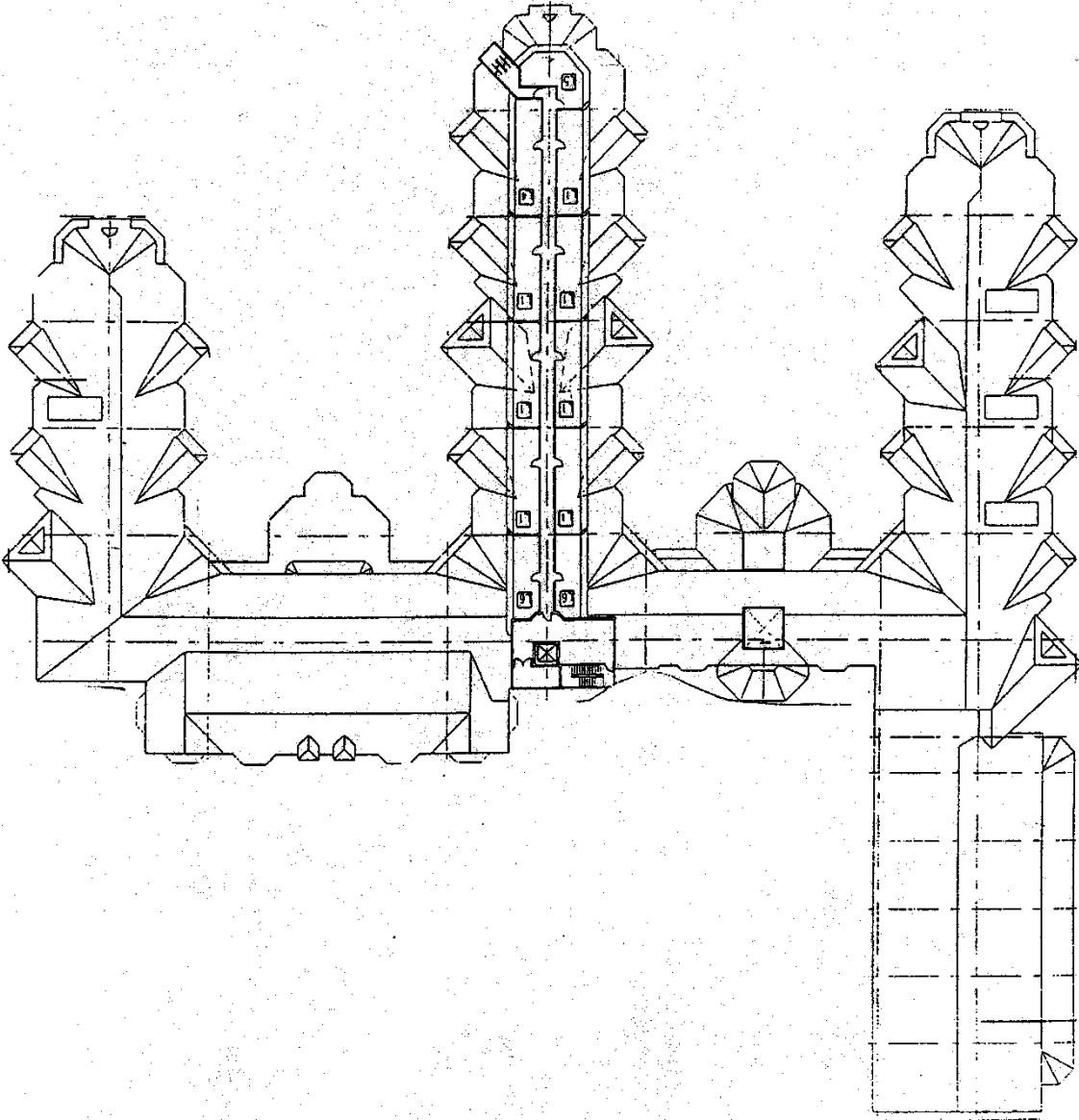
8. Off-Street Parking:

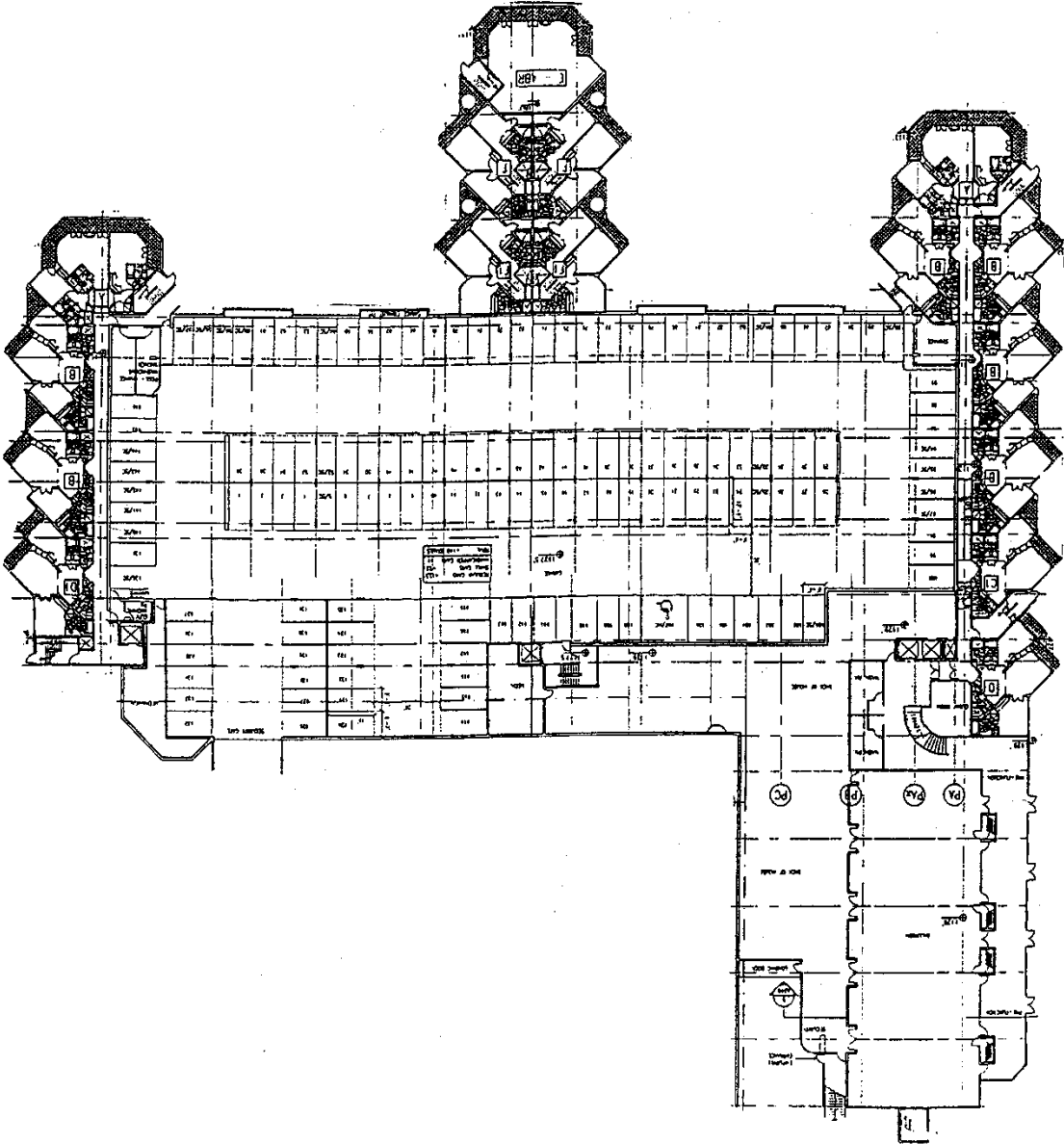
- (a) Off-street parking will be provided generally in accordance with CD2, Map 1 (pages 1-5), attached to this Part. There will be a minimum of 175 parking spaces provided.

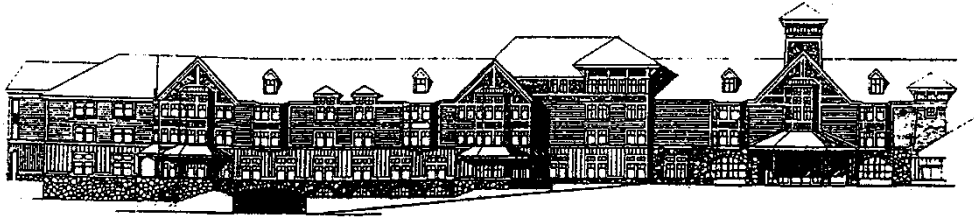
9. Off-Street Loading:

- (a) Off-street loading will be provided generally in accordance with CD2, Map 1 (pages 1-5), attached to this Part.

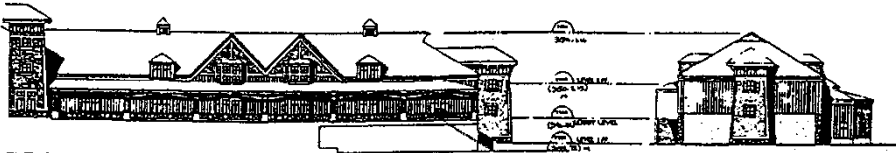






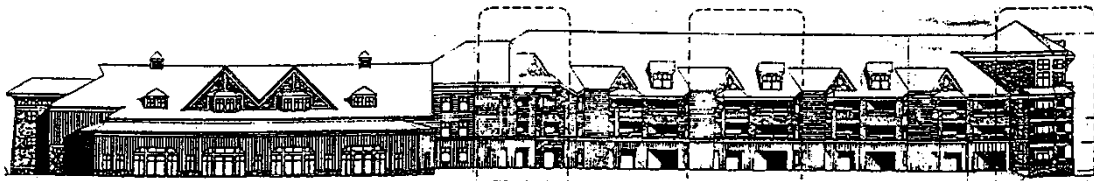


ELEVATION A



ELEVATION B

ELEVATION C



ELEVATION D

FARMHOUSE
REFER TO FIGURAL
ELEVATION ONE, 1002

COTTAGE
REFER TO FIGURAL
ELEVATION ONE, 1002

LANTHOUSE
REFER TO FIGURAL
ELEVATION ONE, 1002

