

Zoning Comparison			
Section	Permitted in CD 42 Zone	Proposed Development	Conformity
Permitted Uses	Single-Family Dwellings; Home Occupation, etc.	Single Family Dwelling	Conforms
Density	One dwelling per property	One dwelling per property	Conforms
Lot Area	Min. 357.5sq.m. (5381sq'),	Lot A: 375.9 sq.m. (4046 sq')	Conforms
Lot Coverage	Two-Storey: 40%	Lot A: 122.4sq.m. (1317sq') or 32.6 %	Conforms
Building Height	Roof pitch greater than 3:12: 9 metres (29.5 feet). Roof pitch equal to or less than 3:12: 8 metres (26.2 feet)	8.24m from existing grade to peak, 7.23m from finished grade to peak	Conforms
Storeys	Max. 2.5	2 Storeys	Conforms
Front Yard Setback	Min. 5m	5.79m to porch, 6.98m to home.	Conforms
Rear Yard Setback	Min. 5.5m	6.14m	Conforms
Interior Side Yard Setback	1.5m (4.9ft)	1.5m	Conforms
Exterior Side Yard Setback	3m (9.8ft)	3.0m	Conforms

WALL LEGEND:

3 1/2" Interior walls:

5 1/2" Exterior & Interior Bearing or plumbing walls

8" Concrete foundation on 16" x 8" footing:

5 1/2" pony wall on 16" x 8" footing:

1234 COLWOOD DRIVE
COLWOOD, BC

DATE:

COLWOOD, BC

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LOT A