

APPENDIX A

CD-1 COMPREHENSIVE DEVELOPMENT ZONE (SUNSET RANCH)

Purpose

The purpose and intent of this zone is to implement the Sunset Ranch Concept Development Plan, and thereby provide for the comprehensive development of a residential golf course community. Density is based on an averaging of all lands within the comprehensive golf course development.

The Sunset Ranch Comprehensive Development zone is divided into several designations. Development within each designation is to occur as per the specifications indicated.

Despite the provisions of this bylaw that enact the zoning in respect of this parcel, only the specified list of uses set out in the overriding section is permitted on specified parts of the parcel.

All definitions and regulations of the Regional District Zoning Bylaw No. 871 apply unless expressly specified or modified in the CD-1 zone.

Definitions

Development Cluster(s) means an area of land set aside for development, having a minimum area of 5,000m² and a maximum area of up to 5 hectares. The development cluster will contain residential development in the form of fee simple, bare land strata, or building strata lots.

Density is the number of dwelling units permitted per hectare and includes developable areas, and areas given over to the development of local streets and open space.

1.0 General Regulations for the entire “CD-1 Comprehensive Development Zone (Sunset Ranch)”

- .1 Notwithstanding the regulations of the CD-1 zone, principal and accessory buildings may have zero yard setbacks subject to the following requirements:
 - a) Prior to the approval of any zero side yard development, preliminary subdivision layout plans showing easements, lot grading and drainage on site and on adjacent sites must be submitted for approval to the Regional District;
 - b) The owners of the adjacent lot will grant a 2.4 metre private maintenance easement;
 - c) The maintenance easement will be registered against the title of the site proposed for development and the adjacent site providing the easement;
 - d) No building or other structure may be located on or over a maintenance easement, except for overhangs;

- e) All roof drainage from the zero lot line building will be directed onto its own lot by eavestroughs and down spouts;
 - f) No windows or doors will be located on the side of the dwelling abutting the zero lot line; and
 - g) The side yard setback of the principal building on the side opposite the zero side will be 2.4 metres.
- .2 Setback and Buffering from ALR to be in accordance with the Regional District Zoning Bylaw No. 871.
- a) The required minimum setback of the principal building from land in the A1 zone or Agricultural Land Reserve is 15.0 metres (49.2 ft).
 - b) The required setback of the principal building from land in the A1 zone or ALR may be reduced to 9.0 metres (29.5 ft) if a Level 1 buffer is provided and maintained.
 - c) The eastern boundary of Lot 1, Plan KAP44599 requires full perimeter chain link fencing, and buffer (free of trails), as per the attached Section Drawing (Sunset Ranch Buffer Area Concept).

DESIGNATIONS WITHIN THE CD-1 COMPREHENSIVE DEVELOPMENT ZONE (SUNSET RANCH)

CD-1 (A) Neighbourhood Residential

1. Permitted Density

CD-1 (A) – 10.0 units/hectare

2. Permitted uses

Duplex housing

Single detached housing

Home based business, minor (see Section 3.20)

Day Care Centre, Minor

Bylaw
871-125

3. Development Regulations

- .1 Within the area designated CD-1(A) no further subdivision shall occur without provision of two 15 meter wide open space corridors, generally running east to west, to separate development clusters. These corridors are to separate the zoned area into three clusters, and must be continuous, vegetated open space, under one common ownership, except for road crossings where required due to topography and as mutually agreed upon by Regional District staff and the owner/developer.
- .2 All development will occur in conformance to the following regulations table:

REGULATIONS TABLE FOR CD-1(A) DESIGNATION	
Column 1	Column 2
Minimum parcel area - single detached housing - duplex housing	400 m2 270 m2 for an interior lot 345 m2 for an exterior lot flanking a street
Minimum parcel frontage	12.0 m (39.4 ft.)
Minimum front setback	2.0 m (6.6 ft.)
Minimum side setback - with a common party wall	1.2 m (3.9 ft.) 0.0 m (0.0 ft.)
Minimum corner side setback	2.0 m (6.6 ft.)
Minimum rear setback	2.0 m (6.6 ft.)
Minimum setback from parcels in another zone	4.5 m (14.8 ft.)
Minimum setbacks from A1 Zone	15.0 m (49.2 ft.) [see section 3.11]
Maximum parcel coverage – single detached housing	60% of the parcel area
Maximum parcel coverage – duplex housing	60% of the parcel area
Maximum number of principal buildings	1 per parcel
Minimum building width of a principal building	5.5 m (18.0 ft.)
Maximum building height: .1 Principal buildings	9.0 m (29.5 ft.), to a maximum of 3 storeys

Bylaw
871-125

Bylaw
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CD-1 (B) & CD-1 (C) Multiple Unit Residential (Medium)**1. Permitted Density**

CD – 1 (B) – 12.0 units/hectare

CD – 1 (C) – 10.0 units/hectare

2. Permitted Uses

Single detached housing

Duplex housing

Triplex housing

Fourplex housing

Townhome housing

Home based business, minor (see Section 3.20)

Accessory building

Day Care Centre, Minor

Bylaw
871-125**3. Development Regulations**

.1 Where Triplex Housing, Fourplex Housing, or Townhome Housing is proposed:

- no stacked units are permitted; all units will be side by side.

.2 All development will occur in conformance to the following regulations table:

REGULATIONS TABLE FOR CD-1(B) & CD-1(C) DESIGNATIONS	
Column 1	Column 2
Minimum parcel area - single detached housing - duplex housing - triplex, fourplex or townhome housing	400 m2 270 m2 for an interior lot 345 m2 for an exterior lot flanking a street 232 m2 for an interior lot 319 m2 for an exterior lot adjacent to another residential lot
Maximum parcel area – triplex, fourplex, or townhome	5000 m2
Minimum parcel frontage	12.0 m (39.4 ft.)
Minimum front setback - single detached and duplex housing - triplex, fourplex or townhome housing	2.0m (6.6 ft.) 2.0 m (6.6 ft.) 2.0 m (6.6 ft.)
Minimum side setback - single detached and duplex housing - triplex, fourplex or townhome housing - with a common party wall	1.2 m (3.9 ft.) 3.0 m (9.8 ft.) 0.0 m (0.0 ft.)
Minimum corner side setback - single detached and duplex housing - triplex, fourplex or townhome housing	2.0 m (6.6 ft.) 3.0 m (9.8 ft.)
Minimum rear setback - single detached and duplex housing - triplex, fourplex or townhome housing	2.0 m (6.6 ft.) 2.0 m (6.6 ft.)
Minimum setback from parcels in another zone	4.5 m (14.8 ft.)
Minimum setbacks from A1 Zone	15.0 m (49.2 ft.) [see section 3.11]
Maximum parcel coverage - single detached housing - duplex housing - triplex, fourplex, or townhome housing	60% of the parcel area 60% of the parcel area 65% of the parcel area
Maximum number of principal buildings	1 per parcel
Minimum building width of a principal building	5.5 m (18.0 ft.)
Maximum building height: .1 Principal buildings	9.0 m (29.5 ft.), to a maximum of 3 storeys

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CD-1 (D) Recreational Facilities

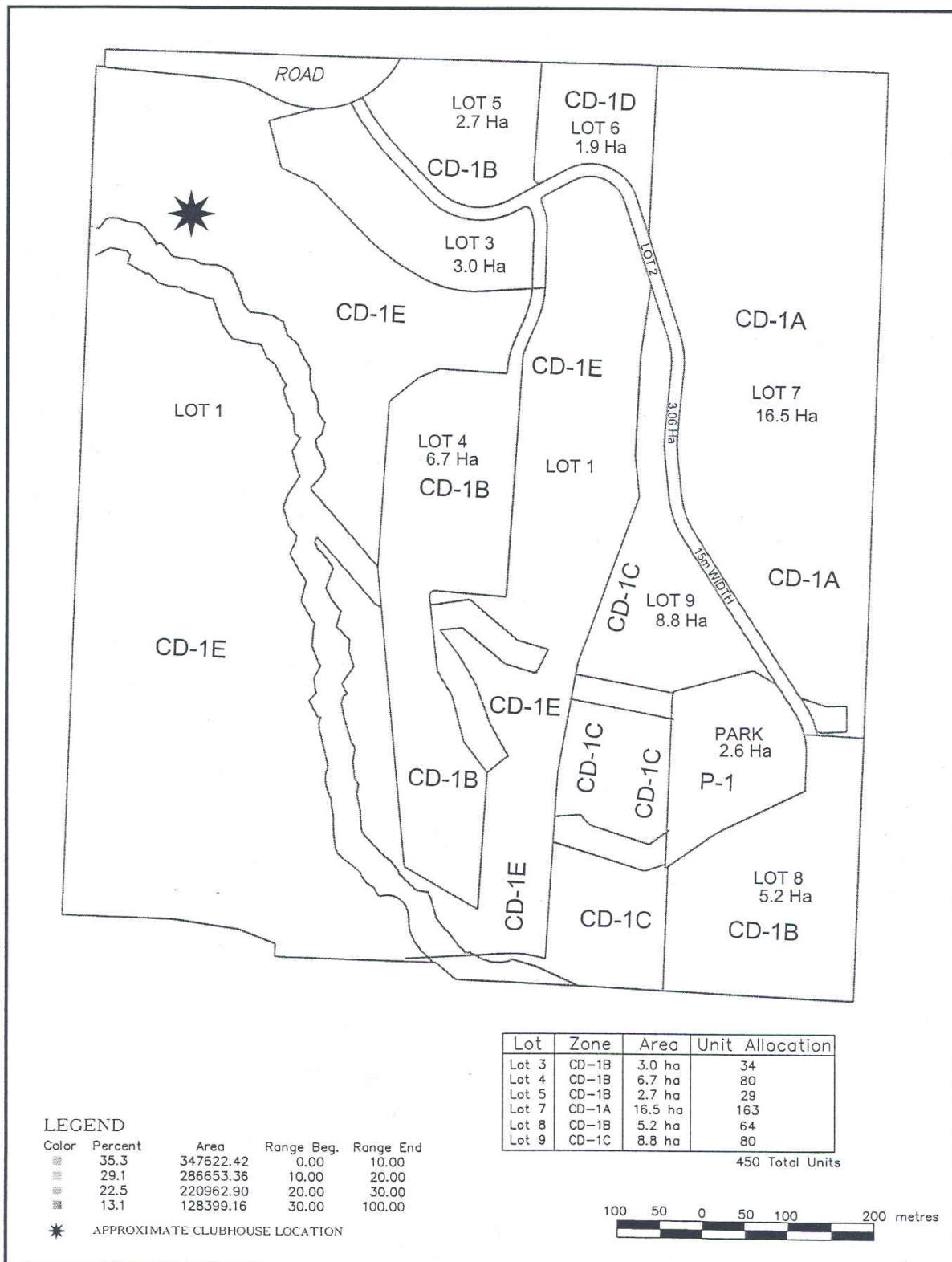
1. Permitted Uses

- Recreation services, indoor and outdoor
- Trails and walkways
- Accessory buildings and structures
- RV Storage

2. Development Regulations

All development will occur in conformance to the following regulations table:

REGULATIONS TABLE FOR CD-1(D) DESIGNATION	
Column 1	Column 2
Minimum front setback	4.5 m (14.8 ft.)
Minimum side setback	3.0 m (9.8 ft.)
Minimum corner side setback	4.5 m (14.8 ft.)
Minimum rear setback	3.0 m (9.8 ft.)
Minimum setbacks from A1 Zone	15.0 m (49.2 ft.) [see section 3.11]
Maximum parcel coverage	35% of the parcel area
Maximum building height:	9.0 m (29.5 ft.)



SUNSET RANCH
CONCEPT DEVELOPMENT PLAN



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REGIONAL DISTRICT
OF CENTRAL OKANAGAN

CD-1 (E) Golf Course

1. Permitted Uses

Golf course

2. Additional Permitted Uses

(The following uses are only permitted in conjunction with an existing golf course):

Driving range

Clubhouse, including:

- a) Eating and drinking establishments
- b) Meeting rooms
- c) Pro Shop
- d) Offices for golf course
- e) Change rooms

Accessory uses that are ancillary to the above noted permitted uses

3. Development Regulations

All development will occur in conformance to the following regulations table:

REGULATIONS TABLE FOR CD-1(E) DESIGNATION	
Column 1	Column 2
Minimum front setback	4.5 m (14.8 ft.)
Minimum side setback	3.0 m (9.8 ft.)
Minimum corner side setback	4.5 m (14.8 ft.)
Minimum rear setback	3.0 m (9.8 ft.)
Minimum setbacks from A1 Zone	15.0 m (49.2 ft.) [see section 3.11]
Maximum parcel coverage	35% of the parcel area
Maximum building height:	9.0 m (29.5 ft.)

