



DISTRICT OF PORT HARDY

BYLAW NO. 1078-2018

A Bylaw to Amend Zoning Bylaw No. 1010-2013

WHEREAS the Council of the District of Port Hardy deems it expedient to amend Zoning Bylaw No. 1010-2013;

NOW THEREFORE the Council of the District of Port Hardy in open meeting assembled enacts as follows:

PART 1 CITATION

1.1 This bylaw may be cited for all purposes as the "District of Port Hardy Zoning Bylaw Amendment Bylaw No. 1078-2018".

PART 2 AMENDMENTS

2.1 District of Port Hardy Zoning Bylaw No. 1010-2013 is hereby amended as follows:

- a) Table 5.1 in section 5.1 of Part 5 is amended by adding a new zone listing at the very end of the Table as follows:

CD-9: Comprehensive Development 9	CD-9
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- b) Part 12: Comprehensive Development Zones is amended by adding a new section 12.5 CD-9: Comprehensive Development 9 as shown on Schedule "A" to this Bylaw.
- c) The list of zones included in the legends titled "Zoning Descriptions" on each of Schedules A, B, C and D are amended by including "CD-9: Comprehensive Development 9".
- d) Schedule A: Zoning Map – West is amended by changing the applicable zone of the property legally described Lot 1, Section 1, Township 8, Rupert District, Plan 45379 PID 008-079-188 Civic Address 8700 Park Drive to the CD-9: Comprehensive Development Zone 9.

PART 3 SEVERABILITY

3.1 If a portion of this Bylaw is held invalid by a court of competent jurisdiction, then the invalid portion shall be severed and the remainder of this Bylaw shall be deemed to have been adopted without the severed portion.

Read a first time the 10th day of April, 2018
 Public Hearing held the 9th day of May, 2018
 Read a second time the 22nd day of May, 2018
 Read a third time the 22nd day of May, 2018
 Adopted on the 22nd day of May, 2018

Original signed by:

 DIRECTOR
 OF CORPORATE SERVICES

 MAYOR

Certified a true copy of
Bylaw No. 1078-2018 as adopted.

 Director of Corporate Services

SCHEDULE “A” TO BYLAW NO. 1078-2018

12.5 CD-9: COMPREHENSIVE DEVELOPMENT ZONE 9

The purpose of this zone is to provide a mixed-use Strata development to allow the range of uses permitted in the RM-1: Multiple Unit Residential with the additional provision of Duplex Dwellings and all property will be common property. The property located at 8700 Park drive is legally described as Lot 1, Section 1, Township 8, Rupert District, Plan 45379 PID 008-079-188.

- (a) The following principal uses are permitted:
 - (1) Duplex Dwelling
 - (2) Apartment Dwelling
 - (3) Attached Dwelling
 - (4) Community Care Facility

- (b) The following accessory uses are permitted:
 - (1) Minor Home Occupation (see section 3.12)
 - (2) One common Accessory Building (see section 3.9)

- (c) The following conditions of use apply:
 - (1) Outdoor amenity space equal to 15.0 square metres per Apartment Dwelling and Attached Dwelling shall be provided on the same parcel.

- (d) The following siting, size and dimension requirements apply:

Setbacks	
Yard Setback	Buildings
Front Yard	Minimum of 7.6 metres (24.93 feet)
Rear Yard	Minimum of 7.6 metres (24.93 feet)
Interior Side Yard	Minimum of 3.0 metres (9.84 feet)
Exterior Side Yard	Minimum of 4.5 metres (14.76 feet)
Floor Area	
Dwelling	Minimum Gross Floor Area
Studio	32.0 square metres (344.45 square feet)
One Bedroom	55.7 square metres (599.55 square feet)
Two Bedroom	74.3 square metres (799.78 square feet)
Three Bedroom	92.5 square metres (995.66 square feet)
Four Bedroom	111.5 square metres (1,200.18 square feet)
Size of Buildings and Structures	
Maximum Height (All Buildings)	11.0 metres (36.09 feet)
Maximum Parcel coverage	50%
Parcel Area and Dimensions	
Minimum Parcel Area	23,060 square metres (248,215.77 square feet)