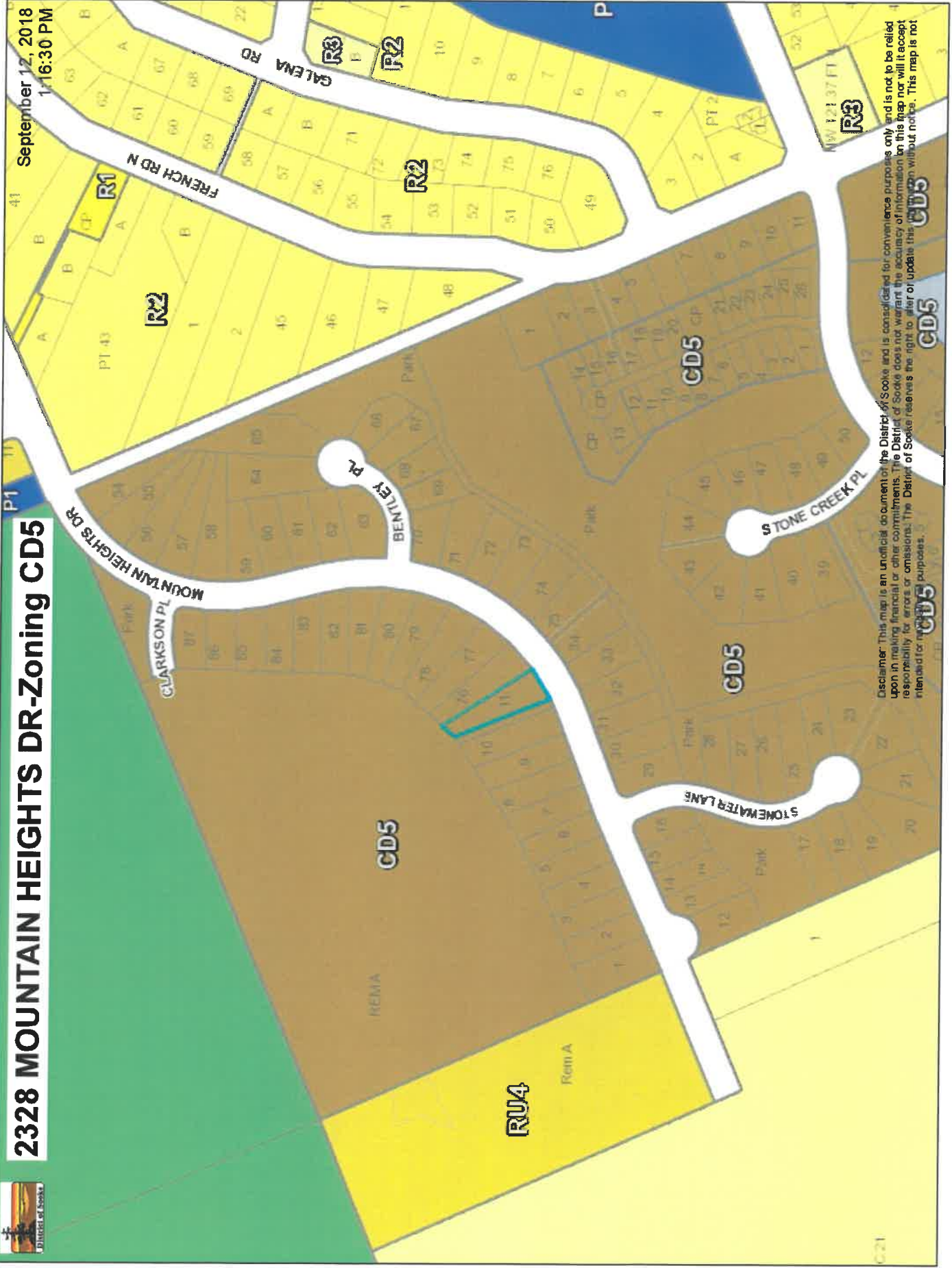




# 2328 MOUNTAIN HEIGHTS DR-Zoning CD5

September 12, 2018  
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Disclaimer: This map is an unofficial document of the District of Sooke and is considered for convenience purposes only and is not to be relied upon in making financial or other commitments. The District of Sooke does not warrant the accuracy of information on this map nor will it accept responsibility for errors or omissions. The District of Sooke reserves the right to alter or update this map without notice. This map is not intended for navigation purposes.

## Beaton Road Residential CD Zone

CD5

- 805.1** This zone is intended to provide for a mixed residential use development that will include single, multi and affordable residential housing units, greenways and parkland
- 805.2 Permitted Uses:**
- a) Apartments in Areas B and C
  - b) Boarding and lodging
  - b) Community care facility
  - c) Home-based business
  - d) Horticulture
  - e) Institutional use in Areas A and C
  - f) Secondary suites in Area A on lots 550 m<sup>2</sup> or larger
  - g) Single family dwellings in Area A
  - h) Townhouses in Areas B and C
  - i) Vacation accommodation units in Area A
- 805.3 Minimum Lot Size for Subdivision Purposes:**
- a) Area A – 550 m<sup>2</sup>
  - b) Area B – 250 m<sup>2</sup>
- 805.4 Maximum Height:**
- a) Principal Buildings – 13 m
  - b) Accessory Buildings – 9 m
- 805.5 Maximum Lot Coverage:**
- a) Area A – 30%
  - b) Area B -- 40%
- 805.6 Maximum Density:**
- a) Area A: 50 units/ha to a maximum of 140 single family units
  - b) Area B: 46 multi-family residential units
- 805.7 Amenity Area** – Not less than 5% of the multi family lot area shall be developed as an amenity area for residents.

Schedule 805 - Beaton Road Residential (CD5)

**805.8 Minimum Setbacks:**

Use	Front Lot Line	Flanking Lot Line	Side Lot Line	Rear Lot Line	Lane Lot Line
Principal Building or Structure in Area A	4.5 m if the garage is in the rear yard 6 m if the garage is in the front yard	3 m	1.2 m	4 m	3 m
Principal Building or Structure in Area B	4.5 m if the garage is in the rear yard 4.5 m if the garage is in the front yard	3 m	1.2 m	4 m	3 m
Accessory Building or Structure – 1 storey in Area A & B	15 m or behind the principal building, whichever is less	4.5 m	1.2 m	1.2 m	0 m
Accessory Building or Structure – 2 storey in Area A & B	15 m or behind the principal building, whichever is less	4.5 m	2 m	2 m	0 m

**805.9 Subject Property Map:** The official map for this CD zone is kept by the Corporate Officer, and forms part of this bylaw. The enclosed map is provided for information purposes only.

Schedule 805 - Beaton Road Residential (CD5)

