

## 9.18 COMPREHENSIVE DEVELOPMENT 6 (BELLA TERRA) – CD-6

### 9.18.1 Purpose

The intent of this **zone** is to accommodate a **residential** hillside **subdivision** that clusters **one-family dwellings** on a variety of **parcel** sizes to preserve public open space and ecologically sensitive areas in accordance with the *Village of Anmore Official Community Plan* where one-family **residential** housing is the **principal use**.

### 9.18.2 Permitted Uses, Minimum Parcel Dimensions and Maximum Parcel Number

Permitted Uses	Minimum Parcel Size	Minimum Parcel Width	Maximum No. of Parcels
One-Family Dwelling	2,023 m <sup>2</sup>	24.0 m	n/a
	1,349 m <sup>2</sup>	24.0 m	21
	840 m <sup>2</sup>	29.0 m	1
Home Occupation	n/a	n/a	n/a
Bed and Breakfast	n/a	n/a	n/a
Accessory Uses	n/a	n/a	n/a

### 9.18.3 Maximum Number of Buildings, Size and Height

Permitted Use by Parcel Size	Maximum Number	Maximum Size	Maximum Building Height
Principal Building:			
2,023 m <sup>2</sup>	1	0.28 FAR	10 m
1,349 m <sup>2</sup>	1	0.30 FAR	10 m
840 m <sup>2</sup>	1	0.32 FAR	10 m
Accessory Buildings and Structures	1	45 m <sup>2</sup>	7 m

**9.18.4** Minimum Building Setbacks

**AMENDED BY BYLAW NO. 571-2018**

Permitted Use	Front Parcel Line Setback	Rear Parcel Line Setback	Exterior Side Parcel Line Setback	Interior Side Parcel Line Setback
Principal Buildings on Parcels 1 to 18, 23 and 26 as Shown on the Attached Comprehensive Development Plan	7.6 m	7.6 m	5.0 m	5 m
Principal Buildings on Parcels 19 to 22, and 27 as Shown on the Attached Comprehensive Development Plan	7.6 m	7.6 m	5.0 m	3.5 m
Principal Buildings on Parcels 24 and 25 as Shown on the Attached Comprehensive Development Plan	7.6 m	7.6 m	5.0 m	3.5 m along the parcel line abutting a public open space, otherwise 5.0 m
Accessory Building and Structure	18.0 m	1.8 m	3.5 m	1.0 m

**9.18.5** Off-Street Parking

- (a) **Off-street parking spaces** shall be provided on the same **parcel** as the **use** being served in accordance with the following requirements:
- (i) 2 spaces per **one-family dwelling**; and
  - (ii) 1 space per employee for **home occupation**; and
  - (iii) 1 space per bedroom intended for **use** by a **bed and breakfast** guest.

**9.18.6** Maximum Parcel Coverage

The maximum **parcel coverage** shall be 25% per **parcel**.

**9.18.7** Maximum Number of Parcels

The maximum number of **parcels** created by **subdivision** shall be 27.

**9.18.8** Maximum Units Per Acre

The maximum units per acre shall be 1.20.

**9.18.9** Open Space Amenity

An **open space amenity** shall be provided generally in accordance with the attached Comprehensive Development Plan.

**9.18.10** Parcel Shape

Notwithstanding subsection 7.6.2, for the purposes of this **zone**, no **panhandle parcel** shall be created where the access strip is narrower than 6.0 m.

**9.18.11** Other Regulations

- (a) All permitted **land uses** shall be connected to community services in accordance with the *Anmore Works and Services Bylaw*.
- (b) **Home occupation** shall be subject to the requirements of section 6.5.
- (c) **Bed and breakfast** shall be subject to the requirements of section 6.6.

**9.18.12** Comprehensive Development Plan

The Comprehensive Development Plan contained within this Bylaw forms an integral component of this **zone**.

