

10.38.1 Purpose

The purpose of this zone is to provide for the orderly development of the lands at 2350 & 2356 Sooke Road in Colwood. A base level of development is provided for which would permit the development of the lands in the zone at a low density. Alternative regulations are specified for development at greater density, subject to the owner providing amenities contributions as contemplated by Section 482 of the *Local Government Act*.

10.38.2 Permitted Uses

- 1) In addition to the uses permitted by Section 2.1.10, the following uses and no others are permitted in the CD33 Zone:
 - i. Apartments
 - ii. Apartment (Senior Citizens)
 - iii. Personal Service
 - iv. Restaurants
 - v. Retail Store

10.38.3 Permitted Base Development

In the CD33 Zone the number of dwelling units shall not exceed 2.

10.38.4 Comprehensive Development

- 1) Notwithstanding Section 10.38.3, the density of development in Section 10.38.5 is permitted on the lands shown on the CD33 Zone Map if the Owner:
 - a) Contributes to the Affordable Housing Fund \$500 per additional residential unit;
 - b) Contributes to the Community Amenity Fund \$1,500 per additional dwelling unit for an apartment;
- 2) Payment of the contributions in Section 10.38.4.1) shall be made at the time of issuance of a building permit.

10.38.5 Development Regulations

The commercial floor space permitted shall not exceed 80 m².

Regulation Table:

Regulation	General
Minimum Lot Area	3,000 m ²
Minimum Lot Width	40.0 m
Floor Area Ratio	2.5
Maximum Lot Coverage	50%
Minimum Open Site Space	40%
Maximum Building Height	25.0 m

Minimum Building Setbacks	
Front (Sooke Road)	6.0 m
Side	6.0 m
Exterior side	3.0 m
Rear	6.0 m

10.38.6 General

The relevant provisions of Divisions 1 and 2 shall apply. In the case of a conflict between the provisions of Division 1 and 2 and the provisions of this zone, the latter shall prevail.