Schedule A – Proposed Text Amendment

Schedule B – Comprehensive Development Zones - CD18 – McKinley Beach Comprehensive Resort Development – Development Regulations

No.	Section	Current Wording	Proposed	Reason for Change
1.	1.3 (f) 2.	2. for those lots not requiring a form & character Development Permit it will be through the subdivision approval process based on a calculation of 350m^2 per unit (based on 1.3(g) Type B below). For example: if there are 10 lots being approved and eight of those lots are for single detached housing and two of the lots are for semi-detached housing the calculation used to determine the buildable area would be 12x350m^2 = 4,200m^2.	2. for those lots not requiring a form & character Development Permit total site density will be reduced through the subdivision approval process based on the maximum developable area of each lot measured as all areas of a lot that are able to be developed excluding development permit areas not allowing development.	The proposed change will allow for residential units to have a greater floor area and building footprint subject to the developable area of each lot. The developable area of each lot will be determined at the subdivision stage through the development permit process.

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| 2. | 1.3 (g) | Dwelling units or resort accommodation which allows for short-term stays is made up of two types:

Type A:

Attached apartment, hotel, congregate housing, motel units or row housing units (units in buildings exceeding 4 units with common amenities) – maximum area of 150m^2 per unit floor area net.

Type B:

Single detached housing with or without secondary suites, semi-detached housing, row housing with four units or less, with amenities that may be in separate buildings. The maximum gross floor area is 350m^2 per unit (excluding garages). The main floor footprint (excluding garage) may not exceed 175m^2 per unit (excluding garages). | Delete Section 1.3 (g) in its entirety and remove any reference to this section within the CD18 zone. | The proposed change will remove specific restrictions on floor areas and building footprint. |