

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.	<p>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.</p> <p>The developable area of each lot will be determined at the subdivision stage through the development permit process.</p>

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2.	1.3 (g)	<p>Dwelling units or resort accommodation which allows for short-term stays is made up of two types:</p> <p>Type A:</p> <p>Attached apartment, hotel, congregate housing, motel units or row housing units (units in buildings exceeding 4 units with common amenities) – maximum area of 150m² per unit floor area net.</p> <p>Type B:</p> <p>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 350m² per unit (excluding garages). The main floor footprint (excluding garage) may not exceed 175m² per unit (excluding garages).</p>	<p>Delete Section 1.3 (g) in its entirety and remove any reference to this section within the CD18 zone.</p>	<p>The proposed change will remove specific restrictions on floor areas and building footprint.</p>
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