

**SUNSHINE COAST REGIONAL DISTRICT
ZONING BYLAW 310
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SUNSHINE COAST REGIONAL DISTRICT

BYLAW NO. 310

A Bylaw to Establish Zones and Subdivision
Districts and Regulate the Use of Land, Buildings
and Structures Within the Zones.

PART I

TITLE

101 This bylaw may be cited for all purposes as the "Sunshine Coast Regional District Zoning Bylaw No. 310, 1987."

PART II

DEFINITIONS

201 In this bylaw:

"adjacent upland" means land abutting and which includes as part of its boundaries, the water line of a waterbody. In the case of tidal waters, adjacent upland is measured from the natural boundary of a waterbody;

- "agriculture" (a) means cultivating, producing or harvesting crops and marketing and selling the crops harvested on the same parcel;
- (b) includes:
- (i) the storage and sale on a farm of the crops harvested on the same farm;
 - (ii) the storage on a farm of farm machinery, implements and supplies used on that farm;
 - (iii) repairs on a farm to farm machinery and implements used on the same farm;
- (c) excludes rearing livestock and all manufacturing, processing, storage and repairs not referred to in this definition;

"agricultural building" means a building used in conjunction with agriculture, including a farm operation and, where permitted under this bylaw, may contain accommodation in the form of an auxiliary dwelling unit or sleeping unit for farm workers;

“agricultural product sales” means the use of land, buildings or structures for the sale of horticultural products, dairy, eggs, meats, apicultural products, aquacultural products, creamery products, wines, ciders, beers, meads, or distilled spirits, which are produced on the same land or, where permitted under this bylaw, transported from elsewhere;

“agricultural unit” or “AU” means an equivalent live farm animal weight corresponding to 455 kg for livestock, poultry or farmed game, or any combination these equaling 455 kg;

“agricultural waste storage facility” means land, building or structure used to contain agricultural liquid or solid waste or other biosolids for a beneficial use such as composting, or disposal;

“agritourism” means temporary and seasonal activities auxiliary to a farm operation such as farm tours, hay rides and fish ponds that promote or market agricultural products grown, raised or processed on a parcel classified for assessment purposes as a farm;

"anchor" means a weighted object connected by a rope, chain or wire, which when sunk beneath the surface of water, is used for securing marine craft or mooring;

"animal shelter" means the use of land, building or structure for the temporary accommodation, provision of care and rehabilitation of animals, either commercially or not-for-profit. An animal shelter does not include a kennel;

“animal slaughter or processing” means slaughtering livestock, or cutting, eviscerating, sectioning, deboning, smoking, curing or packaging meat or meat products. Where the context requires, it also means a provincially licenced animal slaughter and processing facility;

"apartment" means a building which contains three or more dwellings;

- "aquaculture" (a) means growing or harvesting fish, shellfish, molluscs, crustaceans and marine algae;
- (b) includes the cleaning, icing and storage of fish grown on the same fish farm for period of at least 90 days and includes the cleaning, storage, shucking and packaging of shellfish, molluscs, crustaceans and marine algae; and
- (c) excludes:
- (i) the rendering, canning, smoking, cooking and processing not included in this definition, of fish, molluscs, crustaceans and marine algae;
 - (ii) the manufacture of fish feed or the mixing of fish offal with fish feed;
 - (iii) the disposal on the same site of fish offal;
 - (iv) the outdoor storage of fish offal; and
 - (v) the use of float houses or suction or dredging harvesting methods;

"Aquaculture Processing"

- (a) means the treating or preparing of fish, shellfish, molluscs, crustaceans and marine algae and any treatment or use of fish offal for the preparation of fish feed;
- (b) includes, in respect of fish, shellfish, molluscs, crustaceans and marine algae the cleaning, smoking, packaging, cooking or canning provided that the area used for cooking or canning does not exceed 250 square meters and provided that the cleaning, smoking, packaging, cooking and canning is carried out within a fully enclosed building permitted in this bylaw and includes the storage of live fish for holding or bleeding purposes and the storage of oyster shells and includes the storage and any treatment of fish offal for the production of fish feed provided that the storage and treatment of fish offal is carried out within a fully enclosed building permitted in this bylaw;
- (c) excludes any treatment or preparation not included in this definition and specifically excludes rendering".

"assembly" means the gathering of persons for charitable, civic, cultural, educational, entertainment, philanthropic, political, recreational or religious purposes but does not include sleeping or dwelling units;

"auxiliary" means ancillary or subordinate to principal;

"auxiliary building or structure" means a building or structure, except agricultural buildings or structures and auxiliary dwelling units, ancillary or subordinate to a principal building located on the same parcel;

"auxiliary dwelling unit" means an ancillary dwelling unit such as a cottage or suite, having a floor area less than the primary dwelling;

"auxiliary residential assembly" means the gathering of persons for charitable, cultural, educational, philanthropic, political or religious purposes on a parcel that is used principally as a residence, and may include overnight transient accommodation and related gatherings within a dwelling;

"average waterfront siting" means the average distance from a building to the natural boundary of the ocean measured at right angles at the extreme corners of the building and the mid-point of the building face, all facing the ocean;

"bay window" means a window protruding from a wall line which adds space, but not floor area, to a building;

"bed and breakfast" means a transient accommodation business that provides overnight accommodation to travellers for a length of stay of three consecutive months or less in any calendar year and provides at least breakfast to those being accommodated;

"Board" means the Directors of the Sunshine Coast Regional District;

"boarder" means a person who resides in a dwelling with a family for a period of 10 days or longer;

"boathouse" means a residential auxiliary structure used exclusively for mooring and/or storing marine craft and equipment and supplies related directly to the operation and use of marine craft, which does not contain, support or attach to a dwelling or habitable floor area. The term boathouse does not include the uses associated with a commercial mooring facility;

"boat ramp" means a form of graded access comprising concrete or other hard-surface materials located within the inter-tidal zone, which is used for launching and removing marine craft from the water;

"building" means a roofed structure supporting, enclosing or protecting persons or property but does not include a motor vehicle or recreational vehicle;

"buoy" means a buoyant object, affixed on the surface of water by a rope, chain or wire connected to an anchor, having no connection to land above the low water mark, which is used to aid in navigating or for mooring;

"camp assembly" means the gathering of persons for the purpose of recreational accommodation organized by a non-profit society as defined by the *Society Act*;

"campground" means a site occupied and maintained, or intended to be occupied and maintained for the temporary accommodation of travellers in tents or recreational vehicles except park model recreational vehicles, which is either operated for reward or is licensed accommodation under regulations made pursuant to the *Travel Regulation Act*, but does not include a mobile home park, motel, hotel or an auto court;

"cannabis production facility" means a facility used for the cultivation, processing, testing, destruction, packaging and shipping of cannabis as permitted under federal legislation;

"church" means an assembly building used for public worship;

"co-housing" means housing consisting of a combination of single family dwellings and/or duplexes, but excluding apartments, which are individually owned and occupied, and which collectively include or adjoin land, buildings, and structures that are owned and used in common. Land, buildings and structures used in common may include shared kitchen and dining facilities, laundry, children's day-care, recreation facilities, auxiliary offices and meeting rooms, lounge, library, workshops, studios, one guest room, greenhouses, outdoor recreation facilities, open space and other permitted auxiliary uses;

"commercial mooring facility" means a marina operated for profit or gain, and includes but is not limited to those facilities where marine craft fuel storage and sales or boat repair and maintenance are carried on;

"community storage" means storage of materials related to seasonal festivals and events for local community groups and service clubs;

"confined livestock area" means an area of land or building where non-grazing livestock are kept or secured such as by a structure such as a fence, wall or landscape barriers, and includes poultry coops, pens and outdoor runs, stables, feedlots, paddocks, corrals, exercise yards, and animal holding areas, but does not include a seasonal feeding or grazing area;

"construction camp" means a temporary facility for the temporary living accommodation of persons engaged in construction or maintenance of a building structure, machinery or equipment on the site on which the construction camp is located for the duration of such construction or maintenance and which must be removed upon completion of the construction project;

"creamery" means a facility where milk and cream are processed and where butter or cheese are produced;

"demonstration forest" means land administered by a public authority and used to promote public education and awareness of forests and integrated forest resource management including water management, timber harvesting, reforestation, spacing, thinning and other forest management practices, fish and wildlife management and outdoor recreation;

"domestic consumption" means utilization of livestock by residents of the parcel being utilized for the raising of livestock and does not include retailing or wholesaling;

"domestic litter" means a litter of animals born by a domestic pet, which are nursed and kept up to the age of three (3) months;

"duplex" means a building containing only two dwellings;

"dwelling" means one or more rooms comprising a self-contained unit within a building, used or intended as a residence by one or more persons and by not more than one family, which contains one set of cooking facilities and customarily one or more sanitary facilities and sleeping quarters."

"education facility" means land, buildings and structures used for the private instruction and teaching of students in a course of study, such as an art school, trade school, professional or vocational program;

"existing waterfront dwelling" means any dwelling located on a waterfront parcel for which a valid building permit has been issued by the Sunshine Coast Regional District in conformance with the applicable zoning at the time of issuance, or a legal non-conforming dwelling under Section 911 of the *Local Government Act*;

"family" means

- (a) two or more persons who, by reason of heredity, blood, marriage, common-law marriage, foster parenthood, or adoption, share one dwelling; or
- (b) not more than five unrelated persons living together in a dwelling unit and includes servants living on the premises;

“farm” or “farm operation” means an agricultural business conducted as an integrated unit on land comprising all or part of a parcel or group of parcels, contiguous or not, and involving any of the following activities:

- growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;
- clearing, draining, irrigating or cultivating land;
- using or storing farm machinery, equipment, devices, materials and structures;
- agricultural activity on, in or over land in accordance with the *Farm Practices Protection (Right to Farm) Act*;

“farm research and education” means land, buildings or structures dedicated to researching, promoting and teaching methods of agriculture and farming;

"feed lot" means an area where livestock are contained in pens for feeding;

"fence" includes gate, screen and wall;

“fire training area” means a site containing fire suppression and extraction practice facilities and storage of vehicles and equipment to be used by fire departments located within the Sunshine Coast Regional District for training;

"float" means a buoyant platform structure, affixed on the surface of water by a rope, chain or wire connected to an anchor located beneath the low water mark or affixed to land or a structure located above the low water mark, and which is customarily used for recreational purposes, such as swimming or diving, or for mooring;

"floor area" means the total area of all floors within a building having a clear ceiling height of 1.8 metres or more, or in the case of an A-frame or irregular-shaped roof structure the total area of all floors under a ceiling, contained within the outside exterior walls or glazing line of windows, including areas giving access thereto such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies, mezzanines, enclosed porches, verandas and enclosed parking areas, but excluding unenclosed auxiliary parking, carports, unenclosed balconies, decks and other building projections permitted by this bylaw, elevators, and areas devoted exclusively to electrical or mechanical equipment servicing the building";

"forest based outdoor recreation" means outdoor recreation activities that require and take place in a natural setting out of doors, and that may require amenities such as recreational

trails, outdoor shelters and picnic sites, and that excludes outdoor activities that require constructed facilities, buildings or structures such as playing fields and swimming pools;

"forest management" means the management of forests for the production of wood, the provision of forest based outdoor recreation, the maintenance, restoration and enhancement of natural environmental conditions for wildlife, and for the protection of water supplies. Forest management includes, but is not limited to, the growing and harvesting of wood for fuel and lumber, Christmas trees, and other forms of timber production and harvesting. And for private managed forest lands as defined under the *Private Managed Forest Land Act*, means forest management activities as set out in Schedule A of the Private Managed Forest Land Regulation;

"garden nursery" means an area of land in which the principal use is the propagation and growing of plants for transplantation and includes the sale of plants propagated and grown in the same nursery and no more than 10 percent of the nursery area to a maximum of 150 square metres of floor or land area for auxiliary retail sale of fertilizer, insecticide, herbicide, seeds, small garden hand tools, Christmas trees, animal feed and animal bedding and excludes all other wholesale or retail sales;

"garden supply centre" means an area used for the display, wholesale or retail sale of plants, fertilizer, insecticide, herbicide, seeds, small garden hand tools, Christmas trees, pet and farm animal feed, supplies and accessories and excludes all other wholesale or retail sales;

"general contractor facility" means a business that provides services to the construction sector and includes offices and other related facilities and auxiliary uses such as rental and repair of vehicles and equipment, sale of used vehicles or equipment no longer required by the business, and excludes the on-site auctioning of equipment;

"grade, average finished" means the average ground elevation, after placement of fill, removal of soil, regrading or construction, adjoining the perimeter of a building or structure excluding steps, eaves, sunlight controls, canopies, balconies, open porches, patios, and uncovered swimming pools;

"grade, average natural" means the average elevation of undisturbed ground around the perimeter of a proposed building or structure prior to human alteration or, where the undisturbed ground level cannot be ascertained because of an existing building or structure, the undisturbed existing average grade;

"greenhouse" means a translucent-clad structure that is used for horticulture and is of sufficient size for one or more persons to work with it;

"halfway house" means a transition house which may also be a home designated or approved as a detention home under the *Correction Act*;

"height" means the vertical distance from the lower of the average finished grade or the average natural grade to the highest point of a building or structure;

"highway" includes a street, road, lane, bridge, viaduct and any other way open to public use, but does not include a Forest Service Road, private right of way on private property or a pathway not intended for vehicular traffic;

"home occupation" means an occupation, profession or craft carried out on a parcel used for residential purposes but does not include kennels, vehicle equipment repair and maintenance, body shops or metal fabricating;

"home office" means a profession or office use carried out in an area not exceeding 18.5 square meters within a dwelling; but does not include retailing or wholesaling;

"horse riding, training or boarding facility" means the use of land, buildings or structures for the keeping of horses being trained and cared for, which may also include training and instructing equestrian riders;

"horticultural product sales" means the use of land, buildings or structures for the sale of fruits, vegetables, herbs, flowers or ornamental plants that are grown and produced on the same farm or otherwise on the same parcel;

"horticulture" means the cultivation of fruits, vegetables, herbs, flowers and ornamental plants;

"independent power project" means a power generation facility that is not operated by a government agency or a Crown corporation;

"industry" means manufacturing, processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, and servicing or repairing of goods;

"institution" includes an ambulance station, arena, art gallery, cemetery, college, court of law, community centre, federal office, fire hall, library, municipal office, museum, park, playground, police station, provincial office, school (excluding private educational facilities), stadium or public swimming pool and excludes a public storage yard or works yard;

"inter-tidal zone" means the area of land between the lowest low tide mark and highest high tide mark of tidal waters;

"kennel" means the use of land, building or structure, which may contain pens or cages, for boarding, breeding, providing care or training of more than three (3) dogs, either commercially or not-for-profit, and where pet supplies may be stored and made available for auxiliary sale within a fully enclosed floor area not exceeding 16 square metres. A kennel does not include an occasional domestic litter born on the same parcel;

"lake" means a body of non tidal water, surrounded by land, with a water surface exceeding 100 square meters in area;

"landfill" means an area approved and regulated by the Ministry of Environment for the disposal of refuse and can include facilities such as weigh scales and staff offices,

"landscaping" means any combination of natural or planted trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative boulders, planters, decorative fences, and the like, arranged and maintained so as to enhance and embellish the appearance of a property, or where necessary to effectively screen a property, and shall not include paved parking areas and sidewalks, or uncleared natural bush, undergrowth, or uncontrolled weed growth;

"lane" means a highway which provides a second access to a parcel and is less than 8 meters wide;

"light industry" means manufacturing, processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, or repairing of goods or materials and excludes wood processing, log storage, auto wrecking, refuse disposal, gravel extraction, manufacture of concrete products, bulk fuel or chemical storage or refining depots or animal processing;

"livestock" means domestic farm animals including poultry, bees reared through apiculture, fish or other aquatic animals raised through aquaculture;

"manufactured home" means a transportable prefabricated structure, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another and to be used for residential use by a single family. The structure normally conforms to the CSA Z240 series standards of the Canadian Standards Association for manufactured homes;

"manufacturing" means to make or process product but does not include the production of fish or animal feeds or the processing of aquaculture or agriculture products;

"pet supplies" means goods related to the keeping of domestic pets, such as speciality foods, leashes and grooming products;

"mariculture" see aquaculture;

"marina" means public or commercial mooring facilities, whether on surface of water, on land or both, and which may include the sale, servicing or rental of marine craft and related equipment and supplies, but does not include manufacturing of marine craft. A marina may include an auxiliary retail store or sales;

"marine craft" means motorized and non-motorized crafts and vessels used on waterbodies;

"marine craft rental" means marine craft offered for rent or lease;

"marine way" means a structure consisting of rails or skids installed above and beneath the surface of water, which when assisted by mechanical equipment, is used for launching and removing marine craft from the water;

"medical cannabis" means cannabis used for medical purposes and has the authorization of healthcare practitioners under the *Access to Cannabis for Medical Purposes Regulations* or *Cannabis Act*;

"mobile home" means any structure containing one dwelling whether ordinarily equipped with or without wheels and that is designed, constructed or manufactured to be moved from one place to another by being towed or carried but does not include travel or tourist trailers, campers or other vehicles exempt from the provisions of the *Mobile Home Act*;

"mooring" means fastening or securing a marine craft on a waterbody or to adjacent land up to the high water mark to a fixed object or structure, such as an anchor, buoy, float, pier or boathouse;

"mooring facility" means a fixed or anchored object or structure, such as an anchor, buoy, float, pier or boathouse, which is used for mooring. A mooring facility may consist of any combination of an anchor, float, pier, boathouse or pedestrian access ramp;

"motel" means a building which contains sleeping units, with or without kitchens and may contain auxiliary assembly, commerce, entertainment, indoor recreation or restaurant uses and premises licensed to serve alcoholic beverages;

"multi-family unit" means a building containing three or more dwellings;

"natural boundary" means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water area so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself;

"non-medical cannabis" means cannabis that is not used for medical purposes and does not have the authorization of healthcare practitioners under the *Access to Cannabis for Medical Purposes Regulations* or *Cannabis Act*.

"non-pleasure craft" means marine craft used to support a use permitted on the adjacent upland parcel, a means of subsistence for which marine travel is necessary, or personal transportation, and which does not involve a commercial use or activity located at its place of mooring;

"outdoor firearms range" means land, buildings and structures used as a firearms practice range for shooting controlled targets;

"pad" means a finished surface on which blocks, posts, runners, or strip footings are placed for the purpose of supporting a mobile home;

"parcel" means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway, park dedications or land returned to Crown;

"parcel coverage" means the horizontal area within the extreme outer limits of all structures on a parcel expressed as a percentage of the parcel area;

"parcel area" means land within the boundaries of a parcel;

"parcel line, front" means:

- (i) the parcel line contiguous to a highway or Forest Service Road; and
- (ii) where the parcel is contiguous to the intersection of two highways, the shorter of the parcel lines contiguous to a highway other than a lane;

"parcel line, rear" means the parcel line opposite to, most distant from and not connected to the front parcel line and where the rear portion of the parcel is bounded by intersecting side parcel lines, it shall be the point of such intersection;

"parcel line, side" means a parcel line other than a front or rear parcel line;

"park model recreational vehicle" means a recreational unit which:

- (1) conforms with the Canadian Standards Association CAN/CSA-Z241 Series, Park Model Trailers standards and any amendments or subsequent standards which modify or replace CAN/CSA-Z241;
- (2) is built on a single chassis, does not contain a sewage holding tank and provides larger than 30 amp service;
- (3) is designed to be occasionally relocated but not to travel on a day to day basis; and
- (4) is designed as living quarters for seasonal camping and has a gross floor area, including lofts, no greater than 50 m² when in setup mode;

"pedestrian access ramp" means a structure used to connect or provide access to a float from adjacent upland or from a pier;

"performance hall" means a building that is primarily used for the gathering of persons for the performance and fostering of artistic expression and culture, typically involving music, dance, drama, and oratory recital;

"personal service" means a barbershop, beauty shop, drycleaner, laundromat or shoe repair shop and includes the sale of goods where the sale of goods is auxiliary to the provision of that service;

"pet supplies" means goods related to the keeping of domestic pets, such as speciality foods, leashes and grooming products;

"pier" means a platform structure constructed above the surface of water, supported by a series of pilings, support columns or rock located across the inter-tidal zone, which is customarily used for mooring or to provide access to a waterbody;

"pleasure craft" means marine craft used primarily for pleasure and not as a non-pleasure craft. Pleasure craft may include a marine craft rental when in use by a customer;

"poultry" means domestic birds raised for the consumption of eggs or meat such as chickens, ducks, turkeys, geese, pheasants, quail, game birds and ratites;

"public boat ramp" means a boat ramp operated or maintained directly or indirectly by a local, provincial or federal government, which is customarily located on public land;

"public use" means a highway, public wharf, natural gas and oil transmission lines, or institution use and excludes private independent educational facilities, public work yard, airport, heliport, jail or armoury;

"public utility" means broadcast transmission, electrical, telephone, sewer or water services established or regulated by a government and does not include oil or gas storage tanks or a public storage and works yard;

"ravine" means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1;

"riparian assessment area means

- (a) for a stream, the 30 meter strip on both sides of the stream, measured from the high water mark;
- (b) for a ravine less than 60 meters wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 meters beyond the top of the ravine bank; and
- (c) for a ravine 60 meters wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 meters beyond the top of the ravine bank;

"recreational vehicle" means any vehicular portable structure holding a current license under the *Motor Vehicle Act* which is designed to be moved from place to place on a daily basis, constructed to provide temporary accommodation for travel, recreation or vacation and which does not require continuous connection to sanitary, water and electrical hookups;

"Regional District" means Sunshine Coast Regional District or the geographical area within the boundaries of the Regional District, as the context may require;

"Restricted watershed areas" means an area within a watershed that provides water for domestic use where the public will be restricted from entering;

"sales area" means floor area or land area where customers may freely peruse, select and purchase products that are prepared, stored and displayed for sale;

"seasonal" means to be of or dependent on a particular season;

"setback" means the minimum permitted distance required under this bylaw between a structure and a specified parcel line;

"shopping centre" means three or more commercial functions in one or more buildings designed as an integrated unit having a gross commercial area of more than 3000 square meters;

"silviculture" means the development, maintenance and care of forests;

"site" means a parcel, a portion of a parcel, contiguous parcels or a defined area of land set apart for a specific use permitted within a zone;

"site coverage" means the horizontal area within the extreme outer limits of all structures on a site expressed as a percentage of the site area;

"sleeping unit" means a set of habitable rooms used to accommodate any particular person for a period of three consecutive months or less in any calendar year;

"stream" includes any of the following that provides habitat for salmonids, game fish and regionally significant fish;

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek or brook;
- (c) a ditch, spring or wetland that is connected by surface water flowing to something referred to in paragraph (a) or (b);

"streamside protection and enhancement area" means an area

- (i) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream; and,
- (ii) the size is determined according to the Riparian Areas Regulation on the basis of a report provided by a qualified environmental professional in respect of development proposal;

"structure" means an erection or construction of any kind whether fixed to, supported by or sunk into land or water but does not include:

- (a) fences or walls having a height less than or equal to the maximum height permitted under this bylaw; or
- (b) concrete, asphalt paving or other artificial surfacing on a site;

"top of ravine bank" means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed;

"tourist information centre" means a non-profit/non-commercial facility, the primary use for which is the promotion of tourism, and which may include an auxiliary office and an auxiliary residence for a caretaker;

"transition house" means a facility licensed or authorized by the applicable agency that

provides food and lodging with or without charge to two or more persons receiving social services as defined by the *Guaranteed Available Income for Need Act*, being treated under the *Mental Health Act*, receiving foster home services under the *Family and Child and Service Act*, or receiving personal care, supervision, social or educational training or physical or mental rehabilitative therapy under the *Community Care Facility Act* but does not include a public school under the *School Act* or a private school, any portion of a facility licensed under the *Hospital Act* or home designated or approved as a detention home under the *Correction Act*;

"undisturbed ground" means soil, rock or other similar natural material that has been in place and undisturbed for a minimum of five years;

"utility" means broadcast transmission, electrical, telephone, sewer or water services regulated by a government and does not include oil or gas storage tanks, public storage and works yard or an independent power project;

"waterbody" means tidal or non tidal water;

"watercourse" means any natural or man-made depression with a bed 0.6 meters or more below the natural elevation of surrounding land:

- (a) serving to give direction to a current of water at least six months of the year according to records kept by the government of British Columbia; or
- (b) having a drainage area of two square kilometres or more;

"wetland" means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream or watercourse;

"yard waste transfer station" means the use of land and structures for the collection, temporary storage and transfer of residential garden debris from the cutting, pruning, and trimming of plants, but does not include any residual organic kitchen household waste, and does not include any composting, processing (other than chipping) or burning of residential garden debris.

PART III**BASIC PROVISIONS**

301 Establishment of Zones and Subdivision Districts

- 301 (1) Electoral Areas B through F are divided into zones identified in Column I and each zone is briefly described in Column II.

Column I	Column II
R1	Residential One
R1A	Residential One A
R2	Residential Two
R2A	Residential Two A
RM1	Residential Multiple One
RM2	Residential Multiple Two
RM3	Residential Multiple Three
C6	Commercial Six
C2	Commercial Two
C2A	Commercial Two A
C3	Commercial Three
C4	Commercial Four
C5	Commercial Five
M1	Marine Transportation
CD1	Comprehensive Development One
CD2	Comprehensive Development Two
CD3	Comprehensive Development Three
I1	Industrial One
I1A	Industrial 1A
I2	Industrial Two
I3	Industrial Three
I4	Industrial Four
I4A	Industrial Four A
I5	Industrial Five
I5A	Refuse Disposal Site
I5B	Industrial Five B
I6	Industrial Six
I7	Industrial Seven
I8	Industrial Eight
I9	Independent Power Project
CR1	Country Residential One
CR2	Country Residential Two
RU1	Rural One
RU1A	Rural One - A
RU1B	Rural One - B
RU1C	Rural One – C
RU1D	Rural One D
RU2	Rural Two
RU2A	Rural Two A
AG	Agriculture
RU4	Rural Forest
RU4A	Rural Forest A
RU4B	Rural Forest B
RU5	Rural Watershed Protection

RU5A	Rural Forest E
PA1	Park and Assembly One
PA2	Park and Assembly Two
PA3	Park and Assembly Three
W1	Water One
W2	Water Two

- (2) Electoral Areas B through F are divided into subdivision districts A through G, I, Z and CD1, CD3.
- (3) (a) The area and boundary of each zone is defined by Schedule A and the area of each subdivision district is defined by Schedule B which Schedules are hereby deemed to form part of the Bylaw.
 (b) Land located outside Schedule A or not identified as being in a particular zone on Schedule A is zoned RU2.
 (c) Land located outside Schedule B or not identified in a particular subdivision district on Schedule B is designated I.
 (d) The surface of tidal or non tidal water located outside Schedule A or not identified on Schedule A as being in a particular zone shall be deemed to be unzoned.
- (4) Where the zone or subdivision district boundary is shown on Schedule A or Schedule B respectively as following a highway or watercourse, the centre line of the road allowance or watercourse shall be the zone boundary provided that the mapping realignment or relocation of a highway or watercourse shall not affect the location of the zone boundary.
- (5) Despite any provisions in this bylaw that would permit residential, industrial or commercial activities within a "riparian assessment area" as defined in the *Riparian Areas Regulation* and which is incorporated into Section 201 of this bylaw, the *Riparian Areas Regulation* applies in respect to that area.

302 Prohibition

302 Land shall not be used or subdivided and buildings and structures shall not be constructed, altered, located or used except as specifically permitted by this bylaw.

303 Enforcement

303 The Secretary or Planning Director, being officers, or the Planner, Chief Building Inspector, Building Inspector, Bylaw Enforcement Officer, or other persons so designated by resolution, being hereby designated to act in place of the Secretary or Planning Director for the purposes of this section, are authorized at all reasonable times to enter on property that is subject to regulation under this bylaw to ascertain whether the regulations or directions under this bylaw are being observed.

304 Offence

304 Every person who:

- (a) violates any of the provisions of this bylaw;
- (b) causes or permits any act or thing to be done in contravention of any of the provisions of this bylaw;
- (c) neglects or omits to do anything required under this bylaw;
- (d) carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this bylaw;
- (e) fails to comply with an order, direction or notice given under this bylaw; or
- (f) prevents or obstructs or attempts to prevent or obstruct the authorized entry of the Secretary, Planning Director, Planner, Chief Building Inspector, Building Inspector, Bylaw Enforcement Officer, or other persons so designated by resolution, on property under Section 303. shall be deemed to have committed an offence under this bylaw.

305 Penalty

- 305 (1) Every person who commits an offence under this bylaw is liable on summary conviction to a penalty under the *Offence Act* and the costs of prosecution.
- (2) Each day during which an offence is continued shall be deemed to constitute a new and separate offence.

306 Severability

306 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

401 to 403 General Area Requirements

- 401 The minimum area permissible for a new parcel shall be determined by:
- (1) the regulations pertaining to the minimum average parcel size, the minimum individual parcel size or other subdivision options applicable in the zone applied to the subject lands;
 - (2) the land use regulations pertaining to the minimum site area required under this bylaw for the declared proposed or current use of the subject lands; and
 - (3) the servicing requirement as established by separate bylaw.
- 402 (1) Where a proposed parcel is less than 3500 square meters in area it shall have a minimum of 1000 square meters of contiguous area which is not included:
- (a) within a panhandle or
 - (b) within a right-of-way, hydro transmission corridor or an area restricted by covenant where the effect of the restriction imposed by the right-of-way corridor or covenant prohibits the placement of a structure.
 - (c) within a streamside protection and enhancement area where the effect of the restriction imposed by the streamside protection and enhancement area prohibits the placement of a structure.
- (2) Where a proposed parcel is equal to or greater than 3500 square metres in area it shall have a minimum of 2000 square metres of contiguous area or two sections of 1000 square metres of contiguous area which is not included:
- (a) within a panhandle or
 - (b) within a right-of-way, hydro transmission corridor or an area restricted by covenant where the effect of the restriction imposed by the right-of-way, corridor or covenant prohibits the placement of a structure.
 - (c) within a streamside protection and enhancement area where the effect of the restriction imposed by the streamside protection and enhancement area prohibits the placement of a structure.
- (3) The requirements of Subsections 402(1) and 402(2) shall not apply to:
- (a) a parcel in the CD1 or CD2 or RM3 zone; or
 - (b) a parcel, which is used or intended for a purpose that does not generate sewage, and a restrictive covenant is registered on its title, satisfactory to the Approving Officer, which prohibits the construction of buildings and structures.
- 403 The area utilized for the purpose of calculating average parcel size shall not include land:

- (a) to be used for community sewer field and equipment or
- (b) to be dedicated for public open space, park or returned to crown or
- (c) to be dedicated as a highway.

404 Hooked Parcels

- 404 No proposed parcel shall be created which has a portion of the proposed parcel physically separated by a highway or another legal parcel except:
- (a) where each physically separated portion is of an area sufficient to satisfy the minimum and average parcel area requirements of the subdivision district applied to the subject lands; or
 - (b) where the parcel is intended for a non-sewage generating use and a restrictive covenant is required, satisfactory to the Approving Officer, which prohibits the construction of buildings and structures.

405 Minimum Parcel Size Area Exceptions

- 405 (1) Minimum or average parcel size regulations required by the applicable subdivision district shall not apply:
- (a) where the parcel is intended for a non-sewage generating use and a restrictive covenant is required, satisfactory to the Approving Officer, which prohibits the construction of buildings and structures; or
 - (b) where the parcel is intended for public utility use or parks; or
 - (c) where a parcel has been proposed for subdivision for a public utility use creating a remainder larger than or equal to 10,000 square metres; or
 - (d) where lot lines are relocated to facilitate an existing development or improve a subdivision pattern provided that:
 - (i) no additional parcels are created;
 - (ii) all parts of all parcels are contiguous; and
 - (iii) no parcel shall be enlarged to a size permitting further subdivision unless each parcel included in the boundary revision is of an area large enough to satisfy the size requirements applied to the subject lands; or
 - (e) where a crown non-residential upland lease or aquatic lease is granted; or
 - (f) where a portion of the parcel is physically separated from the remainder of the parcel by a highway right-of-way or another legal parcel, but shall not include areas marked "return to Crown" as indicated on the registered plan; or
 - (g) where a parcel has more than one subdivision district designation and the proposed subdivision is limited to separating the two designations; or

- (h) where an existing residential building in a Residential Multiple One (RM-1) zone is converted to a strata parcel pursuant to Section 9 of the *Condominium Act* R.S.B.C. 1979, C.61 provided that:
 - (i) the number of strata parcels being created does not exceed the number of dwelling units permitted on the original parcel; and
 - (ii) each proposed strata parcel contains an existing dwelling unit within its area.

- (2) The minimum parcel size and the average parcel size required by the applicable subdivision district under this bylaw for a proposed subdivision are each hereby reduced by that amount required for road widening, to a maximum of 10 percent, where this bylaw or the Approving Officer requires that land be provided by the owner for highways when:
 - (a) the land is required for the purpose of widening an existing highway or right-of-way; and
 - (b) the proposed subdivision would create less than three parcels; and
 - (c) the subject property is within the C, D, E, E1, E2, F, G or I subdivision district; and
 - (d) but for this section the proposed subdivision would be prohibited because the parcels created would not attain the minimum parcel size or average parcel area herein required.

- (3) The minimum parcel size and the average parcel size required by the applicable subdivision district under this bylaw for a proposed subdivision are each hereby reduced by that amount required by the applicable subdivision under this bylaw, to a maximum of 20 percent, where the proposed subdivision is to provide a residence for a relative pursuant to Section 946 of the *Local Government Act* providing that no parcel is less than 2500 square metres. As noted in Sec 946 (5) of the *Local Government Act* this does not apply to Agricultural Land Reserve.

- (4) The combined maximum reduction under Sections 405 (2) and 405 (3) is 20 per cent.

- (5) The Subdivision Approval Officer will be asked to require a covenant be registered to prevent a change in the parcel's use for 5 years as set out in Section 946 (8) of the *Local Government Act*.

- (6) The Subdivision Approval Officer will be asked to require a covenant be registered to limit each parcel created under Sec 946 of the *LGA* to one single family dwelling.

406 Subdivision Districts

- 406 (1) the minimum size of a parcel created within the A subdivision district shall be 1000 square meters.
- (2) the minimum size of a parcel created within the B subdivision district shall be 1500 square meters.
- (3) the minimum size of a parcel created within the C subdivision district shall be 2000 square meters.
- (4) the maximum permitted density in the D subdivision district shall be one parcel per 3500 square meters in accordance with either Option 1 or Option 2:

Option 1

The absolute minimum parcel size shall be 2800 square meters with no parcel greater than 6999 square meters;

Option 2

An applicant may create a parcel with an area exceeding 6999 square meters provided that all other parcels in the proposed subdivision total an average of 3500 square meters with no parcel smaller than 2800 square meters.

- (5) The maximum permitted density in the E subdivision district shall be one parcel per 5000 square meters in accordance with either Option 1 or Option 2:

Option 1

The absolute minimum parcel size shall be 4000 square meters with no parcel greater than 9999 square meters;

Option 2

An applicant may create a parcel with an area exceeding 9999 square meters provided that all other parcels in the proposed subdivision total an average of 5000 square meters with no parcel smaller than 4000 square meters.

- (5A) The minimum size of a parcel created within the E2 subdivision district shall be 8000 square metres

- (6) The maximum permitted density in the F subdivision district shall be one parcel per 10,000 square meters in accordance with either Option 1 or Option 2:

Option 1

The absolute minimum parcel size shall be 8000 square meters with no parcel greater than 19,999 square meters;

Option 2

An applicant may create a parcel with an area exceeding 19,999 square meters provided that all other parcels in the proposed subdivision total an average of 10,000 square meters with no parcel smaller than 8000 square meters.

- (6A) Site Specific Exemptions
Despite section 406(6) on Lot 3, District Lot 2309, Plan VAP10602, PID 009-362-207:
- a) The maximum permitted density shall be 3000 square metres;
 - b) The absolute minimum parcel size shall be 2000 square metres
- (7) The minimum size of a parcel created within the G subdivision district shall be 1.75 hectares.
- (8)(a) The average minimum parcel size within the G1 subdivision district shall be 1.7 hectares and the absolute minimum parcel size shall be 1 hectare.
- (8)(b) Except for subdivision remainders, a parcel created within a subdivision plan under section 406 (8) shall not be subsequently re-subdivided to further additional parcels.
- (8) The minimum size of a parcel created within the I subdivision district shall be 4 hectares.
- (9) (a) The minimum parcel size of a parcel created within the J subdivision district shall be 25 hectares;
- (b) Bonus Density.

Despite Section (9) (a) above, the minimum parcel size created within the J subdivision district may be 10 hectares if at least 15 per cent of the land in the subdivision is dedicated as park in an area deemed to be a significant site for a public parks amenity by the Regional District, pursuant to Section 904 of the Local Government Act and if it meets one or more of the following criteria:

- (a) the land improves access to waterfront lands, including the sea and watercourses;

- (b) the land links or expands parks and greenways, forming interconnected natural corridors;
 - (c) the land connects community focal features and the waterfront;
 - (d) the land includes areas for the protection of environmentally sensitive lands to be retained in a natural, undisturbed state or archaeological features to be protected;
 - (e) the land includes viewpoints and opportunities for nature appreciation.
- (10) The minimum size of a parcel created within the Z subdivision district shall be 100 hectares.
- (10A) The minimum size of a parcel created within the E1 subdivision district shall be 8000 square metres.
- (11) The minimum average size of a strata parcel created in the CD1 (Comprehensive Development) Subdivision District is 360 square meters, as delineated on Schedule 'C'. The total number of parcels designated pursuant to the *Land Title Act* as "strata" shall not exceed 31, in addition to one parcel designated as "common property", one parcel dedicated as "park" and one parcel dedicated for community sewage disposal and treatment.
- (12) For the Comprehensive Development Three district the total number of parcels designated pursuant to the *Land Title Act* as "strata" shall not exceed 52 residential dwellings, in addition to not more than one commercial area, one area designated as "marina", at least one area designated as "common property", at least one area dedicated as "park" and at least one area dedicated for sewage disposal and treatment.
- (13) (a) Not more than 15 bare land strata parcels per hectare shall be permitted in the RM3 Subdivision District under the RM3 Zone Base Density;
- (b) Not more than 20 bare land strata parcels per hectare shall be permitted in the RM3 Subdivision District under RM3 Zone Density Bonus Option.

501 to 502 General Use

501 Except as otherwise provided in this bylaw, not more than one principal building is permitted on a parcel of land.

502 (1) In any zone:

- (a) public use or public utilities or both;
- (b) horticulture or silviculture;
- (c) Forest management is permitted on private managed forest land as defined under the ***Private Managed Forest Land Act***;
- (d) real estate field sales office subject to a maximum floor area of 15 square meters;
- (e) family or child group daycare facilities for the care of not more than seven children at one time, including all children under 12 years of age living or being cared for in the facility are permitted uses;
- (f) the uses described in 502 (1) (d) and (e) are not permitted within the RU4B zone.

Keeping of Poultry or Rabbits

(2) In any zone other than an R1, RM1, RM2 or RM3 zone, on a parcel having an area of 1500 square meters or more, the use of land, buildings and structures may include the keeping of poultry or rabbits for domestic consumption only provided that:

- (a) poultry and rabbits shall be kept in pens or similar enclosures; and
- (b) no drinking or feeding trough, no manure pile, and no enclosure, structure or building related to the keeping of poultry or rabbits, except fences under two metres in height to enclose animals, shall be located within 15 metres of a parcel line.

(3) Subject to the provisions of this bylaw, on a parcel having an area less than 1500 square meters the use of land, buildings and structures shall not include the keeping of poultry or rabbits.

Keeping of Livestock

(4) In any zone, other than the RM1, RM2 or RM3 zone, on a parcel of land having an area of 3500 square meters or more the use of land, buildings and structures may include the keeping of livestock provided that:

- (a) the keeping of livestock shall be for the purposes of domestic consumption only;
- (b)
 - (i) an enclosure or other structure;
 - (ii) a feeding or drinking trough; or
 - (iii) a structure used or intended to be used for the storage of feed, bedding or manure; related to the keeping of livestock shall not be located within 20 meters of a parcel line.

Golf Course

- (5)
 - (a) In any zone except an AG, RU4B or RM3 zone, on a parcel of land having an area of 20 hectares or more the use of land, buildings and/or structures may include a golf course.
 - (b) The combined gross floor area of clubhouses, pro shops, restaurants and
 - (c) similar facilities auxiliary to a golf course permitted under clause (a) shall not exceed 100 square metres.

Auxiliary Buildings and Structures

- (6) Auxiliary buildings and structures shall be permitted in conjunction with a principal use in any zone provided that:
 - (a) auxiliary buildings do not include agricultural buildings; and
 - (b) except as otherwise provided in this bylaw auxiliary buildings do not include a dwelling or a sleeping unit or a structure providing overnight accommodation; and the combined gross floor area of all auxiliary buildings and structures permitted is calculated according to Table I where Column I lists the parcel size Column II lists the maximum permitted combined gross floor area of all auxiliary buildings.

TABLE I

COLUMN I	COLUMN II
Where Parcel Area Is:	The Maximum Permitted Combined Gross Floor Area of All Auxiliary Buildings Is:
(i) less than 1500 m ²	75 m ²
(ii) 1500 m ² up to 3500 m ²	100 m ²
(iii) 3500 m ² up to 1.2 ha.	150 m ²
(iv) 1.2 ha. up to 1.75 ha.	200 m ²
(v) 1.75 ha. or greater	250 m ²

- (7) No person shall construct or erect an auxiliary building on a parcel unless:

- (a) a principal building exists on the parcel; or
- (b) the person or his agent have been issued a valid building permit under the current applicable SCRD Building Bylaw for the principal building on that parcel.

Auxiliary Dwelling Units

- (8) (a) The maximum floor area for an auxiliary dwelling unit, where permitted shall be 55 square metres.
- (b) The maximum floor area for a building containing a free standing auxiliary dwelling unit shall be 55 square metres.
- (c) A free standing auxiliary dwelling unit shall not include a garage as part of the building.

Occupancy During Construction

- (9) A mobile home or recreational vehicle may be used in the R1, R1A, R2, CR1, CR2, RU1, RU2, and AG Zones to provide accommodation for the resident during construction of a principal dwelling on a parcel, provided that:
 - (a) a building permit under the current applicable SCRD Building Bylaw, has been issued for the principal dwelling on the parcel and the principal dwelling is under construction;
 - (b) a temporary building permit under the current applicable SCRD Building Bylaw, if necessary, has been issued for the mobile home or recreational vehicle providing accommodation during construction;
 - (c) the method of sewage disposal complies with the applicable regulations;
 - (d) the mobile home or recreational vehicle is not sited on a permanent foundation;
 - (e) no addition shall be made to the mobile home or recreational vehicle; and
 - (f) occupancy of the mobile home or recreational vehicle shall not continue beyond the commencement of occupancy of the permanent dwelling or the expiry date of the temporary building permit for the principal dwelling, whichever occurs first.

Home Occupation

- (10) A home occupation is permitted as an auxiliary use in any zone except the R1, R1A zone subject to the following conditions:
 - (a) no external indication shall exist that any building is utilized for any purpose other than normally associated with a residential building except for a single sign not exceeding 3500 square centimetres (.35 square meters) in area;
 - (b) all uses shall be conducted entirely within a completely enclosed building permitted under this bylaw and there shall be no out of doors storage of materials, equipment, containers or finished products;

- (c) retailing or wholesaling on the parcel is limited to 20% of the area used for the home occupation and must be auxiliary to that home occupation;
- (d) the area utilized for the purpose of conducting a home occupation shall not exceed the area utilized for residential purposes;
- (e) employees of a home occupation are restricted to members of a family as defined in this bylaw plus one other person; and
- (f) notwithstanding the definition of dwelling, a home occupation may include a commercial kitchen involving a second set of cooking facilities within a dwelling where the Ministry of Health has issued a permit for same.

Bed and Breakfast

- (11) Bed and breakfast is permitted as an auxiliary use, subject in all cases to the following conditions in the R1 zone where the parcel size exceeds 2000 square metres, and in the R2, C2, C2A, C3, C4, C6, CR1, CR2, RU1, RU1A, RU1B, RU1C, RU1D, RU2, AG, PA2 and PA3 zones:
 - (a) except as provided for by Section 1001A.4 for the RU1A zone and Section 1001C.3(h) for the RU1C zone, the area utilized for transient overnight accommodation shall not exceed two bedrooms per dwelling otherwise permitted in Parts VI, VIII, X and XI of this bylaw
 - (b) any bedroom utilized for the bed and breakfast accommodation shall not exceed 28 square meters in area;
 - (c) no external indication shall exist that any building is utilized for any purpose other than normally associated with a residential building except for a single sign not exceeding 3500 square centimetres (0.35 square meters) in area.
 - (d) the bed and breakfast facility is to be operated by the principal resident;
 - (e) employees of a bed and breakfast are restricted to members of the family who are the principal residents plus one other person;
 - (f) any dwelling utilized for bed and breakfast accommodation shall be either connected to a community sewer facility or have on-site sewage disposal facilities in place that are in accordance with current regulations pursuant to the *Health Act*.

Dwelling Conformance

- (12) (a) where two or more dwellings have been lawfully constructed on a parcel in any zone at the time of adoption of this bylaw, the dwellings are deemed to conform with this bylaw;
- (b) a dwelling referred to in Section 502 (12) (a) which is damaged or destroyed may be repaired or reconstructed for residential use only;

- (c) where a dwelling referred to in Section 502 (12) (a) is destroyed or damaged to the extent of 75 percent or more of its value above its foundations, as determined by the Building Inspector, it shall not be repaired or replaced unless a Building Permit has been applied for within sixty (60) days of the date of damage or destruction;
- (d) If Section 502 (12) is for any reason held to be invalid by a decision of a Court of competent jurisdiction, it shall be severed from the bylaw and the decision that it is invalid shall not affect the validity of the remainder of the bylaw.

Third Party Signs

- (13) No sign shall be located on a parcel in any zone for the purpose of advertising any person, matter, thing, event or property that is not directly related to the business conducted on that parcel.

Business Signs in Non-Commercial/Industrial Zones

- (14) Signs for businesses, other than home occupations and bed and breakfasts, in zones other than the C2, C3, C4, C5, C6, M1, I1, I1A, I2, I3, I4, I5, I6 and I7 zones shall be subject to the following conditions:
 - (a) no more than one sign in conjunction with business uses on the same parcel may be located on that parcel;
 - (b) a sign in conjunction with business uses shall have a maximum of two faces;
 - (c) the maximum area of each face of a sign in conjunction with business uses shall be 1 square metre;
 - (d) the maximum height of a sign in conjunction with business uses shall be 2.5 metres.

Business Signs in Commercial and Industrial Zones

- (15) Signs for businesses in the C2, C3, C4, C5, C6, M1 and I1, I1A, I2, I3, I4, I5, I6 and I7 zones shall be subject to the following conditions:
 - (a) the maximum total area of all sign faces on a parcel shall be 5 square metres; and
 - (b) the maximum height of a sign shall be 3 metres.

Landscaping

- (16) (1) All highways abutting commercial, industrial, or non-profit/non-commercial uses in Commercial, Industrial, Park and Assembly, and RU2 zones and all highways abutting non-profit/non-commercial uses and businesses other than home occupations and bed and breakfasts in the RU1, RU2 and AG zones are designated highways for the purpose of requiring landscaping to separate the commercial or industrial use from the highway.

- (2) Landscaping of all land in a setback area abutting a highway shall be provided and maintained to mask or separate commercial, industrial, or non-profit/non-commercial uses on a parcel from the highway.

503 Height of Buildings and Structures

- 503 (1) Except as otherwise provided in this bylaw, the height of all buildings and structures shall not exceed 11 meters.
- (2) Notwithstanding the definition of height, where fill is necessary to raise the elevation as required by the flood control provisions of this bylaw, the height of a building or structure shall be measured from the minimum permitted elevation of the top of the fill;
- (3) Church spires, chimneys, flag poles, masts, aerials, fire hall hose drying towers, water tanks, domes, public monuments, observation towers, transmission towers, elevators and ventilation machinery and farm buildings including silos, shall not be subject to the height requirements of this bylaw provided that such structures occupy no more than 10% of the surface of the parcel, or if situated on a building, not more than 15% of the roof area of the principal building.
- (4) The maximum height of all fences shall not exceed 2 meters except where:
- (a) permitted in other sections of this bylaw;
 - (b) the fence abuts a highway and the height of the fence does not exceed 2 meters above the centre line of the highway; or
 - (c) it is a structure.
- (5) On parcels less than 750 square metres in the R1, R2, CR1, RU1, RU2 and AG zones the maximum height of a single family dwelling shall not exceed 8.5 metres.
- (6) Notwithstanding subsection (5), where the average slope of a parcel exceeds 20 percent as measured from BC Ministry of Environment 1:5,000 scale planimetric maps or as determined from field observation, the maximum height may be increased to 11 metres.
- (7) The maximum height of a building which is separate from the principal residence and which contains an auxiliary dwelling unit shall not exceed 4.5 metres.

504 Floor Area of Buildings

- 504 (1) On a parcel less than 1500 square metres in the R1, R2, CR1, RU1, RU2 and AG zones, the maximum total floor area of all buildings on a parcel shall be the parcel area multiplied by 0.30;

- (2) In addition to the floor area in (1) up to 45 square metres is allowed for enclosed parking.

505 Principal Buildings and Siting of Buildings

- 505 (1) Except as otherwise provided in this bylaw no structure shall be located on a parcel in the setback required under this bylaw between a structure and the specified parcel line.
- (2) The placement or occupation of houseboats or floating homes on tidal or non tidal water is prohibited.

506 Siting Exceptions

- 506 (1) Where chimneys, bay windows or ornamental features project beyond the face of a building, the minimum distance to an abutting parcel line as permitted elsewhere in this bylaw may be reduced by not more than 0.6 meters provided that such reduction shall apply only to the projected feature.
- (2) Where steps, eaves, sunlight controls, canopies, balconies, or open porches project beyond the face of a building:
 - (a) the minimum permitted distance to an abutting front or rear parcel line or side parcel line abutting a highway may be reduced by not more than two meters; and
 - (b) the minimum permitted distance to an abutting side parcel line not abutting a highway may be reduced by not more than 50% of such minimum distance to a maximum reduction of two meters provided that such reduction shall apply only to the projected feature.

Note: Siting exceptions are subject to Section 9.10.14 & 9.10.15 of the B.C. Building Code, 2006.

507 Siting and Elevation of Buildings Adjacent to Waterbodies and Watercourses

- 507 (1) "Notwithstanding any other provisions of this bylaw, no building or any part thereof, except a boathouse located within an inter-tidal zone or within the I9 (Independent Power Project) zone, shall be constructed, reconstructed, moved, located or extended:"
 - (a) within seven point five (7.5) metres of the *natural boundary* of the ocean, a lake, swamp or pond with the exception of the *natural boundary* of the ocean within Electoral Area D;
 - (b) within thirty (30) meters of the natural boundary of Chapman Creek, Tzoonie River, Clowhom River, Rainy River, McNab Creek, McNair Creek, Dakota Creek and Chickwat Creek;
 - (c) within twenty (20) meters of the natural boundary of Roberts Creek below Lower Road;
 - (d) within fifteen (15) meters of the top of the bank of Gibson Creek;

- (e) within fifteen (15) meters of the natural boundary of Chaster Creek, nor between the natural boundary and a line running parallel to and 15 meters back from the top of the bank of Chaster Creek; or
 - (f) within fifteen (15) meters of the natural boundary of all other watercourses, including Roberts Creek above Lower Road.
- (2) Within Electoral Area D, no *dwelling*s shall be constructed reconstructed, moved, extended or located less than fifteen (15) metres from the *natural boundary* of the ocean with the following exceptions:
- (a) For *parcels* with an *existing waterfront dwelling* as of May 13, 2010 located between 7.5 and 15 metres of the *natural boundary*, any addition thereto or any *dwelling* constructed after May 13, 2010 shall be sited at least at the *average waterfront siting* of the *existing waterfront dwelling*.
 - (b) For *parcels* with an *existing waterfront dwelling* as of May 13, 2010 located less than 7.5 metres from the *natural boundary*, any addition thereto or any *dwelling* constructed after May 13, 2010 shall be sited at least 7.5 metres from the *natural boundary*.
 - (c) Any *dwelling* constructed on a parcel after May 13, 2010 shall not be required to be sited more than 3.0 metres inland from the mean of the *average waterfront siting(s)* for the *existing waterfront dwelling(s)* within 30 metres on the two closest adjacent *parcels*, provided that the *dwelling* must be *sited* at least 7.5 metres from the *natural boundary* in all cases.
- (3) As an exception to 507 (2), within Electoral Area D, any unenclosed sundeck or balcony attached to any building shall be sited at least 7.5 metres from the *natural boundary* of the ocean.
- (4) Despite Section 507 (1), for the purpose of habitat protection pursuant to the *Riparian Areas Regulation*, the following provisions will also apply for those parts of Electoral Areas B, D, E and F located outside of the area covered by official community plans: no building or any part thereof, except a boathouse or wharf located solely on a stream or within the I9 (Independent Power Project) zone, shall be constructed, moved, located or extended within:
- (a) for a stream, the 30 meter strip on both sides of the stream, measured from the high water mark,
 - (b) for a ravine less than 60 meters wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 meters beyond the top of the ravine bank; and
 - (c) for a ravine 60 meters wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 meters beyond the top of the ravine bank.
- (5) Notwithstanding any other provisions of this bylaw, the underside of the floor system of any area used for habitation, business or storage of goods

damageable by floodwaters, or in the case of a mobile home the top of land fill elevation or top of pad on which it is located or in the case of a mobile home constructed on a poured-in-place concrete perimeter footing the top of the footing wall, shall not be:

- (a) lower than zero point six (0.6) meters above the two hundred year flood level according to the records of the Province or lower than one point five (1.5) metres, with the exception of two (2.0) metres within Electoral Area D, above the natural boundary of the ocean, a lake, swamp or pond, whichever is the more restrictive;
- (b) nor lower than three (3) meters above the natural boundary of Chapman Creek, Tzoonie River, Clowhom River, Rainy River, McNab Creek, McNair Creek, Dakota Creek and Chickwat Creek;
- (c) nor lower than one point five (1.5) meters above the natural boundary of any other watercourse.

508 Storage

- 508 Other than as permitted in the I5 zone, no parcel shall be used:
- (a) for the storage of junk or for the wrecking of a motor vehicle; nor
 - (b) for the storage of a motor vehicle which has been without a license under the *Motor Vehicle Act* for a period of more than one year, is not housed in a garage or carport, and which is intended to be self-propelled but is not capable of locomotion under its own power.

509 Off Street Parking and Loading Spaces

- 509 (1) The number of off-street parking spaces for motor vehicles is calculated according to Table II in which Column I classifies the building, Column II sets out the number of required off-street parking spaces and Column III sets out the required loading spaces that are to be provided for in each class of building in Column I.
- (2) Where the number of required parking spaces in Column II is expressed as a calculated figure or as a minimum number of spaces, the number of spaces provided shall be the greater of the two requirements.
- (3) Not including aisle access space, every required off-street parking space shall be of a minimum area of 16 square meters and shall at all times have vehicular access to a highway.
- (4) Every required off-street parking space shall be of a minimum length of 5.8 meters.
- (5) Required off-street parking areas shall be located on the same parcel as the use being served except where otherwise provided in this bylaw.

TABLE II

COLUMN I Class of Building or Use	COLUMN II Parking Spaces	COLUMN III Loading Spaces
Residential		
Single family dwelling	2	0
Single family dwelling in CD1 zone	1.5	0
All uses permitted in a CD2 zone	60	1 combined space to serve a performance hall and camp assembly
Auxiliary dwelling unit	1	0
<i>Auxiliary Residential Assembly</i>	0.5 spaces per assembly participant	0
Duplex	4	0
Apartment	1.2 per dwelling unit	
Home occupation	One space per employee plus one space per 20 m ² of retail area	0
Home office	One space per employee plus two spaces for traffic generating uses	0
Bed & breakfast	1 per bedroom used for B&B	0
Transition house	1 per bedroom used for client accommodation	0
Horticultural product sales	2 spaces per parcel	0
Garden nursery	4 per 100 m ² of retail sales area plus 1 per 185 m ² of greenhouse area	
Animal shelters/kennels	1 per 100 m ² gross floor area plus 2.8 per 100 m ² office floor area plus 1 per fleet vehicle	1

COLUMN I Class of Building or Use	COLUMN II Parking Spaces	COLUMN III Loading Spaces
Rural		
Horse riding, training or boarding facility	1 per stall	0
Commercial		
Commercial	4 per 100 m ² gross floor area	1 for the first 700 m ² of gross floor area plus 1 for each additional 500 m ² of gross floor area
Commercial "Mini" Storage in a I1A zone	1 space per 620 m ² gross floor area	1 space (minimum 3.0 x 8.5 metres) per 1860 m ² of gross floor area
Office	2.8 per 100 m ² gross floor area	1 per 2700 m ² of gross floor area
Bank	4 per 100 m ² gross floor area	1
Restaurant -quality or high turnover Family fast food without drive through fast food with drive through	0.33 per seat 0.5 per seat 0.4 per seat	
Motel/lodge with restaurant/lounge without restaurant/lounge	0.7 per room 0.5 per room	1 bus unloading space per 900 m ² of gross floor area greater than 700 m ² to a maximum of 4 spaces
Gasoline service station	4 per service bay or a minimum of 4	2

COLUMN I Class of Building or Use	COLUMN II Parking Spaces	COLUMN III Loading Spaces
Laundromat	0.5 per washing machine	0
Marina	0.5 per boat stall plus 0.33 per seat in cafe, bar, etc. plus 1 per employee	1 per 40 boat stalls to a maximum of 4
Golf course	6 per green	0
Golf driving range	1 per tee plus 0.5 per employee	0
Theatre	0.25 per seat	0
Bowling alley	4 per lane	0
Funeral home	0.25 per seat in chapel	0
Neighbourhood pub	0.33 per seat	1 per 200 m ² gross floor area
Education Facility	1 per student plus 1 per instructor	0
Artisan Studio	1 per employee plus 4 per 100 m ² gross floor area	0
Dwellings in a CD3 Zone	1.5 per dwelling	0
Commercial and Marina uses in CD3 Zone	4 spaces	1 space

COLUMN I Class of Building or Use	COLUMN II Parking Spaces	COLUMN III Loading Spaces
Industrial		
Light industry	1.5 per 100 m ² gross floor area	0 for buildings less than 700 m ² gross floor area. 1 per 1400 m ² of gross floor area for buildings greater than 700 m ² gross floor area to a maximum of 4 spaces
Warehouse use	1 per business occupancy plus whichever is the greater of 1 space per 185 m ² of gross floor area or one space per occupancy	same as light industry
Building used for manufacturing	1 per 100 m ² gross floor area	same as light industry
Laundry plant, dry cleaning, etc.	One space per employee plus 2 per 100 m ² gross floor area	same as light industry
Cannabis Production Facility	0.5 per 100 m ² gross floor area	same as light industry

COLUMN I Class of Building or Use	COLUMN II Parking Spaces	COLUMN III Loading Spaces
Institutional		
Hospital	1.8 per bed	1 passenger unloading space per 40 beds
Building for assembly, institutional or recreation use	0.33 per seat plus 10 per 100 m ² of gross floor area used for assembly	1 passenger unloading space per 100 m ² of gross floor area
Church/Chapel	0.25 per seat	0
Post office	4	1
School: Kindergarten and Elementary Senior Secondary	2 per classroom 1 space per 5 students	1 passenger loading space per 4 classrooms plus 1 space per 3000 m ² of gross floor area 1 space per 3000 m ² of gross floor area
Tourist Information Centre	1 car parking space per 8m ² gross floor area 1 bus parking space per 61m ² gross floor area 1 recreational vehicle parking space per 45 m ² gross floor area	
Yard Waste Transfer Station	1 lay-by space per yard waste stall	0

510 Split-Zoned Parcels

510 Where a parcel has more than one zone:

- (1) In Electoral Area D, the zone that permits the least number of dwellings when calculated using the total parcel area shall be used to determine the maximum number of dwellings that may be permitted on a parcel;
- (2) In all other electoral areas, the zone that permits the greatest number of dwellings when calculated using the total parcel area shall be used to determine the maximum number of dwellings that may be permitted on a parcel; and
- (3) all other zoning regulations of each applicable zone shall apply exclusively to the portion of the parcel with that zone.

511 Non-medical Cannabis Production and Retail

511 Notwithstanding and other provisions of this bylaw:

- (1) Non-medical cannabis production and retail are prohibited in:
 - (a) Residential Zones including R1, R1A, R2, R2A, RM1, RM2, RM3, CD1 and CD3 Zones; and
 - (b) Rural Zones including CR1, CR2, RU1, RU1A, RU1B, RU1C, RU1D, RU2, RU2A, AG, RU4, RU4A, RU4B, RU5 and RU5A Zones.
- (2) For certainty, non-medical cannabis production facilities and retail are not permitted within any use permitted within the following zones:
 - (a) Residential Zones including R1, R1A, R2, R2A, RM1, RM2, RM3, CD1 and CD3 Zones; and
 - (b) Rural Zones including CR1, CR2, RU1, RU1A, RU1B, RU1C, RU1D, RU2, RU2A, AG, RU4, RU4A, RU4B, RU5 and RU5A Zones.

PART VI**RESIDENTIAL ZONES**

601 R1 Zone (Residential One)

601 On a parcel in an R1 Zone,

Permitted Uses

601.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) single family dwelling;
- (2) home office;

601.2 with a parcel size exceeding 2000 square meters the additional permitted uses are:

- (1) one auxiliary dwelling unit;
- (2) bed and breakfast subject to Part 502 (11) of this bylaw;
- (3) horticultural product sales auxiliary to one single family dwelling unit;

601.3 with a parcel size exceeding 3500 square meters the additional permitted uses are:

- (1) one single family dwelling;
- (2) keeping of livestock subject to Part 502 (4) of this bylaw;

Siting of Structures

601.4 no structure shall be located within:

- (1) 5 meters of a front parcel line;
- (2) 2 meters of a rear parcel line except where the rear parcel line is contiguous to a highway in which case the minimum setback shall be 4.5 metres; and
- (3) 1.5 meters of a side parcel line except where the side parcel line is contiguous to a highway in which case the minimum setback shall be 4.5 meters;

Size of Structures

601.5 no building containing a dwelling shall have a width less than 6 meters;

Parcel Coverage

601.6 the maximum parcel coverage of all buildings and structures shall not exceed 35%;

Buildings Per Parcel

601.7 no more than two dwellings may be located on a parcel.

Home Office

601.8 a home office shall be subject to the following conditions:

- (a) no external indication shall exist that the dwelling is utilized for any purpose other than normally associated with a residential building except for a single sign not exceeding 3500 square centimetres (.35 square meters) in area;
- (b) there shall be no out of doors storage of materials, equipment, containers or finished products;
- (c) employees of a home office are restricted to members of a family as defined in this bylaw plus one other person.

Horticultural Product Sales

601.9 horticultural product sales shall be subject to the following conditions:

- (a) notwithstanding any other parts of this bylaw, only one sign not exceeding 0.35 square meters in area is permitted to be installed on a parcel, in a manner that does not obstruct or obscure the site access or egress;
- (b) an auxiliary building or structure and a portable open air stand used for horticultural product sales are subject to section 601.4 of this bylaw, except that a portable open air stand may be sited to within 1.5 meters of a front parcel line.

602 R1A (Residential One A)

602 On a parcel in an R1A Zone,

Permitted Uses

602.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) single family dwelling;
- (2) home office;

602.2 despite Section 504, the maximum total floor area of all buildings in any parcel in the R1A zone shall be the parcel area multiplied by 0.313, to a maximum of 310m²;

Siting of Structures

602.3 (a) except as provided for in subsection (b), no structure shall be located within:

- (1) 5 metres of a front parcel line;
- (2) 2 metres of a rear parcel line; and
- (3) 1.5 metres of a side parcel line, except where the side parcel line is contiguous to a highway in which case the setback shall be 4.5 metres;

(b) a single family dwelling that exists on October 1, 2010 shall not be located within:

- (1) 1.76 metres of a front parcel line, as measured from its northeast corner;
- (2) 2 metres of a rear parcel line; and
- (3) 1.5 metres of a side parcel line, except where the side parcel line is contiguous to a highway in which case the setback shall be 4.07 metres;

Parcel Coverage

602.4 the maximum parcel coverage of all buildings, projections and structures shall not exceed 35%;

Dwellings Per Parcel

602.5 no more than one dwelling may be located on a parcel.

Home Office

602.6 a home office shall be subject to the following conditions:

- (1) no external indication shall exist that the dwelling is utilized for any purposes other than normally associated with a residential building except for a single sign not exceeding 3500 square centimetres (0.35 square metres) in area;

- (2) there shall be no out of doors storage of materials, equipment, containers or finished products;
- (3) employees of a home office are restricted to members of a family as defined in this bylaw plus one other person;

Horticultural Product Sales

602.7 horticultural product sales shall be subject to the following conditions:

- (1) notwithstanding any other parts of this bylaw, only one sign not exceeding 0.35 square metres in area is permitted to be installed on a parcel, in a manner that does not obstruct or obscure the site access or egress;
- (2) an auxiliary building or structure and a portable air stand used for horticultural product sales are subject to section 602.2 of this bylaw, except that a portable open air stand may be sited to within 1.5 metres of a front or exterior side property line;

611 R2 Zone (Residential Two)

611 On a parcel in an R2 Zone,

Permitted Uses

611.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) single family dwelling and not more than two boarders per dwelling only;
- (2) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
- (3) home occupation subject to Part 502 (10) of this bylaw;
- (4) bed and breakfast subject to Part 502 (11) of this bylaw;
- (5) horticultural product sales auxiliary to one single family dwelling unit.

611.2 with a parcel size exceeding 2000 square meters the additional permitted uses are:

- (1) one half duplex unit or
- (2) one auxiliary dwelling unit;

611.3 with a parcel size exceeding 3500 square meters the additional permitted uses are:

- (1) one single family dwelling or one transition house;
- (2) keeping of livestock subject to Part 502 (4) of this bylaw;

Site Specific Uses

611.4 Despite sections 611.2 and 611.3(1) on Lot 3, District Lot 2309, Plan VAP10602, PID 009-362-207, or any subsequently created parcels, only one single family dwelling per parcel shall be permitted;

611.5 Notwithstanding Section 611.3(1), on any parcels exceeding 3500m² in area and subsequently created from Lot C, West Part of District Lot 1316, New Westminster District, Plan BCP 30166, a permitted second single family dwelling shall not exceed 90 m² in gross floor area.

Floor Area

611.6 The total floor area of a transition house shall not exceed 300 square metres.

- (a) In addition to the uses in 611.1 to 611.3 the following uses are permitted on Amended Lot A (Explanatory Plan 5442), Block 11, District Lot 810, Plan 8649:
 - (1) retail;
- (b) Conditions of Use
 - (1) total floor area used for retail and storage purposeds must not exceed 61 square metres;
 - (2) despite Section 509 the minimum requirement shall be three parking spaces and no loading spaces;

Siting of Structures

611.7 no structure shall be sited within:

- (1) 5 meters of a front parcel line;
- (2) 2 meters of a rear parcel line except where the rear parcel line is contiguous to a highway in which case the minimum setback shall be 4.5 metres; and
- (3) 1.5 meters of a side parcel line except where the side parcel line is contiguous to a highway in which case the minimum setback shall be 4.5 meters;

Parcel Coverage

611.8 the maximum parcel coverage of all buildings and structures shall not exceed 35%;

Buildings Per Parcel

611.9 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted;

Dwellings Per Parcel

611.10 no more than two dwellings may be located on a parcel.

Horticultural Product Sales

611.11 horticultural sales shall be subject to the following conditions:

- (a) notwithstanding any other parts of this bylaw, only one sign not exceeding 0.35 square meters in area is permitted to be installed on a parcel, in a manner that does not obstruct or obscure the site access or egress;
- (b) an auxiliary building or structure and a portable open air stand used for horticultural sales are subject to section 611.5 of this bylaw, except that a portable open air stand may be sited to within 1.5 meters of a front parcel line.

612 R2A Zone (Residential Two A)

612 On a parcel in an R2A Zone,

Permitted Uses

612.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) one single family dwelling;
- (2) home occupation subject to Part 502 (10) of this bylaw;
- (3) bed and breakfast subject to Part 502 (11) of this bylaw.

Floor Area

- 612.2 (1) Despite Section 504, the total floor area of all buildings in any parcel in the R2A zone shall be the parcel area multiplied by 0.40, to a maximum of 300 square metres, including a minimum of 28 square metres reserved for parking within a garage or carport.
- (2) The maximum floor area of the second storey shall not exceed 75% of the floor area of the first floor, including the floor area of an attached garage.

Height

- 612.3 (1) Despite Section 503, the maximum height of any building in the R2A zone shall be 8.5 metres.

Siting of Structures

612.4 no structure shall be sited within:

- (1) 5 metres of a front parcel line;
- (2) 2 metres of a rear parcel line; and
- (3) 1.5 metres of a side parcel line.

Parcel Coverage

612.5 the maximum parcel coverage of all buildings, projections and structures shall not exceed 45%

Dwellings Per Parcel

612.6 no more than one dwelling may be located on a parcel.

701 RM1 Zone (Residential Multiple One)

701 On a parcel in an RM1 Zone,

Permitted Uses

701.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) apartment;
- (2) home occupation subject to Part 502 (10) of this bylaw;

701.2 with a parcel size exceeding 3500 square metres the additional permitted use is:

- (1) transition house;

Floor Area

701.3 the total floor area of a transition house shall not exceed 300 square metres.

Density

701.4 not more than one dwelling unit per 750 square meters of parcel area is permitted;

Siting of Structures

701.5 no structure shall be located within 7.5 meters of any parcel line;

Parcel Coverage

701.6 the maximum lot coverage of all buildings and structures shall not exceed 35%;

Buildings Per Parcel

701.7 subject to compliance with all other provisions in this bylaw, more than one principal building may be permitted.

711 RM2 Zone (Residential Multiple Two)

711 On a parcel in an RM2 Zone,

Permitted Uses

711.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) mobile home park;
- (2) home occupation subject to Part 502 (10) of this bylaw;
- (3) auxiliary structures including one single family residential dwelling and service buildings;
- (4) auxiliary retail sale of goods for residents of the mobile home park provided that:
 - (a) the parcel on which the sales occur exceeds 1.75 hectares in area; and
 - (b) the maximum display and sale area does not exceed 30 square metres;

Density

711.2 not more than 15 mobile homes per hectare are permitted in a mobile home park;

Siting of Structures

711.3 no structure shall be located within 5 metres of a parcel line;

Buildings Per Parcel

711.4 subject to compliance with all other provisions in this bylaw, more than one principal building may be permitted.

721 RM3 Zone (Residential Multiple Three)

721 On a parcel in an RM3 Zone,

Permitted Uses

721.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) mobile home park;
- (2) home occupation subject to Part 502 (10) of this bylaw;
- (3) Residential auxiliary and service buildings;
- (4) Park and recreational areas;

Base Density

721.2 Not more than 15 mobile homes per hectare are permitted in a mobile home park;
or;

721.3 not more than 15 bare land strata parcels per hectare are permitted in a mobile home park.

Density Bonus Option

In lieu of the Base Density in Sections 721.2 and 721.3;

721.4 not more than 20 mobile homes per hectare are permitted in a mobile home park;
or;

721.5 not more than 20 bare land strata parcels per hectare are permitted in a mobile home park;

721.6 the density allowance permitted under Sections 721.4 & 721.5 only applies if the following conditions are met:

- (1) at minimum an additional 0.92 hectares of park is dedicated; and
- (2) a housing agreement under Section 905 of the *Local Government Act* designating at least 20% of the units or parcels as affordable housing using criteria based on CHMC and Statistics Canada information.

Siting of Structures

721.7 no structure in a bare land strata shall be located within:

- (1) 5 metres of a front parcel line;
- (2) 2 metres of a rear parcel line; and
- (3) 1.5 metres of one side parcel line and 3 metres of the opposite side property line.

Buildings Per Parcel

721.8 subject to compliance with all other provisions in this bylaw, more than one principal building may be permitted.

731 CD1 Zone (Comprehensive Development One)

731 On a parcel in a CD1 Zone,

Permitted Uses

731.1 except as otherwise permitted in Part V of this Bylaw, the following and no other uses are permitted:

- (1) co-housing in the form of:
 - (a) single family dwellings only in Strata Lots 1-31 as shown on Schedule C;
 - (b) duplexes only in Strata Lots 1-31 as shown on Schedule C;
 - (c) common house including shared kitchen and dining room, laundry, day-care and children's play area, auxiliary office and meeting rooms, lounge, library, workshop, one guest room, and greenhouse only in location as shown on Schedule C;
 - (d) ground level parking only in the area labelled as Vehicle Parking on Schedule C;
- (2) outdoor recreation facilities in the form of a playground, courtyard, kitchen garden areas, and gazebo only in the area labelled as Common Amenity Area (CAA) on Schedule C;
- (3) public park and interpretative trail in the area labelled as Park on Schedule C;
- (4) nature oriented recreation in the area labelled as Forested Area on Schedule C;
- (5) auxiliary buildings subject to sections 721.3 through 721.6, used for storage, workshops, studios, greenhouses, recycling and composting; and the keeping of poultry and rabbits, subject to sections 502(2) and 502(3) of this bylaw; and permeable or semi-permeable access only in the area labelled as Common Amenity Area (CAA) as shown on Schedule C.

Siting of Structures

731.2 structures shall be sited in accordance with the setbacks delineated on Schedule 'C', or otherwise as specified in sections 721.3 and 721.4.

731.3 structures located on land designated pursuant to the *Land Title Act* as "strata lot" shall be sited as follows:

- (1) except as specified in subsection (2), no structure shall be located within 0.6 meters of a front parcel line;
- (2) a building above its first storey shall not be located within 2.3 meters of a front parcel line;
- (3) the distance between two buildings used as dwellings located opposite of a side parcel line shall not be less than 3.0 meters;
- (4) a building used for a dwelling shall not be located within 6.0 meters of a rear parcel line;
- (5) an auxiliary building may be located up to 0 metres from a side or rear parcel line, and not within 15.0 meters of a front parcel line.

731.4 structures located on land designated pursuant to the *Land Title Act* as "common property" shall be sited as follows:

- (1) except as specified in subsection (2), no structure shall be located within 5.0 meters of a parcel line;
- (2) a building containing less than 55 square meters of floor area shall not be located within 3.0 meters of a strata lot parcel line in the CD1 zone.

Floor Area

731.5 the floor area of buildings located on land designated pursuant to the *Land Title Act* as "strata lot" shall be regulated as follows:

- (1) the total floor area in a dwelling on a strata lot shall not exceed 195 square meters;
- (2) the combined floor area of all auxiliary buildings located on a strata lot shall not exceed 20 square meters.

731.6 the floor area of buildings located on land designated pursuant to the *Land Title Act* as "common property" shall be regulated as follows:

- (1) the combined floor area of all buildings in the area labelled as Common Amenity Area (CAA) on Schedule C shall not exceed 2,000 square meters;
- (2) the floor area of a building in the area labelled as Common Amenity Area (CAA) on Schedule C shall not exceed 325 square meters.

Building Size

731.7 the size of buildings located on land designated pursuant to the *Land Title Act* as "strata lot" shall be regulated as follows:

- (1) parcel coverage shall not exceed 40 percent per parcel;
- (2) a building shall have a length not exceeding 17.0 meters;
- (3) a building shall have a height not exceeding 8.0 meters.

Dwellings

731.8 no more than one dwelling may be located on a parcel, and no more than 31 dwellings may be located in the CD1 zone.

Forested Area

731.9 construction or placement of any structure or building in the area labelled as Forested Area on Schedule C is expressly prohibited.

732 CD3 Zone (Comprehensive Development Three)

732 On a parcel in a CD3 Zone (Comprehensive Development Three),

Permitted Uses

732.1 except as permitted in Part V of this Bylaw, and in compliance with Schedule CD3, the following and no other uses are permitted:

- (a) Single family dwellings
- (b) Duplex units
- (c) Multi-family unit
- (d) Marina
- (e) Recreation facilities auxiliary to (a), (b) and (c)
- (f) Common sewage disposal facilities auxiliary to the principal uses
- (g) Restaurant
- (h) Retail

Siting Requirements

732.2 except as otherwise noted, no structure may be located within:

- (a) 5.0 metres of a front parcel line;
- (b) 2.0 metres of a rear parcel line;
- (c) 1.5 metres of a side parcel line.

732.3 no vehicle parking, loading/unloading or storage area may be located within:

- (a) 5.0 metres of a front parcel line
- (b) 5.0 metres from a side parcel line
- (c) 5.0 metres from a rear parcel line, except when used for launching marine craft or temporarily servicing the marina or a loading space for the commercial uses.

Parcel Coverage

732.4 the coverage of all buildings and structures on a parcel shall not exceed 25 percent.

Dwellings

732.5 no more than 33 single family dwellings and no more than 19 units as duplex and/or multi-family units may be located in the CD3 zone

Floor Area

732.6 (a) The total floor area for all commercial uses permitted under section (g) and (h) in Commercial Area 1 shown on Schedule CD3 shall not exceed 100 square metres.

801 C6 Zone Commercial Six

801 On a parcel in a C6 Zone,

Permitted Uses

801.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) retail store provided that the total floor area used for retail and storage purposes does not exceed 250 square metres;
- (2) restaurant provided that the total floor area used for the restaurant including dining, cooking and storage does not exceed 100 square metres;
- (3) home occupation subject to part 502 (10) of this bylaw;
- (4) not more than one single family dwelling auxiliary to the commercial use;
- (5) bed and breakfast subject to Part 502 (11) of this bylaw;
- (6) tourist information centre

Setback

801.2 no parking, loading or storage areas shall be located in a setback required under this bylaw where the abutting property is zoned R1, R2, RM1 or RM2;

Siting of Structures

801.3 no structures shall be located within 5 metres of a parcel line;

Parcel Coverage

801.4 the maximum parcel coverage of all buildings and structures shall not exceed 50%;

Buildings Per Parcel

801.5 subject to compliance with all other provisions in this bylaw, more than one principal building may be permitted.

811 C2 Zone (Commercial Two)

811 On a parcel in a C2 Zone,

Permitted Uses

811.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) retail store;
- (2) bakery;
- (3) neighbourhood pub;
- (4) restaurant excluding drive-in establishment;
- (5) personal service establishments;
- (6) real estate office;
- (7) medical or dental office;
- (8) private club;
- (9) surface parking;
- (10) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
- (11) keeping of livestock subject to Part 502 (4) of this bylaw;
- (12) home occupation subject to Part 502 (10) of this bylaw;
- (13) not more than one single family dwelling auxiliary to the commercial use;
- (14) bed and breakfast subject to Part 502 (11) of this bylaw;
- (15) tourist information centre

Setback

811.2 no parking, loading or storage areas shall be located in a setback required under this bylaw where the abutting property is zoned R1, R2, RM1, RM2 or RU1; and

Siting of Structures

811.3 no structure shall be located within 5 meters of a parcel line;

Parcel Coverage

811.4 the maximum parcel coverage of all buildings and structures shall not exceed 50%;

Buildings Per Parcel

811.5 subject to compliance with all other provisions in this bylaw, more than one principal building may be permitted.

811.6 no building located in that part of Electoral Area D covered by the Roberts Creek Official Community Plan that is used for retail sales as a principal use shall have a floor area larger than 500 square meters.

811A C2A Zone (Commercial Two A)

811A On a parcel in a C2A zone,

Permitted Uses

- 811A.1 except as otherwise permitted in Part V of this bylaw, the following and no other uses are permitted:
- (1) retail store;
 - (2) bakery;
 - (3) neighbourhood pub;
 - (4) restaurant excluding drive-in establishment;
 - (5) personal service establishments;
 - (6) real estate office;
 - (7) medical or dental office;
 - (8) surface parking;
 - (9) not more than one single family dwelling auxiliary to a commercial use;
 - (10) bed and breakfast subject to Part 502 (11) of this bylaw;
 - (11) one education facility provided that no more than 12 students and three instructors are assembled at any one time;
 - (12) artisan studio.

Setback

811A.2 no parking, loading or storage areas shall be located in a setback required under this bylaw where the abutting property is zoned R1, R2, RM1, RM2 or RU1;

Siting of Structures

811A.3 no structure shall be located within 5 metres of a parcel line;

Location of Uses

811A.4 artisan studios and education facilities requiring the use of power tools shall be located within the ground floor of a building.

Parcel Coverage

811A.5 the maximum parcel coverage of all buildings and structures shall not exceed 50%;

Buildings Per Parcel

811A.6 subject to compliance with all other provisions in this bylaw, more than one principal building may be permitted.

811A.7 no building located in that part of Electoral Area D covered by the Roberts Creek Official Community Plan that is used for retail sales as a principal use shall have a floor area larger than 500 square meters.

821 C3 Zone (Commercial Three)

821 On a parcel in a C3 Zone,

Permitted Uses

821.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted;

- (1) motel;
- (2) lodge;
- (3) campground which may include facilities for recreational vehicles, up to a maximum of 25 units per hectare in Electoral Area E;
- (4) restaurants;
- (5) marina;
- (6) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
- (7) keeping of livestock subject to Part 502 (4) of this bylaw;
- (8) home occupation subject to Part 502 (10) of this bylaw;
- (9) auxiliary uses including retail outlet, to a maximum of 100 square metres in Electoral Area E, dry cleaning delivery service, barbershop, hair dressing salon, open air recreation boat rental, marina related sales and service (excluding marine ways) and one auxiliary single family dwelling;
- (10) bed and breakfast subject to Part 502 (11) of this bylaw;
- (11) tourist information centre

Site Specific Uses

821.2 In addition to the uses permitted in section 821.1, the following use is permitted on Strata Lots 1-30, Strata Plan VR757, District Lot 4545:

- (1) one dwelling per strata lot.

821.3 A minimum 50% of the land area denoted on Strata Plan VR757, District Lot 4545, shall be undivided and undeveloped open space.

Siting of Structures

821.4 no structure shall be sited within 5 meters of a parcel line;

Setback

821.5 no parking, loading or storage areas shall be located in a setback required under this bylaw;

Parcel Coverage

821.6 the parcel coverage of all buildings and structures shall not exceed 50%;

Buildings Per Parcel

821.7 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

831 C4 Zone (Commercial Four)

831 On a parcel in a C4 Zone,

Permitted Uses

831.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) motel;
- (2) gasoline service station including propane sales;
- (3) restaurant;
- (4) keeping of livestock subject to Part 502 (4) of this bylaw;
- (5) home occupation subject to Part 502 (10) of this bylaw;
- (6) auxiliary uses including retail shops where the use is contained within the principal building; and one auxiliary single family dwelling;
- (7) bed and breakfast subject to Part 502 (11) of this bylaw;
- (8) tourist information centre

Height

831.2 no building or structure shall exceed 7 meters in height;

Siting of Structures

831.3 no structure shall be located within:

- (1) 15 meters of the front parcel line;
- (2) 5 meters of the rear parcel line;
- (3) 3.5 meters of a side parcel line where the abutting parcel is zoned R1, R2, RM1, RM2, RU1, RU2, or AG; and
- (4) 4.5 meters of a side parcel line where the side parcel line is contiguous to a highway other than a controlled access highway as defined by the *Highway Act* in which case no structure shall be sited within 15 meters of a parcel line that is contiguous to a controlled access highway;

Setback

831.4 no parking, loading or storage areas shall be located in a setback required under this bylaw where the abutting property is zoned R1, R2, RM1, RM2 or RU1;

Parcel Coverage

831.5 the maximum parcel coverage of all buildings and structures shall not exceed 35%;

Buildings Per Parcel

831.6 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

841 C5 Zone (Commercial Five)

841 On a parcel in a C5 Zone.

Permitted Uses

841.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) retail or wholesale sales;
- (2) general repair outlet including gasoline station;
- (3) office;
- (4) personal service establishment;
- (5) neighbourhood pub;
- (6) entertainment establishment;
- (7) restaurant;
- (8) open air commercial recreation establishment;
- (9) private club;
- (10) tourist accommodation;
- (11) parking lot;
- (12) light industry where the use is contained entirely within an enclosed building;
- (13) marina including boat servicing and sales;
- (14) moving and storage;
- (15) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
- (16) keeping of livestock subject to Part 502 (4) of this bylaw;
- (17) home occupation subject to Part 502 (10) of this bylaw;
- (18) not more than one single family dwelling auxiliary to the commercial use;
- (19) tourist information centre

Siting of Structures

841.2 no structure shall be located within:

- (1) 5 meters of the front or rear parcel line;
- (2) 3.5 meters of a side parcel line where the abutting parcel is zoned R1, R2, RM1, RM2, RU1, RU2 or AG; and
- (3) 4.5 meters of a side parcel line where the side parcel line is contiguous to a highway;

Size of Structures

- 841.3
- (1) no building containing a dwelling shall have a width less than 6 meters; and
 - (2) no building used for retail and wholesale sales as a principal use shall have a floor area larger than 2350 square meters, with the exception of Electoral Area E, where the maximum floor area shall be 1394 square metres.

Setback

841.4 no parking, loading or storage areas shall be located in a setback required under this bylaw where the abutting property is zoned R1, R2, RM1, RM2, or RU1;

Parcel Coverage

841.5 the parcel coverage of all buildings and structures shall not exceed 50%;

Buildings Per Parcel

841.6 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

851 M1 Zone (Marine Transportation)

851 On a parcel in a M1 Zone.

Permitted Uses

851.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) marine transportation including the temporary storage of marine vessels (private and/or public);
- (2) transportation centre including foot passengers, bicyclists, transit, car share, commercial trailer drop, float plane and emergency helicopter services;
- (3) auxiliary to (1) and (2):
 - (a) office;
 - (b) retail;
 - (c) restaurant;
 - (d) mobile vendors, including food trucks;
 - (e) one dwelling for the purpose of housing a caretaker or watchman;
 - (f) surface parking for employees, short or long term public parking;
 - (g) park.

Conditions of Use

851.2 the combined floor area and site area for retail, restaurant and mobile vendor uses shall not exceed 20% of the total building floor area up to a maximum of 835 square metres.

Siting of Structures

851.3 no structure shall be located within:

- (1) 7.5 metres of the front parcel line;
- (2) 4.5 metres of a side parcel setback;

Height of Buildings and Structures

- 851.4
- (1) buildings shall not exceed 20 metres;
 - (2) structures shall not exceed 25 metres;
 - (3) fences within the setback area may not exceed 3 metres;

Parcel Coverage

851.5 the maximum parcel coverage of all buildings and structures shall not exceed 50%;

Buildings Per Parcel

851.6 subject to compliance with all other provisions of this bylaw more than one building may be permitted.

901 I1 Zone (Industrial One)

901 On a parcel in an I1 Zone,

Permitted Uses

901.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) light industrial;
- (2) retail or wholesale sales;
- (3) gasoline station;
- (4) general repair outlet;
- (5) office;
- (6) restaurant;
- (7) moving, storage;
- (8) marina including boat servicing and sales;
- (9) smoking, shucking, cooking, canning, packaging and storage of fish or shellfish provided that:
 - (a) there is no smoking, shucking, cooking, canning, packaging or storage outside of an enclosed building;
 - (b) the required setback from all parcel lines is 7.5 meters;
 - (c) the floor area utilized for the purpose of smoking, shucking, cooking, canning, packaging, or storage of fish or shellfish shall not exceed 150 square meters;
- (10) airport, heliport;
- (11) aquaculture;
- (12) keeping of poultry and rabbits subject to Part 502 (2) and (3) of this bylaw;
- (13) keeping of livestock subject to Part 502 (4) of this bylaw;
- (14) home occupation subject to Part 502 (10) of this bylaw;
- (15) not more than one single family residential dwelling auxiliary to the industrial use;
- (16) tourist information centre

901.2 with a parcel size exceeding 1.75 hectares, the additional permitted uses are:

- (1) sawmill and shakemill excluding chippers and planers provided that the use is limited to a site area not exceeding 1000 square meters;

Siting of Structures

901.3 no structure shall be located within:

- (1) 7.5 meters of a front or rear parcel line;

- (2) 7.5 meters of a side parcel line where the abutting parcel is zoned R1, R2, RM1, RM2, RU1, RU2 or AG; and
- (3) 4.5 meters of a side parcel line where the side parcel line is contiguous to a highway;

No Outdoor Manufacturing

901.4 all manufacturing shall be housed within a completely enclosed building;

Setback

901.5 no parking, loading or storage areas shall be located in a setback required under this bylaw where an abutting parcel is zoned R1, R2, RM1, RM2 or RU1;

Parcel Coverage

901.6 the parcel coverage of all buildings and structures shall not exceed 50%;

Buildings Per Parcel

901.7 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

901.8 no building located in that part of Electoral Area F covered by the West Howe Sound Official Community Plan and that part of Electoral Area E covered by the Elphinstone Official Community Plan that is used for retail and wholesale sales as a principal use shall have a floor area larger than 2350 square meters

Site Specific Uses

901.9 In addition to the uses permitted in Section 901.1, a cannabis production facility is an additional permitted use on the following parcel:

- (i) Lot 1 District Lot 1365 Plan LMP5923, 017-913-969

901A I1A Zone (Industrial One A)

901A On a parcel in an I1A Zone,

Permitted Uses

901A.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) moving and storage facilities;
- (2) one single family dwelling auxiliary to a principal use;

In addition to those uses permitted above, the following uses are also permitted on a portion of Lot 5, Block 6, District Lot 692, Plan 3633, more particularly shown on Schedule 'E', as follows:

- (3) light industry contained entirely within an enclosed building;
- (4) sales and servicing of automobiles and light trucks excluding gasoline Service stations, auto body and paint shops;
- (5) retail and wholesale sales;
- (6) office;
- (7) tourist information centre

Prohibition

901A.2 notwithstanding section 901A.1, no land, building or structure in an I1A zone shall be used as a gasoline service station, propane or fuel distribution or conversion facility, or auto body or paint shop;

Siting of Structures

901A.3 no structure shall be located within:

- (1) 7.5 meters of a front or rear parcel line;
- (2) 15 meters of a side parcel line where the abutting parcel is zoned R1, R2, RM1, RM2, RU1, RU2 or AG zone; and
- (3) 4.5 meters of a side parcel line where the side parcel line is contiguous to a highway;

Setback

901A.4 no parking, loading or storage areas shall be located within 10 metres of any parcel within R1, R2, RM1, RM2, RU1, RU2 or AG zone;

Outdoor Storage

901A.5 there shall be no outdoor storage of materials, equipment, containers or finished products, except outdoor display and sales lots for automobiles and light trucks;

Landscaping

- 901A.6 (1) Pursuant to Section 968 (b) of the *Municipal Act* landscaping of all land in a setback area abutting an R1, R2, RM1, RM2, RU1, RU2 or AG zone, except for a driveway having a maximum width of 7.5 metres, shall be provided and maintained to screen commercial or industrial uses on the I1A zoned parcel from the residential or rural zoned land.
- (2) Pursuant to section 968 (d) of the *Municipal Act*, Stewart Road is a designated highway for the purpose of requiring landscaping to separate industrial and commercial uses from the highway.
- (3) Landscaping of all land, except the minimum amount necessary to provide vehicle access, in the setback area abutting Stewart Road shall be provided.

Parcel Coverage

901A.7 the site coverage of all non-residential buildings and structures shall not exceed 20%;

Buildings Per Parcel

901A.8 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

901A.9 the maximum floor area of all buildings shall not exceed 50% of the parcel area.

911 I2 Zone (Industrial Two)

911 On a parcel in an I2 Zone,

Permitted Uses

911.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) marina including service and sales and excluding marine pub;
- (2) marine ways including servicing, repair and sales;
- (3) boat building;
- (4) log booming and sorting;
- (5) net loft; ice house and other commercial fishing storage facilities;
- (6) barge ramp, waterfront freight handling facilities including bulk handling facilities;
- (7) aquaculture;
- (8) keeping of poultry or rabbits subject to Part 502 (2) or (3) of this bylaw;
- (9) keeping of livestock subject to Part 502 (4) of this bylaw;
- (10) home occupation subject to Part 502 (10) of this bylaw;
- (11) not more than one single family dwelling auxiliary to the principal use for the purpose of housing a caretaker or watchman;

911.2 with a parcel size exceeding 1.75 hectares the additional permitted uses are:

- (1) aquaculture processing;
- (2) sawmills and shakemills;

Siting of Structures

911.3 no structure permitted in Section 911.2 and no sawmill or shakemill shall be located within 25 meters of a parcel line;

911.4 no other structure shall be sited within:

- (1) 7.5 meters of a front or rear parcel line;
- (2) 5 meters of a side parcel line where the abutting parcel is zoned R1, R2, RM1, RM2, RU1, RU2, or AG; and
- (3) 4.5 meters of a side parcel line where the side parcel line is contiguous to a highway;

No Outdoor Processing

911.5 planers, chippers and fish and shellfish processing shall be located in a fully enclosed building;

Setback

- 911.6 no parking, loading or storage associated with uses permitted in Section 911.1 shall be located in a setback required under this bylaw where an abutting parcel is zoned R1, R2, RM1, RM2 or RU1;
- 911.7 no parking, loading or storage area associated with uses permitted in 911.1 shall be located within 7.5 meters of a parcel line;

Parcel Coverage

- 911.8 the maximum parcel coverage of all buildings and structures shall not exceed 60%;

Buildings Per Parcel

- 911.9 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

921 I3 Zone (Industrial Three)

921 On a parcel in an I3 Zone,

Permitted Uses

921.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) log booming and sorting including the storage and maintenance of log booming and sorting equipment used on the same log booming and sorting site;
- (2) one single family dwelling auxiliary to the principal use for the purpose of housing a caretaker or watchman;
- (3) storage of logging equipment auxiliary to the principal use;
- (4) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
- (5) keeping of livestock subject to Part 502 (4) of this bylaw;
- (6) home occupation subject to Part 502 (10) of this bylaw;

Siting of Structures

921.2 no building shall be located within 30 meters of a parcel line;

Conditions of Use

921.3 no parking, loading or storage area shall be located within 30 meters of a parcel line except where a parcel line abuts a body of salt water in which case parking, loading and storage areas may be permitted adjacent to the parcel line being the natural boundary;

Site Area

921.4 a minimum site area of 4 hectares is required for a log booming and sorting use;

Parcel Coverage

921.5 the parcel coverage for all buildings and structures shall not exceed 1.5%;

Buildings Per Parcel

921.6 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

931 I4 Zone (Industrial Four)

931 On a parcel in an I4 Zone,

Permitted Uses

931.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) mineral, sand and gravel processing;
- (2) manufacture of concrete products;
- (3) one single family dwelling auxiliary to the principal use for the purpose of housing a caretaker or watchman;
- (4) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
- (5) keeping of livestock subject to Part 502 (4) of this bylaw;
- (6) home occupation subject to Part 502 (10) of this bylaw;

Siting of Structures

931.2 no building shall be located within 30 meters of a parcel line;

Conditions of Use

931.3 no parking, loading or storage area shall be located within 15 meters of a parcel line except where a parcel line abuts a body of salt water in which case parking, loading and storage areas may be permitted adjacent to the parcel line being the natural boundary;

Site Area

931.4 not more than one mineral, sand and gravel processing use or manufacture of concrete products use or both is permitted for every 1.75 hectares of land;

Parcel Coverage

931.5 the parcel coverage for all buildings and structures shall not exceed 35%;

Buildings Per Parcel

931.6 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

931A I4A Zone (Industrial Four A)

931A On a parcel in an I4A Zone,

Permitted Uses

931A.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) mineral, sand and gravel processing;
- (2) manufacture of concrete products;
- (3) storage and processing of land clearing vegetation debris including
 - (i) the recovery of resources such as pulp mill fuel products, landscape mulch and silviculture ground cover and
 - (ii) the burning of residual waste material in conjunction with the recovery of resources;
- (4) one single family dwelling auxiliary to the principal use for the purpose of housing a caretaker or watchman;
- (5) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
- (6) keeping of livestock subject to Part 502 (4) of this bylaw;
- (7) home occupation subject to Part 502 (10) of this bylaw;

Siting of Structures

931A.2 no building or structure shall be located within 30 meters of a parcel line;

Conditions of Use

931A.3 no parking, loading or storage area shall be located within 15 meters of a parcel line;

Site Area

931A.4 not more than one mineral, sand and gravel processing use or manufacture of concrete products use or both is permitted for every 1.75 hectares of land;

Parcel Coverage

931A.5 the parcel coverage for all buildings and structures shall not exceed 35%;

Buildings Per Parcel

931A.6 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

941 I5 Zone (Industrial Five)

941 On a parcel in an I5 Zone,

Permitted Uses

941.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) wood processing including shakemills and sawmills;
- (2) auto wrecking, auto storage yards;
- (3) log booming and sorting;
- (4) refuse disposal grounds;
- (5) mineral, sand and gravel processing;
- (6) manufacture of concrete products;
- (7) animal processing;
- (8) aquaculture;
- (9) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
- (10) keeping of livestock subject to Part 502 (4) of this bylaw;
- (11) home occupation subject to Part 502 (10) of this bylaw;
- (12) one single family dwelling auxiliary to the principal use for the purpose of housing a caretaker or watchman;

Site Area

941.2 not more than one of the uses listed in Section 941.1 is permitted for every 6000 square meters of land;

Conditions of Use

941.3 no structure shall be located within 7.5 meters of a parcel line;

941.4 no parking, loading or storage area shall be located within 7.5 meters of a parcel line;

Parcel Coverage

941.5 the parcel coverage of all buildings and structures shall not exceed 35%;

Buildings Per Parcel

941.6 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

945 15A Zone One (Refuse Disposal Site)

945 On a parcel in an 15A Zone,

Permitted Uses

945.1 except as permitted in Part V, land, buildings and structures in the 15A zone shall be used for the following purposes only:

- (a) landfill, refuse transfer station and recycling depot
- (b) retail auxiliary to the recycling depot;
- (c) one single family dwelling auxiliary to the principal use for the purpose of housing a caretaker or watchman;

Conditions of use

945.2 no structure, loading or storage area shall be located within

- (1) 2 metres of the front parcel line;
- (2) 7.5 metres of a rear or side parcel line;

945.3 no parking area shall be within 7.5 metres of a parcel line;

Parcel Coverage

945.4 the parcel coverage of all buildings and structures shall not exceed 35%;

Buildings Per Parcel

945.5 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

946 I5B Zone (Industrial Five B)

946 On a parcel in an 15B Zone,

Permitted Uses

946.1 except as permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) industry;
- (2) wood processing including shakemills and sawmills;
- (3) auto wrecking and auto storage yards;
- (4) log booming and sorting;
- (5) mineral, sand and gravel processing;
- (6) manufacturing of concrete products;
- (7) animal processing;
- (8) one single family dwelling auxiliary to the principal use for the purpose of housing a caretaker or watchman.

Siting of Structures

946.2 no structure shall be located within:

- (1) no structure shall be located within:
 - (a) 5 metres of a front and rear parcel line;
 - (b) 2 metres of a side parcel line
- (2) no building or structure used for medical cannabis production shall be located within 5 metres of a parcel line.

Restricted Uses

946.3 the following uses are expressly prohibited in the I5B zone:

- (1) storage or disposal of hazardous, contaminated, biomedical and toxic waste including PCBs;
- (2) chromium manufacturing and similar high impact chemical plants;
- (3) petrochemical refining;
- (4) explosives/ammunition manufacturing;
- (5) battery manufacturing;
- (6) metal smelting/electroplating.

Parcel Coverage

946.4 the parcel coverage of all buildings and structures shall not exceed 50%.

Buildings Per Parcel

946.5 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

Site Specific Uses

946.6 In addition to the uses permitted in Section 946.1, a cannabis production facility is an additional permitted use on the following lots:

Lots 2-5, Block 6 District Lot 1462 Plan 5883

951 I6 Zone (Industrial Six)

951 On a site in an I6 Zone,

Permitted Uses

951.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) pulp and paper mills;
- (2) uses permitted in the Industrial 1 (I1) zone;
- (3) construction camps or yards;
- (4) facilities for the temporary accommodation of employees during periodic maintenance and servicing of a pulp and paper mill;
- (5) oxygen manufacturing plants;
- (6) refuse disposal sites.

Siting of Structures

951.2 no structure shall be located within 7.5 metres of:

- (i) a parcel line; or
- (ii) a zone boundary

that abuts a RU2 (Rural 2) Zone;

Site Area

951.3 the minimum site area for each permitted use shall be 6000 square meters;

Site Coverage

951.4 the site coverage of all buildings and structures shall not exceed 35%;

Buildings Per Parcel

951.5 subject to compliance with all other provisions of this bylaw more than one principal building is permitted.

961 I7 Zone (Industrial Seven)

961 On a parcel in an I7 Zone,

Permitted Uses

961.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) uses permitted in the Industrial 1 (I1) Zone;
- (2) uses permitted in the Industrial 2 (I2) Zone;
- (3) uses permitted in the Industrial 5 (I5) Zone;
- (4) construction camps or yards;
- (5) cannabis production facility

Siting of Structures

- 961.2 (1) no structure or use permitted under Section 961.1 (1) and (2) shall be located within:
- (a) 7.5 meters of a front or rear parcel line;
 - (b) 7.5 meters of a parcel line or zone boundary that abuts a RU2 or PA1 Zone; or
 - (c) 4.5 metres of a side parcel line where the side parcel line is contiguous with a highway;
- (2) no structure or use permitted under Section 961.1 (3), (4) and (5) shall be located within 7.5 metres of a parcel line or within 7.5 metres of a zone boundary that abuts a RU2 or PA1 Zone;
- (3) no building or mobile home permitted under Section 961.1, except water-oriented industrial loading facilities and portable sawmills, shall be located within 15 metres of the natural boundary of the ocean;

Site Area

961.3 the minimum site area for each permitted use in Section 961.1 (3) and (4) shall be 6000 square meters;

Site Coverage

- 961.4 (1) the site coverage of all buildings and structures permitted under Section 961.1 (1) and (2) shall not exceed 50 percent;
- (2) the site coverage for all buildings and structures permitted under Section 961.1 (3), (4) and (5) shall not exceed 35 percent;

Buildings Per Parcel

961.5 subject to compliance with all other provisions of this bylaw more than one principal building is permitted.

971 I8 Zone (Industrial Eight)

971 On a parcel in an I8 Zone,

Permitted Uses

971.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) uses permitted in the Industrial 7 (I7) Zone;
- (2) bulk fuel storage including fuel truck parking areas.

Siting of Structures

971.2 no structure or use permitted under Section 971.1 shall be located within:

- (a) 7.5 meters of a front or rear parcel line;
- (b) 7.5 meters of a parcel line or zone boundary that abuts a RU2 or PA1 Zone; or
- (c) 4.5 metres of a side parcel line where the side parcel line is contiguous with a highway;

Site Area

971.3 the minimum site area for each permitted use in Section 971.1 shall be 6000 square meters;

Site Coverage

971.4 the site coverage of all buildings and structures permitted under Section 971.1 shall not exceed 50 percent;

Landscaping

- 971.5
- (1) Pursuant to Section 968 (d) of the *Municipal Act*, the Port Mellon Highway and other highways abutting an I8 Zone are designated highways for the purpose of requiring landscaping of an adjacent industrial parcel.
 - (2) Landscaping of all land in a setback area abutting a highway shall be provided and maintained to separate the industrial use of a parcel from the highway.

971.6 Buildings Per Parcel

subject to compliance with all other provisions of this bylaw more than one principal building is permitted.

981 I9 Zone (Independent Power Project)

Permitted Uses

981.1 Land, buildings and structures in the I9 zone shall be used for the following purposes only:

- (1) independent power project;
- (2) buildings and structures accessory to the use permitted in section 981(1);

981.2 The I9 Zone is designated a Temporary Use Permit Area;

981.3 The minimum site area required is 5000 square metres;

Site Coverage

981.4 Buildings and structures shall not cover more than 60 percent of the site area;

Siting of Structures

981.5 No building or structure, except a fence, shall be located within 7.5 metres of a parcel line;

Parking and Loading

981.6 Every independent power project-referred to in section 981(1) shall be provided with one space for parking and space for loading, unloading and manoeuvring of tridem axle trucks as defined in the Commercial Transport Regulations under the *Commercial Transport Act*.

1000 CR1 Zone (Country Residential One)

1000 On a parcel in a CR1 Zone,

Permitted Uses

1000.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) one single family dwelling;
- (2) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
- (3) home occupation subject to Part 502 (10) of this bylaw;
- (4) bed and breakfast subject to Part 502 (11) of this bylaw;
- (5) agriculture.

1000.2 On parcels exceeding 3500 square metres the additional permitted uses are:

- (1) a second dwelling unit to create a duplex or one auxiliary dwelling unit;
- (2) the keeping of livestock subject to section 502(4) of this bylaw.

1000.3 On parcels exceeding 8000 square metres the additional permitted uses are:

- (1) a second single family dwelling or a transition house;

Dwelling Units Per Parcel

1000.4 No more than two dwelling units may be located on a parcel.

Siting of Structures

1000.5 No structure may be located within:

- (1) 5 metres of the front or rear parcel line;
- (2) 1.5 metres of a side parcel line; or
- (3) 4.5 metres of an exterior side parcel line.

Floor Area

1000.6 The total floor area of a transition house shall not exceed 300 square metres.

Parcel Coverage

1000.7 The parcel coverage of all buildings and structures shall not exceed 15 percent except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

1000A CR2 Zone (Country Residential Two)

1000A On a parcel in a CR2 Zone,

Permitted Uses

1000A.1 except as otherwise permitted in Part V of this bylaw, the following and no other uses are permitted:

- (1) one single family dwelling;
- (2) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
- (3) home occupation subject to Part 502 (10) of this bylaw;
- (4) bed and breakfast subject to Part 502 (11) of this bylaw;
- (5) agriculture.

1000A.2 On parcels exceeding 3500 square meters the additional permitted uses are:

- (1) the keeping of livestock subject to section 502(4) of this bylaw.

Dwelling Units Per Parcel

1000A.3 No more than one dwelling may be located on a parcel.

Siting of Structures

1000A.4 No structure may be located within:

- (1) 5 metres of the front or rear parcel line;
- (2) 1.5 metres of a side parcel line; or
- (3) 4.5 metres of an exterior side parcel line.

Floor Area

1000A.5 The total floor area of a transition house shall not exceed 300 square metres.

Parcel Coverage

1000A.6 The parcel coverage of all buildings and structures shall not exceed 15 percent except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

1001 RU1 Zone (Rural One)

1001 On a parcel in an RU1 Zone,

Permitted Uses

1001.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) agriculture;
- (2) garden nursery;
- (3) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
- (4) home occupation subject to Part 502 (10) of this bylaw;
- (5) bed and breakfast subject to Part 502 (11) of this bylaw;
- (6) the maximum permitted number and type of dwelling unit as calculated according to Table III in which Column I lists the parcel size and Column II lists the maximum permitted number and type of dwelling unit:

TABLE III

COLUMN I

COLUMN II

Where parcel size is:

The maximum permitted number and type of dwelling unit is:

- (a) less than 3500 square metres
- (b) 3500 square meters to 8000 square metres
- (c) greater than 8000 square metres

- one single family dwelling
- one single family dwelling and one auxiliary dwelling unit
- two single family dwellings or one duplex or one single family dwelling and one transition house

d) notwithstanding (a-c) the following shall apply within the West Howe Sound Official Community Plan boundary, as outlined on Appendix 2 to Bylaw 310.141:

- (i) less than 8000 square metres
- (ii) 8000 square metres to 1.75 hectares
- (iii) Greater than 1.75 hectares

- One single family dwelling
 - One single family dwelling and one auxiliary dwelling unit
 - Two single family dwellings or one duplex
-

1001.2 with a parcel size exceeding 3500 square meters the additional permitted uses are:

- (1) the keeping of livestock;
- (2) vehicle repair and maintenance provided that:
 - (a) there is no storage outside of an enclosed building;
 - (b) no such building shall exceed 4.5 meters in height;
 - (c) the required setback from all parcel lines is 7.5 meters;
 - (d) the floor area of such a building shall not exceed 75 square meters;
 - (e) with the exception of Electoral Area E, where the parcel size must be 8000 square metres to qualify for the use described in Section 1001.2 (2) (a-d);
- (3) the raising of fish for domestic consumption;
- (4) wild bird rehabilitation as an auxiliary use to residential where the rehabilitation use operates under a valid permit from the appropriate authority;

1001.3 with a parcel size exceeding 1.75 hectares the additional permitted uses are:

- (1) kennels only in Electoral Areas E and F
- (2) horse riding, training or boarding facility;
- (3) a single fully enclosed building to house manufacturing or storage provided that:
 - (a) there is no storage outside of an enclosed building;
 - (b) no such building shall exceed 4.5 meters in height;
 - (c) the required setback from all parcel lines is 7.5 meters;
 - (d) the floor area of such a building shall not exceed 75 square meters;

Floor Area

1001.4 The total floor area of a transition house shall not exceed 300 square metres.

Setback

1001.5 no use permitted under section 1001.2(4),1001.3(1) or 1001.3(2) shall be located within 15 metres of a parcel line;

Siting of Structures

1001.6 no structures shall be located within:

- (1) 5 meters of the front or rear parcel line;
- (2) 1.5 meters of the side parcel line; and
- (3) 4.5 meters of the side parcel line where the parcel line is contiguous to a highway;

Parcel Coverage

1001.7 the maximum parcel coverage of all buildings and structures shall not exceed 15% of the parcel size except when the parcel is equal to or less than 2000 square meters in area in which case the maximum parcel coverage shall not exceed 35%; and

Buildings Per Parcel

1001.8 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

Site Specific Uses

1001.9 A distillery, meadery or cidery licensed under the BC *Liquor Control and Licensing Act* and associated sale, tasting and on-site tour are permitted on Lot 15 District Lot 1311 Plan 4216, subject to the following provisions:

- (1) Tasting and on-site tours shall be conducted in accordance with the terms and conditions of the liquor license for the distillery.
- (2) Third-party commercial events or assembly associated with the distillery: not permitted.
- (3) Maximum building height: 4.5 m
- (4) Maximum building gross floor area: 100 m²
- (5) Minimum setback from any lot line: 7.5 m
- (6) Minimum number of parking spaces for distillery and associated uses: 11
- (7) Outdoor storage: not permitted
- (8) Tasting and retail room:
 - a. Maximum floor area: 18 m²
 - b. Maximum seating capacity: 8 persons
- (9) Outdoor tasting: not permitted

1001A RU1A Zone (Rural One A)

1001A On a parcel in an RU1A Zone,

Permitted Uses

1001A.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) agriculture;
- (2) garden nursery;
- (3) keeping of poultry or rabbits subject to Part 502(2) and (3) of this bylaw;
- (4) home occupation subject to section 502(10) of this bylaw;
- (5) bed and breakfast subject to section 502(11) of this bylaw;
- (6) the maximum permitted number and type of dwelling unit as calculated according to Table III in which Column I lists the parcel size and Column II lists the maximum permitted number and type of dwelling unit:

TABLE III

COLUMN I

COLUMN II

Where parcel size is:

The maximum permitted number and type of dwelling is:

- (a) less than 3500 square metres
- (b) 3500 square metres to 8000 square metres
- (c) greater than 8000 square metres

- one single family dwelling
- one single family dwelling and one auxiliary dwelling unit
- two single family dwellings or one duplex or one single family dwelling and one transition house

1001A.2 with a parcel size exceeding 3500 square meters the additional permitted uses are:

- (1) the keeping of livestock;
- (2) vehicle repair and maintenance provided that:
 - (a) there is no storage outside of an enclosed building;
 - (b) no such building shall exceed 4.5 metres in height;
 - (c) the required setback from all parcel lines is 7.5 metres;
 - (d) the floor area of such a building shall not exceed 75 square metres;
- (3) the raising of fish for domestic consumption;
- (4) wild bird rehabilitation as an auxiliary use to residential where the rehabilitation use operates under a valid permit from the appropriate authority;

1001A.3 with a parcel size exceeding 1.75 hectares the additional permitted uses are:

- (1) horse riding, training or boarding facility;
- (2) a single fully enclosed building to house manufacturing or storage provided that:
 - (a) there is no storage outside of an enclosed building;
 - (b) no such building shall exceed 4.5 metres in height;
 - (c) the required setback from all parcel lines is 7.5 metres;
 - (d) the floor area of such a building shall not exceed 75 square metres;

Bed and Breakfast

1001A.4(1) Bed and breakfast accommodation may be provided in one or both dwellings permitted on a parcel.

- (2) The area utilized for bed and breakfast accommodation shall not exceed a combined total of five bedrooms per parcel.

Floor Area

1001A.5 The total floor area of a transition house shall not exceed 300 square metres.

Setback

1001A.6 no use permitted under section 1001A.2(4), 1001A.3(1) shall be located within 15 metres of a parcel line;

Siting of Structures

1001A.7 no structures shall be located within:

- (1) 5 metres of the front or rear parcel line;
- (2) 1.5 metres of the side parcel line; and
- (3) 4.5 metres of the side parcel line where the parcel line is contiguous to a highway;

Parcel Coverage

1001A.8 the maximum parcel coverage of all buildings and structures shall not exceed 15% of the parcel size except when the parcel is equal to or less than 2000 square metres in area in which case the maximum parcel coverage shall not exceed 35%;

Buildings Per Parcel

1001A.9 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

1001B RU1B Zone (Rural One B)

1001B On a parcel in an RU1B Zone,

Permitted Uses

1001B.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) agriculture;
- (2) garden nursery and garden supply centre;
- (3) keeping of poultry or rabbits subject to Part 502(2) and (3) of this bylaw;
- (4) home occupation subject to Part 502(10) of this bylaw;
- (5) bed and breakfast subject to Part 502(11) of this bylaw;
- (6) the maximum permitted number and type of dwelling unit as calculated according to Table III in which Column I lists the parcel size and Column II lists the maximum permitted number and type of dwelling unit;

TABLE III

COLUMN I

Where parcel size is:

- (a) less than 3500 square metres
- (b) 3500 square metres to 8000 square metres
- (c) greater than 8000 square metres

COLUMN II

The maximum permitted number and type of dwelling unit is:

- one single family dwelling
- one single family dwelling and one auxiliary dwelling unit
- two single family dwellings or one duplex or one single family dwelling and one transition house
-

1001B.2 with a parcel size exceeding 3500 square meters the additional permitted uses are:

- (1) the keeping of livestock;
- (2) vehicle repair and maintenance provided that:
 - (a) there is no storage outside of an enclosed building;
 - (b) no such building shall exceed 4.5 meters in height;
 - (c) the required setback from all parcel lines is 7.5 meters;
 - (d) the floor area of such a building shall not exceed 75 square meters;
- (3) the raising of fish for domestic consumption;
- (4) wild bird rehabilitation as an auxiliary use to residential where the rehabilitation use operates under a valid permit from the appropriate authority;

1001B.3 with a parcel size exceeding 1.75 hectares the additional permitted uses are:

- (1) kennels only in Electoral Areas E and F;
- (2) horse riding, training or boarding facility;
- (3) a single fully enclosed building to house manufacturing or storage provided that:
 - (a) there is no storage outside of an enclosed building;
 - (b) no such building shall exceed 4.5 metres in height;
 - (c) the required setback from all parcel lines is 7.5 metres;
 - (d) the floor area of such a building shall not exceed 75 square metres;

Floor Area

1001B.4 The total floor area of a transition house shall not exceed 300 square metres.

Setback

1001B.5 no use permitted under section 1001B.2(4), 1001B.3(1) or 1001B.3(2) shall be located within 15 metres of a parcel line;

Siting of Structures

1001B.6 no structures shall be located within:

- (1) 5 metres of the front or rear parcel line;
- (2) 1.5 metres of the side parcel line; and
- (3) 4.5 metres of the side parcel line where the parcel line is contiguous to a highway;

Parcel Coverage

1001B.7 the maximum parcel coverage of all buildings and structures shall not exceed 15% of the parcel size except when the parcel is equal to or less than 2000 square metres in area in which case the maximum parcel coverage shall not exceed 35%; and

Buildings Per Parcel

1001B.8 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

1001C RU1C Zone (Rural One C)

1001C On a parcel in an RU1C Zone,

Permitted Uses

1001C.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) agriculture;
- (2) garden nursery;
- (3) keeping of poultry or rabbits subject to Sections 502(2) and 502(3) of this bylaw;
- (4) home occupation subject to Section 502(10) of this bylaw;
- (5) bed and breakfast subject to Section 502(11) and Section 1001C.4 of this bylaw;
- (6) the maximum permitted number and type of dwelling as calculated according to Table III in which Column I lists the parcel size and Column II lists the maximum permitted number and type of dwelling:

TABLE III

COLUMN I

COLUMN II

Where parcel size is:

The maximum permitted number and type of dwelling unit is:

(a) less than 3500 square meters	one single family dwelling
(b) 3500 square meters to 8000 square meters	one single family dwelling and one auxiliary dwelling
(c) greater than 8000 square meters	two single family dwellings or one duplex or one single family dwelling and one transition house

1001C.2 on a parcel exceeding 3500 square meters the additional permitted uses are:

- (1) keeping of livestock subject to Section 502(4) of this bylaw;
- (2) raising of fish for domestic consumption.

1001C.3 on a parcel exceeding 1.75 hectares the additional permitted uses are:

- (1) *auxiliary residential assembly*, provided that:
 - (a) no more than 12 persons are assembled at any one time and per day;
 - (b) the total combined floor area used for *auxiliary residential assembly*, exclusive of bedrooms providing transient overnight accommodation, dining and other amenity areas, does not exceed 60 square meters;
 - (c) any area used for *auxiliary residential assembly* is located at least 7.5 meters from a parcel line;
 - (d) on-site parking is provided in accordance with Section 509 of this

- (e) bylaw, which shall be located at least 7.5 meters from a parcel line; the *auxiliary residential assembly* is operated by the principal residents;
- (f) employees of the *auxiliary residential assembly* are restricted to members of the family who are the principal residents plus one other person;
- (g) notwithstanding any other parts of this bylaw, no more than one sign is installed on the parcel, in a manner that does not obstruct or obscure site access or egress, nor have an area exceeding 0.35 square meters;
- (h) the provision of transient overnight accommodation for persons attending the *auxiliary residential assembly* does not exceed five bedrooms per parcel;
- (i) a building used for *auxiliary residential assembly* purposes is connected to either a community sewer facility or on-site sewage disposal facilities in accordance with current regulations pursuant to the *Health Act*.

1001C.4 The total combined number of bedrooms used for transient accommodation for both *auxiliary residential assembly* and bed and breakfast use shall not exceed five bedrooms per parcel, with the total number of bedrooms for bed and breakfast independent of *auxiliary residential assembly* not exceeding two bedrooms per dwelling.

Floor Area

1001C.5 the total floor area of a transition house shall not exceed 300 square meters.

Siting of Structures

1001C.6 no structures shall be located within:

- (1) 5 meters of the front or rear parcel line;
- (2) 1.5 meters of the side parcel line; and
- (3) 4.5 meters of the side parcel line where the parcel line is contiguous to a highway.

Parcel Coverage

1001C.7 the parcel coverage of all buildings and structures shall not exceed 15%, except where a parcel area is less than or equal to 2000 square meters the parcel coverage shall not exceed 35%.

Buildings Per Parcel

1001C.8 subject to compliance with all other provisions of this bylaw, more than one principal building is permitted.

1001D RU1D Zone (Rural One D)

1001D On a parcel in an RU1 Zone

Permitted Uses

1001D.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) agriculture;
- (2) garden nursery;
- (3) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
- (4) home occupation subject to Part 502 (10) of this bylaw;
- (5) bed and breakfast subject to Part 502 (11) of this bylaw;
- (6) the maximum permitted number and type of dwelling unit as calculated according to Table III in which Column I lists the parcel size and Column II lists the maximum permitted number and type of dwelling unit:

TABLE III

COLUMN I

Where parcel size is:

- (a) less than 1.6 hectares
- (b) 1.6 hectares or greater

COLUMN II

The maximum permitted number and type of dwelling unit is:

one single family dwelling
two single family dwellings or one duplex or one single family dwelling and one transition house

1001D.2 with a parcel size exceeding 3500 square meters the additional permitted uses are:

- (1) the keeping of livestock;
- (2) vehicle repair and maintenance provided that:
 - (a) there is no storage outside of an enclosed building;
 - (b) no such building shall exceed 4.5 meters in height;
 - (c) the required setback from all parcel lines is 7.5 meters;
 - (d) the floor area of such a building shall not exceed 75 square meters;
 - (e) with the exception of Electoral Area E, where the parcel size must be 8000 square metres to qualify for the use described in Section 1001D.2 (2) (a-d);
- (3) the raising of fish for domestic consumption;
- (4) wild bird rehabilitation as an auxiliary use to residential where the

rehabilitation use operates under a valid permit from the appropriate authority;

- 1001D.3 with a parcel size exceeding 1.75 hectares the additional permitted uses are:
- (1) kennels only in Electoral Areas E and F
 - (2) horse riding, training or boarding facility;
 - (3) a single fully enclosed building to house manufacturing or storage provided that:
 - (a) there is no storage outside of an enclosed building;
 - (b) no such building shall exceed 4.5 meters in height;
 - (c) the required setback from all parcel lines is 7.5 meters;
 - (d) the floor area of such a building shall not exceed 75 square meters;

Floor Area

- 1001D.4 The total floor area of a transition house shall not exceed 300 square metres.

Setback

- 1001D.5 no use permitted under section 1001D.2(4), 1001D.3(1) or 1001D.3(2) shall be located within 15 metres of a parcel line;

Siting of Structures

- 1001D.6 no structures shall be located within:
- (1) 5 meters of the front or rear parcel line;
 - (2) 1.5 meters of the side parcel line; and
 - (3) 4.5 meters of the side parcel line where the parcel line is contiguous to a highway;

Parcel Coverage

- 1001D.7 the maximum parcel coverage of all buildings and structures shall not exceed 15% of the parcel size except when the parcel is equal to or less than 2000 square meters in area in which case the maximum parcel coverage shall not exceed 35%; and

Buildings Per Parcel

- 1001D.8 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

1011 RU2 Zone (Rural Two)

1011 On a parcel in an RU2 Zone,

Permitted Uses

1011.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) garden nursery;
- (2) agriculture;
- (3) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
- (4) home occupation subject to Part 502 (10) of this bylaw;
- (5) bed and breakfast subject to Part 502 (11) of this bylaw;
- (6) forest management;
- (7) the maximum permitted number and type of dwelling units is calculated according to Table IV in which Column I lists the parcel size and Column II lists the maximum permitted number and type of dwelling units:

TABLE IV

COLUMN I

COLUMN II

Where parcel size is:

The maximum permitted number and type of dwelling is:

(a) less than 1 hectare with the exception of Electoral Area E where the parcel size is 8000 square metres

one single family dwelling

(b) 1 hectare to 4 hectares

two single family dwellings or one duplex or one single family dwelling and one transition house

(c) 4 hectares and up

three single family dwellings and one auxiliary dwelling unit, or one duplex, one single family dwelling and one auxiliary dwelling unit

there shall be a maximum of two dwellings in Electoral Area E

*table continued
on next page*

Notwithstanding (a-c) the following shall apply within the West Howe Sound Official Community Plan boundary, as outlined on Appendix 2 to Bylaw 310.141:

- | | |
|--------------------------------|--|
| (i) Less than 1.5 hectares | One single family dwelling |
| (ii) Greater than 1.5 hectares | Up to a maximum of two single family dwellings or one duplex |
-

1011.2 with a parcel size exceeding 3500 square meters the additional permitted uses are:

- (1) the keeping of livestock;
 - (2) the raising of fish for domestic consumption;
 - (3) vehicle repair and maintenance provided that:
 - (a) there is no storage outside of an enclosed building;
 - (b) no such building shall exceed 4.5 meters in height;
 - (c) the required setback from all parcel lines is 7.5 meters;
 - (d) the floor area of such a building shall not exceed 75 square meters;
 - (e) with the exception of Electoral Area E, where the parcel size must be 8000 square metres to qualify for the use described in Section 1011.2
- (3) (a-d);

1011.3 with a parcel size exceeding 8000 square meters the additional permitted uses are:

- (1) wildlife rehabilitation centres;
- (2) tourist information centre, provided that:
 - (a) the building does not exceed 4.5m in height
 - (b) the maximum gross floor area does not exceed 185m²

1011.4 with a parcel size exceeding 1.75 hectares the additional permitted uses are:

- (1) campground and recreational vehicle sites provided that the maximum permitted number of campsites and recreational vehicle sites is ten per hectare of land;
- (2) animal shelters, kennel only in Electoral Areas E and F
- (3) a single fully enclosed building to house manufacturing or storage provided that:
 - (a) there is no storage outside of an enclosed building;
 - (b) no such building shall exceed 4.5 meters in height;
 - (c) the required setback from all parcel lines is 7.5 meters;
 - (d) the floor area of such a building shall not exceed 75 square meters;
- (4) construction camp;
- (5) sawmill and shakemill excluding chippers and planers provided that the use is limited to a site area not exceeding 1000 square meters;
- (6) equipment repair and maintenance provided that the use is limited to a fully enclosed building;
- (7) horse riding, training or boarding facility;
- (8) the keeping of less than 50 pigs;

1011.5 with a parcel size equal to or exceeding 8 hectares, the additional permitted use is a cannabis production facility

Siting of Structures

- 1011.6 no structure shall be located within:
- (1) 5 meters of the front or rear parcel line;
 - (2) 1.5 meters of the side parcel line;
 - (3) 4.5 meters of the side parcel line where the side parcel line is contiguous to a highway;

Setback

- 1011.7 (1) unless otherwise provided for under Section 1011.4, all uses listed in Sections 1011.3 and 1011.4 shall not be sited within 15 meters of any parcel line;
- (2) no building used as a cannabis production facility under Section 1011.5 shall be located within 60 metres of a parcel line

Parcel Coverage

1011.8 the parcel coverage of all buildings and structures shall not exceed 15% of the parcel size except when the parcel is equal to or less than 2000 square metres in area in which case the parcel coverage shall not exceed 35%;

Buildings Per Parcel

1011.9 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

Site Specific Uses

- 1011.10 A maximum of 10 sleeping cabins are permitted on Block 2 District Lot 3380 Plan 4341, subject to the following regulations:
- (1) No cooking or sanitary facilities shall be contained within any sleeping cabin.
 - (2) No person shall occupy any sleeping cabin for transient accommodation for more than 10 days in any calendar month.
- 1011.11 In addition to the uses permitted in Sections 1011.1 to 1011.5 the following uses are permitted on Lot 1, DL 1657, Plan VAP23053, PID 016-713-541:
- (1) general contractor facility;
 - (2) equipment works yard;

- (3) storage and sale of landscape products such as topsoil, bark mulch, gravel and sand;
- (4) concrete batch plant;
- (5) third dwelling, in the form of a manufactured home, auxiliary to the uses in (a) – (d) to be used for the purpose of housing a caretaker or watchman.

1011.12 In addition to the uses permitted in Sections 1011.1 to 1011.3, the following use is permitted on Block 6 except; Part Now Road Plan LMP1312, District Lot 1657, Plan 4563 and Block 7 except; Part Now Road Plan LMP1312, District Lot 1657, Plan 4563:

- (1) concrete batch plant

1011.13 **Conditions of Use**

On Lot 1, DL 1657, Plan VAP23053, PID 016-713-541 the following conditions apply:

- (1) For vehicle repair and maintenance, despite Sections 1011.2 (3):
 - i. there is no storage outside of an enclosed building;
 - ii. no such building shall exceed 7.5 metres in height;
 - iii. the total floor area of such buildings shall not exceed 600 square metres;
 - iv. the required setback from all parcel lines is 7.5 metres.
- (2) For manufacturing or storage, despite Sections 1011.4 (3):
 - i. there is no storage outside of an enclosed building;
 - ii. more than one building is permitted;
 - iii. no such building shall exceed 7.5 metres in height;
 - iv. the total floor area of such buildings shall not exceed 600 square metres;
 - v. the required setback from all parcel lines is 7.5 metres.
- (3) For equipment works yard:
 - i. more than one site area may be used;
 - ii. the use shall be screened by a solid fence or landscaping;
 - iii. the maximum total site area shall be one hectare.

1011.14 Notwithstanding Section 1011.1 (7) (a), an auxiliary dwelling is permitted on Lot 7 District Lot 1582 Group 1 New Westminster District Plan LMP22397.

1011A RU2A Zone (Rural Two A)

1011A On a parcel in an RU2A Zone,

Permitted Uses

1011A.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) garden nursery;
- (2) agriculture;
- (3) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
- (4) home occupation subject to Part 502 (10) of this bylaw;
- (5) bed and breakfast subject to Part 502 (11) of this bylaw;
- (6) the maximum permitted number and type of dwelling units is calculated according to Table IV in which Column I lists the parcel size and Column II lists the maximum permitted number and type of dwelling units:

TABLE IV

COLUMN I

COLUMN II

Where parcel size is:

The maximum permitted number and type of dwelling is:

- (a) less than 1 hectare
- (b) 1 hectare to 4 hectares

- (c) 4 hectares and up

one single family dwelling
two single family dwellings or one duplex or one single family dwelling and one transition house
three single family dwellings and one auxiliary dwelling unit, or one duplex, one single family dwelling and one auxiliary dwelling unit;

1011A.2 on a parcel with an area exceeding 3500 square meters the additional permitted uses are:

- (1) the keeping of livestock;
- (2) the raising of fish for domestic consumption;
- (3) vehicle repair and maintenance provided that:
 - (a) there is no storage outside of an enclosed building;
 - (b) no such building shall exceed 4.5 meters in height;
 - (c) the required setback from all parcel lines is 7.5 meters;
 - (d) the floor area of such a building shall not exceed 75 square meters;

1011A.3 on a parcel with an area exceeding 8000 square meters the additional permitted uses are:

- (1) wildlife rehabilitation centres;
- (2) tourist information centre, provided that:
 - (a) the building does not exceed 4.5m in height
 - (b) the maximum gross floor area does not exceed 185m²

1011A.4 on a parcel with an area exceeding 1.75 hectares the additional permitted uses are:

- (1) campground and recreational vehicle sites provided that the maximum permitted number of campsites and recreational vehicle sites is ten per hectare of land;
- (2) animal shelters, kennel only in Electoral Areas E and F
- (3) Non-commercial community storage facility provided that:
 - (a) No building shall exceed 6 metres in height; and
 - (b) The footprint of the building shall not exceed 450 square metres;
- (4) construction camp;
- (5) public works yard;
- (6) yard waste transfer station that is auxiliary to a public works yard;
- (7) sawmill and shakemill excluding chippers and planers provided that the use is limited to a site area not exceeding 1000 square meters;
- (8) equipment repair and maintenance provided that the use is limited to a fully enclosed building;
- (9) horse riding, training or boarding facility;
- (10) the keeping of less than 50 pigs;
- (11) fire training area, with a minimum of 7.5 metre setback to all property lines;

Siting of Structures

1011A.5 no structure shall be located within:

- (1) 5 meters of the front or rear parcel line;
- (2) 1.5 meters of the side parcel line;
- (3) 4.5 meters of the side parcel line where the side parcel line is contiguous to a highway;

Setback

1011A.6 unless otherwise provided for under Section 1011A.4, all uses listed in Sections 1011.3 and 1011.4 shall not be sited within 15 meters of any parcel line;

Parcel Coverage

1011A.7 the parcel coverage shall not exceed 15% except when the parcel is equal to or less than 2000 square metres in area in which case the parcel coverage shall not exceed 35%;

Buildings Per Parcel

1011A.8 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

1021 AG Zone (Agriculture)

1021 Permitted Uses

1021.1 The following uses are permitted in the AG zone:

- (1) agriculture;
- (2) farm or farm operation;
- (3) single family dwelling subject to section 1021.6 of this bylaw;
- (4) auxiliary dwelling unit subject to section 1021.6 of this bylaw;
- (5) agricultural product sales subject to sections 1021.7(2) and 1021.7(4) of this bylaw;
- (6) animal slaughter or processing subject to section 1021.8(1) of this bylaw;
- (7) farm research and education subject to section 1021.7(5) of this bylaw;
- (8) creamery subject to sections 1021.7(4) and 1021.8(4) of this bylaw;
- (9) winery or cidery subject to sections 1021.7(3) and 1021.8(3) of this bylaw;
- (10) brewery, distillery or meadery subject to sections 1021.7(4) and 1021.8(4) of this bylaw;
- (11) agritourism excluding tourist accommodations except as permitted under section 1021.5 of this bylaw;
- (12) food and beverage service lounge auxiliary to a brewery, cidery, distillery, meadery or winery subject to section 1021.7(3) of this bylaw;
- (13) home occupation subject to Part 502(10) of this bylaw;
- (14) bed and breakfast subject to Part 502(11) and section 1021.5(2) (c) of this bylaw;
- (15) kennel only in Electoral Areas E and F.

Additional Permitted Uses

1021.2 On a parcel exceeding 1 hectare the additional permitted uses are:

- (1) (a) one manufactured home, up to 9 metres wide, for housing:
 - (i) the parcel owner's immediate family;
 - (ii) farm workers;
- or
- (b) a second single family dwelling, where authorized by the Agricultural Land Commission in response to a non-farm use application.
- (2) Subject to section 1021.6(1) of this bylaw, one auxiliary dwelling unit may be located within:
 - (a) a single family dwelling; or
 - (b) where there is no second single family dwelling in the form of a manufactured home on a parcel, above an existing single-storey agricultural building subject to section 502(8) of this bylaw.
- (3) horse riding, training or boarding facility subject to section 1021.8(2) of this bylaw.

- 1021.3 On a parcel equal to or exceeding 8 hectares the additional permitted use is:
- (1) cannabis production facility.

Site Specific Uses

- 1021.4 (1) A garden supply centre is permitted on Lot 17, District Lot 682, Plan 13714.
- (2) An additional dwelling to create a duplex is permitted on Lot B, Block H, District Lot 903, Plan 1866 in place of a second single family dwelling.
- (3) Despite Sections 1021.2 and 1021.6 only one single family dwelling is permitted on:
- (a) Lot 12, Block E, District Lot 905, Plan EPP47776;
 - (b) Lot 13, Block E, District Lot 905, Plan EPP47776.

Despite section 1021.10(1) each single family dwelling on the two lots described within this section will have a ground floor area not exceeding 170 square metres and a total floor area not exceeding 280 square metres.

Temporary Uses

- 1021.5 (1) The AG zone is designated as a temporary use permit area for the purpose of permitting temporary agritourism campgrounds auxiliary to agriculture or a farm operation in Electoral Areas B, D and E.
- (2) A campground approved under a temporary use permit under this section shall:
- (a) be situated on a parcel having an area of at least 2 hectares and classified for property tax assessment purposes as a farm;
 - (b) not exceed 5% of the parcel area;
 - (c) not exceed 10 campsites, except that where a bed and breakfast is situated on the same parcel the combined number of bed and breakfast guest rooms plus campsites shall not exceed 10;
 - (d) be either connected to a community sewer facility or have on-site sewage disposal facilities in place that are in accordance with current regulations pursuant to the *Health Act*.

Number and Size of Dwellings

- 1021.6 (1) Subject to sections 1021.2(1) and 1021.2(2) of this bylaw no more than three dwellings shall be located on a parcel such that there are no more than two single family dwellings and one auxiliary dwelling unit.
- (2) Despite section 1021.10(1) of this bylaw, the floor area of a single family dwelling shall not exceed 350 m².

Areas of Agricultural Buildings, Structures and Uses

- 1021.7
- (1) The parcel coverage of all buildings and structures used as part of a park, including biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing, shall not exceed 100 m².
 - (2) Agricultural product sales are permitted auxiliary to a farm if:
 - (a) all of the farm product offered for sale is produced on the farm on which the retail sales are taking place, or
 - (b) the total sales area, both indoors and outdoors, for all agricultural products does not exceed 300 m² and if at least 50% of that sales area is limited to the sale of farm products produced
 - (i) on the same farm; or
 - (ii) by an association, as defined by the *Cooperative Association Act*, to which the owner of the farm on which the agricultural product sales take place belongs.
 - (3) A food and beverage service lounge auxiliary to a brewery, cidery, distillery, meadery or winery:
 - (a) shall neither exceed:
 - (i) a floor area of 100 m²;
 - (ii) an indoor seating capacity of 30; nor
 - (iii) an outdoor area of 50 m².
 - (b) may serve alcoholic beverages other than produced on the same farm, provided that the beverages are sold:
 - (i) as single servings for immediate consumption within an area conforming to subsection 3(a); or
 - (ii) in a special event area operated in accordance with a special event endorsement issued under the *Liquor Control and Licensing Regulation*.
 - (4) A, brewery, cidery, creamery, distillery, meadery or winery may include:
 - (a) preparing and storing their processed products;
 - (b) a retail sales area subject to section 1021.7(2) of this bylaw;
 - (c) on-site tours.
 - (5) The parcel coverage of all buildings, structures used solely for farm education and research shall not exceed 100 m².

Conditions of Use

- 1021.8 (1) At least 50% of animals slaughtered and farm product processed, packaged or stored by an animal slaughter or processing facility shall be reared and produced on the same farm.
- (2) A horse riding, training or boarding facility shall not contain more than 3 horse stalls per hectare to a maximum of 40 horse stalls per parcel.
- (3) A winery or cidery shall have:
- (a) at least 50% of the farm products used in wine or cider products produced on the same farm, or
 - (b) a land area more than 2 hectares, and
unless otherwise authorized by the Agricultural Land Commission, at least 50% of the total farm product for processing supplied by a British Columbia farm under a minimum three-year contract.
- (4) A brewery, creamery, distillery or meadery must have at least 50% of the farm products used in producing beer, creamery products, distilled spirits or mead produced on the same farm.

Siting

- 1021.9 (1) Except as otherwise provided for in this section, no building or structure shall be sited within:
- (a) 5 metres of a front or rear parcel line;
 - (b) 1.5 metres of a side parcel line, except where the side parcel line abuts a highway, in which case the minimum setback to side parcel line shall be 4.5 metres.
- (2) Agricultural and farming activities, uses, buildings and structures shall be sited a minimum distance from a parcel line, as follows:

use of land, building or structure	parcel line setback	
	abutting a highway or ALR	all other
apiary beehives	5 metres to front 1.5 metres to abutting ALR	1.5 metres
agricultural buildings, structures, or outdoor storage areas, except as otherwise specified under this section.	5 metres	5 metres
agricultural buildings, structures, or outdoor storage areas having confined livestock areas including up to 1 AU of swine.	10 metres	15 metres
agricultural buildings, structures, or outdoor storage areas having confined livestock areas including more than 1 AU of swine.	25 metres	30 metres
animal slaughter or processing <ul style="list-style-type: none"> i. Domestic Consumption ii. Commercial 	5 metres 5 metres	5 metres 30 metres
food and beverage service lounge	10 metres	15 metres
greenhouse containing no artificial lighting	5 metres	5 metres
greenhouse containing artificial lighting	15 metres	15 metres
kennel, including outdoor runs	10 metres	15 metres
agricultural product sales except in the form of an open air stand	5 metres	5 metres
agricultural product sales in the form of an open air stand	1.5 metres	5 metres
agritourism campground (where permitted)	25 metres	30 metres
agricultural waste storage facility	5 metres	10 metres
chemical storage structure	10 metres	10 metres
cannabis production facility	60 metres	60 metres
mushroom growing medium preparation and storage	5 metres	10 metres
soilless medium preparation	10 metres	15 metres
soilless medium storage	5 metres	7.5 metres

- (3) Agricultural and farm activities, uses, buildings and structures shall be situated a minimum distance from the natural boundary of a watercourse or waterbody, as follows:

use, building or structure	watercourse / waterbody setback
<ul style="list-style-type: none"> • confined livestock area containing 10 or fewer AUs • animal slaughter or processing • agricultural waste storage facility • mushroom barn • composting or compost storage • chemical storage structure • wood waste storage 	15 metres
<ul style="list-style-type: none"> • confined livestock area containing more than 10 AUs • seasonal feeding areas • field storage of agricultural solid waste 	30 metres

Parcel Coverage

1021.10 Parcel coverage shall not exceed 15%, except:

- (1) residential buildings and structures, including those auxiliary to a residential use, shall not exceed a parcel coverage of 10%;
- (2) greenhouse parcel coverage, exclusive of all other parcel coverage, shall not exceed 50%.

1022 RU4 Zone (Rural Forest)

Permitted Uses

1022.1 Except as permitted in Part V, land, buildings and structures in the RU4 zone shall be used for the following purposes only:

- (1) forest management
- (2) one single family dwelling per parcel

Auxiliary Uses

1022.2 The following additional uses are permitted as an auxiliary use to forest management, provided that both the principal and auxiliary uses are conducted exclusively on the same parcel:

- (1) log booming, sorting and storage
- (2) wood processing in the form of sawmills, shake mills and wood chippers

Floor Area

1022.3 The floor area of all buildings on a parcel shall not exceed 300 square meters.

Siting Requirements

1022.4 The siting requirements are as follows:

- (1) no structure or use permitted under Section 1022.2 shall be located within 100 metres of a parcel line
- (2) no other structure or building may be located within 5 metres of a parcel line
- (3) The total area for all auxiliary uses permitted under Section 1022.2 must not exceed a site area of 2,000 square metres

Parcel Coverage

1022.5 The parcel coverage of all buildings and structures shall not exceed 5 percent.

1022A RU4A Zone (Rural Forest A)

Permitted Uses

1022A.1 Except as permitted in Part V, land, buildings and structures in the RU4A zone shall be used for the following purposes only:

- (1) forest management

Auxiliary Uses

1022A.2 The following additional uses are permitted as an auxiliary use to forest management, provided that both the principal and auxiliary uses are conducted exclusively on the same parcel:

- (2) log booming, sorting and storage of timber harvested on the same parcel;
- (3) wood processing in the form of sawmills, shake mills and wood chippers of timber harvested on the same parcel;

Floor Area

1022A.3 The floor area of all buildings on a parcel shall not exceed 300 square meters.

Siting Requirements

1022A.4 The siting requirements are as follows:

- (1) no structure or use permitted under Section 1022A.2 shall be located within 30 metres of a parcel line;
- (2) no other structure or building may be located within 5 metres of a parcel line;
- (3) an auxiliary use permitted under Section 1022A.2 must not exceed a site area of 2,000 square metres;

Parcel Coverage

1022A.5 The parcel coverage of all buildings and structures shall not exceed 5 percent.

1022B RU4B Zone (Rural Forest B)

Permitted Uses

1022.1B Except as permitted in Part V, land, buildings and structures in the RU4B zone shall be used for the following purposes only:

- (1) forest management;
- (2) park;
- (3) one single family dwelling per parcel;
- (4) one auxiliary dwelling subject to Part 502 8 of this bylaw;
- (5) home occupation subject to Part 502 (2) and (3) of this bylaw.

1022.2B With a parcel size exceeding 3.75 hectares the additional permitted uses are:

- (1) log booming, sorting and storage;
- (2) wood processing in the form of sawmills, shake mills and wood chippers;
- (3) the total enclosed floor area for uses permitted under Section 1022.2B (1) and (2) shall not exceed the auxiliary building floor space maximum under Section 502 (6) of this bylaw.

Floor Area

1022.3B The total floor area of all dwellings on a parcel shall not exceed 355 square metres.

Siting Requirements

1022.4B The siting requirements are as follows:

- (1) no structure or use permitted under Section 1022.2B shall be located within 30 metres of a parcel line;
- (2) no other structure or building may be located within 5 metres of a parcel line;

Parcel Coverage

1022.5B The parcel coverage of all buildings and structures shall not exceed 10 percent except where the parcel is 3.5 hectares or less the parcel coverage shall not exceed 15 per cent.

1023 RU5 Zone (Rural Watershed Protection)

Permitted Uses

1023.1 Except as permitted in Part V, land, buildings and structures in the RU5 zone shall be used for the following purposes only:

- (1) forest based outdoor recreation;
- (2) outdoor natural science education or research;
- (3) fish and wildlife habitat management and enhancement facilities;
- (4) interpretive facilities;
- (5) park; and
- (6) restricted watershed areas.

Floor Area

1023.2 The floor area of all buildings on a parcel shall not exceed 100 square meters.

Siting Requirements

1023.3 No structure or use permitted under Section 1023.1 shall be located within 30 metres of a parcel line.

1023A RU5A Zone (Rural Forest E)

Permitted Uses

1023.1A Except as permitted in Part V, land, buildings and structures in the RU4B zone shall be used for the following purposes only:

- (1) forest management;
- (2) forest based recreation;
- (3) environmental conservation;
- (4) park;
- (5) one single family dwelling per parcel;

Floor Area

1023.2A The total floor area of all buildings on a parcel shall not exceed 300 square metres.

Siting Requirements

1023.3A The siting requirements are as follows:
(1) no structure shall be located within 5 metres of a parcel line;

Parcel Coverage

1023.4A The parcel coverage of all buildings and structures shall not exceed 10 per cent.

1101 PA1 Zone (Park and Assembly One)

1101 On a parcel in a PA1 Zone,

Permitted Uses

1101.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) church;
- (2) park;
- (3) assembly;
- (4) education facility provided that the total floor area of the education facility does not exceed 500 square meters;
- (5) demonstration forest
- (6) surface parking;
- (7) transition house;
- (8) child care facility;
- (9) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
- (10) keeping of livestock subject to Part 502 (4) of this bylaw;
- (11) home occupation subject to Part 502 (10) of this bylaw;
- (12) one single family dwelling auxiliary to the principal use for the purpose of housing a caretaker or watchman;

Siting of Structures

- 1101.2 (a) except as provided for in subsection (b), no structure shall be located within 7.5 metres of a parcel line;
- (b) a community hall as a permitted use under section 1101.1(3) shall not be located within:
- (1) 5 meters of a front parcel line;
 - (2) 2 meters of a rear parcel line except where the rear parcel line is contiguous to a highway in which case the minimum setback shall be 4.5 metres; and
 - (3) 1.5 meters of a side parcel line except where the side parcel line is contiguous to a highway in which case the minimum setback shall be 4.5 meters;

Setback

1101.3 no parking, loading or storage areas shall be located in a setback required under this bylaw;

Parcel Coverage

- 1101.4 (a) except as provided for in subsection (b), the maximum parcel coverage of all buildings and structures shall be 35 percent;
- (b) the maximum parcel coverage for a community hall as a permitted use under section 1101.1(3) shall be 50 percent;

Buildings Per Parcel

- 1101.5 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

1102 PA2 Zone (Park and Assembly Two)

1102 On a parcel in a PA2 Zone,

Permitted Uses

1102.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) church;
- (2) park;
- (3) camp assembly;
- (4) assembly;
- (5) education facility;
- (6) health resort;
- (7) surface parking;
- (8) transition house;
- (9) child care facility;
- (10) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
- (11) keeping of livestock subject to Part 502 (4) of this bylaw;
- (12) home occupation subject to Part 502 (10) of this bylaw;
- (13) one single family dwelling auxiliary to the principal use for the purpose of housing a caretaker or watchman;
- (14) bed and breakfast subject to Part 502 (11) of this bylaw;

Siting of Structures

1102.2 no structure shall be located within 7.5 meters of a parcel line;

Setback

1102.3 no parking, loading or storage areas shall be located in a setback required under this bylaw;

Parcel Coverage

1102.4 the maximum parcel coverage of all buildings and structures shall be 35%;

Buildings Per Parcel

1102.5 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

1103 PA3 Zone (Park and Assembly Three)

1103 On a parcel in a PA3 Zone,

Permitted Uses

1103.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) camp assembly;
- (2) outdoor recreation;
- (3) transition house;
- (4) child care facility;
- (5) keeping of poultry or rabbits subject to Part 502 (2) and (3) of this bylaw;
- (6) keeping of livestock subject to Part 502 (4) of this bylaw;
- (7) home occupation subject to Part 502 (10) of this bylaw;
- (8) one single family dwelling auxiliary to the principal use for the purpose of housing a caretaker or watchman;
- (9) bed and breakfast subject to Part 502 (11) of this bylaw;

Siting of Structures

1103.2 no structure shall be located within 15 metres of a parcel line;

Setback

1103.3 no parking, loading or storage areas shall be located in a setback required under this bylaw;

Site Area

1103.4 a minimum site area of one hectare is required for one or more of the uses listed in Section 1103.1;

Parcel Coverage

1103.5 the maximum parcel coverage of all buildings and structures shall be 15%;

Buildings Per Parcel

1103.6 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted

1104 CD2 Zone (Comprehensive Development Two)

1104 On a parcel in a CD2 Zone,

Permitted Uses

1104.1 except as otherwise permitted in Part V, land, buildings and structures on a parcel in the CD2 zone shall be used for the following purposes only, and in conformance to Schedule D:

- (a) performance hall;
- (b) camp assembly;
- (c) horticulture;
- (d) agriculture;
- (e) music and teaching studios;
- (f) child care facility;
- (g) transition house;
- (h) kitchen / dining hall auxiliary to a camp assembly;
- (i) indoor and outdoor recreation;
- (j) office auxiliary to the principal use
- (k) one single family dwelling auxiliary to the principal use
- (l) surface parking auxiliary to the principal use
- (m) washroom facilities auxiliary to the principal use
- (n) maintenance / storage auxiliary to the principal use

Site Area

1104.2 A Minimum site area of 758 square metres shall be provided per sleeping unit as part of a camp assembly.

Siting Requirements

1104.3 except as otherwise noted, no structure may be located within 15.0 metres of a parcel line.

A structure may be located on a parcel line in the following circumstances:

- (a) a retaining wall adjoining a surface parking area
- (b) a fence used to screen a surface parking area
- (c) a single freestanding sign

1104.4 unless as otherwise specified on Schedule D, no vehicle parking, loading/unloading or storage area may be located within 15.0 metres from a parcel line.

- 1104.5 (a) all parking/loading/unloading or storage areas shall be completely screened from abutting rural-residential properties, by the placement of plant materials, berms, retaining structures and/or fencing, as specified on Schedule D.
- (b) off-street parking spaces shall be sited and screened in a manner that minimizes disturbance of mature coniferous and deciduous trees and arranged in groupings of at least one tree per five parking spaces.
- 1104.6 except for directional parking and traffic signs, not more than one freestanding sign is permitted per parcel, having a maximum of two sign faces, with each sign face area not exceeding 1 square metre, and with a height not exceeding 2.5 metres.

Parcel Coverage

1104.7 the coverage of all buildings and structures on a parcel shall not exceed 10 percent.

1104.8 Conditions of Use

- (4) performance hall use shall be limited to a total audience seating capacity of 120.
- (5) camp assembly use shall be limited to a total combination sleeping units and practice studios not exceeding 50.

1130 PA4 Zone (Outdoor Firearms Range and Assembly)

1130 On a parcel in a PA4 Zone,

Permitted Uses

1130.1 Except as permitted in Part V, land, buildings and structures in the PA4 zone shall be used for the following purposes only:

- 1130.2
- (a) outdoor firearms range;
 - (b) assembly in the form of a clubhouse, training and field studies centre
 - (c) campground assembly auxiliary to the principal use;
 - (d) outdoor recreation;
 - (e) wildlife habitat protection areas;
 - (f) surface parking
 - (g) single family dwelling auxiliary to the principal use;

Siting Requirements

1130.3 No structure, parking, loading or storage area shall be located within 7.5 metres of a parcel line.

Parcel Coverage

1130.4 The parcel coverage of all buildings and structures shall not exceed 5 percent.

1200 W1 Zone (Water One)

1200 On a parcel in a W1 zone,

Permitted Uses

1200.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (a) one mooring facility for pleasure craft, which is auxiliary to a residential use located on the adjacent upland parcel;
- (b) one mooring facility for one non-pleasure craft, which is auxiliary to the principal use of the adjacent upland parcel;
- (c) public boat ramp for launching and removal of marine craft;
- (d) park;

Restricted Uses

1200.2 the installation and use of marine ways is expressly prohibited.

Siting of Structures

- 1200.3
- (a) except as provided for in subsections (b) and (c), no structure shall be located within 1.5 meters of a parcel line.
 - (b) a mooring facility that extends into the inter-tidal zone may be located on the natural boundary or abutting parcel line of adjacent upland.
 - (c) a shared mooring facility serving two abutting parcels may be located on a parcel line where the parcels are situated on or over the surface of water.

Conditions of Use

- 1200.4
- (a) the height of a building or structure shall not exceed 4.5 meters.
 - (b) a boathouse shall have an exterior perimeter not exceeding 35.0 meters.
 - (c) a mooring facility shall have a combined area, independent of any pedestrian access, not exceeding 65.0 square meters. In cases where differences result in applying subsections (b) and (c), the more restrictive provision shall prevail.
 - (d) a boathouse shall be located on the surface of water only if it has a structural connection to the adjacent upland.
 - (e) a private float having no connection to adjacent upland and used primarily for recreational purposes shall have a horizontal surface area not exceeding 10.0 square meters.

Buildings Per Parcel

1200.5 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

1210 W2 Zone (Water Two)

1210 On a parcel in a W2 zone,

Permitted Uses

1210.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) log booming and sorting including the storage and maintenance of log booming and sorting equipment;
- (2) transfer and storage of forestry and industry related goods;
- (3) moorage of marine transportation vessels;
- (4) boat ramp for launching and removal of marine craft.

Restricted Uses

1210.2 aquaculture is expressly prohibited in the W2 zone.

PART XIII**REPEAL**

"Sunshine Coast Regional District Zoning Bylaw No. 264, 1984", is hereby repealed.

PART XIV**ADOPTION**

READ A FIRST TIME	this	25th	day of	August, 1988
READ A SECOND TIME	this	15th	day of	December, 1988
PUBLIC HEARING HELD	this	26th	day of	January, 1989
READ A THIRD TIME	this	23rd	day of	February, 1989
APPROVED PURSUANT TO THE <u>HIGHWAY ACT</u> R.S.B.C. 1979, c.167	this	20th	day of	March, 1989
APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS	this	30th	day of	May, 1989
RECONSIDERED AND ADOPTED	this	8th	day of	June, 1989

CHAIRMAN

SECRETARY

SCHEDULES

Schedule A (not attached)

Schedule B (not attached)

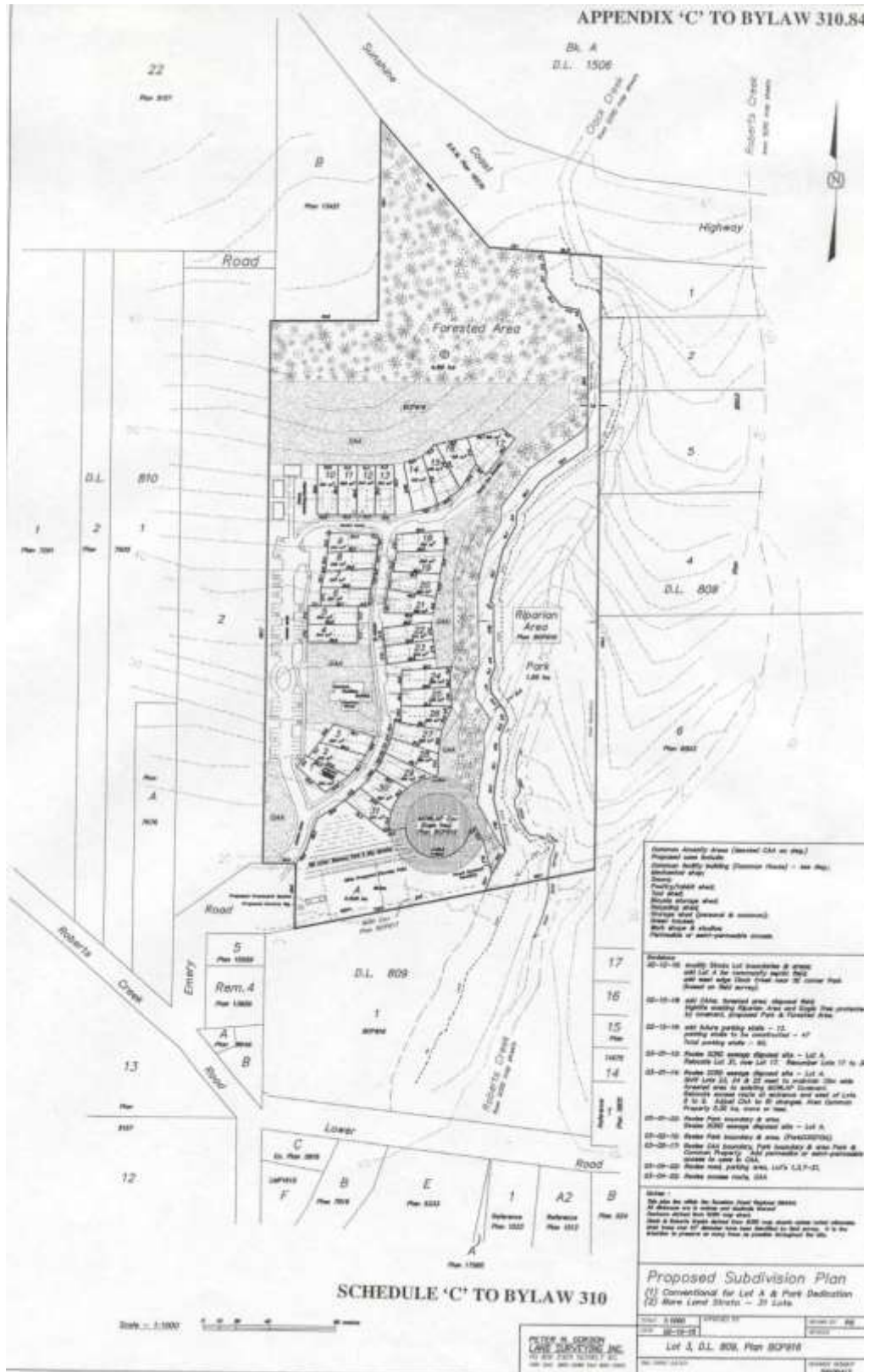
Schedule C

Schedule CD3

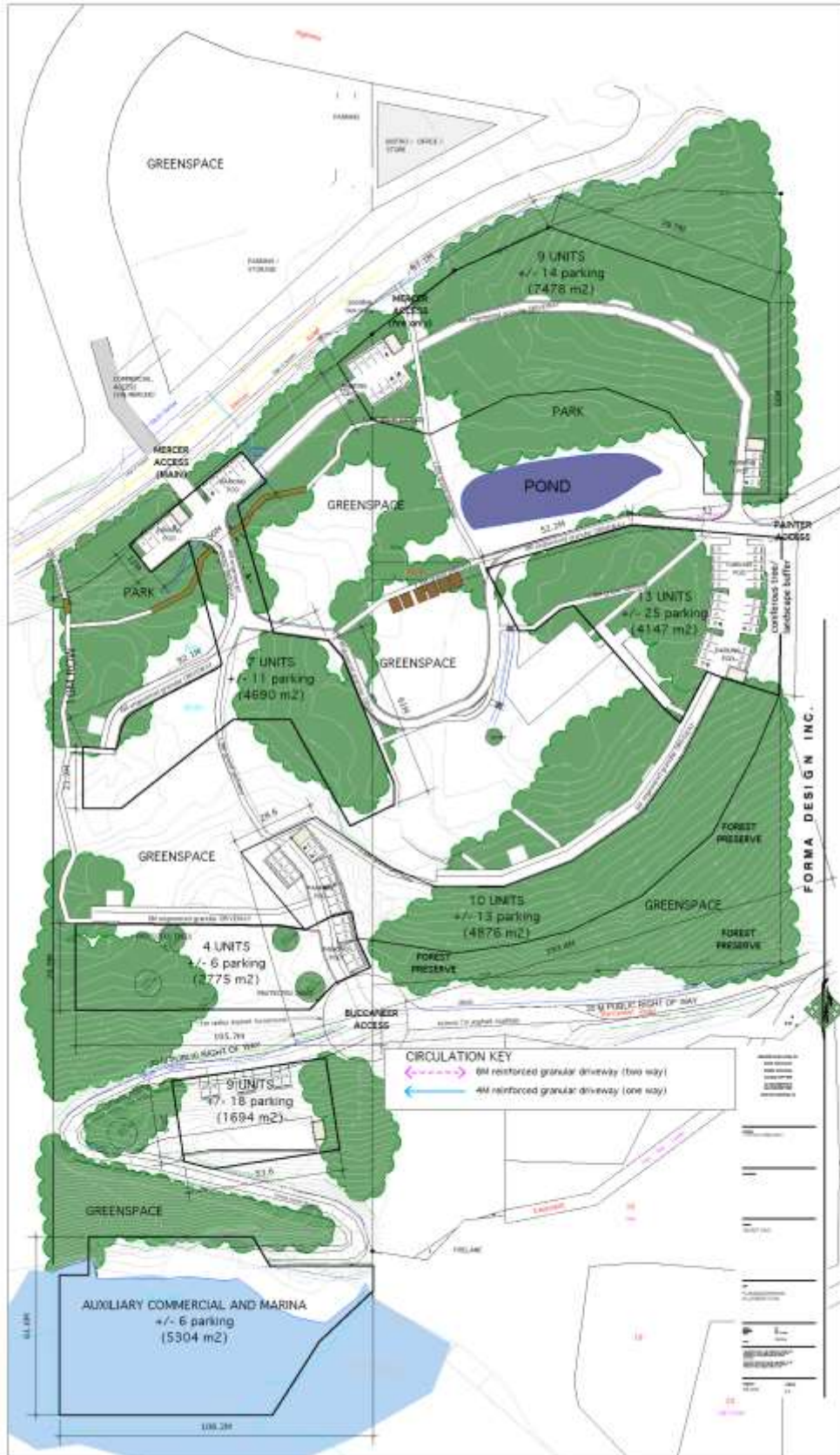
Schedule D

Schedule E

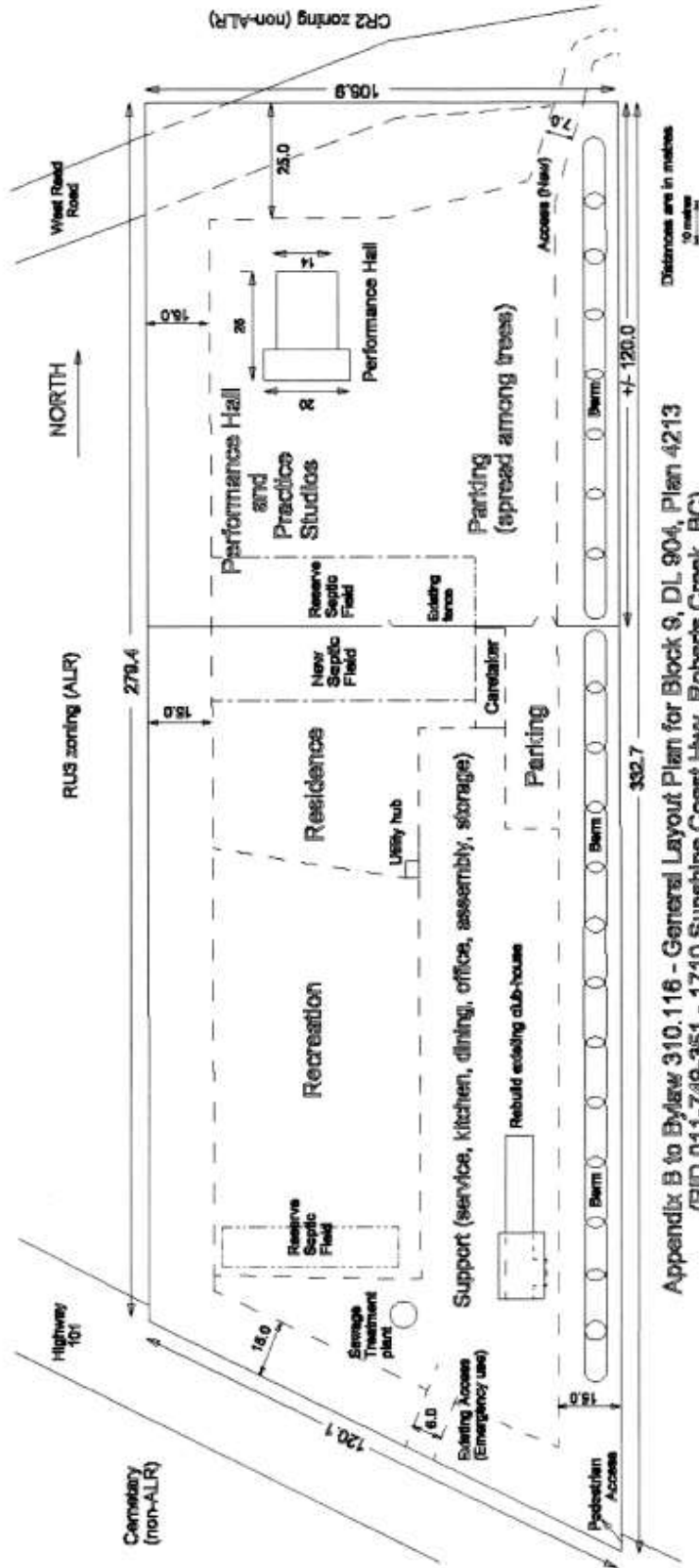
SCHEDULE C



SCHEDULE CD3



SCHEDULE D



Appendix B to Bylaw 310.116 - General Layout Plan for Block 9, DL 904, Plan 4213
(PID 011-749-361 - 1710 Sunshine Coast Hwy, Roberts Creek, BC)

SCHEDULE E

Schedule 'E' to Bylaw No. 310
I1A (Industrial One A)

