

UNOFFICIAL  
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.

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**PART I**

**TITLE**

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

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**PART II**

**DEFINITIONS**

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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;

“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.

"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.

"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;

"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.

"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;

"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.

"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" means a parcel or portion or set of parcels used for agriculture;

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

"fence" includes gate, screen and wall;

“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;

"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.

"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;

“horticulture” means the growing of fruits, vegetables, flowers and ornamental plants for domestic purposes and, where expressly permitted, for commercial purposes.

“horticultural sales” means the use of not more than one auxiliary structure or building permitted by this bylaw, not covering more than 10 square meters of a parcel, and the use of not more than one portable open air stand, not covering more than 3 square meters of a parcel, for the seasonal sale of fruits, vegetables, flowers or ornamental plants that are grown and sold on a parcel that is principally used as a residence.

"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.

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

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

"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 the keeping of bees and excludes aquaculture;

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

"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;

"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-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.

"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.

"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;

“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;

"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.”

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**PART III****BASIC PROVISIONS**

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**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.

| <b>Column I</b> | <b>Column II</b>           |
|-----------------|----------------------------|
| R-1             | Residential One            |
| R-2             | Residential Two            |
| RM-1            | Residential Multiple One   |
| RM-2            | Residential Multiple Two   |
| C-6             | Commercial Six             |
| C-2             | Commercial Two             |
| C-2A            | Commercial Two A           |
| C-3             | Commercial Three           |
| C-4             | Commercial Four            |
| C-5             | Commercial Five            |
| CD-1            | Comprehensive Development  |
| I-1             | Industrial One             |
| I1A             | Industrial 1A              |
| I-2             | Industrial Two             |
| I-3             | Industrial Three           |
| I-4             | Industrial Four            |
| I-4A            | Industrial Four A          |
| I-5             | Industrial Five            |
| I-6             | Industrial Six             |
| I-7             | Industrial Seven           |
| I-8             | Industrial Eight           |
| CR1             | Country Residential One    |
| CR2             | Country Residential Two    |
| RU-1            | Rural One                  |
| RU-1A           | Rural One - A              |
| RU-1B           | Rural One - B              |
| RU-1C           | Rural One - C              |
| RU-2            | Rural Two                  |
| RU2A            | Rural Two A                |
| RU-3            | Rural Three                |
| RU-3A           | Rural Three – A            |
| RU-4            | Rural Forest               |
| RU-4A           | Rural Forest A             |
| RU-5            | Rural Watershed Protection |
| PA-1            | Park and Assembly One      |
| PA-2            | Park and Assembly Two      |
| PA-3            | Park and Assembly Three    |
| W-1             | Water One                  |

- (2) Electoral Areas B through F are divided into subdivision districts A through G, I, Z and CD1.
- (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.

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## PART IV

## SUBDIVISION GENERAL PROVISIONS

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### 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 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 meters in area it shall have a minimum of 2000 square meters of 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 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 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 this bylaw for a proposed subdivision are each hereby reduced by that amount of land 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, 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.

**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.

- (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.

- (7) The minimum size of a parcel created within the G subdivision district shall be 1.75 hectares.
- (8) The minimum size of a parcel created within the I subdivision district shall be 4 hectares.
- (9) The minimum size of a parcel created within the Z subdivision district shall be 100 hectares.
- (10) 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.

**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.

**Keeping of Poultry or Rabbits**

- (2) In any zone other than an R1, RM1 or RM2 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 or RM2 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 RU3 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, proshops, 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   |
|--|---|
| <b>Where Parcel Area Is:</b>                       | <b>The Maximum Permitted Combined Gross Floor Area of All Auxiliary Buildings Is:</b> |
| (i) less than 1500 m <sup>2</sup>                  | 75 m <sup>2</sup>   |
| (ii) 1500 m <sup>2</sup> up to 3500 m <sup>2</sup> | 100 m <sup>2</sup>  |
| (iii) 3500 m <sup>2</sup> up to 1.2 ha.            | 150 m <sup>2</sup>  |
| (iv) 1.2 ha. up to 1.75 ha.                        | 200 m <sup>2</sup>  |
| (v) 1.75 ha. or greater                            | 250 m <sup>2</sup>  |

- (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, R2, CR1, CR2, RU1, RU2 and RU3 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 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, RU2, RU3, RU3A, 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, 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 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 RU3 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, windmills on parcels of 4000 square meters or more, 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 RU3 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 On a parcel less than 1500 square metres in the R1, R2, CR1, RU1, RU2 and RU3 zones, the maximum total floor area of all buildings on a parcel shall be the parcel area multiplied by 0.30.

#### **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, shall be constructed, reconstructed, moved, located or extended:”
  - (a) within seven point five (7.5) meters of the natural boundary of the ocean, a lake, swamp or pond;
  - (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) “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, 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.

- (3) 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) meters 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**

| <b>COLUMN I<br/>Class of Building or Use</b> | <b>COLUMN II<br/>Parking Spaces</b>  | <b>COLUMN III<br/>Loading Spaces</b> |
|--|--|--------------------------------------|
| <b>Residential</b>                           |  |                                      |
| Single family dwelling                       | 2  | 0                                    |
| Single Family Dwelling in CD1 zone           | 1.5  | 0                                    |
| Auxiliary dwelling unit                      | 1  | 0                                    |
| Auxiliary Residential Assembly               | 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 <sup>2</sup> 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 sales                          | 2 spaces per parcel  | 0                                    |
| Garden nursery                               | 4 per 100 m <sup>2</sup> of retail sales area plus 1 per 185 m <sup>2</sup> of greenhouse area                       |                                      |
| Animal shelters/kennels                      | 1 per 100 m <sup>2</sup> gross floor area plus 2.8 per 100 m <sup>2</sup> office floor area plus 1 per fleet vehicle | 1                                    |

| <b>COLUMN I<br/>Class of Building or Use</b>  | <b>COLUMN II<br/>Parking Spaces</b>           | <b>COLUMN III<br/>Loading Spaces</b>  |
|---|---|---|
| Rural   |   |   |
| Riding stable and academy   | 1 per stall                                   | 0   |
| <b>Commercial</b>   |   |   |
| Commercial  | 4 per 100 m <sup>2</sup> gross floor area     | 1 for the first 700 m <sup>2</sup> of gross floor area plus 1 for each additional 500 m <sup>2</sup> of gross floor area  |
| Office  | 2.8 per 100 m <sup>2</sup> gross floor area   | 1 per 2700 m <sup>2</sup> of gross floor area   |
| Bank  | 4 per 100 m <sup>2</sup> gross floor area     | 1   |
| Restaurant -quality or high turnover<br>Family<br>fast food without drive through<br>fast food with drive through | 0.33 per seat<br>0.5 per seat<br>0.4 per seat |   |
| Motel/lodge with restaurant/lounge<br>without restaurant/lounge   | 0.7 per room<br>0.5 per room                  | 1 bus unloading space per 900 m <sup>2</sup> of gross floor area greater than 700 m <sup>2</sup> to a maximum of 4 spaces |
| Gasoline service station  | 4 per service bay or a minimum of 4           | 2   |

| <b>COLUMN I<br/>Class of Building or Use</b> | <b>COLUMN II<br/>Parking Spaces</b>   | <b>COLUMN III<br/>Loading Spaces</b>   |
|--|---|--|
| 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 <sup>2</sup> gross floor area  |
| Education Facility                           | 1 per student plus 1 per instructor   | 0  |
| Artisan Studio                               | 1 per employee plus 4 per 100 m <sup>2</sup> gross floor area   | 0  |
| <b>Industrial</b>                            |   |  |
| Light industry                               | 1.5 per 100 m <sup>2</sup> gross floor area   | 0 for buildings less than 700 m <sup>2</sup> gross floor area. 1 per 1400 m <sup>2</sup> of gross floor area for buildings greater than 700 m <sup>2</sup> 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 <sup>2</sup> of gross floor area or one space per occupancy | same as light industry   |
| Building used for manufacturing              | 1 per 100 m <sup>2</sup> gross floor area   | same as light industry   |
| Laundry plant, dry cleaning, etc.            | One space per employee plus 2 per 100 m <sup>2</sup> gross floor area   | same as light industry   |

| COLUMN I<br>Class of Building or Use                        | COLUMN II<br>Parking Spaces  | COLUMN III<br>Loading Spaces   |
|---|--|--|
| <b>Institutional</b>  |  |  |
| 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 <sup>2</sup> of gross floor area used for assembly   | 1 passenger unloading space per 100 m <sup>2</sup> of gross floor area   |
| Church/Chapel   | 0.25 per seat  | 0  |
| Post office   | 4  | 1  |
| School: Kindergarten and Elementary<br><br>Senior Secondary | 2 per classroom<br><br>1 space per 5 students  | 1 passenger loading space per 4 classrooms plus 1 space per 3000 m <sup>2</sup> of gross floor area<br><br>1 space per 3000 m <sup>2</sup> of gross floor area |
| Tourint Information Centre                                  | 1 car parking space per 8m <sup>2</sup> gross floor area<br>1 bus parking space per 61m <sup>2</sup> gross floor area<br>1 recreational vehicle parking space per 45 m <sup>2</sup> 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.

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## **PART VI**

## **RESIDENTIAL ZONES**

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### **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 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 Sales**

601.9 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 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.

**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 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;

**Floor Area**

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

**Siting of Structures**

611.5 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**

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

### **Buildings Per Parcel**

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

### **Dwellings Per Parcel**

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

### **Horticultural Sales**

611.9 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 611.4 of this bylaw, except that a portable open air stand may be sited to within 1.5 meters of a front parcel line.

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## **PART VII**

## **RESIDENTIAL MULTIPLE ZONES**

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### **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 CD1 Zone (Comprehensive Development)**

721 On a parcel in a CD1 Zone (Comprehensive Development):

**Permitted Uses**

721.1 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**

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

721.3 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.

721.4 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**

721.5 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.

721.6 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**

721.7 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**

721.8 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**

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

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## **PART VIII**

## **COMMERCIAL ZONES**

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### **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;
- (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, drycleaning 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

### **Siting of Structures**

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

### **Setback**

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

### **Parcel Coverage**

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

### **Buildings Per Parcel**

821.5 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 RU3; 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 RU3; 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 (a) no building containing a dwelling shall have a width less than 6 meters; and
- (b) no building used for retail and wholesale sales as a principal use shall have a floor area larger than 2350 square meters.

### **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**

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

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## PART IX

## INDUSTRIAL ZONES

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### 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 RU3; 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**

901.7.1 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

**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) light industry where the use is contained entirely within an enclosed building;
- (2) sales and servicing of automobiles and light trucks excluding gasoline service stations, auto body and paint shops;
- (3) retail or wholesale sales;
- (4) office;
- (5) moving and storage facilities;
- (6) not more than one single family residential dwelling auxiliary to the industrial use;
- (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 RU3 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 in a setback abutting an R1, R2, RM1, RM2, RU1, RU2 or RU3 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 RU3 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 10%;

### **Buildings Per Parcel**

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

**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 RU3; 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.

**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;

**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) and (4) 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) and (4) 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.

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## **PART X**

## **RURAL ZONES**

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### **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:

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**TABLE III**

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**COLUMN I**

**COLUMN II**

**Where parcel size is:**

**The maximum permitted number and type of dwelling unit is:**

---

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

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;
- (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) riding stable and academy;
- (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.

**1001A RU1 A 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**

| <b>COLUMN I</b>                              | <b>COLUMN II</b>   |
|--|--|
| <b>Where parcel size is:</b>                 | <b>The maximum permitted number and type of dwelling is:</b>                                     |
| (a) less than 3500 square metres             | one single family dwelling   |
| (b) 3500 square metres to 8000 square metres | one single family dwelling and one auxiliary dwelling unit                                       |
| (c) greater than 8000 square metres          | 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) riding stable and academy;
- (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%;and

### **Buildings Per Parcel**

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

**1001B RU1 B 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**

**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 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

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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) riding stable and academy;
- (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 |

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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 bylaw, which shall be located at least 7.5 meters from a parcel line;

- (e) 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.

**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:

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**TABLE IV**

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| <b>COLUMN I</b>              | <b>COLUMN II</b>  |
|------------------------------|---|
| <b>Where parcel size is:</b> | <b>The maximum permitted number and type of dwelling is:</b>  |
| (a) less than 1 hectare      | 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; |

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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;
  - (e) the floor area of such a building shall not exceed 75 square meters;

- 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 185m<sup>2</sup>
- 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) riding stable and academy;
  - (8) the keeping of less than 50 pigs;

### **Siting of Structures**

- 1011.5 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**

- 1011.6 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;

### **Parcel Coverage**

- 1011.7 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**

- 1011.8 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

**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     | 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; |

---

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 185m<sup>2</sup>

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) a single fully enclosed building to house manufacturing or storage provided that:
  - (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) 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) riding stable and academy;
- (10) the keeping of less than 50 pigs;

### **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 RU3 Zone (Rural Three)**

1021 On a parcel in an RU3 Zone,

**Permitted Uses**

1021.1 except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

- (1) one single family dwelling;
- (2) agricultural use;
- (3) keeping of livestock;
- (4) kennel only in Electoral Areas E and F
- (5) garden nursery;
- (6) home occupation subject to Part 502 (10) of this bylaw;
- (7) bed and breakfast subject to Part 502 (11) of this bylaw;

1021.2 with an area exceeding 3500 square meters the additional permitted use is:

- (1) the raising of fish for domestic consumption;

1021.3 with a parcel area exceeding 1 hectare the additional permitted use is:

- (1) one single family dwelling, or one transition house;

1021.4 with a parcel size exceeding 1.75 hectares the additional permitted use is the keeping of less than 50 pigs.

**Floor Area**

1021.5 The total floor area of a transition house shall not exceed 300 square metres.

**Setback**

1021.6 no use permitted under section 1021.1(4) shall be located within 15 metres of a parcel line;

**Siting of Structures**

1021.7 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;

**Parcel Coverage**

1021.8 the parcel coverage of all buildings and structures excluding greenhouses shall not exceed 15% of the parcel size except where the parcel is equal to or less than 2000 square meters in area in which case the parcel coverage shall not exceed 35%;

**Buildings Per Parcel**

1021.9 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

## **1021A RU3A Zone (Rural Three A)**

1021A On a parcel in an RU3A Zone,

### **Permitted Uses**

1021A.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) agricultural use;
- (3) keeping of livestock;
- (4) kennel only in Electoral Areas E and F
- (5) garden nursery and garden supply centre;
- (6) home occupation subject to Part 502(10) of this bylaw;
- (7) bed and breakfast subject to Part 502(11) of this bylaw;

1021A.2 with an area exceeding 3500 square metres the additional permitted use is:

- (1) the raising of fish for domestic consumption;

1021A.3 with a parcel area exceeding 1 hectare the additional permitted use is:

- (1) one single family dwelling;

1021A.4 with a parcel size exceeding 1.75 hectares the additional permitted use is the keeping of less than 50 pigs.

### **Floor Area**

1021A.5 The total floor area of a transition house shall not exceed 300 square metres.

### **Setback**

1021A.6 no use permitted under section 1021A.1(4) shall be located within 15 metres of a parcel line;

### **Siting of Structures**

1021A.7 no structure shall be located within:

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

### **Parcel Coverage**

1021A.8 the parcel coverage of all buildings and structures excluding greenhouses shall not exceed 15% of the parcel size except where 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**

1021A.9 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted.

## **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:

- (1) log booming, sorting and storage of timber harvested on the same parcel;
- (2) 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.

## **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.

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## **PART XI**

## **PARK AND ASSEMBLY ZONES**

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### **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**

1103.6.1 subject to compliance with all other provisions of this bylaw more than one principal building may be permitted

**PA4 ZONE (Outdoor Firearms Range and Assembly)**

**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.

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## PART XII

## WATER ZONES

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### 1200 W-1 Zone (Water One)

1200 On a parcel in a W-1 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.



## METRIC CONVERSION TABLE

The following conversion is for convenience only and does not form part of Bylaw 310.

|                           |                     |                          |                         |
|---------------------------|---------------------|--------------------------|-------------------------|
| <b>Square Centimetres</b> |                     | <b>Square Meters</b>     |                         |
| 3500 cm <sup>2</sup>      | = 3.767 square feet | 0.35 m <sup>2</sup>      | = 3.767 square feet     |
|                           |                     | 9 m <sup>2</sup>         | = 96.878 square feet    |
|                           |                     | 10 m <sup>2</sup>        | = 107.642 square feet   |
|                           |                     | 12 m <sup>2</sup>        | = 129.171 square feet   |
|                           |                     | 15 m <sup>2</sup>        | = 161.463 square feet   |
|                           |                     | 18.5 m <sup>2</sup>      | = 199.138 square feet   |
|                           |                     | 30 m <sup>2</sup>        | = 322.927 square feet   |
|                           |                     | 45 m <sup>2</sup>        | = 483.391 square feet   |
|                           |                     | 46 m <sup>2</sup>        | = 495.156 square feet   |
|                           |                     | 55 m <sup>2</sup>        | = 592.034 square feet   |
|                           |                     | 75 m <sup>2</sup>        | = 807.319 square feet   |
|                           |                     | 100 m <sup>2</sup>       | = 1076.426 square feet  |
|                           |                     | 150 m <sup>2</sup>       | = 1614.639 square feet  |
|                           |                     | 175 m <sup>2</sup>       | = 1883.745 square feet  |
|                           |                     | 185 m <sup>2</sup>       | = 1991.388 square feet  |
|                           |                     | 200 m <sup>2</sup>       | = 2152.852 square feet  |
|                           |                     | 250 m <sup>2</sup>       | = 2691.065 square feet  |
|                           |                     | 400 m <sup>2</sup>       | = 4305.705 square feet  |
|                           |                     | 500 m <sup>2</sup>       | = 5382.131 square feet  |
|                           |                     | 700 m <sup>2</sup>       | = 7534.983 square feet  |
|                           |                     | 750 m <sup>2</sup>       | = 8073.196 square feet  |
|                           |                     | 900 m <sup>2</sup>       | = 9687.836 square feet  |
|                           |                     | 1000 m <sup>2</sup>      | = 10764.262 square feet |
|                           |                     | 1400 m <sup>2</sup>      | = 15069.967 square feet |
|                           |                     | 1500 m <sup>2</sup>      | = 16146.393 square feet |
|                           |                     | 2000 m <sup>2</sup>      | = 21528.525 square feet |
|                           |                     | 2700 m <sup>2</sup>      | = 29063.509 square feet |
|                           |                     | 3000 m <sup>2</sup>      | = 32292.787 square feet |
|                           |                     | 3500 m <sup>2</sup>      | = 37674.919 square feet |
|                           |                     | 4000 m <sup>2</sup>      | = 43057.050 square feet |
|                           |                     | 5000 m <sup>2</sup>      | = 53821.313 square feet |
|                           |                     | 6000 m <sup>2</sup>      | = 64585.575 square feet |
| <b>Meters</b>             |                     |                          |                         |
| 0.6m                      | = 1.968 feet        |                          |                         |
| 1.5m                      | = 4.921 feet        |                          |                         |
| 2m                        | = 6.656 feet        |                          |                         |
| 2.75m                     | = 9.022 feet        |                          |                         |
| 3m                        | = 9.842 feet        |                          |                         |
| 3.5m                      | = 11.482 feet       |                          |                         |
| 4.5m                      | = 14.763 feet       |                          |                         |
| 5m                        | = 16.404 feet       |                          |                         |
| 5.8m                      | = 19.028 feet       |                          |                         |
| 6m                        | = 19.685 feet       |                          |                         |
| 7m                        | = 22.965 feet       |                          |                         |
| 7.5m                      | = 24.606 feet       |                          |                         |
| 8m                        | = 26.246 feet       |                          |                         |
| 11m                       | = 36.089 feet       |                          |                         |
| 15m                       | = 49.212 feet       |                          |                         |
| 20m                       | = 65.616 feet       |                          |                         |
| 25m                       | = 82.020 feet       |                          |                         |
| 30m                       | = 98.425 feet       |                          |                         |
| <b>Hectares</b>           |                     |                          |                         |
| 1 ha                      | = 2.471 acres       |                          |                         |
| 1.2 ha                    | = 2.965 acres       |                          |                         |
| 1.75 ha                   | = 4.324 acres       |                          |                         |
| 4 ha                      | = 9.884 acres       |                          |                         |
| 20 ha                     | = 49.420 acres      |                          |                         |
| <b>Kilograms</b>          |                     | <b>Square Kilometres</b> |                         |
| 18 kg                     | = 39.682 pounds     | 2 km <sup>2</sup>        | = 0.772 square mile     |

# MAP SCHEDULES

- Map Schedule A (not attached)
- Map Schedule B (not attached)
- Map Schedule C (attached)

