

# **SUNSHINE COAST REGIONAL DISTRICT**

## **ZONING BYLAW NO. 722**

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# TABLE OF CONTENTS

- PART 1 ENACTMENT ..... 8**
- 1.1 TITLE ..... 8
- PART 2 ADMINISTRATION ..... 8**
- 2.1 ADMINISTRATION..... 8
- 2.2 ENFORCEMENT..... 8
- 2.3 OFFENCE..... 8
- 2.4 PENALTY ..... 8
- 2.5 SEVERABILITY..... 9
- PART 3 INTERPRETATION ..... 9**
- 3.1 INTERPRETATION..... 9
- PART 4 ESTABLISHMENT OF ZONES AND SUBDIVISION DISTRICTS .....10**
- 4.1 ESTABLISHMENT OF ZONES..... 10
- 4.2 ESTABLISHMENT OF SUBDIVISION DISTRICTS ..... 12
- 4.3 SUBDIVISION REQUIREMENTS..... 13
- 4.4 HOOKED PARCELS..... 14
- 4.5 MINIMUM PARCEL AREA EXCEPTIONS ..... 14
- PART 5 GENERAL REGULATIONS .....16**
- 5.1 USES PERMITTED IN ANY ZONE ..... 16
- 5.2 AUXILIARY DWELLING UNIT ..... 16
- 5.3 SHORT TERM RENTAL..... 16
- 5.4 HOME-BASED BUSINESS..... 17

5.5	RESIDENTIAL AGRICULTURE .....	17
5.6	KEEPING OF LIVESTOCK.....	18
5.7	HORTICULTURAL PRODUCT SALES .....	18
5.8	AGRICULTURAL PRODUCT SALES.....	19
5.9	CANNABIS PRODUCTION AND RETAIL .....	19
5.10	AUXILIARY BUILDINGS .....	20
5.11	HEIGHT OF BUILDINGS AND STRUCTURES .....	20
5.12	HEIGHT OF FENCES.....	21
5.13	FLOOR AREA OF BUILDINGS .....	21
5.14	SETBACK OF BUILDINGS AND STRUCTURES .....	21
5.15	SETBACK EXCEPTIONS .....	22
5.16	SETBACK FROM WATERBODIES AND WATERCOURSES .....	22
5.17	SETBACK EXCEPTIONS: MOORAGE FACILITIES.....	23
5.18	FLOOD CONSTRUCTION LEVELS .....	23
5.19	STORAGE .....	23
5.20	SIGNAGE .....	24
5.21	GOLF COURSE.....	24
5.22	OCCUPANCY DURING CONSTRUCTION .....	24
5.23	SPLIT-ZONED PARCELS.....	24
5.24	SECONDARY SUITE.....	24
<b>PART 6</b>	<b>PARKING AND LOADING.....</b>	<b>26</b>
6.1	GENERAL PARKING SPACE REQUIREMENTS .....	27
6.2	ACCESSIBLE PARKING SPACE REQUIREMENTS .....	27

6.3	LOADING SPACE REQUIREMENTS.....	27
6.4	OFF-STREET PARKING AND LOADING SPACE REQUIREMENTS.....	27
6.5	BICYCLE PARKING REQUIREMENTS .....	30
<b>PART 7</b>	<b>RESIDENTIAL AND RURAL ZONES.....</b>	<b>31</b>
7.1	RESIDENTIAL ONE (R1) .....	31
7.2	RESIDENTIAL TWO (R2) .....	33
7.3	RESIDENTIAL THREE (R3).....	35
7.4	RESIDENTIAL MULTIPLE ONE (RM1).....	36
7.5	RESIDENTIAL MULTIPLE TWO (RM2).....	38
7.6	RESIDENTIAL MULTIPLE THREE (RM3).....	40
7.7	COUNTRY RESIDENTIAL ONE (CR1).....	42
7.8	COUNTRY RESIDENTIAL TWO (CR2).....	44
7.9	RURAL RESIDENTIAL ONE (RU1) .....	46
7.10	RURAL RESIDENTIAL ONE A (RU1A).....	50
7.11	RURAL RESIDENTIAL TWO (RU2) .....	53
7.12	RURAL FOREST ONE (RF1) .....	58
7.13	RURAL FOREST TWO (RF2) .....	60
7.14	RURAL FOREST THREE (RF3).....	61
7.15	RURAL FOREST THREE (RF4).....	62
7.16	RURAL FOREST THREE (RF5).....	63
7.17	AGRICULTURAL (AG).....	64
<b>PART 8</b>	<b>COMPREHENSIVE DEVELOPMENT ZONES.....</b>	<b>69</b>
8.1	COMPREHENSIVE DEVELOPMENT ONE (CD1).....	69

8.2	COMPREHENSIVE DEVELOPMENT TWO (CD2) .....	72
8.3	COMPREHENSIVE DEVELOPMENT ONE (CD3) .....	74
8.4	COMPREHENSIVE DEVELOPMENT FOUR (CD4) .....	75
<b>PART 9</b>	<b>COMMERCIAL ZONES</b> .....	<b>77</b>
9.1	COMMERCIAL ONE (C1) .....	77
9.2	COMMERCIAL TWO (C2) .....	79
9.3	COMMERCIAL THREE (C3) .....	81
9.4	COMMERCIAL FOUR (C4) .....	84
9.5	COMMERCIAL FIVE (C5) .....	86
<b>PART 10</b>	<b>WATER ZONES</b> .....	<b>88</b>
10.1	MARINE TRANSPORTATION ZONE (M1) .....	88
10.2	WATER ZONE ONE (W1) .....	90
10.3	WATER TWO (W2) .....	91
<b>PART 11</b>	<b>INDUSTRIAL ZONES</b> .....	<b>92</b>
11.1	INDUSTRIAL ONE (I1) .....	92
11.2	INDUSTRIAL TWO (I2) .....	94
11.3	INDUSTRIAL THREE (I3) .....	96
11.4	INDUSTRIAL FOUR (I4) .....	98
11.5	INDUSTRIAL FIVE (I5) .....	100
11.6	INDUSTRIAL SIX (I6) .....	102
11.7	INDUSTRIAL SEVEN (I7) .....	104
11.8	INDUSTRIAL EIGHT (I8) .....	106
11.9	INDUSTRIAL NINE (I9) .....	107

11.10	INDUSTRIAL TEN (I10).....	109
11.11	INDUSTRIAL ELEVEN (I11).....	110
11.12	INDUSTRIAL TWELVE (I12).....	111
11.13	INDUSTRIAL THIRTEEN (I13) .....	112
<b>PART 12</b>	<b>PARK AND ASSEMBLY ZONES .....</b>	<b>113</b>
12.1	PARK AND ASSEMBLY ONE (PA1).....	113
12.2	PARK AND ASSEMBLY TWO (PA2).....	115
12.3	PARK AND ASSEMBLY THREE (PA3) .....	117
12.4	PARK AND ASSEMBLY FOUR (PA4) .....	119
<b>PART 13</b>	<b>DEFINITIONS .....</b>	<b>121</b>
<b>PART 14</b>	<b>SCHEDULES.....</b>	<b>140</b>
14.1	Schedule A.....	140
14.2	Schedule B.....	140
14.3	Schedule C.....	143
14.4	Schedule D.....	144
14.5	Schedule E .....	145
14.6	Schedule F .....	146
<b>PART 15</b>	<b>REPEAL.....</b>	<b>147</b>
<b>PART 16</b>	<b>ADOPTION .....</b>	<b>147</b>

# PART 1 ENACTMENT

## 1.1 TITLE

1.1.1 This Bylaw may be cited for all purposes as the “*Sunshine Coast Regional District Zoning Bylaw No. 722, 2019*”.

# PART 2 ADMINISTRATION

## 2.1 ADMINISTRATION

2.1.1 Land, including the airspace above it and the surface of water, shall not be *used, altered* or subdivided and *buildings* and *structures* shall not be constructed, altered, sited or *used* except as specifically permitted by this bylaw.

## 2.2 ENFORCEMENT

2.2.1 The Chief Administrative Officer, Corporate Officer, General Manager of Planning and Community Development, Manager of Planning and Development, Planner, Chief Building Official, Building Official, Bylaw Enforcement Officer, or other persons so designated by resolution, 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.

## 2.3 OFFENCE

2.3.1 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) alters land in contrary to any provisions of this bylaw;
- f) fails to comply with an order, direction or notice given under this bylaw;
- g) prevents or obstructs or attempts to prevent or obstruct the authorized entry of the Manager, Planning & Development, Planner, Chief *Building* official, *Building* official, Bylaw Enforcement *Officer*, or other person so designated by resolution of the *Board*

shall be deemed to have committed an *offence* under this bylaw.

## 2.4 PENALTY

2.4.1 Every person who commits an offence under this bylaw is liable on summary conviction to a penalty under the *Offence Act*.

2.4.2 Each day during which an offence occurs shall be deemed to constitute a new and separate offence.



## 2.5 SEVERABILITY

- 2.5.1 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.

## PART 3 INTERPRETATION

### 3.1 INTERPRETATION

- 3.1.1 In this Bylaw, defined terms and provincial legislation are shown in italics, except for those in headings.
- 3.1.2 A reference to any bylaw of the *Regional District* or Provincial or Federal legislation is a reference to that law as amended, whether amended before or after the effective date of this Bylaw.
- 3.1.3 All measurements and symbols in this Bylaw shall be interpreted as follows:
- a) “m” means metre
  - b) “m<sup>2</sup>” means square metres
  - c) “kg” means kilogram
  - d) “ha” means hectares
  - e) “<” means “less than”
  - f) “≤” means “equal to or less than”
  - g) “>” means “greater than”
  - h) “≥” means “equal to or greater than”
  - i) Where “Section” does not expressly refer to another enactment, it shall be interpreted as referring to this Bylaw.
- 3.1.4 For ease of use, all defined words in this Bylaw are shown in italics; be it in their singular or plural forms and with any combination of uppercase or lowercase letters.

# PART 4 ESTABLISHMENT OF ZONES AND SUBDIVISION DISTRICTS

## 4.1 ESTABLISHMENT OF ZONES

4.1.1 For the purposes of this Bylaw the Sunshine Coast Regional District Electoral Areas B, D, E and F are divided into the following zones:

<b>RESIDENTIAL ZONES</b>	<b>ABREVIATION</b>
Residential One	R1
Residential Two	R2
Residential Three	R3
Residential Multiple One	RM1
Residential Multiple Two	RM2
Residential Multiple Three	RM3
<b>RURAL ZONES</b>	
Country Residential One	CR1
Country Residential Two	CR2
Rural Residential One	RU1
Rural Residential One A	RU1A
Rural Residential Two	RU2
Rural Forest One	RF1
Rural Forest Two	RF2
Rural Forest Three	RF3
Rural Forest Four	RF4
Rural Forest Five	RF5
Agriculture	AG
<b>COMPREHENSIVE DEVELOPMENT ZONES</b>	
Comprehensive Development One	CD1
Comprehensive Development Two	CD2
Comprehensive Development Three	CD3
Comprehensive Development Four	CD4
<b>COMMERCIAL ZONES</b>	
Commercial One	C1
Commercial Two	C2
Commercial Three	C3
Commercial Four	C4

Commercial Five	C5
Marine Transportation	M1
<b>WATER ZONES</b>	
Water One	W1
Water Two	W2
<b>INDUSTRIAL ZONES</b>	
Industrial One	I1
Industrial Two	I2
Industrial Three	I3
Industrial Four	I4
Industrial Five	I5
Industrial Six	I6
Industrial Seven	I7
Industrial Eight	I8
Industrial Nine	I9
Industrial Ten	I10
Industrial Eleven	I11
Industrial Twelve	I12
Industrial Thirteen	I13
<b>PARK ZONES</b>	
<i>Park and Assembly One</i>	PA1
<i>Park and Assembly Two</i>	PA2
<i>Park and Assembly Three</i>	PA3
<i>Park and Assembly Four</i>	PA4

- 4.1.2 The area and boundary of each zone is defined by Schedule A which is hereby deemed to form part of the bylaw.
- a) Land located outside Schedule A or not expressly identified in a particular zone in Schedule A is zoned RU2.
  - b) The surface of tidal or non-tidal waters located outside Schedule A or not identified on Schedule A as being a particular zone shall be deemed to be un-zoned.
- 4.1.3 Where the zone boundary is shown on Schedule A as following a *highway* or *watercourse*, the centre line of the road allowance or *watercourse* shall be the zone boundary.
- 4.1.4 Despite any provisions in this bylaw that would permit residential, *industrial* or *commercial* activities within a *riparian assessment area*, the *Riparian Areas Protection Regulation* applies in respect to that area.

## 4.2 ESTABLISHMENT OF SUBDIVISION DISTRICTS

4.2.1 For the purposes of this Bylaw the Sunshine Coast Regional District Electoral Areas B, D, E and F are divided into the following Subdivision Districts:

<b>SUBDIVISION DISTRICT</b>	<b>MINIMUM PARCEL AREA</b>	<b>AVERAGE PARCEL AREA</b>	<b>Conditions</b>
<b>A</b>	1000 m <sup>2</sup>	-	-
<b>B</b>	1500 m <sup>2</sup>	-	-
<b>C</b>	2000 m <sup>2</sup>	-	-
<b>D</b>	2800 m <sup>2</sup>	3500 m <sup>2</sup>	-
<b>E</b>	4000 m <sup>2</sup>	5000 m <sup>2</sup>	-
<b>E1</b>	8000 m <sup>2</sup>	-	-
<b>E2</b>	8000 m <sup>2</sup>	-	Except Block 30 District Lot 695 Plan 2746
<b>F</b>	8000 m <sup>2</sup>	10000 m <sup>2</sup>	-
<b>G</b>	1.75 ha	-	-
<b>G1</b>	1 ha	1.7 ha	Parcels donated to the <i>Regional District</i> as park, excluding areas dedicated as park under Section 510 of the <i>Local Government Act</i> , may be used towards the calculation of average parcel area.
<b>I</b>	4 ha	-	-
<b>J</b>	25 ha	-	The minimum <i>parcel area</i> may be reduced to 10 ha if a minimum of 15% of the land in the <i>subdivision</i> is dedicated as <i>park</i> in an area deemed to be a significant <i>site</i> for a public parks amenity by the <i>Regional District</i> , pursuant to Section 510 of the <i>Local Government Act</i> and one or more of the following criteria are met: <ol style="list-style-type: none"> <li>1. The land improves access to waterfront lands, including the sea and watercourses;</li> <li>2. The land links or expands parks and greenways, forming interconnected natural corridors;</li> <li>3. The land connects community focal features and the waterfront;</li> <li>4. The land includes areas for the protection of environmentally sensitive lands; and</li> <li>5. The land includes a viewpoint and opportunity for nature appreciation.</li> </ol>
<b>Z</b>	100 ha	-	-
<b>CD1</b>	-	360m <sup>2</sup>	See Section 8.1

<b>CD3</b>	-	-	See Section 8.3
<b>RM3</b>	-	-	See Section 7.6

- 4.2.2 The area and boundary of each *subdivision district* is defined by Schedule B which is hereby deemed to form part of the bylaw. Land not expressly identified in a particular *subdivision district* in Schedule B is designated *Subdivision District Z*.
- 4.2.3 Where the *subdivision district* boundary is shown on Schedule B as following a *highway* or *watercourse*, the centre line of the road allowance or *watercourse* shall be the subdivision boundary.

### 4.3 SUBDIVISION REQUIREMENTS

- 4.3.1 The calculation of minimum *parcel area* shall not include:
- a) Area to be used for community sewer field and equipment;
  - b) Area to be dedicated for public open space, *park* or returned to the Province, except as permitted by the *Strata Property Act*; or
  - c) Area to be dedicated as a *highway*.
  - d) Area of land inclusive of and below the natural boundary of a watercourse, waterbody, or wetland;
  - e) Area of land that contains a Streamside Protection and Enhancement Area (SPEA), as established under the Provincial Riparian Areas Protection Regulation.
- 4.3.2 Where a proposed parcel is equal or greater than 3500 m<sup>2</sup> in area, it shall have a minimum of 2000 m<sup>2</sup> of continuous developable area which is not included within:
- (a) a panhandle; or
  - (b) 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 or covenant prohibits the placement of a structure; or
  - (c) 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.
- 4.3.3 Where a proposed parcel is less than 3500 m<sup>2</sup> but not less than 2000 m<sup>2</sup> in area, it shall have a minimum of 1000 m<sup>2</sup> of continuous developable area which is not included within:
- (a) a panhandle; or
  - (b) 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 or covenant prohibits the placement of a structure; or
  - (c) 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.

4.3.4 The requirements of Sections 4.3.3 and 4.3.4 shall not apply to:

(a) a parcel in the CD1 or CD2 or RM3 zone; or

(b) a parcel, which is used or intended for a purpose that does not generate sewage, and a restrictive covenant is registered on its title, satisfactory to the Approving Officer, which prohibits the construction of buildings and structures.

## 4.4 HOOKED PARCELS

4.4.1 No *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 has an area sufficient to satisfy the minimum and average *parcel area* requirements of the applicable *subdivision district*; or
- b) Where each non-conforming part of the *parcel* is restricted to uses that do not generate sewage, and a covenant is registered on title to restrict the uses and prohibit the construction of a *building* or structure or further subdivision.

## 4.5 MINIMUM PARCEL AREA EXCEPTIONS

4.5.1 Minimum or average *parcel area* regulations required by the applicable *subdivision district* shall not apply:

- a) Where the *parcel* is intended for a use that does not generate sewage, and a restrictive covenant is registered on its title, which prohibits sewage generating uses and the construction of *buildings* and *structures*;
- b) Where the *parcel* is intended for *public utility use* or *park*;
- c) Where lot lines are relocated to facilitate an existing development or improve parcel layout provided that:
  - 1. No additional *parcels* are created; and
  - 2. All *parcels* are adjacent; and
  - 3. no parcel shall be enlarged to a size permitting further subdivision unless the area of each parcel included in the lot line relocation meets the minimum parcel area and all other requirements of the applicable *subdivision district*.
- d) Where a *Provincial non-residential upland lease* or *aquatic lease* is granted;
- e) To a hooked parcel that meets the criteria that is described in Section 4.4.1.b;
- f) Where a *parcel* has more than one *subdivision district* designation and the proposed *subdivision* is limited to separating the two designations;

- 4.5.1 The minimum *parcel area* and the average *parcel area* required by the applicable *subdivision district* under this bylaw for a proposed *subdivision* may be reduced by a maximum of 10 % where:
- a) this bylaw or the Approving *Officer* requires that land be provided by the owner for widening of an existing *highway* or right-of-way; and
  - b) The proposed *subdivision* will create no more than two additional *parcels*; and
  - c) The subject parcel is within the C, D, E, E1, E2, F, G or I *subdivision district*.
- 4.5.2 The minimum parcel size and the average parcel size required by the applicable subdivision district under this bylaw for a proposed subdivision may be reduced by a maximum of 20 percent, where the proposed subdivision is to provide a residence for a relative pursuant to Section 514 of the *Local Government Act*, provided that no parcel created by the subdivision is less than 2500 square metres and a covenant is registered on title of each *parcel* created to limit the number of *dwelling* units to one and to prevent a change in the parcel's use for 5 years.
- 4.5.3 The maximum reduction available under Sections 4.5.2 and 4.5.3 is 20% of the original parent *parcel*.

# PART 5 GENERAL REGULATIONS

## 5.1 USE REGULATIONS FOR ALL ZONES

5.1.1 The following *uses* are permitted in any zone:

- a) *Public uses;*
- b) *Public utilities;*
- c) *Horticulture or silviculture;*
- d) *Forest management* is permitted on private managed forest land as defined under the *Private Managed Forest Land Act;*
- e) *Child group daycare* facilities in accordance with requirements of the *Community Care and Assisted Living Act* of BC except in the RF3 Zone;
- f) Real estate field sales office, to a maximum floor area of 15 m<sup>2</sup>, in all zones except the RF3 Zone;
- g) *Community Care Facilities* pursuant to the *Community Care and Assisted Living Act* and amendments thereto; and
- h) A secondary suite except in any zone where a single-unit dwelling is prohibited.
- i) Home-based business in any zone where a dwelling unit is permitted.

5.1.2 Notwithstanding subsection 5.1.1, all *uses* not expressly permitted within a zone are prohibited.

## 5.2 AUXILIARY DWELLING UNIT

5.2.1 An auxiliary dwelling unit:

- a) Shall not exceed 90 m<sup>2</sup> in floor area excluding otherwise permitted enclosed parking area, on parcels where not more than 2 single-unit dwellings are permitted;
- b) Shall not exceed 55 m<sup>2</sup> in floor area excluding enclosed parking area, on parcels where more than 2 single-unit dwellings are permitted;
- c) May be attached to or detached from any building on the same parcel.

## 5.3 SHORT TERM RENTAL

5.3.1 *Short term rental* is permitted as an auxiliary use, in the R1 zone where the parcel size exceeds 2000 m<sup>2</sup>, and in the R2, C1, C2, C3, C4, CR1, CR2, RU1, RU1A, RU2, AG, PA2 and PA3 zones, subject to the following conditions:

- a) Except as provided for in Section 7.10.2(c) for the RU1A zone or any other parts of this bylaw, the number of bedrooms utilized for short term rental shall not exceed two per dwelling, including an auxiliary dwelling.
- b) An *auxiliary dwelling unit* with a size exceeding 55 m<sup>2</sup> shall not be utilized for *short term rental*.



- c) *Short term rental* shall not be permitted in a secondary suite.
- d) The total number of occupants of a *short term rental* establishment shall not exceed two per each permitted bedroom.
- e) No external indication or advertising associated with a *short term rental* shall be permitted on the property except a single sign up to 0.35 m<sup>2</sup> in area.
- f) Any dwelling utilized for *short term rental* shall be connected to sewerage disposal and water supply facilities that are in compliance with current regulations pursuant to the *Public Health Act* of British Columbia.
- g) A *short term rental* shall be operated by an operator who resides on the property where the *short term rental* is located and for the duration when the *short term rental* is in operation.

## 5.4 HOME-BASED BUSINESS

5.4.1 Where a *home-based business* is a permitted use, it shall be subject to the following conditions:

- a) It shall be an *auxiliary use* to the permitted *principal uses* on a parcel;
- b) It shall be conducted entirely within a completely enclosed *building* permitted under this Bylaw, except in the case of a group day care where outdoor recreation *uses* are required under the *Community Care and Assisted Living Act*;
- c) The total floor area of all allowable auxiliary buildings plus a maximum of 40% of the floor area of a dwelling unit on a parcel may be used for home-based business.
- d) No external indication other than that normally associated with a residential *building* shall exist except for a single sign up to 0.35 m<sup>2</sup> in area;
- e) There shall be no outdoor storage of materials, equipment, containers, or finished products;
- f) It must not generate traffic that exceeds the level prevailing in the neighbourhood or create a demand for off-street parking that cannot be contained within the *parcel* containing the *home-based business*;
- g) It must not produce a public offence or nuisance of any kind, including noise, smoke, dust, toxic or noxious matter, odour, heat, glare, electrical interference, beyond the *parcel lines* of the *parcel* containing the *home-based business*;
- h) No product shall be sold on the premises except that which is made or produced on the premises;
- i) Floor area of *retailing* or *wholesaling use* of the home-business shall be limited to 20% of the floor area of the building containing the home-based business;
- j) *Kennels*, vehicle equipment repair and maintenance, body shops and fabricating are prohibited.
- k) Employees of a home based business are restricted to residents of the parcel where the home based business operates plus not more than two other persons.

## 5.5 Residential Agriculture

5.5.1 The keeping of poultry, rabbits and bees is permitted in accordance with the following conditions:

Parcel size (m <sup>2</sup> )	Zone	Total number of poultry and rabbits	Number of beehives
<1000	All zones except AG	None permitted	None permitted
1000 -1500	All zones except RM1, RM2, RM3	Maximum 10, roosters not permitted	2
>1500	All zones except RM1, RM2, RM3	No limit	No limit
Any size	AG	No limit	No limit

5.5.2 Setback and facility requirements:

- a) Poultry and rabbits shall be provided with coops, enclosed structures or outdoor enclosures;
- b) No drinking or feeding trough, manure pile, enclosure, structure or building for the keeping of poultry or rabbits, except fences under 2 m in height to enclose animals, shall be located within 10 m of a parcel line;
- c) Entrance to a beehive shall face away from adjacent parcels;
- d) No beehives shall be located within 7.5 m from any parcel line other than one abutting a highway;
- e) No beehive shall be located within 5 m of any parcel line abutting a highway;
- f) Premises where poultry or rabbits are kept are required to be registered with the Province of British Columbia to support the Province’s emergency response network;
- g) Beekeeping is required to register with the Province of British Columbia pursuant to the Bee Regulation of the Animal Health Act.

## 5.6 KEEPING OF LIVESTOCK

5.6.1 Where the keeping of *livestock* is a permitted use:

- a) No enclosure, feeding or drinking trough, or structure used for the storage of feed, bedding or manure related to the keeping of *livestock* shall be located within 20 m of a *parcel line*;
- b) The minimum *parcel* area shall be 3500 m<sup>2</sup>; and
- c) Premises where livestock are kept are required to be registered with the Province of British Columbia to support the Province’s emergency response network.

## 5.7 HORTICULTURAL PRODUCT SALES

5.7.1 Where *horticultural product sales* are a permitted use:

- a) Notwithstanding any other parts of this bylaw, only one sign up to 0.35 m<sup>2</sup> in area is permitted to be installed on a *parcel*, in a manner that does not obstruct the site access or egress.
- b) Notwithstanding other setback regulations in this bylaw, a portable open-air stand used for horticultural product sales shall be setback a minimum of 1.5 m from a parcel line abutting a highway.

## 5.8 AGRICULTURAL PRODUCT SALES

5.8.1 *Agricultural product sales* are permitted in any zone where keeping of *livestock, residential agriculture or agriculture* is permitted and the production of *livestock or agriculture* takes place on the parcel so zoned.

5.8.2 Where *agricultural product sales* are a permitted use:

- a) Except for the AG Zone, only one sign up to 0.35 m<sup>2</sup> in area is permitted to be installed on a *parcel*, in a manner that does not obstruct the site access or egress.
- b) A portable open-air stand used for horticultural product sales shall be setback a minimum of 1.5 m from a parcel line abutting a highway.

## 5.9 CANNABIS PRODUCTION AND RETAIL

5.9.1 Notwithstanding any other provisions of this bylaw:

- a) Growing of cannabis is prohibited in any zone except in accordance with sub-section (b) or the growing of not more than four cannabis plants per household for personal *use* from licensed seeds or seedlings from licensed suppliers in accordance with federal legislation.
- b) *Cannabis production* is only permitted in the following zones in accordance with the following provisions:

ZONES		STANDARD CULTIVATION	MICRO CULTIVATION OR NURSERY	CONDITIONS OF USE
INDUSTRIAL	I1, I2, I3, I4, I5, I6, I7, I8, I9, I10, I11	Permitted	Permitted	
RURAL RESIDENTIAL	RU1, RU1A, RU2	Permitted		<i>Parcel</i> size not less than 8 ha
			Permitted	<i>Parcel</i> size not less than 4 ha
AGRICULTURAL LAND RESERVE	AG	Permitted	Permitted	Outdoors in a field or inside a structure with a base consisting entirely of soil

5.9.2 In RU1, RU1A and RU2 Zones that are not within the Agricultural Land Reserve, no standard cannabis cultivation shall be located within 30 m of a *parcel* line, and no micro cannabis cultivation or nursery shall be located within 15 m of a *parcel* line.

5.9.3 Cannabis retail shall be prohibited in any zone except the C1, C2 and C3 Zone.

5.9.4 Cannabis production or retail shall not be permitted as a home-based business.

## 5.10 AUXILIARY BUILDINGS

5.10.1 Unless specifically noted in the zone, auxiliary *buildings* are permitted in conjunction with a *principal use* where:

- a) A *principal use* exists on the *parcel*, or a valid *building* permit has been issued for the *principal use* on that *parcel*;
- b) *Auxiliary buildings* do not include *agricultural buildings*;
- c) *Auxiliary buildings* do not include a *dwelling unit* or *sleeping unit*;
- d) Neither overnight accommodation or cooking facilities are permitted; *and*
- e) The combined *floor area* of all *auxiliary buildings* shall not exceed:  
5% of the *parcel area* or 300 m<sup>2</sup>, whichever is less for a parcel equal to or more than 1500 m<sup>2</sup> in size; or  
75 m<sup>2</sup> for a parcel less than 1500 m<sup>2</sup> in size.

## 5.11 HEIGHT OF BUILDINGS AND STRUCTURES

5.11.1 Except as otherwise provided in the Bylaw, the *height* of all *buildings* and *structures* shall not exceed 11 m.

5.11.2 On *parcels* less than 750 m<sup>2</sup> in the R1, R2, R3, CR1, CR2, RU1, RU1A and RU2 zones, the maximum *height* of a *single-unit dwelling* unit shall not exceed 8.5 m.

5.11.3 Notwithstanding subsection 5.11.2, where the average slope, as determined by a British Columbia Land Surveyor, of a parcel exceeds 20 percent as determined by field survey, the maximum height shall be increased to 11 m.

5.11.4 A detached *auxiliary dwelling unit* or an auxiliary building or structure shall not exceed a *height* of 8.5 m.

5.11.5 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 or the top of the fill.

5.11.6 The following *structures* shall not be subject to the *height* requirements of this bylaw provided that such *structures* occupy no more than 10% of the *parcel area*, or if situated on a *building*, not more than 15% of the roof area of the *building*:

- a) Building spire;
- b) Chimney;
- c) Mast or flag pole;
- d) Antennas;
- e) Transmission, telecommunication or utility tower;
- f) Monument;
- g) Observation tower;
- h) Fire hall hose drying tower;
- i) Water tank;
- j) Rooftop access limited to 5 m<sup>2</sup> in *floor area*;
- k) Elevator or ventilation machinery;

- l) Wind turbine only on parcels with a size exceeding 2 ha in Industrial Zones;
- m) Silo;
- n) *Green roof*; and
- o) *Solar collector*.

## 5.12 HEIGHT OF FENCES

5.12.1 The maximum *height* of a *fence* shall not exceed 2 m except where:

- a) Expressly permitted; or
- b) the fence abuts a highway and the height of the fence does not exceed 2 meters above the centre line of the highway.

## 5.13 FLOOR AREA OF BUILDINGS

5.13.1 On a *parcel* less than 1500 m<sup>2</sup> in area in the R1, R2, CR1, CR2, RU1, RU1A and RU2 zones, the maximum *floor area* of all *buildings* shall be 40% of the *parcel area*, or 450 m<sup>2</sup>, whichever is less.

5.13.2 Notwithstanding 5.13.1, the calculation of *floor area* within *buildings* does not include area of up to a maximum of 45 m<sup>2</sup> used for enclosed *off-street parking*.

## 5.14 SETBACK OF BUILDINGS AND STRUCTURES

5.14.1 The setback of *building or structure* shall be:

- a) a minimum of 5 m from any portion of a parcel line adjacent to a *highway* or an internal private road;
- b) the minimum setback from a parcel line not adjacent to a *highway*, an internal private road, a *waterbody* or a *watercourse* shall be as follows:

Height of building and structure	Setback
≤ 8.5 m	1.5 m
> 8.5 m	4 m

## 5.15 SETBACK EXCEPTIONS

- 5.15.1 Features that attach to and project beyond the face of a *building*, including but not limited to exterior insulation, chimney, bay window, balcony, porch, deck, ornament, step, eave, canopy, may extend into a required *setback* not abutting a highway to a maximum of 0.6 m measured perpendicular to the line that defines the setback area if the extension conforms to the British Columbia Building Code.
- 5.15.2 An *underground structure* may be sited on any portion of a *parcel*, except within 4.5 m of a *highway*, provided the maximum projection above finished grade does not exceed 1 m at any point and the purpose of the projection is not for a driveway or stairwell entrance.
- 5.15.3 *Setback* exceptions in this section apply to *setbacks* from the *natural boundary* of a *waterbody* or *watercourse*.
- 5.15.4 Where a variance is proposed to reduce a required setback the measurement shall be taken to the outermost extreme, as measured in plan view, of any overhangs, projections, cantilevered architectural features and the like.

## 5.16 SETBACK FROM WATERBODIES AND WATERCOURSES

- 5.16.1 No, *building* or *structure* or any part thereof, except a boathouse located within an inter-tidal zone or within the I13 Zone, shall be constructed, reconstructed, moved, located or extended within:
- a) 15 m of the *natural boundary* of the ocean;
  - b) 17 m of the *natural boundary* of a creek, lake, swamp or pond;
  - c) 32 m of the *natural boundary* of Chapman Creek, Tzoonie River, Clowhom River, Rainy River, McNab Creek, McNair Creek, Dakota Creek and Chickwat Creek;
  - d) 22 m of the *natural boundary* for the portion of Roberts Creek that is seaward of Lower Road;
  - e) In geographic areas that are in parts of Electoral Areas B, D, E and F not covered by an Official Community Plan:
    - 1) 32 m of the *natural boundary* of a *stream*;
    - 2) 32 m of the top of the bank of a *ravine* less the 60 m wide;
    - 3) 17 m of the top of the bank of a *ravine* 60 m wide or greater; and
  - f) 17 m of the *natural boundary* of all other *watercourses*.
- 5.16.2 Unless expressly authorized pursuant to a valid and subsisting Development Permit, as required, no removal, alteration, or destruction of vegetation, soil removal or deposit, may take place within:
- a) 15 m of the *natural boundary* of the ocean;
  - b) 30 m of the *natural boundary* of a creek, lake, swamp or pond;
  - c) 30 m of the *natural boundary* of Chapman Creek, Tzoonie River, Clowhom River, Rainy River, McNab Creek, McNair Creek, Dakota Creek and Chickwat Creek;
  - d) 20 m of the *natural boundary* for the portion of Roberts Creek that is seaward of Lower Road;

- e) In geographic areas that are in parts of Electoral Areas B, D, E and F not covered by an Official Community Plan:
  - 1) 30 m of the *natural boundary* of a *stream*;
  - 2) 30 m of the top of the bank of a *ravine* less the 60 m wide;
  - 3) 15 m of the top of the bank of a *ravine* 60 m wide or greater; and
- f) 15 m of the *natural boundary* of all other *watercourses*.

## 5.17 SETBACK EXCEPTIONS: MOORAGE FACILITIES

5.17.1 Notwithstanding Section 5.16.1, Moorage facilities shall be permitted to extend into the *setback*.

## 5.18 FLOOD CONSTRUCTION LEVELS

5.18.1 Notwithstanding any other provision of this Bylaw, the underside of the floor system of any area *used* for habitation, business or storage of goods damageable by floodwaters; the top of land fill elevation or top of *pad* on which a *manufactured home* is located; or the top of the perimeter of a poured-in-place concrete footing on which a *manufactured home* is located shall be:

- a) At least 0.6 m above the 200-year flood level according to provincial records or 2 m above the *natural boundary* of the ocean or any *waterbody* or *watercourse*, *whichever is higher*;  
or
- b) At least 3 m above the *natural boundary* of Chapman Creek, Tzoonie River, Clowhom River, Rainy River, McNab Creek, McNair Creek, Dakota Creek and Chickwat Creek.

## 5.19 STORAGE

5.19.1 Other than as permitted in the I7 zone, no *parcel* shall be *used*:

- a) For the wrecking of a motor vehicle; or
- 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.

5.19.2 In residential zones, one shipping container per *parcel* is permitted only on a temporary basis during active construction on the property, where such construction is subject to a valid *Building Permit*, provided the shipping container is removed within two weeks of the completion of construction or the expiration of the permit.

## 5.20 SIGNAGE

- 5.20.1 No sign shall be located on a *parcel* for the purpose of advertising any person, service, matter, thing, event, or property that is not directly related to the business conducted on that *parcel*, with the exception of election signage during an election period.
- 5.20.2 Signs for businesses on *parcels* with zoning for *agriculture, commercial or industrial uses* shall be subject to the following conditions:
- The maximum total area of all sign faces on a *parcel* shall be 5 m<sup>2</sup>; and
  - The maximum *height* of a sign shall be 3 m.
- 5.20.3 Signs for businesses, other than home occupation *use* and *short term rental use*, on *parcels* that are not zoned for an *agriculture, commercial or industrial use*, shall be subject to the following conditions:
- No more than one sign in conjunction with a business *use* on the same *parcel* may be located on that *parcel*;
  - A sign shall have a maximum of two faces;
  - The maximum area of a sign shall be 1 m<sup>2</sup>; and
  - The maximum *height* of a sign shall be 2.5 m.
- 5.20.4 Signs permitted in all zones are as follows:
- An address sign including street number and street name;
  - A maximum of two Real Estate Signs indicating that the *building, premise or parcel* on which the sign is located is for sale, rent or lease, provided each sign has a maximum of two faces and a maximum sign area of 2 m<sup>2</sup>;
  - A maximum of two Development Signs each having a maximum sign area of 5 m<sup>2</sup> advertising a new development which may include the name, nature and particulars of the development, the names of the developer, contractors, subcontractors, consultants and a logo identifying the project and is temporary during the time for which there are active *building* permits or development related approvals in place with the *Regional District*;
  - A maximum of one entry or identification sign for a completed *subdivision or strata* development, a place, a landmark or a neighbourhood, and having a maximum sign area of 3 m<sup>2</sup>; and
  - A Directional Sign provided the maximum sign area is 0.5 m<sup>2</sup>.
- 5.20.5 Signs erected by the Regional District are permitted in all zones.

## 5.21 GOLF COURSE

- 5.21.1 In any zone except an AG, RF3 or RM3 zone, on a parcel of land having an area of 20 ha or more, the use of land, buildings and/or structures may include a golf course.
- 5.21.2 The combined floor area of clubhouses, pro shops, restaurants and similar facilities auxiliary to a golf course permitted under 5.21.1 shall not exceed 200 m<sup>2</sup>.

## 5.22 OCCUPANCY DURING CONSTRUCTION



- 5.22.1 A building or recreational vehicle may be used in the R1, R2, CR1, CR2, RU1, RU2, and AG Zones to provide accommodation for the resident during construction of a principal dwelling on a parcel, provided that:
- a) a building permit under the current applicable SCRD Building Bylaw has been issued for the principal dwelling on the parcel and the principal dwelling is under construction;
  - b) a temporary building permit under the current applicable SCRD Building Bylaw, if necessary, has been issued for the building or recreational vehicle providing accommodation during construction;
  - c) the method of sewage disposal complies with the applicable regulations;
  - d) no addition shall be made to the building or recreational vehicle; and
  - e) occupancy of the building 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 building or recreational vehicle, whichever occurs first.

## 5.23 SPLIT-ZONED PARCELS

5.23.1 Where a parcel has more than one zone:

- a) 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;
- b) 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
- c) all other zoning regulations of each applicable zone shall apply exclusively to the portion of the parcel with that zone.

## 5.24 SECONDARY SUITE

5.24.1 A secondary suite is permitted as an auxiliary use to a single-unit dwelling on any parcel except parcels within SCRD wastewater service areas.

5.24.2 Except as otherwise provided in the bylaw, no more than one secondary suite shall be permitted per single-unit dwelling permitted on a parcel.

5.24.3 The floor area of a secondary suite shall not exceed 55 m<sup>2</sup>.

5.24.4 The number of secondary suites permitted on a parcel shall be excluded from the calculation of any required maximum total number of dwelling units of a parcel or a building.

## PART 6 PARKING AND LOADING

### 6.1 GENERAL PARKING SPACE REQUIREMENTS

- 6.1.1 Except for parallel parking, every required *off-street parking* space shall have a minimum width of 2.5 m and a minimum length of 5.5 m.
- 6.1.2 Where an off-street parking space abuts a wall or other obstruction along its side, the required width shall be 0.3 metres wider than required under Section 6.1.1.
- 6.1.3 Where parallel parking is provided, every required *off-street parking* space shall have a minimum width of 2.5 m and a minimum length of 6.5 m.
- 6.1.4 Tandem parking spaces shall count as one parking space.
- 6.1.5 Every required *off-street parking* space shall provide vehicular access to a *highway or a manoeuvring aisle*.
- 6.1.6 The minimum width of a manoeuvring aisle for two way 90-degree parking shall be 6.5 m.
- 6.1.7 The minimum width of a manoeuvring aisle for parallel parking shall be 3.8 m (one way manoeuvring aisle) or 6.4 m (two way manoeuvring aisle).
- 6.1.8 Unless expressly permitted otherwise, required *off-street parking* spaces shall be located on the same *parcel* as the *use* being served.
- 6.1.9 Notwithstanding Section 6.1.8, required *off-street parking* spaces for a parcel accessed only by water may be provided in an area where public parking or parking for other properties is permitted by this Bylaw.
- 6.1.10 Where any new development is proposed, an existing *use* of a development is changed, or an existing development is enlarged, on-*site* vehicle parking and loading shall be provided by the property owner in accordance with Section 6.4.
- 6.1.11 In the case of multiple *uses*, the total requirements for the *off-street parking* facilities shall be the sum of the requirements for each *use* computed separately.
- 6.1.12 In the case of a *use* not specifically mentioned, the required *off-street parking* spaces shall be the same as for a similar *use*.
- 6.1.13 When excess *off-street parking* facilities are provided, the location, design and operation of such facilities shall comply with all the regulations of Part 6 of this Bylaw.
- 6.1.14 All *off-street parking* for more than three vehicles shall provide a permanent durable surface consisting of asphalt, concrete, permeable/porous pavement, interlocking paving stones or similar treatment that is dust-free.
- 6.1.15 All *off-street parking* areas and manoeuvring aisles, with the exception of driveways, shall have a maximum gradient and cross slope of 6 percent.

- 6.1.16 All *off-street parking* areas and manoeuvring aisles shall have surface drainage directed to rain gardens, drainage ditches, rock pits or landscaped areas within the *parcel*.
- 6.1.17 All off-street parking signs and pavement markings shall comply with the standards of the Transportation Authority of Canada publication entitled "Uniform Traffic Control Devices for Canada".
- 6.1.18 All *off-street parking* in Commercial and Residential Multiple Zones shall provide a continuous landscape strip not less than 2 m wide, planted with shrubs and trees at least 0.9 m in height at the time of planting, except for accesses for manoeuvring aisles, *highways* and walkways.

## 6.2 ACCESSIBLE PARKING SPACE REQUIREMENTS

- 6.2.1 Each accessible parking space provided shall have a minimum width of 3.7 m, a minimum depth of 5.5 m and a minimum height clearance of 2.75 m.
- 6.2.2 Each accessible parking space shall include a vertical sign of at least 300 mm wide and 450 mm high centre mounted 1.5 m to 2.5 m above the surface of the parking area and a sign painted on the surface of the parking area, identifying the space as an accessible parking space.
- 6.2.3 Commercial, *Industrial*, *Assembly* and Multi-unit residential *uses* must provide one accessible space once a total of 10 parking spaces are required, two spaces once 40 spaces are required, three spaces once 75 spaces are required, and one additional accessible space for each 50 subsequently required spaces.

## 6.3 LOADING SPACE REQUIREMENTS

- 6.3.1 Every required *off-street loading* space shall have a minimum width of 3.0 m, a minimum depth of 9.2 m and a vertical clearance of 4.3 metres.
- 6.3.2 Every required *off-street loading* space shall provide vehicular access to a *highway*.

## 6.4 OFF-STREET PARKING AND LOADING SPACE REQUIREMENTS

- 6.4.1 The number of *off-street parking* and loading spaces for motor vehicles shall be calculated according to the following table:

USE	REQUIRED PARKING SPACE	REQUIRED LOADING SPACE
<b>PRINCIPAL DWELLINGS</b>		
single-unit dwelling	2	0
single-unit dwelling in CD1	1.5	0
dwelling in CD3	1.5 per dwelling	0
two-unit dwelling (each dwelling unit)	2	0
townhouse	1.5 plus 0.25 per dwelling unit for visitors	0

apartment	1.2 plus 0.25 per dwelling unit for visitors	0
manufactured home in RM2	1 plus 0.25 per dwelling unit for visitors	0
<b>AUXILIARY DWELLING UNITS</b>		
single-unit dwelling in conjunction with commercial or industrial use	1	0
auxiliary dwelling unit	1	0
secondary suite	1	0
<b>AUXILIARY RESIDENTIAL USES</b>		
Home-based business	1 per employee plus 4 per 100 m <sup>2</sup> of all floor area	0
short term rental	1 per bedroom	0
horticultural product sales	2 per parcel	0
auxiliary residential assembly	6 per 100 m <sup>2</sup> floor area	0
<b>COUNTRY AND RURAL RESIDENTIAL USES</b>		
animal shelter	1 per 100 m <sup>2</sup> of floor area + 2.0 per 100 m <sup>2</sup> of office floor area + 1 per fleet vehicle	1
horse riding, training or boarding facility	1 per stall	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	0
community care facility	1 per bedroom	0
<b>COMMERCIAL USES</b>		
retail and general commercial	4 per 100 m <sup>2</sup> floor area	1 for the first 700 m <sup>2</sup> of floor area plus 1 for each additional 500 m <sup>2</sup> of floor area
office	2.5 per 100 m <sup>2</sup> floor area	0
bank	3.5 per 100 m <sup>2</sup> floor area	1
healthcare office	4 per 100 m <sup>2</sup> floor area	0

specialty food retail	4 per 100 m <sup>2</sup> floor area	0
personal service establishment	3 per 100 m <sup>2</sup> floor area	0
restaurant	10 per 100 m <sup>2</sup> floor area	1 per 200 m <sup>2</sup> floor area
tourist accommodation	1 per sleeping unit	0
marina	1 per 2 berths of mooring	1 per 40 boat stalls to a maximum of 4
neighbourhood pub	10 per 100 m <sup>2</sup> floor area	1 per 200 m <sup>2</sup> floor area
tourist information centre	1 per 8m <sup>2</sup> floor area	0
<i>fuel service station</i>	1 per service bay	1
golf course	6 per green	0
theatre	0.25 per seat	0
Artisan studio	1 per employee plus 4 per 100 m <sup>2</sup> floor area	0
funeral home	1 per seat in assembly hall	0
all uses permitted in CD2	60	1 combined space to serve assembly and camp assembly
commercial and marina uses in CD3	4	1
commercial storage in I1A	1 per 620 m <sup>2</sup> floor area	1 per 1860 m <sup>2</sup> floor area
<b>INDUSTRIAL USES</b>		
light industry	1.5 per 100 m <sup>2</sup> floor area	1 per 1400 m <sup>2</sup> of floor area for buildings greater than 700 m <sup>2</sup> floor area to a maximum of 4
warehouse	1 per 200 m <sup>2</sup> floor area	
manufacturing	1 per 100 m <sup>2</sup> floor area	
cannabis production facility	1 per 200 m <sup>2</sup> floor area	
<b>INSTITUTIONAL USES</b>		
post office	3 per 100 m <sup>2</sup> floor area	1
hospital	1.8 per bed	1 per 60 beds
assembly	6 per 100 m <sup>2</sup> floor area	0
church	0.25 per seat	0
elementary school	1 per classroom	1 per 3000 m <sup>2</sup> floor area
secondary school	2 per classroom	
yard waste transfer station	1 for each waste disposal area	0

- 6.4.2 Where the number of required parking spaces in the table 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.
- 6.4.3 Where the calculation of parking spaces results in a fraction, the total number of spaces required shall be rounded to the nearest whole number.

## 6.5 BICYCLE PARKING REQUIREMENTS

- 6.5.1 Two enclosed bicycle parking spaces shall be provided for each dwelling unit in RM1, RM2 and RM3 zone with such bicycle parking spaces located in a separate, dedicated room or enclosure within the *apartment* or *townhouse* with direct outside access, secured with a separate lock and key or programmed entry system, and available only to authorised users.
- 6.5.2 Each enclosed bicycle space shall have a minimum vertical clearance of 1.9 metres, a minimum width of 0.6 metre, and a minimum length of 1.8 m of length.
- 6.5.3 Each principal use in a *Commercial* zone shall provide an outdoor bicycle rack designed to accommodate a minimum of three bicycles, with a minimum width of 0.3 m for each bicycle, constructed of sturdy theft-resistant material, and having secure theft-resistant anchoring to the floor or ground.
- 6.5.4 Each outdoor bicycle rack in a *Commercial* zone shall be in a convenient, well-lit location that provides visual surveillance by the occupants of the building the racks are intended to serve and located not more than 10 m from the entrance to the principal use.
- 6.5.5 Each outdoor bicycle space shall be located on a rack with a minimum width of 0.3 m for each bicycle, designed to enable the bicycle frame and front wheel to be locked to the rack with a U-style lock and support the bicycle frame above the centre of gravity, with the bicycle rack constructed of sturdy theft-resistant material anchored to the ground.

# PART 7 RESIDENTIAL AND RURAL ZONES

## 7.1 RESIDENTIAL ONE (R1)

### 7.1.1 Intent

To permit *Single-Unit dwellings* in residential areas with additional *dwellings* on larger residential lots.

### 7.1.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>single-unit dwelling</i>	See Part 5 for General Regulations.
2	<i>additional single-unit dwellings</i>	1) <i>Parcel area</i> must exceed 3500 m <sup>2</sup> . 2) The total number of <i>dwelling</i> units shall not exceed the maximum density permitted in Section 7.1.3.

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>auxiliary dwelling unit</i>	1) <i>Parcel area</i> must exceed 2000 m <sup>2</sup> . 2) The total number of <i>dwelling</i> units shall not exceed the maximum density permitted in Section 7.1.3. 3) See Section 5.2 for <i>Use Provisions</i> .
2	short term rental	1) <i>Parcel area</i> must exceed 2000 m <sup>2</sup> . 2) See Section 5.3 for <i>Use Provisions</i> .
3	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
4	keeping of <i>livestock</i>	1) <i>Parcel area</i> must exceed 3500 m <sup>2</sup> . 2) See Section 5.6 for <i>Use Provisions</i> .

d) Additional general *use* regulations are provided in Section 5.1.

### 7.1.3 Density

a) The maximum density shall be as follows:

<i>PARCEL AREA</i>	<i>MAXIMUM DWELLING UNITS PER PARCEL</i>	<i>DWELLING UNITS PERMITTED</i>
≤2000 m <sup>2</sup>	1	Single-unit <i>Dwelling</i>
>2000 m <sup>2</sup>	2	1 Single-Unit <i>Dwelling</i> and 1 <i>Auxiliary dwelling unit</i>
>3500 m <sup>2</sup>	2	2 Single-unit <i>Dwellings</i>

**7.1.4 Parcel coverage**

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be as follows:

<i>PARCEL AREA</i>	<i>PARCEL COVERAGE</i>
<750 m <sup>2</sup>	45%
≥750 m <sup>2</sup>	35%

**7.1.5 Setbacks**

Shall be as per Part 5.

**7.1.6 Parking**

Requirements as per Part 6.

**7.1.7 Site Specific Uses**

Notwithstanding provisions of Section 7, in Lot 5, District Lot 1398, Plan VAP21531 (81 MONROE RD – Electoral Area F), the maximum total floor area of all buildings shall be the parcel area multiplied by 0.313, to a maximum of 310m<sup>2</sup>.

**7.1.8 Height of Buildings and Structures**

Requirements as per Section 5.11.

**7.1.9 Floor Area of Buildings**

Requirements as per Section 5.13.



## 7.2 RESIDENTIAL TWO (R2)

### 7.2.1 Intent

To permit *Single-Unit dwellings* and in low density residential areas.

### 7.2.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	<b>PRINCIPAL USE</b>	<b>CONDITIONS</b>
1	<i>single-unit dwelling</i>	1) See Part 5 for General Regulations.
2	<i>additional single-unit dwelling or two-unit dwelling</i>	1) <i>Parcel area</i> must exceed 3500 m <sup>2</sup> . 2) The additional <i>single-unit dwelling</i> may be used as a <i>community care facility</i> . 3) The total number of <i>dwelling units</i> shall not exceed the maximum density permitted in Section 7.2.3.

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	<b>AUXILIARY USE</b>	<b>CONDITIONS</b>
1	<i>auxiliary dwelling unit</i>	1) <i>Parcel area</i> must exceed 2000 m <sup>2</sup> . 2) The total number of <i>dwelling units</i> shall not exceed the maximum density permitted in Section 7.2.3. 3) See Section 5.2 for <i>Use Provisions</i> .
2	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .
3	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
4	<i>keeping of livestock</i>	1) <i>Parcel area</i> must exceed 3500 m <sup>2</sup> . 2) See Section 5.6 for <i>Use Provisions</i> .

d) Additional general *use* regulations are provided in Section 5.1.

### 7.2.3 Density

The maximum density shall be as follows:

<b>PARCEL AREA</b>	<b>MAXIMUM DWELLING UNITS PER PARCEL</b>	<b>DWELLING UNITS PERMITTED</b>
≤2000 m <sup>2</sup>	1	Single-unit <i>Dwelling</i>

>2000 m <sup>2</sup>	2	1 Single-unit <i>Dwelling</i> and 1 <i>Auxiliary dwelling unit</i> ; or 1 two-unit dwelling
>3500 m <sup>2</sup>	2	2 Single-unit <i>Dwelling Units</i> ; or 1 single-unit dwelling and one community care facility

7.2.4 **Parcel Coverage**

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be as follows:

<i>PARCEL AREA</i>	<i>PARCEL COVERAGE</i>
<3500 m <sup>2</sup>	35%
≥3500 m <sup>2</sup>	15%

7.2.5 **Setbacks**

The minimum *setbacks* from a *parcel* line for all *buildings* and *structures* shall be as per Sections 5.14, 5.15, 5.16 and 5.17.

7.2.6 **Parking**

Requirements as per Part 6.

7.2.7 **Height of Buildings and Structures**

Requirements as per Section 5.11.

7.2.8 **Floor Area of Buildings**

Requirements as per Section 5.13.

## 7.3 RESIDENTIAL THREE (R3)

### 7.3.1 Intent

To permit *Single-Unit dwellings* with restricted second *floor areas* in low density residential areas.

### 7.3.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	single-unit <i>dwelling</i>	See Part 5 for General Regulations.

b) The permitted auxiliary *uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .

c) Additional general *use* regulations are provided in Section 5.1.

### 7.3.3 Density

The maximum permitted density shall be limited to one *Single-Unit Dwelling per parcel*.

### 7.3.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 45%.

### 7.3.5 Setbacks

The minimum *setbacks* from a *parcel* line for all *buildings* and *structures* shall be as per Sections 5.14, 5.15, 5.16 and 5.17.

### 7.3.6 Parking

Requirements as per Part 6.

### 7.3.7 Additional Building Requirements

- a) The maximum *floor area* of all *buildings* in any *parcel* in the R3 zone shall be the *parcel* area multiplied by 0.40, to a maximum of 300 m<sup>2</sup>, including a minimum of 28 m<sup>2</sup> reserved for parking within a garage or carport.
- b) The maximum *floor area* of the second storey of any building shall not exceed 75% of the *floor area* of the first storey, including the *floor area* of an attached garage.
- c) Maximum height of any building shall be 8.5 m.

## 7.4 RESIDENTIAL MULTIPLE ONE (RM1)

### 7.4.1 Intent

To permit *multi-unit residential buildings*.

### 7.4.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	<i>apartment</i>	See Part 5 for General Regulations.

- b) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	<i>community care facility</i>	1) <i>Parcels</i> must exceed 3500 m <sup>2</sup> . 2) Maximum total floor area of 300 m <sup>2</sup> .
2	<i>common amenity area</i>	See Section 7.4.6

- c) Subject to compliance with all other provisions of this bylaw, more than one auxiliary use shall be permitted.
- d) Additional use regulations are provided in Part 5.

### 7.4.3 Density

The maximum permitted *Density* shall be as follows:

<i>MAXIMUM NUMBER OF DWELLING UNITS</i>	<i>TYPE OF DWELLING UNIT PERMITTED</i>
60 per hectare	<i>Apartment</i>

### 7.4.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 35%.

### 7.4.5 Setbacks

- a) The minimum *setback* from a *parcel* line for all *buildings* and *structures* permitted shall be 7.5m.
- b) *Setback* exceptions as per Section 5.15.

### 7.4.6 Common Amenity Areas

Common amenity areas shall be provided as per the following:

- a) A minimum of 6 m<sup>2</sup> per dwelling unit, or a total of 40 m<sup>2</sup> per parcel, whichever the greater;  
and
- b) On sites containing 12 or more dwelling units, a minimum of 40% of the required common amenity area shall be within a building.

7.4.7 **Parking**

Requirements as per Part 6.

7.4.8 **Height of Buildings and Structures**

The maximum height of any building shall be 15m.

## 7.5 RESIDENTIAL MULTIPLE TWO (RM2)

### 7.5.1 Intent

To permit *manufactured home* parks.

### 7.5.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	<b>PRINCIPAL USE</b>	<b>CONDITIONS</b>
1	<i>manufactured home</i>	See Part 5 for General Regulations.

- b) The permitted *auxiliary uses* shall be limited to the following:

	<b>AUXILIARY USE</b>	<b>CONDITIONS</b>
1	<i>service buildings</i>	See Part 5 for General Regulations.
2	<i>retail sales</i>	1) For RM2 zone residents only. 2) <i>Parcel area</i> must exceed 1.75 ha. 3) <i>Retail sales area</i> shall not exceed 30 m <sup>2</sup> .
3	<i>common amenity area</i>	See Section 7.5.6

- c) Subject to compliance with all other provisions of this bylaw, more than one auxiliary use shall be permitted.
- d) Additional use regulations are provided in Part 5.

### 7.5.3 Density

The maximum permitted *Density* shall be 15 dwelling units per hectare.

### 7.5.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 35%.

### 7.5.5 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 5m.
- b) *Setback* exceptions as per Section 5.15.

### 7.5.6 Common Amenity Areas

Common amenity areas shall be provided as per the following: A minimum of 6 m<sup>2</sup> per dwelling unit, or a total of 40 m<sup>2</sup> per parcel, whichever the greater.

7.5.7 **Private Outdoor Space**

A minimum area of 40 m<sup>2</sup> of directly accessible *Private outdoor space* must be provided for each dwelling unit.

7.5.8 **Parking**

Requirements as per Part 6.

7.5.9 **Height of Buildings and Structures**

Requirements as per Section 5.11.

## 7.6 RESIDENTIAL MULTIPLE THREE (RM3)

### 7.6.1 Intent

To permit *manufactured home* parks.

### 7.6.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>manufactured home</i>	See Part 5 for General Regulations.

b) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>service buildings</i>	See Part 5 for General Regulations.
2	<i>common amenity area</i>	See Section 7.5.6

c) Subject to compliance with all other provisions of this bylaw, more than one *principal or auxiliary use* shall be permitted.

d) Additional use regulations are provided in Part 5.

### 7.6.3 Density

The maximum permitted *Density* shall be as follows:

MAXIMUM NUMBER OF DWELLING UNITS	CONDITIONS
15 per hectare	a) Base density b) In District Lot 4455 Group 1 New Westminster District, the number of mobile homes permitted shall not exceed 37. (Bylaw 722.1, 2022)
20 per hectare	Density Bonus, where: a) a minimum of an additional 0.92 hectares of park is dedicated; and b) a housing agreement under Section 483 of the <i>Local Government Act</i> designating at least 20% of the units or parcels as affordable housing using criteria based on CHMC and Statistics Canada information.

### 7.6.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings and structures* shall be 40%.



#### 7.6.5 Setbacks

The minimum *setbacks* from a *parcel* line for all *buildings* and *structures* shall be as per Sections 5.14, 5.15, 5.16 and 5.17.

#### 7.6.6 Common Amenity Areas

Common amenity areas shall be provided as per the following:

A minimum of 6 m<sup>2</sup> per dwelling unit, or a total of 40 m<sup>2</sup> per parcel, whichever the greater.

#### 7.6.7 Private Outdoor Space

A minimum area of 40 m<sup>2</sup> of directly accessible *Private outdoor space* must be provided for each dwelling unit.

#### 7.6.8 Parking

Requirements as per Part 6.

#### 7.6.9 Height of Buildings and Structures

Requirements as per Section 5.11.

## 7.7 COUNTRY RESIDENTIAL ONE (CR1)

### 7.7.1 Intent

To permit residential *and rural uses* on large rural lots.

### 7.7.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	single-unit <i>dwelling</i>	See Part 5 for General Regulations.
2	second single-unit <i>dwelling or two-unit dwelling</i>	1) <i>Parcel area</i> must exceed 8000 m <sup>2</sup> . 2) The second <i>dwelling unit</i> may be used as a <i>community care facility</i> . 3) Total number of <i>dwelling units</i> shall not exceed maximums under Section 7.7.4.
3	<i>agriculture</i>	
4	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.
- c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>auxiliary dwelling unit</i>	1) <i>Parcel area</i> must exceed 3500 m <sup>2</sup> . 2) See Section 5.2 for <i>Use Provisions</i> .
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .

- d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.
- e) Additional use regulations are provided in Part 5.

### 7.7.3 Parcel Coverage

PARCEL AREA	MAXIMUM PARCEL COVERAGE
≤3500 m <sup>2</sup>	35%

>3500 m <sup>2</sup>	15%
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**7.7.4 Density**

The maximum density of *dwelling units* shall be as follows:

MINIMUM PARCEL AREA	MAXIMUM DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
≤3500 m <sup>2</sup>	1	Single-unit <i>Dwelling</i>
>3500 m <sup>2</sup>	2	1 Single-unit <i>Dwelling</i> and 1 <i>Auxiliary dwelling unit</i> ; or 1 two-unit <i>dwelling</i>
>8000 m <sup>2</sup>	2	2 Single-unit <i>Dwellings</i> ; or 1 single-unit <i>dwelling</i> and one community care facility

**7.7.5 Setbacks**

The minimum *setbacks* from a *parcel* line for all *buildings* and *structures* shall be as per Sections 5.14, 5.15, 5.16 and 5.17.

**7.7.6 Parking**

Requirements as per Part 6.

**7.7.7 Height of Buildings and Structures**

Requirements as per Section 5.11.

**7.7.8 Floor Area of Buildings**

Requirements as per Section 5.13.

## 7.8 COUNTRY RESIDENTIAL TWO (CR2)

### 7.8.1 Intent

To permit residential *and rural uses* on large rural lots.

### 7.8.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	single-unit <i>dwelling</i>	See Part 5 for General Regulations.
2	<i>agriculture</i>	
3	keeping of <i>livestock</i>	1) <i>Parcel area</i> must exceed 3500 m <sup>2</sup> . 2) See Section 5.6 for <i>Use Provisions</i> .

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

- c) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
2	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .

- d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

- e) Additional use regulations are provided in Part 5.

### 7.8.3 Parcel Coverage

<i>PARCEL AREA</i>	<i>MAXIMUM PARCEL COVERAGE</i>
≤3500 m <sup>2</sup>	35%
>3500 m <sup>2</sup>	15%

### 7.8.4 Density

The maximum density of *dwelling units* shall be one single-unit dwelling per parcel.

**7.8.5 Setbacks**

The minimum *setbacks* from a *parcel* line for all *buildings* and *structures* shall be as per Sections 5.14, 5.15, 5.16 and 5.17.

**7.8.6 Parking**

Requirements as per Part 6.

**7.8.7 Height of Buildings and Structures**

Requirements as per Section 5.11.

**7.8.8 Floor Area of Buildings**

Requirements as per Section 5.13.

## 7.9 RURAL RESIDENTIAL ONE (RU1)

### 7.9.1 Intent

To permit residential and rural *uses*.

### 7.9.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	<i>single-unit dwelling</i>	See Part 5 for General Regulations.
2	<i>second single-unit dwelling</i>	1) The second <i>dwelling unit</i> may be used as a <i>community care facility</i> . 2) Total number of <i>dwelling units</i> shall not exceed maximums under Section 7.9.4.
3	<i>agriculture</i>	
4	<i>garden nursery</i>	
5	<i>keeping of livestock</i>	1) Parcel area must exceed 3500 m <sup>2</sup> 2) See Section 5.6 for <i>Use Provisions</i> .
6	<i>vehicle repair and maintenance</i>	1) Contained within an enclosed building; 2) There is no storage outside of the enclosed building; 3) No such building shall exceed 4.5 m in height; 4) Minimum setback of such a building from all parcel lines shall be 7.5 m; 5) The floor area of such building shall not exceed 75 m <sup>2</sup> ; 6) <i>Parcel area</i> must exceed 8000 m <sup>2</sup> within Electoral Area E and 3500 m <sup>2</sup> in all other electoral areas.
7	<i>animal shelters</i>	1) <i>Parcel area</i> must exceed 1.75 ha. 2) <i>Kennels</i> are only permitted in Electoral Areas E and F.
8	<i>horse riding, training or boarding facility</i>	<i>Parcel area</i> must exceed 1.75 ha.
9	<i>manufacturing or storage</i>	1) <i>Parcel area</i> must exceed 1.75 ha. 2) <i>Use</i> must be within a single fully enclosed <i>building</i> . 3) <i>Building floor area</i> shall not exceed 75 m <sup>2</sup> . 4) Maximum <i>building height</i> shall be 6 m. 5) Minimum building setback to any parcel line shall be 7.5 m.

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.
- c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>auxiliary dwelling unit</i>	1) Density requirement as per Section 7.9.4. 2) See Section 5.2 for <i>Use Provisions</i> .
2	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .
3	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
4	wildlife rehabilitation	1) Parcel area must exceed 3500 m <sup>2</sup> 2) Must be auxiliary to a residential use

- d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.
- e) Additional use regulations are provided in Part 5.

### 7.9.3 Parcel Coverage

PARCEL AREA	MAXIMUM PARCEL COVERAGE
≤3500 m <sup>2</sup>	35%
>3500 m <sup>2</sup>	15%

### 7.9.4 Density

- a) In Electoral Areas B, D and E, except Lot C (being a consolidation of Lots A and B, CA7357770), Block A, District Lot 4537, Group 1, New Westminster District, Plan EPP24269, the maximum number of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
<3500 m <sup>2</sup>	1	1 Single-unit Dwelling
≥3500 m <sup>2</sup> ≤8000 m <sup>2</sup>	2	1 Single-unit <i>Dwelling</i> and 1 <i>Auxiliary dwelling unit</i>
>8000 m <sup>2</sup>	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility

- b) In Electoral Area F except Block 9, North Part of District Lot 693, Plan 3920, the maximum number of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
<0.8 ha	1	1 Single-unit Dwelling
≥0.8 ha ≤1.75 ha	2	1 Single <i>Dwelling Unit</i> and 1 <i>Auxiliary dwelling unit</i>
>1.75 ha	2	2 single-unit dwellings

- c) In Block 9, North Part of District Lot 693, Plan 3920, the maximum number of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
<3500 m <sup>2</sup>	1	1 Single-unit Dwelling
≥3500 m <sup>2</sup> ≤8000 m <sup>2</sup>	2	1 Single-unit <i>Dwelling</i> and 1 <i>Auxiliary dwelling unit</i>
>8000 m <sup>2</sup>	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility

- d) In Lot C (being a consolidation of Lots A and B, CA7357770), Block A, District Lot 4537, Group 1, New Westminster District, Plan EPP24269, the maximum number of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
<1.6 ha	1	1 Single-unit Dwelling
≥1.6 ha	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility

#### 7.9.5 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* and setback exceptions shall be in accordance with Sections 5.14 and 5.15.
- b) Notwithstanding Subsection (a), no *manufacturing* or *storage use* shall be located within 7.5 m of a *parcel line*.
- c) Notwithstanding Subsection (a), no *animal shelter*, *horse riding*, *training or boarding facility*, or *wildlife rehabilitation use* shall be sited within 15 m of a *parcel line*.

#### 7.9.6 Parking

Requirements as per Part 6.

#### 7.9.7 Height of Buildings and Structures

Requirements as per Section 5.11.

#### 7.9.8 Floor Area of Buildings

Requirements as per Section 5.13.



## 7.9.9 Site Specific Uses

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

- a) Tasting and on-site tours shall be conducted in accordance with the terms and conditions of the liquor license for the distillery.
- b) Third-party commercial events or assembly associated with the distillery: not permitted.
- c) Maximum building height: 4.5 m
- d) Maximum building floor area: 100 m<sup>2</sup>
- e) Minimum setback from any lot line: 7.5 m
- f) Minimum number of parking spaces for distillery and associated uses: 11
- g) Outdoor storage: not permitted
- h) Tasting and retail room: maximum floor area shall be 18 m<sup>2</sup>; maximum seating capacity shall be 8 persons
- i) Outdoor tasting: not permitted

7.9.9.2 Notwithstanding any other parts of this bylaw, within Lot 10 of Block 3, District Lot 3376, Plan 14932, the following shall apply:

- a) *auxiliary residential assembly* is permitted, provided that:
  1. no more than 12 persons are assembled at any one time and per day;
  2. 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 m<sup>2</sup>;
  3. any area used for *auxiliary residential assembly* is located at least 7.5 m from a parcel line;
  4. on-site parking is provided in accordance with Part 6 of this bylaw, and shall be located at least 7.5 m from a parcel line;
  5. the *auxiliary residential assembly* is operated by the principal residents;
  6. employees of the *auxiliary residential assembly* are restricted to members of the family who are the principal residents plus one other person;
  7. 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 has an area exceeding 0.35 m<sup>2</sup>;
  8. the provision of transient overnight accommodation for persons attending the *auxiliary residential assembly* does not exceed five bedrooms per parcel;
  9. 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 *Public Health Act*.
- b) The total combined number of bedrooms used for transient accommodation for both *auxiliary residential assembly* and short term rental use shall not exceed five bedrooms per parcel, with the total number of bedrooms for short term rental independent of *auxiliary residential assembly* not exceeding two bedrooms per dwelling.
- c) Animal shelter, kennel, vehicle repair and maintenance, horse riding, training and boarding facility, manufacturing and storage building and wildlife rehabilitation facility are not permitted.

## 7.10 RURAL RESIDENTIAL ONE A (RU1A)

### 7.10.1 Intent

To permit Single-Unit *dwelling*s and auxiliary rural *uses*.

### 7.10.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>single-unit dwelling</i>	See Part 5 for General Regulations.
2	<i>second single-unit dwelling</i>	1) The second <i>dwelling unit</i> may be used as a <i>community care facility</i> . 2) Total number of <i>dwelling units</i> shall not exceed maximums under Section 7.10.4.
3	<i>agriculture</i>	
4	<i>garden nursery</i>	
5	<i>keeping of livestock</i>	1) Parcel area must exceed 3500 m <sup>2</sup> 2) See Section 5.6 for <i>Use Provisions</i> .
6	<i>vehicle repair and maintenance</i>	1) Contained within an enclosed building; 2) There is no storage outside of the enclosed building; 3) No building shall exceed 6.0 m in height; 4) Minimum setback of a building from all parcel lines shall be 7.5 m; 5) The floor area of such building shall not exceed 75 m <sup>2</sup> ; 6) <i>Parcel area</i> must exceed 8000 m <sup>2</sup> within Electoral Area E and 3500 m <sup>2</sup> in all other electoral areas.
7	<i>horse riding, training or boarding facility</i>	<i>Parcel area</i> must exceed 1.75 ha.
8	<i>manufacturing or storage</i>	1) <i>Parcel area</i> must exceed 1.75 ha. 2) <i>Use</i> must be within a single fully enclosed <i>building</i> . 3) <i>Building floor area</i> shall not exceed 75 m <sup>2</sup> . 4) Maximum <i>building height</i> shall be 6.0 m. 5) Minimum building setback to any parcel line shall be 7.5 m.

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>auxiliary dwelling unit</i>	1) Density requirement as per Section 7.10.4. 2) See Section 5.2 for <i>Use Provisions</i> .
2	<i>short term rental</i>	1) May be provided in one or two dwellings permitted on a parcel. 2) The area utilized for short term rental accommodation shall not exceed a combined total of five bedrooms per parcel. 3) See Section 5.3 for <i>Use Provisions</i> .
3	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
4	wildlife rehabilitation	1) Parcel area must exceed 3500 m <sup>2</sup> 2) Must be auxiliary to a residential use

- d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.
- e) Additional use regulations are provided in Part 5.

### 7.10.3 Parcel Coverage

PARCEL AREA	MAXIMUM PARCEL COVERAGE
≤3500 m <sup>2</sup>	35%
>3500 m <sup>2</sup>	15%

### 7.10.4 Density

The maximum number of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
<3500 m <sup>2</sup>	1	1 Single-unit Dwelling
≥3500 m <sup>2</sup> ≤8000 m <sup>2</sup>	2	1 Single <i>Dwelling Unit</i> and 1 <i>Auxiliary dwelling unit</i>
>8000 m <sup>2</sup>	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility

### 7.10.5 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* and setback exceptions shall be in accordance with Part 5.
- b) Notwithstanding Subsection (a), no *manufacturing* or *storage use* shall be located within 7.5 m of a *parcel line*.

- c) Notwithstanding Subsection (a), no *horse riding, training or boarding facility*, or wildlife rehabilitation *use* shall be sited within 15 m of a *parcel line*.

7.10.6 **Parking**

Requirements as per Part 6.

7.10.7 **Height of Buildings and Structures**

Requirements as per Section 5.11.

7.10.8 **Floor Area of Buildings**

Requirements as per Section 5.13.

## 7.11 RURAL RESIDENTIAL TWO (RU2)

### 7.11.1 Intent

To permit residential, rural and resource *uses*.

### 7.11.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>single-unit dwelling</i>	See Part 5 for General Regulations.
2	<i>second single-unit dwelling</i>	1) The second <i>dwelling unit</i> may be used as a <i>community care facility</i> . 2) Total number of <i>dwelling units</i> shall not exceed maximums under Section 7.11.4.
3	<i>agriculture</i>	
4	<i>garden nursery</i>	
5	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
6	<i>keeping of livestock</i>	1) <i>Parcel area</i> must exceed 3500 m <sup>2</sup> . 2) See Section 5.6 for <i>Use Provisions</i> . 3) A maximum of 50 pigs may be kept on a parcel exceeding 1.75 ha.
7	<i>vehicle repair and maintenance</i>	1) Contained within an enclosed building; 2) There is no storage outside of the enclosed building; 3) No building shall exceed 6.0 m in height; 4) Minimum setback of a building from all parcel lines shall be 7.5 m; 5) The floor area of this use shall not exceed 75 m <sup>2</sup> ; 6) <i>Parcel area</i> must exceed 8000 m <sup>2</sup> within Electoral Area E and 3500 m <sup>2</sup> in all other electoral areas.
8	<i>animal shelters</i>	1) <i>Parcel area</i> must exceed 1.75 ha. 2) <i>Kennels</i> are only permitted in Electoral Areas E and F.
9	<i>wildlife rehabilitation</i>	<i>Parcel area</i> must exceed 8000 m <sup>2</sup> .
10	<i>horse riding, training or boarding facility</i>	<i>Parcel area</i> must exceed 1.75 ha.
11	<i>manufacturing or storage</i>	1) <i>Parcel area</i> must exceed 1.75 ha. 2) <i>Use</i> must be within a single fully enclosed <i>building</i> . 3) <i>Building floor area</i> shall not exceed 75 m <sup>2</sup> . 4) Maximum <i>building height</i> shall be 6.0 m. 5) Minimum building setback to any parcel line shall be 7.5 m.
12	<i>fire training area</i>	Only in Block A, District Lot 1313, Plan 5950

13	tourist information centre	1) <i>Parcel area</i> must exceed 8000 m <sup>2</sup> . 2) The building does not exceed 4.5m in height 3) The maximum floor area does not exceed 185m <sup>2</sup>
14	<i>forest management</i>	
15	public works yard	Only in Block A, District Lot 1313, Plan 5950
16	<i>campground</i>	1) <i>Parcel area</i> must exceed 1.75 ha. 2) Maximum 10 camp sites per hectare
17	<i>construction camp</i>	<i>Parcel area</i> must exceed 1.75 ha.
18	sawmill and shakemill	1) <i>Parcel area</i> must exceed 1.75 ha. 2) Excludes the <i>use</i> of planers and chippers. 3) <i>Site area</i> must not exceed 1000 m <sup>2</sup> .
19	equipment repair and maintenance	1) <i>Parcel area</i> must exceed 1.75 ha. 2) <i>Use</i> must be contained with a fully enclosed <i>building</i>
20	<i>cannabis production</i> facility	1) <i>Parcel area</i> must exceed 8 ha 2) See Section 5.9 for <i>use</i> regulations

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>auxiliary dwelling unit</i>	1) Density requirement as per Section 7.11.4. 2) See Section 5.2 for <i>Use</i> Provisions.
2	<i>short term rental</i>	See Section 5.3 for <i>Use</i> Provisions.

d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

e) Additional use regulations are provided in Part 5.

### 7.11.3 Parcel Coverage

PARCEL AREA	MAXIMUM PARCEL COVERAGE
≤3500 m <sup>2</sup>	35%
>3500 m <sup>2</sup>	15%

#### 7.11.4 Density

a) The maximum density of *dwelling units* shall be as follows:

PARCEL AREA	ELECTORAL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
< 8000 m <sup>2</sup>	E	1	1 Single-unit Dwelling
< 1 ha	B, D	1	1 Single-unit Dwelling
< 1.5 ha	F	1	1 Single-unit Dwelling
≥ 1.5 ha	F	2	2 single-unit dwellings
≥ 8000 m <sup>2</sup> ≤ 4 ha	E	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility
≥ 1 ha ≤ 4 ha	B, D	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility
> 4 ha	B, D	4	3 single-unit dwellings, and 1 auxiliary dwelling unit not exceeding 55 m <sup>2</sup> in floor area
> 4 ha	E	2	2 single-unit dwellings

#### 7.11.5 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* and setback exceptions shall be in accordance with Sections 5.14 and 5.15.
- b) Notwithstanding Subsection (a), none of the following *uses* shall be located within 15 m of any *parcel line*:
1. wildlife rehabilitation centre;
  2. tourist information centre;
  3. campground;
  4. animal shelter or kennel;
  5. manufacturing and storage;
  6. construction camp;
  7. sawmill or shakemill;
  8. equipment repair and maintenance;
  9. horse riding, training or boarding facility;
  10. keeping of pigs.

#### 7.11.6 Parking

Requirements as per Part 6.

### 7.11.7 Height of Buildings and Structures

Requirements as per Section 5.11.

### 7.11.8 Floor Area of Buildings

Requirements as per Section 5.13.

### 7.11.9 Site Specific Uses

7.11.9.1 A maximum of 10 sleeping cabins are permitted on Block 2 District Lot 3380 Plan 4341, subject to the following regulations:

- a) No cooking or sanitary facilities shall be contained within any sleeping cabin.
- b) No person shall occupy any sleeping cabin for transient accommodation for more than 10 days in any calendar month.

7.11.9.2 In addition to the uses permitted in Section 7.11.2 the following uses are permitted on Lot 1, DL 1657, Plan VAP23053, PID 016-713-541:

- a) general contractor facility;
- b) equipment works yard;
- c) storage and sale of landscape products such as topsoil, bark mulch, gravel and sand;
- d) concrete batch plant;
- e) third dwelling, in the form of a manufactured home, auxiliary to the uses in (a) – (d) to be used for the purpose of housing a caretaker or watchman.
- f) Conditions of Use:
  1. For vehicle repair and maintenance, despite Section 7.11.2:
    - 1) there is no storage outside of an enclosed building;
    - 2) no such building shall exceed 7.5 m in height;
    - 3) the total floor area of such buildings shall not exceed 600 m<sup>2</sup>;
    - 4) the required setback from all parcel lines is 7.5 m.
  2. For manufacturing or storage, despite Section 7.11.2:
    - 1) there is no storage outside of an enclosed building;
    - 2) more than one building is permitted;
    - 3) no such building shall exceed 7.5 m in height;
    - 4) the total floor area of such buildings shall not exceed 600 m<sup>2</sup>;
    - 5) the required setback from all parcel lines is 7.5 m.
  3. For equipment works yard:
    - 1) more than one site area may be used;
    - 2) the use shall be screened by a solid fence or landscaping;
    - 3) the maximum total site area shall be 1 ha.

7.11.9.3 In addition to the uses permitted in Section 7.11.2, concrete batch plant is permitted on Block 6 except; Part Now Road Plan LMP1312, District Lot 1657, Plan 4563 and Block 7 except; Part Now Road Plan LMP1312, District Lot 1657, Plan 4563.

7.11.9.4 Notwithstanding Section 7.11.4, an auxiliary dwelling unit is permitted on Lot 7 District Lot 1582 Group 1 New Westminster District Plan LMP22397.

7.11.9.5 In Block A District Lot 1313 Plan 5950, the following apply:



a) In addition to the uses permitted in Section 7.11.2, the following uses are permitted on a parcel exceeding 1.75 ha:

1. Non-commercial *community storage facility* provided that:
  - 1) No building shall exceed 6 m in height; and
  - 2) The footprint of the building shall not exceed 450 m<sup>2</sup>.
2. Public works yard;
3. Yard waste transfer station that is auxiliary to a public works yard;
4. *fire training area*, with a minimum of 7.5 m setback to all property lines.

b) The maximum density of *dwelling units* shall be as follows:

PARCEL AREA	DWELLING UNITS PER PARCEL	TYPE OF DWELLING UNITS PERMITTED
< 1 ha	1	1 Single-unit Dwelling
≥ 1 ha ≤ 4 ha	2	2 single-unit dwellings; or 1 single-unit dwelling and 1 community care facility
> 4 ha	4	3 single-unit dwellings and 1 auxiliary dwelling unit

## 7.12 RURAL FOREST ONE (RF1)

### 7.12.1 Intent

To permit *forest management* uses.

### 7.12.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	single-unit <i>dwelling</i>	1) See Part 5 for General Regulations. 2) Not more than one single-unit dwelling is permitted per parcel
2	<i>forest management</i>	

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

- c) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	log booming, sorting and storage	Must be auxiliary to <i>forest management</i> . Shall be setback a minimum of 100 m from a parcel line. Must not exceed a <i>site area</i> of 2,000 m <sup>2</sup>
2	wood processing in the form of sawmills, shake mills and wood chippers	Must be auxiliary to <i>forest management</i> . Shall be setback a minimum of 100 m from a parcel line. Must not exceed a <i>site area</i> of 2,000 m <sup>2</sup>

### 7.12.3 Parcel Coverage

The maximum permitted *parcel coverage* shall be 5%.

### 7.12.4 Floor Area

The floor area of all buildings on a parcel shall not exceed 300 m<sup>2</sup>.

### 7.12.5 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted in RF1 Zone shall be 5m.
- b)

**7.12.6 Parking**

Requirements as per Part 6.

**7.12.7 Height of Buildings and Structures**

Requirements as per Section 5.11.

## 7.13 RURAL FOREST TWO (RF2)

### 7.13.1 Intent

To permit *forest management* without allowance for a *Single-Unit dwelling*.

### 7.13.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>forest management</i>	

- b) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	log booming, sorting and storage	Must be auxiliary to <i>forest management</i> . Shall be setback a minimum of 30 m Must not exceed a <i>site area</i> of 2,000 m <sup>2</sup>
2	wood processing in the form of sawmills, shake mills and wood chippers	Must be auxiliary to <i>forest management</i> . Shall be setback a minimum of 30 m Must not exceed a <i>site area</i> of 2,000 m <sup>2</sup>

### 7.13.3 Parcel Coverage

The maximum permitted *parcel coverage* shall be 5%.

### 7.13.4 Floor Area

The floor area of all buildings on a parcel shall not exceed 300 m<sup>2</sup>.

### 7.13.5 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted in RF2 Zone shall be 5m.

### 7.13.6 Parking

Requirements as per Part 6.

### 7.13.7 Height of Buildings and Structures

Requirements as per Section 5.11.

## 7.14 RURAL FOREST THREE (RF3)

### 7.14.1 Intent

To permit *forest management* and other rural uses.

### 7.14.2 Permitted Uses

- a) The permitted *uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	<i>single-unit dwelling</i>	1) See Part 5 for General Regulations. 2) Not more than 1 permitted per parcel 3) The total floor area of all dwellings on a parcel shall not exceed 355 m <sup>2</sup> .
2	auxiliary dwelling unit	1) Not more than 1 permitted per parcel 2) The total floor area of all dwellings on a parcel shall not exceed 355 m <sup>2</sup> .
3	<i>forest management</i>	
4	<i>park</i>	
5	log booming, sorting and storage	1) Parcel size must exceed 3.75 ha. 2) The total building floor area shall not exceed 250 m <sup>2</sup> . 3) Shall not be located within 30 m of a parcel line.
6	wood processing in the form of sawmills, shake mills and wood chippers	

### 7.14.3 Parcel Coverage

<i>PARCEL AREA</i>	<i>MAXIMUM PARCEL COVERAGE</i>
≤ 3.5 ha	15%
> 3.5 ha	10%

### 7.14.4 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted in RF3 Zone shall be 5m.

### 7.14.5 Parking

Requirements as per Part 6.

### 7.14.6 Height of Buildings and Structures

Requirements as per Section 5.11.

## 7.15 RURAL FOREST THREE (RF4)

### 7.15.1 Intent

To permit rural uses compatible with watershed protection.

### 7.15.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>
1	<i>forest based outdoor recreation</i>
2	outdoor natural science education or research
3	fish and wildlife habitat management and enhancement facilities
4	interpretive facilities
5	<i>park</i>
6	<i>restricted watershed areas</i>

### 7.15.3 Floor Area

The floor area of all buildings on a parcel shall not exceed 100 m<sup>2</sup>.

### 7.15.4 Setbacks

No *uses* or structures permitted under Section 7.15.2 shall be sited within 30 m of a *parcel* line.

### 7.15.5 Parking

Requirements as per Part 6.

### 7.15.6 Height of Buildings and Structures

Requirements as per Section 5.11.

## 7.16 RURAL FOREST THREE (RF5)

### 7.16.1 Intent

To permit *forest management* and other rural uses.

### 7.16.2 Permitted Uses

a) The permitted *uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	<i>single-unit dwelling</i>	1) See Part 5 for General Regulations. 2) Not more than 1 permitted per parcel
2	<i>forest management</i>	
3	<i>park</i>	
4	<i>forest based recreation</i>	
5	<i>environmental conservation</i>	

### 7.16.3 Parcel Coverage

<i>PARCEL AREA</i>	<i>MAXIMUM PARCEL COVERAGE</i>
≤ 3.5 ha	15%
> 3.5 ha	10%

### 7.16.4 Floor Area

The floor area of all buildings on a parcel shall not exceed 300 m<sup>2</sup>.

### 7.16.5 Parcel Coverage

The maximum permitted *parcel coverage* shall be 10%.

### 7.16.6 Setbacks

The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted in RF5 Zone shall be 5m.

### 7.16.7 Parking

Requirements as per Part 6.

### 7.16.8 Height of Buildings and Structures

Requirements as per Section 5.11.

## 7.17 AGRICULTURAL (AG)

### 7.17.1 Intent

To permit agricultural *uses* on suitable lands, including those located within the Agricultural Land Reserve (ALR).

### 7.17.2 Permitted Uses

- a) Notwithstanding any provision in this Bylaw, any use within the AG Zone shall be in accordance with the Agricultural Land Reserve Use Regulation.
- b) Permitted *uses* shall be limited to the following:

	<i>USE</i>	<i>CONDITIONS</i>
1	<i>agriculture</i>	
2	<i>raising and keeping livestock</i>	
3	<i>farm or farm operation</i>	
4	single-unit dwelling	<ol style="list-style-type: none"> <li>1) Not more than 1 permitted per parcel</li> <li>2) Floor area shall not exceed 350 m<sup>2</sup></li> </ol>
5	auxiliary dwelling unit	<ol style="list-style-type: none"> <li>1) Not more than 1 permitted per parcel</li> <li>2) <i>Parcel area</i> must exceed 1 ha</li> <li>3) Floor area shall not exceed 90 m<sup>2</sup></li> </ol>
6	<i>horse riding, training or boarding facility</i>	<ol style="list-style-type: none"> <li>1) <i>Parcel area</i> must exceed 1 ha.</li> <li>2) A <i>horse riding, training or boarding facility</i> shall not contain more than 3 horse stalls per hectare to a maximum of 40 horse stalls per <i>parcel</i>.</li> </ol>
7	<i>park</i>	The total <i>floor area</i> of all <i>buildings</i> and <i>structures</i> used as part of a <i>park</i> , including biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing shall not exceed 100 m <sup>2</sup> .
8	<i>cannabis production facility</i>	See Section 5.9.
9	<i>agricultural product sales</i>	<ol style="list-style-type: none"> <li>1) Must be auxiliary to a farm.</li> <li>2) All farm products offered for sale must be produced on the farm on which the <i>retail</i> sales are taking place; or</li> <li>3) The total sales <i>floor area</i>, both indoors and outdoors, for all agricultural products does not exceed 300 m<sup>2</sup>, and at least 50% which is limited to the sale of farm products produced either on that agricultural land or</li> </ol>



		by an association, as defined by the <i>Cooperative Association Act</i> , to which the owner of the farm on which the <i>agricultural product sales</i> take place belongs.
10	<i>animal processing</i>	At least 50% of animals slaughtered and farm product processed, packaged or stored by an animal slaughtering facility shall be reared and produced on the same farm.
11	<i>farm research and education</i>	The total <i>floor area</i> of all <i>buildings</i> and <i>structures</i> used for farm education and research shall not exceed 100 m <sup>2</sup> .
12	dairy production	<ol style="list-style-type: none"> <li>1) At least 50% of the farm products <i>used</i> for dairy products must be produced on the same farm.</li> <li>2) Retail sale area subject to conditions of agricultural product sale</li> <li>3) Use may include on-site tour</li> </ol>
13	<i>alcohol production facility</i>	<ol style="list-style-type: none"> <li>1) May include a brewery, <i>distillery</i>, meadery, <i>cidery</i> and/or <i>winery</i>.</li> <li>2) Unless otherwise authorized by the ALC, a minimum of 50% of the farm products <i>used</i> in alcoholic beverage products must be produced on the same farm; or</li> <li>3) Must have a land area more than 2 ha, and at least 50% of the total farm product for processing supplied by a British Columbia farm under a minimum three-year contract.</li> <li>4) <i>Use</i> may include preparation and storage of products.</li> <li>5) <i>Use</i> may include an <i>area</i> for agricultural product sale.</li> <li>6) <i>Use</i> may include on-site tours.</li> </ol>
14	food and beverage service lounge	<ol style="list-style-type: none"> <li>1) Shall be an auxiliary <i>use</i> to alcoholic beverage production.</li> <li>2) Total <i>floor area</i> shall not exceed 100 m<sup>2</sup>.</li> <li>3) Shall have a maximum indoor seating capacity of 30.</li> <li>4) Shall have a maximum outdoor area of 50 m<sup>2</sup>.</li> <li>5) May serve alcoholic beverages other than those produced on the same farm, provided that the beverages are sold as single servings for immediate consumption within the food and beverage service lounge or in a special event area operated in accordance with a special event endorsement issued under the <i>Liquor Control and Licensing Regulation</i>.</li> </ol>
15	<i>agri-tourism</i>	Accommodation <i>uses</i> are permitted as per Section 7.17.3.
16	<i>short term rental</i>	See Sections 5.3 and 7.17.3 for <i>Use</i> Provisions.

17	<i>kennel</i>	Only permitted in Electoral Areas E and F.
18	<i>Agricultural processing</i>	

### 7.17.3 Temporary Uses

- a) A temporary *use* permit may be issued for the purpose of permitting *agri-tourism accommodation* auxiliary to *agriculture* or a farm operation.
- b) Accommodation approved under a temporary use permit under this section shall:
  - 1. be situated on a parcel having an area of at least 1.75 ha and classified for property tax assessment purposes as a farm;
  - 2. occupy less than 5% of the parcel for the total developed area for structures, landscaping and access associated with the accommodation.
  - 3. be limited to 10 sleeping units in total, including short term rental bedrooms.
  - 4. 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*.

### 7.17.4 Setbacks

- a) The minimum *setbacks* from a *parcel line* for *buildings* and *structures* and setback exceptions shall be in accordance with Sections 5.14 and 5.15.
- b) Notwithstanding Subsection (a), the minimum *setbacks* from a *parcel line* for permitted *uses*, structures or buildings for agricultural purposes in the AG Zone shall be as follows:

<i>USE, STRUCTURE OR BUILDING</i>	<i>ABUTTING A HIGHWAY (m)</i>	<i>OTHER PARCEL LINE (m)</i>	<i>WATERCOURSE / WATERBODY SETBACK (m)</i>
beekeeping	5	1.5	-
<i>agricultural buildings, structures, or outdoors storage areas, except otherwise specified under this section</i>	5	5	-
<i>agricultural buildings, structures, or outdoor storage areas having confined livestock areas including up to 1 au of swine</i>	10	15	15 for 10 or fewer AU
<i>agricultural buildings, structures, or outdoor storage areas having confined livestock areas including more than 1 au of swine</i>	25	30	30 for more than 10 AU

animal slaughter or processing for:			
1. <i>domestic consumption</i>	5	5	15
2. <i>commercial</i>	5	30	15
food and beverage service lounge	10	15	-
<i>greenhouse</i> containing no artificial lighting	5	5	-
<i>greenhouse</i> containing artificial lighting	15	15	-
<i>kennel</i> , including outdoor runs	10	15	-
<i>agricultural product sales</i> except in the form of an open air stand	5	5	-
<i>agricultural product sales</i> in the form of an open air stand	1.5	5	-
<i>agri-tourism campground</i>	10	10	-
<i>agricultural waste storage facility</i>	5	10	15
field storage of agricultural solid waste	5	10	30
chemical storage <i>structure</i>	10	10	15
mushroom growing medium preparation and storage	5	40	15
soiless medium preparation	10	15	-
soiless medium storage	5	7.5	-
<i>seasonal</i> feeding areas	-	-	30
composting or compost storage	5	10	15
wood waste storage	5	10	15

#### 7.17.5 Parcel Coverage

<i>USES</i>	<i>MAXIMUM PARCEL COVERAGE</i>
All buildings and structures except greenhouses	15%
Residential buildings and structures and their auxiliary uses	10%
Greenhouse	50%

#### 7.17.6 Parking

Requirements as per Part 6.

7.17.7 Height of Buildings and Structures  
Requirements as per Section 5.11.

7.17.8 Site Specific Uses

	LEGAL DESCRIPTION	REGULATION
a)	Lot 17, District Lot 682, Plan 13714	A <i>garden supply centre</i> is an additional permitted use.
b)	Lot 12, Block E, District Lot 905, Plan EPP47776  Lot 13, Block E, District Lot 905, Plan EPP47776	1. Only one <i>single-unit dwelling</i> is permitted. 2. The <i>dwelling unit</i> shall have a ground <i>floor area</i> not exceeding 170 m <sup>2</sup> and a total <i>floor area</i> not exceeding 280 m <sup>2</sup> .

# PART 8 – COMPREHENSIVE DEVELOPMENT ZONES

## 8.1 COMPREHENSIVE DEVELOPMENT ONE (CD1)

### 8.1.1 Intent

To permit *Single-Unit dwellings, two-unit dwellings* and common amenities.

### 8.1.2 Permitted Uses

The permitted *uses* shall be limited to the following:

	<i>USE</i>	<i>CONDITIONS</i>
1	single-unit dwelling	Only in Strata Lots 1-31 as shown on Schedule C.
2	<i>two-unit dwelling</i>	Only in Strata Lots 1-31 as shown on Schedule C.
3	common facility	May include 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.
4	<i>ground level parking</i>	Only in the area labelled as Vehicle Parking on Schedule C.
5	<i>outdoor recreation facility</i>	May be 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.
6	<i>park and trail</i>	Permitted in the area labelled as Park on Schedule C.
7	<i>nature oriented recreation</i>	Permitted in the area labelled as Forested Area on Schedule C.
8	<i>auxiliary building</i>	Used for storage, workshops, studios, greenhouses, recycling and composting; and the keeping of livestock, subject to Section 5.6 of this bylaw and permitted only in the area labelled as Common Amenity Area (CAA) as shown on Schedule C.

### 8.1.3 Siting of Buildings and Structures

8.1.3.1 Structures shall be sited in accordance with the setbacks delineated on Schedule C, or otherwise as specified in Sections 5.14 and 5.15.

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

- a) no structure shall be located within 0.6 m of a parcel line adjacent to an internal road;
- b) a building above its first storey shall not be located within 2.3 m of a parcel line adjacent to an internal road;
- c) the distance between two buildings used as dwellings located opposite of a side parcel line shall not be less than 3 m;

- d) a building used for a dwelling shall not be located within 6 m of a parcel line opposite to the parcel line adjacent to an internal road;
- e) an auxiliary building may be located within 0 m from a parcel line not adjacent to an internal road, and may not be located within 15 m of a parcel line adjacent to an internal road.

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

- a) no structure shall be located within 5 m of a parcel line;
- b) a building containing less than 55 m<sup>2</sup> of floor area shall not be located within 3 m of a strata lot parcel line.

#### 8.1.4 Floor Area

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

- a) the total floor area in a dwelling on a strata lot shall not exceed 195 m<sup>2</sup>;
- b) the combined floor area of all auxiliary buildings located on a strata lot shall not exceed 20 m<sup>2</sup>.

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

- a) the combined floor area of all buildings in the area labelled as Common Amenity Area (CAA) on Schedule C shall not exceed 2,000 m<sup>2</sup>; and
- b) the floor area of a building in the area labelled as Common Amenity Area (CAA) on Schedule C shall not exceed 325 m<sup>2</sup>.

#### 8.1.5 Building Size

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

- a) parcel coverage shall not exceed 40% per parcel;
- b) a building shall have a length not exceeding 17 m;

#### 8.1.6 Density

- a) The total number of *parcels* designated pursuant to the *Land Title Act* as *strata lot* shall not exceed 31, in addition to one *parcel* designated as "common property", one parcel dedicated as *park* and at least one area dedicated for sewerage disposal and treatment.
- b) No more than one dwelling may be located on a parcel

### 8.1.7 Forested Area

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

### 8.1.8 Parking

Requirements as per Part 6.

### 8.1.9 Height of Buildings and Structures

Requirements as per Part 5, except that the *height* of a *building* shall not exceed 8 m.

## 8.2 COMPREHENSIVE DEVELOPMENT TWO (CD2)

### 8.2.1 Intent

To permit *mixed residential, rural and commercial uses*.

### 8.2.2 Permitted Uses

- a) The permitted principal *uses* shall be limited to the following in the locations depicted on Schedule E:

	USE	CONDITIONS
1	assembly	Shall be limited to a total audience seating capacity of 120.
2	camp assembly	1) A Minimum <i>site area</i> of 758 m <sup>2</sup> shall be provided per <i>sleeping unit</i> as part of a <i>camp assembly</i> ; 2) Shall be limited to a total combination <i>sleeping units</i> and practice studios not exceeding 50.
3	horticulture	
4	agriculture	
5	music and teaching studios	
6	child care facility	
7	community care facility	
8	indoor and outdoor recreation	

- b) The permitted auxiliary *uses* shall be limited to the following in conformance to Schedule E:
1. kitchen / dining hall auxiliary to a camp assembly;
  2. office;
  3. one *single-unit dwelling*;
  4. surface parking;
  5. washroom facilities;
  6. maintenance / storage.

### 8.2.3 Siting of Buildings, Structures and Uses

- a) No structure may be located within 15 m of a parcel line, except as expressly permitted by this Bylaw.
- b) Notwithstanding Section 8.2.3 (a), a structure may be located on a parcel line in the following circumstances:
1. a retaining wall adjoining a surface parking area
  2. a fence used to screen a surface parking area
  3. a single freestanding sign



- c) Notwithstanding Section 8.2.3 (a), unless as otherwise specified on Schedule E, no vehicle parking, loading/unloading or storage area may be located within 15 m from a parcel line.

#### 8.2.4 Parking and Loading Area

- a) all parking/loading/unloading or storage areas shall be completely screened from abutting rural-residential properties, by the placement of plant materials, berms, retaining structures and/or fencing, as specified on Schedule E.
- b) off-street parking spaces shall be sited and screened in a manner that minimizes disturbance of mature coniferous and deciduous trees and arranged in groupings of at least one tree per five parking spaces.

#### 8.2.5 Signage

Except for directional parking and traffic signs, not more than one freestanding sign is permitted per parcel, having a maximum of two sign faces, with each sign face area not exceeding 1m<sup>2</sup>, and with a height not exceeding 2.5 m.

#### 8.2.6 Parcel Coverage

The coverage of all buildings and structures on a parcel shall not exceed 10 %.

#### 8.2.7 Height of Buildings and Structures

Requirements as per Section 5.11.

## 8.3 COMPREHENSIVE DEVELOPMENT ONE (CD3)

### 8.3.1 Intent

To permit *mixed residential and commercial uses*.

### 8.3.2 Permitted Uses

a) The permitted principal *uses* shall be limited to the following in compliance with Schedule D:

	USE	CONDITIONS
1	Single-unit dwelling	A maximum of 52 dwelling units is permitted, consisting of up to 33 single-unit dwellings and up to 19 units of two-unit dwellings and/or multi-unit dwellings.
2	Two-unit dwelling	
3	Multi-unit dwelling	
4	Marina	
5	Restaurant	The total floor area for these uses permitted in Commercial Area 1 shown on Schedule D shall not exceed 100 m <sup>2</sup> .
6	Retail	

b) The permitted auxiliary *uses* shall be limited to the following:

1. Recreation facilities auxiliary to residential uses
2. Common sewage disposal facilities auxiliary to the principal uses

### 8.3.3 Siting of Buildings, Structures and Uses

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* and setback exceptions shall be in accordance with Sections 5.14 and 5.15.
- b) No vehicle parking, loading/unloading or storage area may be located within 5 m from a *parcel line* except when used for launching marine craft or temporarily servicing the marina or a loading space for the commercial uses.

### 8.3.4 Density

The total number of *parcels* designated pursuant to the *Land Title Act* as “strata” shall not exceed 52 for residential *dwellings*, in addition to not more than one *commercial* area, one area designated as “marina”, at least one area designated as “common property”, one *parcel* dedicated as “park” and at least one area dedicated for sewerage disposal and treatment.

### 8.3.5 Parcel Coverage

The coverage of all buildings and structures on a parcel shall not exceed 25 %.

### 8.3.6 Parking

Requirements as per Part 6.

### 8.3.7 Height of Buildings and Structures

Requirements as per Section 5.11.

## 8.4 COMPREHENSIVE DEVELOPMENT FOUR (CD4)

### 8.4.1 Intent

To permit *a strata development with common amenities*.

### 8.4.2 Permitted Uses

- a) In area designated as “strata lot” pursuant to the *Strata Property Act*, the permitted *uses* shall be limited to the following:

	USE	CONDITIONS
1	single-unit dwelling	Not more than 1 per strata lot
2	auxiliary building	In accordance with Section 5.10

- b) In area designated as “common property” of a strata pursuant to the *Strata Property Act*, the permitted *uses* shall be limited to the following:

	USE	CONDITIONS
1	building for common use of the strata	May contain: 1) kitchen, dining room, laundry 2) day care and auxiliary children’s play area, office, meeting room, lounge, library and workshop 3) one guest bedroom for non-commercial transient accommodation of the same occupant(s) for a period not exceeding 15 consecutive days
2	<i>ground level parking</i>	5 spaces including a minimum of 1 accessible space
3	<i>outdoor recreation facility</i>	May be in the form of a playground, courtyard and garden
4	<i>greenhouse</i>	
5	<i>auxiliary building</i>	In accordance with Section 5.10 and used for storage, workshop, studio, recycling or composting
6	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

### 8.4.3 Siting of Buildings and Structures

- No structures shall be located within 1.5 m from a parcel line not adjacent to a highway or a parcel within the Agricultural Land Reserve.
- No structures shall be located within 5 m from a parcel line adjacent to a highway.
- No structures shall be located within 10 m from a parcel line adjacent to a parcel within the Agricultural Land Reserve.

### 8.4.4 Floor Area

The maximum floor area of a dwelling on a strata lot shall not exceed 30% of the area of the strata lot.

#### 8.4.5 Lot Size

- a) The minimum average size of all strata lots shall be 500 m<sup>2</sup>.
- b) The absolute minimum strata lot size shall be 485 m<sup>2</sup>.
- c) The absolute maximum strata lot size shall be 810 m<sup>2</sup>.
- d) The area of land designated as “common property” pursuant to the *Strata Property Act* shall not be less than 50% of the entire area of the strata parcel.

#### 8.4.6 Parcel Coverage

- a) Parcel coverage of all buildings and structures on land designated as “strata lot” pursuant to the *Strata Property Act* shall not exceed 35% of the area of the strata lot.
- b) Parcel coverage of all buildings and structures on land designated as “common property” of a strata pursuant to the *Strata Property Act* shall not exceed 15% of the area of the “common property”.

#### 8.4.7 Buffering

A buffer consisting of existing vegetation supplemented by new plantings shall be in place within the setback area adjacent to a parcel within the Agricultural Land Reserve or a highway.

#### 8.4.8 Parking

Requirements as per Part 6 except as expressly permitted by Section 8.4.2.

#### 8.4.9 Height of Buildings and Structures

Requirements as per Section 5.11.

# PART 9 COMMERCIAL ZONES

## 9.1 COMMERCIAL ONE (C1)

### 9.1.1 Intent

To permit a limited range of small-scale local neighbourhood *commercial uses*.

### 9.1.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>retail sales</i>	The total <i>floor area</i> used for <i>retail sales</i> and storage shall not exceed 250 m <sup>2</sup> .
2	<i>restaurant</i>	The total <i>floor area</i> used for the restaurant including dining, cooking and storage shall not exceed 100 m <sup>2</sup> .
3	<i>tourist information centre</i>	

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.
- c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>single-unit dwelling</i>	Limited to one auxiliary to the commercial use per <i>parcel</i> .
2	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .

- d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.
- e) Additional use regulations are provided in Part 5.

### 9.1.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 50%.

### 9.1.4 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* shall be 5m.
- b) 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.
- c) *Setbacks* exceptions as per 5.15.

### 9.1.5 Parking

Requirements as per Part 6.

### 9.1.6 Height of Buildings and Structures

Requirements as per Section 5.11.

## 9.2 COMMERCIAL TWO (C2)

### 9.2.1 Intent

To permit neighbourhood or village centre *commercial uses*.

### 9.2.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>retail sales</i>	No building located within the boundaries of the Roberts Creek Official Community Plan that is used for retail sales as a principal use shall have a floor area larger than 500 m <sup>2</sup> .
2	bakery	
3	<i>restaurant</i>	Excluding drive-through restaurant
4	<i>personal service establishment</i>	
5	artisan studio	Lot 13 District Lot 810 Plan 5157 only
6	educational facility	1) Lot 13 District Lot 810 Plan 5157 only; 2) No more than 12 students and 3 instructors shall be assembled at any one time.
7	<i>office</i>	
8	<i>health care office</i>	
9	veterinary clinic	
10	<i>assembly</i>	
11	<i>neighbourhood pub</i>	
12	<i>tourist information centre</i>	Excluding Lot 13 District Lot 810 Plan 5157
13	<i>off-street parking</i>	

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.
- c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	single-unit <i>dwelling</i>	Limited to one auxiliary to a commercial use per <i>parcel</i> .
2	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	Excluding Lot 13 District Lot 810 Plan 5157
4	residential agriculture	Excluding Lot 13 District Lot 810 Plan 5157

5	parking	Includes parking provided for other properties.
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- d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.
- e) Additional use regulations are provided in Part 5.

### 9.2.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 50%.

### 9.2.4 Setbacks

- a) The minimum setbacks from a *parcel* line for all buildings and structures permitted shall be 5m.
- b) 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.
- c) Setbacks exceptions as per Section 5.15.

### 9.2.5 Parking

Requirements as per Part 6.

### 9.2.6 Height of Buildings and Structures

Requirements as per Section 5.11.



## 9.3 COMMERCIAL THREE (C3)

### 9.3.1 Intent

To permit tourist *commercial uses*.

### 9.3.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>tourist accommodation</i>	
2	<i>campground</i>	Maximum 25 camp sites per hectare in Electoral Area E
3	<i>marina</i>	
4	<i>restaurant</i>	
5	<i>tourist information centre</i>	

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>retail</i>	1) Maximum of 100 m <sup>2</sup> in Electoral Area E; 2)
2	<i>personal service establishment</i>	
3	<i>single-unit dwelling</i>	Limited to one auxiliary to a commercial use per <i>parcel</i> .
4	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .
5	<i>keeping of livestock</i>	See Section 5.6 for <i>Use Provisions</i> .
6	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .

d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

e) Additional use regulations are provided in Part 5.

### 9.3.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 50%.

### 9.3.4 Setbacks

- a) The minimum setbacks from a *parcel* line for all buildings and structures permitted shall be 5m.
- b) No parking, loading or storage areas shall be located in a setback required under this bylaw.
- c) Setbacks exceptions as per Section 5.15.

### 9.3.5 Parking

Requirements as per Part 6.

### 9.3.6 Height of Buildings and Structures

Requirements as per Section 5.11.

### 9.3.7 Site Specific Uses

	LEGAL DESCRIPTION	REGULATIONS
a)	Strata lots 1-30, Strata Plan VR757, District Lot 4545.	1) Additional to permitted uses in Section 9.3.2, one dwelling per strata lot is permitted. 2) A minimum 50% of the land area denoted on Strata Plan VR757, District Lot 4545, shall be undivided and undeveloped open space.
b)	District Lot 2657 Group 1 New Westminster District	Notwithstanding Section 9.3.2, the following provisions shall apply: <ul style="list-style-type: none"> <li>1) Only the following uses are permitted:               <ul style="list-style-type: none"> <li>a) <i>Campground</i> with a maximum of 10 campsites per hectare;</li> <li>b) A maximum of 5 <i>portable cabins</i> per hectare;</li> <li>c) <i>Restaurant, retail, service and office</i> not exceeding a total floor area of 3 m<sup>2</sup> per campsite and 6 m<sup>2</sup> per portable cabin;</li> <li>d) Home occupation;</li> <li>e) Short term rental;</li> <li>f) Boat ramp;</li> <li>g) Outdoor recreation.</li> </ul> </li> <li>2) <i>Portable Cabin</i></li> <li>3) No person shall occupy any <i>portable cabins</i> or camp sites for transient accommodation purposes for more than a total of 15 days in any calendar month.</li> <li>4) A <i>portable cabin</i> shall not be considered an <i>auxiliary building or structure</i>.</li> <li>5) Notwithstanding Section 9.3.3, the <i>parcel coverage</i> of all <i>buildings and structures</i> shall not exceed 15%.</li> </ul>
c)	That part of District Lot 4454 lying to the east of the road shown on	Notwithstanding Section 9.3.2, the following provisions shall apply: <ul style="list-style-type: none"> <li>1) Only the following uses shall be permitted:</li> </ul>

	<p>Reference Plan 4067 Group 1 New Westminster District (Bylaw 722.1, 2022)</p>	<ul style="list-style-type: none"> <li>a) Campground with a maximum of 10 sites per hectare;</li> <li>b) Washroom and laundry facilities accessory to a campground;</li> <li>c) Restaurant and pub</li> <li>d) Convenience store and retail with a maximum floor area of 100 m<sup>2</sup> ;</li> <li>e) Golf course and clubhouse;</li> <li>f) Billiard room;</li> <li>g) Gymnasium.</li> </ul> <p>2) Notwithstanding Section 821.7, the parcel coverage of all buildings and structures except recreational vehicles or tents shall not exceed 20%.</p>
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## 9.4 COMMERCIAL FOUR (C4)

### 9.4.1 Intent

To permit *tourist accommodation and auxiliary commercial uses*.

### 9.4.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>
1	<i>tourist accommodation</i>
2	<i>restaurant</i>
3	<i>tourist information centre</i>
4	<i>fuel service station</i>

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	<i>single-unit dwelling</i>	Limited to one auxiliary to a principal use per <i>parcel</i> .
2	<i>retail sales</i>	
3	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .
4	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

e) Additional use regulations are provided in Part 5.

### 9.4.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings and structures* shall be 35%.

### 9.4.4 Setbacks

a) No structure shall be located within:

1. 15 m of the parcel line adjacent to a highway;
2. 5 m of the south parcel line;
3. 3.5 m of the east or west parcel line.

b) No parking, loading or storage areas shall be located in a setback area.

c) *Setbacks* exceptions as per Section 5.15.

### 9.4.5 Parking

Requirements as per Part 6.

**9.4.6 Height of Buildings and Structures**  
Requirements as per Section 5.11.

## 9.5 COMMERCIAL FIVE (C5)

### 9.5.1 Intent

To permit *commercial uses*.

### 9.5.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>retail</i>	
2	<i>whole sale</i>	
3	<i>office</i>	
4	<i>personal service</i>	
5	<i>neighbourhood pub</i>	
6	<i>assembly</i>	
7	<i>restaurant</i>	
8	<i>tourist accommodation</i>	
9	<i>tourist information centre</i>	
10	<i>fuel service station</i>	
11	<i>light industry</i>	Must be contained entirely within an enclosed building
12	<i>marina</i>	
13	moving and storage facility	
14	<i>Off-street parking</i>	

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.
- c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>single-unit dwelling</i>	Limited to one auxiliary to a principal use per <i>parcel</i> .
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

- d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.
- e) Additional use regulations are provided in Part 5.

### 9.5.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 50%.

### 9.5.4 Setbacks

a) No structure shall be located within:

1. 5 m of the east or west parcel line;
2. 3.5 m of the north or south parcel line.

b) No parking, loading or storage areas shall be located in a setback area.

c) *Setbacks* exceptions as per Section 5.15.

### 9.5.5 Size of Structure

No building used for retail and wholesale sales as a principal use shall have a floor area larger than 2350 m<sup>2</sup>, with the exception of Electoral Area E, where the maximum floor area shall be 1394 m<sup>2</sup>.

### 9.5.6 Parking

Requirements as per Part 6.

### 9.5.7 Height of Buildings and Structures

Requirements as per Section 5.11.

## PART 10 - WATER ZONES

### 10.1 MARINE TRANSPORTATION ZONE (M1)

#### 10.1.1 Intent

To recognize the Langdale Ferry Terminal for marine transportation *use*.

#### 10.1.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	marine transportation	Includes the <i>use</i> of marine vessels as a ferry terminal and temporary storage of marine vessels (private and/or public)
2	transportation centre	Includes foot passengers, bicyclists, transit, motor vehicles, car share, <i>commercial</i> trailer drop, <i>float</i> plane and emergency helicopter services.

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

- c) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	<i>office</i>	
2	<i>retail</i>	
3	<i>restaurant</i>	
4	mobile vendors	Includes food truck
5	<i>single-unit dwelling</i>	Limited to one for the purpose of housing a caretaker or watchman.
6	parking	Includes parking provided for employees, the public and other properties.
7	<i>park</i>	

- d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

#### 10.1.3 Floor and Site Area

The combined *floor area* and site area for *retail*, *restaurant* and mobile vendor *uses* shall not exceed 20% of the total *building floor area* up to a maximum of 835 m<sup>2</sup>.



10.1.4 Setbacks

- a) No structure shall be located within:
  1. 7.5 m of a parcel line adjacent to a highway;
  2. 4.5 m of all other parcel lines.
- b) *Setbacks* exceptions as per Section 5.15.

10.1.5 Maximum Height of Buildings and Structures

The maximum permitted *height* of all *buildings* and *structures* in Marine Transportation zones shall be as follows:

<i>BUILDING TYPE</i>	<i>MAXIMUM HEIGHT</i>
<i>building</i>	20 m
<i>structure</i>	25 m
<i>fence within the required setback area</i>	3 m

10.1.6 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 50%.

10.1.7 Parking

Requirements as per Part 6.

## 10.2 WATER ZONE ONE (W1)

### 10.2.1 Intent

To permit *park* and limited boat facilities in a water zone.

### 10.2.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>mooring facility</i>	1) Must be auxiliary to the <i>principal use</i> on the <i>adjacent upland parcel</i> . 2) Must have a maximum combined area of 65 m <sup>2</sup> , excluding pedestrian access areas.
2	<i>boathouse</i>	Exterior perimeter not exceeding 35 m
3	<i>public boat ramp</i>	
4	<i>private float</i>	Shall have no physical connection to an <i>adjacent upland parcel</i> and used primarily for recreational purposes, shall have a maximum surface area of 10 m <sup>2</sup> .
5	<i>park</i>	

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

### 10.2.3 Prohibited Uses

The following uses are expressly prohibited:

- a) The installation or *use of marine ways*;
- b) *Houseboats*.

### 10.2.4 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 1.5 m.
- b) A *mooring facility* that extends into the *inter-tidal zone* may be located on the *natural boundary* or *adjacent parcel line of adjacent upland parcel*.
- c) A shared *mooring facility* serving two adjacent *parcels* may be located on a *parcel line* where the *parcels* are situated on or over the surface of water.

### 10.2.5 Maximum Height of Buildings and Structures

The maximum permitted *height* of all *buildings* and *structures* shall be 4.5 m.

## 10.3 WATER TWO (W2)

### 10.3.1 Intent

To permit forest and marine *industrial uses* in a water zone.

### 10.3.2 Permitted Uses

- a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	<i>boat ramp</i>	
2	log booming and sorting	Including the storage and maintenance of log booming and sorting equipment
3	transfer and storage of forestry and industry related goods	
4	moorage of marine transportation vessels	

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

### 10.3.3 Prohibited Uses

Aquaculture is expressly prohibited.

# PART 11 INDUSTRIAL ZONES

## 11.1 INDUSTRIAL ONE (I1)

### 11.1.1 Intent

To permit *light industry uses*.

### 11.1.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>light industry</i>	All <i>manufacturing</i> must be housed within a completely enclosed <i>building</i> .
2	<i>retail or wholesale</i>	No building located within boundaries of the West Howe Sound Official Community Plan and 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 m <sup>2</sup> .
3	<i>fuel service station</i>	
4	<i>general repair</i>	
5	<i>office</i>	
6	<i>restaurant</i>	
7	<i>moving and storage</i>	
8	<i>marina</i>	
9	<i>seafood storage and processing</i>	1) There is no smoking, shucking, cooking, canning, packaging or storage outside of an enclosed building; 2) The required setback from all parcel lines is 7.5 m; 3) The floor area utilized for the purpose of smoking, shucking, cooking, canning, packaging, or storage shall not exceed 150 m <sup>2</sup> .
10	<i>airport or heliport</i>	
11	<i>aquaculture</i>	
12	<i>sawmill and shakemill</i>	1) Parcel size must exceed 1.75 ha 2) Excluding chippers and planers where the <i>site area</i> is less than 1000 m <sup>2</sup>

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>single-unit dwelling</i>	Limited to one auxiliary to an industrial use per <i>parcel</i> .
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .
4	tourist information centre	

- d) Subject to compliance with all other provisions of this Bylaw, more than one *auxiliary use* shall be permitted.
- e) Additional use regulations are provided in Part 5.

### 11.1.3 Parcel Coverage

The maximum permitted *parcel coverage* shall be 50%.

### 11.1.4 Setback

- a) The minimum *setback* of all *buildings* and *structures* from a *parcel line* abutting any zone except an Industrial zone shall be 7.5 m.
- b) *The minimum setback* of all *buildings* and *structures* from a *parcel line* abutting an Industrial zone shall be 1.5 m.
- c) No parking, loading or storage areas shall be located in a setback area
- d) *Setback* exceptions are as per Section 5.15.

### 11.1.5 Parking

Requirements as per Part 6.

### 11.1.6 Height of Buildings and Structures

Requirements as per Section 5.11.

### 11.1.7 Site Specific Use

In addition to the uses permitted in Section 11.1.2, a *cannabis production facility* is permitted on Lot 1 District Lot 1365 Plan LMP5923, PID 017-913-969.

## 11.2 INDUSTRIAL TWO (I2)

### 11.2.1 Intent

To permit *light industry uses*.

### 11.2.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	<i>light industry</i>	1) Permitted on a portion of Lot 5, Block 6, District Lot 692, Plan 3633, as shown on Schedule F. 2) Must be contained entirely within an enclosed <i>building</i> .
2	<i>retail or wholesale</i>	Permitted on a portion of Lot 5, Block 6, District Lot 692, Plan 3633, as shown on Schedule F.
3	automobile sale and service	1) Permitted on a portion of Lot 5, Block 6, District Lot 692, Plan 3633, as shown on Schedule F. 2) Excluding <i>fuel service station</i> , auto body and paint shop.
4	<i>office</i>	Permitted on a portion of Lot 5, Block 6, District Lot 692, Plan 3633, as shown on Schedule F.
5	moving and storage	
6	<i>tourist information centre</i>	Permitted on a portion of Lot 5, Block 6, District Lot 692, Plan 3633, as shown on Schedule F.

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) One single-unit dwelling is permitted *auxiliary to a principal use*.

d) Additional use regulations are provided in Part 5.

### 11.2.3 Prohibition

a) *Fuel service station*, propane or fuel distribution or conversion facility, or auto body or paint shop is expressly prohibited.

b) No outdoor storage of materials, equipment, containers or finished products, except outdoor display and sales lots for automobiles and light trucks shall be permitted.

### 11.2.4 Parcel Coverage

a) *Parcel coverage* of all non-residential *buildings* and *structures* shall not exceed 20%;

b) The maximum *floor area* of all *buildings* shall not exceed 50% of the *parcel area*.

### 11.2.5 Setback

a) The minimum *setback* of all *buildings* and *structures* from a *parcel line* abutting the RU2 or AG Zone shall be 15 m.

- b) *The minimum setback of all buildings and structures from a parcel line abutting an Industrial zone shall be 1.5 m.*
- c) No parking, loading or storage areas shall be located within 10 m from a parcel line abutting the RU2 or AG Zone.
- d) *Setback exceptions are as per Section 5.15.*

#### 11.2.6 Landscaping

- a) Landscaping of all land in a setback area abutting the RU2 or AG zone, except for a driveway having a maximum width of 7.5 m, shall be provided and maintained to screen *commercial or industrial uses* within the I2 zoned parcel from the *residential* or rural zoned land.
- b) Landscaping of all land, except the minimum amount necessary to provide vehicle access, in the setback area abutting Stewart Road shall be provided.

#### 11.2.7 Parking

Requirements as per Part 6.

#### 11.2.8 Height of Buildings and Structures

Requirements as per Section 5.11.

# 11.3 INDUSTRIAL THREE (I3)

## 11.3.1 Intent

To permit marine *industrial uses*.

## 11.3.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	<i>marina</i>	
2	<i>marine ways</i>	1) Including servicing, repair and sales
3	Boat-building	
4	barge ramp and freight handling facilities	
5	<i>commercial</i> fishing storage facilities	
6	<i>aquaculture</i>	
7	<i>aquaculture processing</i>	1) The <i>parcel area</i> must exceed 1.75 ha. 2) Must be located in a fully enclosed <i>building</i> .
8	sawmill and shakemill	1) The <i>parcel area</i> must exceed 1.75 ha. 2) Must be located in a fully enclosed <i>building</i> .
9	log booming and sorting	

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	<i>single-unit dwelling</i>	Limited to one auxiliary to the principal use for the purpose of housing a caretaker or watchman.
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .



d) Additional use regulations are provided in Part 5.

### 11.3.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 60%.

### 11.3.4 Setbacks

a) The minimum *setback* from a *parcel line* for all *buildings* and *structures* permitted shall be 7.5m.

b) No parking, loading or storage area associated with permitted *uses* shall be located within 7.5 m of a parcel line.

c) No *aquaculture processing* and no sawmill or shake mill shall be located within 25 m of a *parcel line*.

d) *Setback* exceptions are as per Section 5.15.

### 11.3.5 Parking

Requirements as per Part 6.

### 11.3.6 Height of Buildings and Structures

Requirements as per Section 5.11.

# 11.4 INDUSTRIAL FOUR (I4)

## 11.4.1 Intent

To permit *logging uses*.

## 11.4.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	log booming and sorting	1) Including the storage and maintenance of log booming and sorting equipment used on the same log booming and sorting site 2) A minimum site area of 4 ha is required.

b) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>single-unit dwelling</i>	Limited to one auxiliary to the principal use for the purpose of housing a caretaker or watchman.
2	storage of logging equipment	
3	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
4	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

- c) Subject to compliance with all other provisions of this Bylaw, more than one *auxiliary use* shall be permitted.
- d) Additional use regulations are provided in Part 5.

## 11.4.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 15%.

## 11.4.4 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 30 m.
- b) No parking, loading or storage shall be located within 30 m of any parcel lines except the natural boundary of a salt water body.
- c) *Setback* exceptions are as per Section 5.15.

## 11.4.5 Parking

Requirements as per Part 6.

**11.4.6 Height of Buildings and Structures**  
Requirements as per Section 5.11.

# 11.5 INDUSTRIAL FIVE (I5)

## 11.5.1 Intent

To permit mineral, sand and gravel processing, and concrete product *manufacturing uses*.

## 11.5.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	mineral, sand and gravel processing	The minimum required <i>site area</i> is 1.75 ha.
2	<i>manufacturing</i> concrete products	The minimum required <i>site area</i> is 1.75 ha.

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>single-unit dwelling</i>	Limited to one auxiliary to the principal use for the purpose of housing a caretaker or watchman.
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

d) Subject to compliance with all other provisions of this Bylaw, more than one *auxiliary use* shall be permitted.

e) Additional use regulations are provided in Part 5.

## 11.5.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 35%.

## 11.5.4 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 30 m.
- b) No parking, loading or storage shall be located within 15 m of any parcel lines except the natural boundary of a salt water body.
- c) *Setback* exceptions are as per Section 5.15.

## 11.5.5 Parking

Requirements as per Part 6.

**11.5.6 Height of Buildings and Structures**

Requirements as per Section 5.11.

# 11.6 INDUSTRIAL SIX (I6)

## 11.6.1 Intent

To permit mineral, sand and gravel processing, and concrete product *manufacturing uses*.

## 11.6.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	mineral, sand and gravel processing	The minimum required <i>site area</i> is 1.75 ha.
2	<i>manufacturing</i> concrete products	The minimum required <i>site area</i> is 1.75 ha.
3	storage and processing of land clearing vegetation debris	May include: 1) The recovery of resources such as pulp mill fuel products, landscape mulch and <i>silviculture</i> ground cover and 2) The burning of residual waste material in conjunction with the recovery of resources

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>single-unit dwelling</i>	Limited to one auxiliary to the principal use for the purpose of housing a caretaker or watchman.
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

d) Subject to compliance with all other provisions of this Bylaw, more than one *auxiliary use* shall be permitted.

e) Additional use regulations are provided in Part 5.

## 11.6.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 35%.

## 11.6.4 Setbacks

a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 30 m.

- b) No parking, loading or storage shall be located within 15 m of any parcel lines except the natural boundary of a salt water body.
- c) *Setback* exceptions are as per Section 5.15.

#### 11.6.5 Parking

Requirements as per Part 6.

#### 11.6.6 Height of Buildings and Structures

Requirements as per Section 5.11.

# 11.7 INDUSTRIAL SEVEN (I7)

## 11.7.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	Wood processing	Includes shakemill and sawmill
2	<i>Automobile wrecking and storage yard</i>	
3	<i>Log booming and sorting</i>	
4	<i>Refuse disposal</i>	May include commercial septage treatment
5	<i>Mineral, sand and gravel processing</i>	
6	Manufacture of concrete products	
7	Animal processing	
8	Aquaculture	

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	<i>single-unit dwelling</i>	Limited to one auxiliary to the principal use for the purpose of housing a caretaker or watchman.
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

d) Subject to compliance with all other provisions of this Bylaw, more than one *auxiliary use* shall be permitted.

e) Additional use regulations are provided in Part 5.

## 11.7.3 Site Area

Not more than one of the uses listed in Section 11.7.2 (a) is permitted for every 6000 m<sup>2</sup> of land.

## 11.7.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 35%.



### 11.7.5 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 7.5m.
- b) No parking, loading or storage shall be located within 7.5 m of a parcel line.
- c) *Setback* exceptions are as per Section 5.15.

### 11.7.6 Parking

Requirements as per Part 6.

### 11.7.7 Height of Buildings and Structures

Requirements as per Section 5.11.

# 11.8 INDUSTRIAL EIGHT (I8)

To permit refuse disposal uses.

## 11.8.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	landfill, refuse transfer station and recycling depot	May include commercial septage treatment

b) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	<i>single-unit dwelling</i>	Limited to one auxiliary to the principal use for the purpose of housing a caretaker or watchman.
2	retail	Must be auxiliary to the recycling depot

c) Subject to compliance with all other provisions of this Bylaw, more than one *auxiliary use* shall be permitted.

d) Additional use regulations are provided in Part 5.

## 11.8.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 35%.

## 11.7.1 Intent

To permit pulp and paper mills, *light industry* and *industrial uses*, and refuse disposal sites.

## 11.8.4 Setbacks

a) No structure, parking, loading or storage shall be located within 7.5 m of a parcel line.

b) *Setback* exceptions are as per Section 5.15.

## 11.8.5 Parking

Requirements as per Part 6.

## 11.8.6 Height of Buildings and Structures

Requirements as per Section 5.11.

# 11.9 INDUSTRIAL NINE (I9)

## 11.9.1 Zone Purpose

To permit *industrial uses*.

## 11.9.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
1	Wood processing	Includes shakemill and sawmill
2	<i>Automobile wrecking and storage yard</i>	
3	<i>Log booming and sorting</i>	
4	<i>Industry</i>	
5	<i>Mineral, sand and gravel processing</i>	
6	Manufacture of concrete products	
7	Animal processing	

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	<i>single-unit dwelling</i>	Limited to one auxiliary to the principal use for the purpose of housing a caretaker or watchman.

d) Additional use regulations are provided in Part 5.

## 11.9.3 Restricted Uses

The following uses are expressly prohibited:

- a) storage or disposal of hazardous, contaminated, biomedical and toxic waste including PCBs;
- b) chromium manufacturing and similar high impact chemical plants;
- c) petrochemical refining;
- d) explosives/ammunition manufacturing;
- e) battery manufacturing;
- f) metal smelting/electroplating.

## 11.9.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings and structures* shall be 50%.

### 11.9.5 Setbacks

- a) No building or structure shall be located within 5 m of a parcel line abutting a highway.
- b) No building or structure shall be located within 2 m of a parcel line not abutting a highway.
- c) *Setback* exceptions are as per Section 5.15.

### 11.9.6 Parking

Requirements as per Part 6.

### 11.9.7 Height of Buildings and Structures

Requirements as per Section 5.11.

## 11.10 INDUSTRIAL TEN (I10)

### 11.10.1 Intent

To permit *industrial uses*.

### 11.10.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	pulp and paper mills	
2	Uses permitted in I1 Zone	
3	construction camps or yards	
4	Refuse disposal	May include commercial septage treatment.
5	temporary accommodation	Only for employees during periodic maintenance and servicing of a pulp and paper mill.
6	oxygen manufacturing plants	

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) Additional use regulations are provided in Part 5.

### 11.10.3 Site Area

Not more than one of the uses listed in Section 11.10.2 is permitted for every 6000 m<sup>2</sup> of land.

### 11.10.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 35%.

### 11.10.5 Setbacks

a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 7.5m.

b) *Setback* exceptions are as per Section 5.15.

### 11.10.6 Parking

Requirements as per Part 6.

### 11.10.7 Height of Buildings and Structures

Requirements as per Section 5.11.

# 11.11 INDUSTRIAL ELEVEN (I11)

## 11.11.1 Intent

To permit *industrial uses*.

## 11.11.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	Uses permitted in I1 Zone	Maximum <i>parcel coverage</i> of all <i>buildings</i> and <i>structures</i> shall be 50%
2	Uses permitted in I3 Zone	Maximum <i>parcel coverage</i> of all <i>buildings</i> and <i>structures</i> shall be 50%
3	Uses permitted in I7 Zone	1) Minimum site area for each permitted use shall be 6000 m <sup>2</sup> 2) Maximum <i>parcel coverage</i> of all <i>buildings</i> and <i>structures</i> shall be 35%
4	construction camps or yards	1) Minimum site area for each permitted use shall be 6000 m <sup>2</sup> 2) Maximum <i>parcel coverage</i> of all <i>buildings</i> and <i>structures</i> shall be 35%
5	Cannabis production facility	Maximum <i>parcel coverage</i> of all <i>buildings</i> and <i>structures</i> shall be 35%

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) Additional use regulations are provided in Part 5.

## 11.11.3 Setbacks

a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 7.5m.

b) *Setback* exceptions are as per Section 5.15.

## 11.11.4 Parking

Requirements as per Part 6.

## 11.11.5 Height of Buildings and Structures

Requirements as per Section 5.11.

# 11.12 INDUSTRIAL TWELVE (I12)

## 11.12.1 Intent

To permit *industrial uses*.

## 11.12.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

PRINCIPAL USE	
1	Uses permitted in I11 Zone
2	bulk fuel storage including fuel truck parking areas

- b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.
- c) Additional use regulations are provided in Part 5.

## 11.12.3 Site Area

The minimum site area for each permitted use shall be 6000 m<sup>2</sup>.

## 11.12.4 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 50%.

## 11.12.5 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 7.5m.
- b) *Setback* exceptions are as per Section 5.15.

## 11.12.6 Landscaping

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.

## 11.12.7 Parking

Requirements as per Part 6.

## 11.12.8 Height of Buildings and Structures

Requirements as per Section 5.11.

## 11.13 INDUSTRIAL THIRTEEN (I13)

### 11.13.1 Intent

To permit independent power facilities.

### 11.13.2 Permitted Uses

The permitted *uses* shall be limited to independent power projects and accessory buildings and structures.

### 11.13.3 Temporary Use Permit Area

The I13 Zone is designated a Temporary Use Permit Area.

### 11.13.4 Site Area

The minimum site area shall be 5000 m<sup>2</sup>.

### 11.13.5 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 60%.

### 11.13.6 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* permitted shall be 7.5m.
- b) *Setback* exceptions are as per Section 5.15.

### 11.13.7 Parking

- a) Requirements as per Part 6.
- b) Every independent power project shall be provided with one space for parking and space for loading, unloading and manoeuvring of tridem axle trucks as defined in the Commercial Transport Regulations under the *Commercial Transport Act*.

### 11.13.8 Height of Buildings and Structures

Requirements as per Section 5.11.



# PART 12 PARK AND ASSEMBLY ZONES

## 12.1 PARK AND ASSEMBLY ONE (PA1)

### 12.1.1 Intent

To provide for general *park*, outdoor recreation and *assembly uses*.

### 12.1.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>assembly</i>	
2	<i>park</i>	
3	outdoor recreation	
4	<i>education facility</i>	The total <i>floor area</i> shall not exceed 500 m <sup>2</sup> .
5	<i>demonstration forest</i>	
6	<i>community care facility</i>	
7	childcare facility	
8	<i>Off-street parking</i>	

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	single-unit <i>dwelling</i>	Not more than one permitted for the purpose of housing a caretaker or watchman
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .

d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

e) Additional permitted *uses* as per Section 5.1.

### 12.1.3 Parcel Coverage

a) The maximum permitted *parcel coverage* of all *buildings* and *structures* except buildings used for *assembly* shall be 35%.

b) The maximum permitted *parcel coverage* of *buildings* used for *assembly* shall be 50%.

#### 12.1.4 Setbacks

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* except a building used for *assembly* shall be 7.5m.
- b) Setbacks for a *building* used for *assembly* shall be as per Section 5.14.
- c) No parking, loading or storage shall be located within the required setback area.
- d) *Setback* exceptions are as per Section 5.15.

#### 12.1.5 Parking

Requirements as per Part 6.

#### 12.1.6 Height of Buildings and Structures

Requirements as per Section 5.11.

## 12.2 PARK AND ASSEMBLY TWO (PA2)

### 12.2.1 Intent

To provide for *assembly, camp assembly* and limited *commercial uses*.

### 12.2.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

PRINCIPAL USE	
1	<i>assembly</i>
2	<i>park</i>
3	<i>camp assembly</i>
4	outdoor recreation
5	<i>education facility</i>
6	<i>community care facility</i>
7	childcare facility
8	<i>off-street parking</i>

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	single-unit <i>dwelling</i>	Not more than one permitted for the purpose of housing a caretaker or watchman
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .
5	Short term rental	See Section 5.3 for <i>Use Provisions</i> .

d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

e) Additional permitted *uses* as per Section 5.1.

### 12.2.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 35%.

### 12.2.4 Setbacks

a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* shall be 7.5m.

b) No parking, loading or storage shall be located within the required setback area.

c) *Setback* exceptions are as per Section 5.15.

#### 12.2.5 Parking

Requirements as per Part 6.

#### 12.2.6 Height of Buildings and Structures

Requirements as per Section 5.11.

## 12.3 PARK AND ASSEMBLY THREE (PA3)

### 12.3.1 Intent

To provide for *camp assembly uses*.

### 12.3.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

PRINCIPAL USE	
1	<i>camp assembly</i>
2	outdoor recreation
3	<i>community care facility</i>
4	childcare facility

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>single-unit dwelling</i>	Not more than one permitted for the purpose of housing a caretaker or watchman
2	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
3	keeping of <i>livestock</i>	See Section 5.6 for <i>Use Provisions</i> .
4	<i>Short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .

d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

e) Additional permitted *uses* as per Section 5.1.

### 12.3.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 15%.

### 12.3.4 Site Area

A minimum *site area* of 1 ha is required for any *uses* listed in Section 12.3.2 (a).

### 12.3.5 Setbacks

a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* shall be 15m.

b) No parking, loading or storage shall be located within the required setback area.

c) *Setback* exceptions are as per Section 5.15.

**12.3.6 Parking**

Requirements as per Part 6.

**12.3.7 Height of Buildings and Structures**

Requirements as per Section 5.11.

## 12.4 PARK AND ASSEMBLY FOUR (PA4)

### 12.4.1 Intent

To provide for an *firearms range* and *assembly uses*.

### 12.4.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>assembly</i>	In the form of a clubhouse, training and field studies centre.
2	outdoor recreation	
3	wildlife habitat protection areas	
4	firearms range	
5	<i>off-street parking</i>	

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	single-unit <i>dwelling</i>	Not more than one permitted for the purpose of housing a caretaker or watchman.
3	<i>camp assembly</i>	

d) Subject to compliance with all other provisions of this bylaw, more than one *auxiliary use* shall be permitted.

e) Additional permitted *uses* as per Section 5.1.

### 12.4.3 Parcel Coverage

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be 5%.

### 12.4.4 Setbacks

a) No structure, parking, loading or storage shall be located within 7.5 m of a parcel line.

b) *Setback* exceptions are as per Section 5.15.

### 12.4.5 Parking

Requirements as per Part 6.

**12.4.6 Height of Buildings and Structures**  
Requirements as per Section 5.11.



# PART 13 DEFINITIONS

## A

- adjacent upland:* means land abutting the *natural boundary* of a *waterbody*.
- agriculture:* means cultivating, producing or harvesting crops and marketing and selling the crops harvested on the same *parcel*.
- Agriculture includes:
- the storage and sale on a farm of the crops harvested on the same *farm*;
  - the storage on a farm of farm machinery, implements and supplies used on that farm;
  - repairs on a farm of farm machinery and implements *used* on the same farm;
- Agriculture excludes:
- rearing *livestock*; and
  - all *manufacturing*, storage and repairs not referred to in this definition.
- agricultural building:* means a *building* or structure *used* in conjunction with *agriculture*, including a *farm operation* and, may contain accommodation in the form of an *auxiliary dwelling unit* or *sleeping unit* for farm workers if constructed in accordance with all applicable enactments and in existence for residential purposes prior to February 22, 2019.
- agricultural processing:* means the *use* of land, *buildings* or *structures* for the processing of horticultural, agricultural, apiculture, or *aquaculture* products associated with a *farm operation*.
- agricultural product sales:* means the *use* of land, *buildings* or *structures* for the sale of horticultural, agricultural, *livestock*, apiculture, or *aquaculture* products, including wine, cider, beer, mead, or distilled spirits.
- agricultural unit or (AU):* means an equivalent live farm animal weight corresponding to 455 kg for *livestock*, *poultry* or *farmed game*, or any combination of these equaling 455 kg.
- agricultural waste storage facility:* means the use of land, *building* or *structure* *used* to contain agricultural liquid or solid waste or other bio-solids.
- agri-tourism:* means *temporary* and seasonal activities auxiliary to a *farm operation*, that promote or market agricultural products grown,

raised or processed on a *parcel* classified for assessment purposes as a farm, but excludes *tourist accommodation*.

*alteration of land:*

means, but is not limited to: soil relocation due to building or parking lot construction or alteration; removal, alteration, disruption or destruction of vegetation; soil removal or deposit; construction or alteration of: retaining walls, patios, lawns; agriculture activity; any structural change to a building or structure that results in an increase or decrease in the area or volume of the building or structure.

*alcoholic beverage production facility*

means a licensed establishment for the *manufacturing* of alcoholic beverages, and includes facilities commonly known as brewery, distillery, cidery, and meadery.

*animal shelter:*

means the *use* of land, *buildings* or *structures* for the temporary accommodation, provision of care and rehabilitation of animals, either commercially or not for-profit, but excludes *kennels*.

*animal processing:*

means slaughtering *livestock* for commercial purposes, or cutting, eviscerating, sectioning, deboning, smoking, curing or packaging meat or meat products.

*apartment:*

means a *building* that contains three or more *dwelling units*.

*aquaculture:*

means growing or harvesting fish, shellfish, molluscs, crustaceans and marine algae in accordance with the requirements of this bylaw.

Aquaculture includes:

- the cleaning, icing and storage of fish grown on the same fish farm for period of at least 90 days
- the cleaning, storage, shucking and packaging of shellfish, molluscs, crustaceans and marine algae.

Aquaculture excludes:

- the rendering, canning, smoking, cooking and processing not included in this definition, of fish, molluscs, crustaceans and marine algae;
- the manufacture of fish feed or the mixing of fish offal with fish feed;
- the disposal on the same *site* of fish offal;
- the outdoor storage of fish offal; and
- the *use* of *float houses* or suction or dredging harvesting methods.

*aquaculture processing:* 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.

Aquaculture processing includes:

- the cleaning, smoking, packaging, cooking or canning of fish, shellfish, molluscs, crustaceans and marine algae provided that:
  - the area used for cooking or canning does not exceed 250 square meters; and
  - the cleaning, smoking, packaging, cooking or canning is carried out within a fully enclosed *building* permitted in this bylaw.
- the storage of live fish for holding or bleeding purposes
- the storage of oyster shells
- the storage and any treatment of fish offal provided that the storage and treatment of fish offal is carried out within a fully enclosed *building* permitted in this bylaw;

Aquaculture processing excludes:

- any treatment or preparation not included in this definition and specifically excludes *rendering*.

*artisan studio:* means a building, or portion thereof, used for the creation, display or sale of arts and crafts.

*assembly:* means the gathering of persons for charitable, civic, cultural, educational, entertainment, philanthropic, political, recreational, private education or religious purposes, which may include social halls, clubs, child care services, but excludes sleeping or *dwelling units*, or *camp assembly uses*.

*auto wrecking and auto storage yards:* means the use of land or structures for collection, *disassembly*, disposal, sale, salvage or storage of vehicles, including vehicles which are abandoned, inoperative, or obsolete.

*auxiliary building or structure:* means a *building* or *structure*, ancillary or subordinate to a *principal use* located on the same *parcel*, and excludes an *agricultural building* and *auxiliary dwelling unit*.

*auxiliary dwelling unit:* means a dwelling that has a maximum floor area of 90 m<sup>2</sup> and is subordinate and auxiliary to the principal *single-unit dwelling(s)* located on the same parcel.

*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.

*auxiliary use:*

means a use which is:

- (1) incidental to the principal use; and
- (2) if in a building, subordinate in floor area to a principal use;
- (2) subordinate in purpose or floor area, or both, to a principal use; and
- (3) exclusively devoted to a principal use and located on the same lot as the principal use.

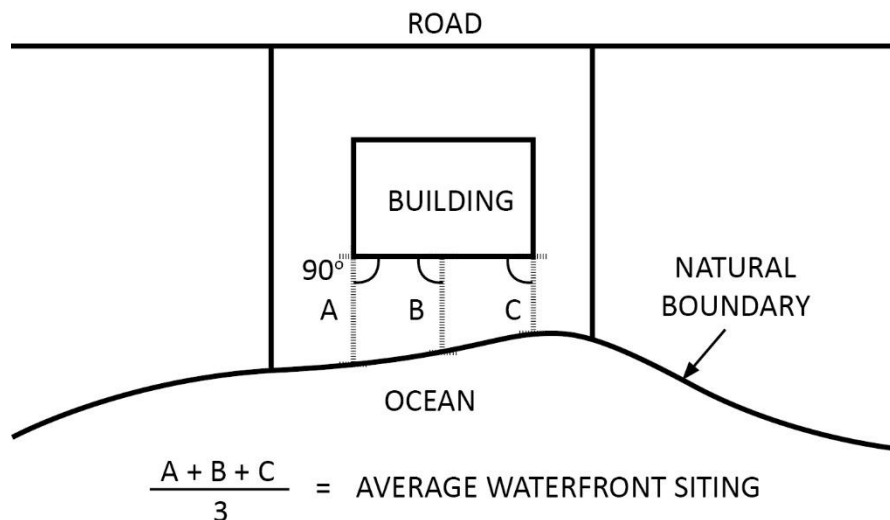
*average parcel area:*

means the average area of all parcels in a subdivision, subject to the following conditions:

- (1) excludes remainders
- (2) excludes areas required for parkland dedication under Section 510 of the Local Government Act
- (3) excludes areas required for highway dedication
- (4) excludes areas for a common amenities or a community sewerage system
- (5) may include areas dedicated as parkland which are above the requirements under Section 510 of the Local Government Act provided that the areas are determined by the Regional District to provide a community benefit

*average waterfront siting:*

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



B

- bay window:* means a window protruding from a wall line which adds space, but not *floor area*, to a *building*.
- Board:* means the Board of Directors of the Sunshine Coast *Regional District*.
- 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.
- boathouse:* means a *structure*, auxiliary to a residential use, used exclusively for *domestic 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*.
- building:* means any *structure used* or intended to be used for supporting or sheltering any *use* or occupancy.
- 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*.
- bylaw:* means the Sunshine Coast *Regional District* Zoning Bylaw No. 722, 2019 as amended.

## C

- camp assembly:* means the gathering of persons for the purpose of recreational or *seasonal* accommodation and may include *sleeping units* and *auxiliary uses*.
- campground:* means the temporary accommodation of travellers using temporary, moveable tents, trailers, or *recreational vehicles* with continuous occupancy not exceeding 30 days, but specifically excludes a *manufactured home, short term rental or tourist accommodation*.
- cannabis production:* means the cultivation, processing, production, testing, research and packaging of cannabis or cannabis-containing products, which may include standard cultivation, micro cultivation or nursery as licensed under federal legislation, but excludes the growing of up to four cannabis plants per household for personal use from licensed seed or seedling suppliers in accordance with federal legislation.

<i>commercial:</i>	means a <i>use</i> , operated for the purpose of profit or gain, involving the sale or rental of goods or services, personal services, or the servicing and repair of goods; and includes <i>retail</i> sales, wholesaling in conjunction with <i>retail</i> sales, <i>commercial</i> schools, household services and household repairs, but excludes a <i>fuel service station</i> .
<i>commercial mooring facility:</i>	means a <i>marina</i> operated for profit or gain and includes facilities where <i>marine craft</i> fuel storage and sales and boat repair and maintenance are carried on.
<i>common amenity area:</i>	means an area of a parcel with developed amenities of facilities for the use and benefit of all residents in a multiple residential zone including but not limited to trails, constructed greenspace, playing fields, etc. that is not a riparian, environmentally sensitive, or hazardous area, an area where the grade exceeds 20%, and an area where the beneficial <i>use</i> is restricted by a covenant on title.
<i>community care facility:</i>	means a small-scaled 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 <i>Guaranteed Available Income for Need Act</i> , being treated under the <i>Mental Health Act</i> , receiving foster home services under the <i>Unit and Child and Service Act</i> , or receiving personal care, supervision, social or educational training or physical or mental rehabilitative therapy under the <i>Community Care and Assisted Living Act</i> but does not include a public school under the <i>School Act</i> or a private school, any portion of a facility licensed under the <i>Hospital Act</i> or home designated or approved as a detention home under the <i>Correction Act</i> .
<i>community storage:</i>	means storage of materials related to <i>seasonal</i> festivals and events for local community groups and service clubs.
<i>confined livestock area:</i>	means an area of land or <i>building</i> where <i>livestock</i> are kept or secured by a <i>structure</i> such as a <i>fence</i> , wall or landscape barriers, and includes <i>poultry</i> coops, pens and outdoor runs, stables, feedlots, paddocks, corrals, exercise yards, and animal holding areas, but does not include associated <i>seasonal</i> feeding or grazing areas.
<i>cooking facility:</i>	means any arrangement of cooking facilities and may include gas, propane, or electric ranges or stoves, microwave ovens, counter-top cooking units, hot plates, wall ovens, toaster ovens, electric frying pans, pressure cookers, crock pots or any other such cooking facility or any combination of such cooking facilities, and includes the service lines which provide the energy source being used or intended to be used to service such facilities.

D

- 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:* means for the use or consumption of the residents of the same parcel and not for the purposes of profit or commercial gain
- domestic consumption:* means utilization of *livestock* by residents of the same *parcel* used for the raising of *livestock* and does not include *retailing* or wholesaling.
- dwelling unit:* means a self-contained, independent premise consisting of one or more rooms that provides living, cooking and sanitary facilities, used or intended as a residence by one or more persons.

E

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

F

- farm research and education:* means land, *buildings* or *structures* used for researching, promoting and teaching methods of *agriculture* and farming.
- farm operation:* means a farm operation as defined in the *Farm Practices Protection (Right to Farm) Act*.
- fence:* means an upright constructed barrier used as an enclosure or screening around all or part of a parcel or site, and excludes a *retaining wall* or *revetment*.
- fire department training area:* means a *site* containing fire suppression and extraction practice facilities and storage of vehicles and equipment used by fire departments located within the Sunshine Coast *Regional District* for training.
- float:* means a buoyant platform *structure*, affixed on the surface of water by a rope, chain or wire connected to an anchor located beneath the low water mark or affixed to land or a *structure* located above the

low water mark, and which is customarily used for recreational purposes, such as swimming or diving, or for *mooring*.

*floor area:*

For any buildings outside the Agricultural Land Reserve, means the total area of all floors within a *building* having a ceiling *height* of 1.8 metres or more, 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 parking contained within an *underground structure*, 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*.

For any additional residences within the Agricultural Land Reserve, means the total area of all floors within the outer surface of exterior walls including corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies, enclosed porches or verandas, basements, attached garages and unenclosed carports, except:

- (a) a ground-floor attached garage of a building where an additional residence occupies the second floor; or
- (b) an unfinished space between the roof and the ceiling of the top floor of a building or between a partial wall and a sloping roof, where the unfinished space is created by the use of roof trusses rather than the use of attic trusses or rafters in the construction of a residence; or
- (c) an unfinished space below the first floor with a vertical height of less than 1.8 m.

*forest-based outdoor recreation:*

means outdoor recreation activities that take place in a natural setting out of doors, and that may require amenities such as recreational trails, outdoor shelters and picnic sites, excluding 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, or 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. 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*.



*fuel service station:* means a *use* providing for the *retail* sale of fuels or lubricating oils for motor vehicles; may include the servicing or repair of motor vehicles, the sale of automobile accessories and limited food, beverage and convenience items, excludes the sale of propane unless otherwise permitted by this Bylaw.

## G

*garden nursery:* means an area of land in which the *principal use* is the propagation and growing of plants for transplantation and sale and no more than 10 % of the nursery area to a maximum of 150 m<sup>2</sup> 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.

*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:* means the average ground elevation, calculated by referencing the lower of *finished grade* or *natural grade* at the corners of every exterior wall or column around the perimeter of a building, excluding steps, eaves, sunlight controls, balconies, open porches, patios and uncovered swimming pools.

*grade, finished:* means the ground elevation, after placement of fill, removal of soil, regrading or construction.

*grade, natural:* means the ground elevation referencing undisturbed ground prior to human alteration or, where undisturbed ground level cannot be ascertained, the existing grade.

*greenhouse:* means a translucent-clad *structure used* for *horticulture*, which may have structural footings but does not have a full foundation or a floor constructed of material other than soil or wood.

*green roof:* means a roof of a *building* that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems.

## H

<i>height:</i>	means the vertical distance measured from the <i>average grade</i> to the highest point of a <i>building</i> or <i>structure</i> .
<i>highway:</i>	means 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.
<i>home-based business:</i>	means an occupation, profession or craft carried out on a parcel where dwelling units are permitted in accordance with Part 5 of this bylaw but does not include a kennel, vehicle equipment repair and maintenance, body shop, metal fabricating, cannabis production or cannabis retail.
<i>horse riding, training or boarding facility:</i>	means the <i>use</i> of land, <i>buildings</i> or <i>structures</i> for the keeping of horses, which may also include training and instructing equestrian riders.
<i>horticultural product sales:</i>	means the <i>use</i> of land, <i>buildings</i> or <i>structures</i> for the sale of fruits, vegetables, herbs, flowers or ornamental plants that are grown and produced on the same farm or <i>parcel</i> .
<i>horticulture:</i>	means the cultivation of fruits, vegetables, herbs, flowers or ornamental plants.
<i>houseboat:</i>	means a boat, typically flat bottomed, containing one <i>dwelling unit</i> located above the water line.
<b>I</b>	
<i>independent power project:</i>	means a <i>commercial</i> power generation facility that is not operated by a government agency or a Provincial corporation.
<i>industrial:</i>	means a <i>use</i> providing for the <i>manufacturing</i> , processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, and servicing or repairing of goods.
<i>institution:</i>	Means an ambulance station, arena, cemetery, college, court of law, community centre, federal <i>office</i> , fire hall, library, municipal <i>office</i> , museum, <i>park</i> , playground, police station, provincial <i>office</i> , exhibition and conference centre, research facility, stadium or public swimming pool and excludes a public storage yard or works yard.
<i>inter-tidal zone:</i>	means the area of land between the lowest low tide mark and highest high tide mark on tidal waters.

## K

*kennel:* means the *use* of land, *buildings* or *structures*, which may contain pens or cages, for boarding, breeding, providing care or training of more than three dogs over the age of three months, and where *pet supplies* may be stored and made available for auxiliary sale within a fully enclosed *floor area* not exceeding 16 m<sup>2</sup>.

## L

*landfill:* means an area approved and regulated by the Ministry of Environment for the disposal and transfer of solid waste and can include *structures* and facilities such as weigh scales, scale *office*, tool shed and staff *offices*.

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

*lane:* means a *highway* which provides a second access to a *parcel* and is less than eight meters wide.

*light industry:* means a *use* providing for the *manufacturing*, processing, fabricating, assembling, storing, transporting, distributing, *retail* and wholesaling including *fuel service stations*, testing, servicing, or repairing of goods or materials, moving and storage facilities, 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, such as cattle, horses, sheep, goats, swine, and may include fish, poultry and bees.

## M

*manufactured home:* means a transportable prefabricated *structure*, whether ordinarily equipped with wheels or not, that is designed, constructed or manufactured to be moved from one place to another and to be used for *residential use*, and that conforms to the A-277 series for modular homes or the Z-240 series for mobile homes of the Canadian Standards Association for *manufactured homes*.

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

<i>marina:</i>	means public or <i>commercial mooring</i> facilities, whether on surface of water, on land or both, and which may include the sale, servicing or rental of <i>marine craft</i> and related equipment and supplies but does not include <i>manufacturing of marine craft</i> .
<i>marine craft:</i>	means motorized and non-motorized crafts and vessels <i>used</i> on waterbodies.
<i>marine way:</i>	means a <i>structure</i> consisting of rails or skids installed above and beneath the surface of water, which when assisted by mechanical equipment, is <i>used</i> for launching and removing <i>marine craft</i> from the water.
<i>mobile vendor:</i>	means a vendor operating on a temporary basis from a movable cart, tent or other non-permanent structure or the display and sale of goods on a temporary basis within a structure.
<i>mooring:</i>	means fastening or securing a floating <i>marine craft</i> to a fixed object or <i>structure</i> , such as an anchor, buoy, <i>float</i> , <i>pier</i> or <i>boathouse</i> .
<i>mooring facility:</i>	means a fixed or anchored object or <i>structure</i> , such as an anchor, buoy, <i>float</i> , <i>pier</i> or <i>boathouse</i> , or <i>pedestrian access ramp</i> which is used for mooring.

## N

<i>natural boundary:</i>	means the visible high water mark of any lake, river, <i>stream</i> or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark 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.
<i>neighbourhood pub:</i>	means a <i>building</i> where food and beverages, including alcoholic beverages, are served and sold pursuant to a licence issued under the <i>Liquor Control and Licencing Act</i> , and may include off-premises sales.

## O

<i>office:</i>	means premises <i>used</i> for the operation of a bank, finance and trust company, federal, provincial and local government, business or profession, non-profit society and similar <i>uses</i> but does not include a <i>health care office</i> .
<i>office, health care:</i>	means the office, clinic or laboratory of a health professional in the field of medicine, including a doctor, dentist, optometrist, physiotherapist, chiropractor and medical technician; and any other

health professional regulated under the *Health Professions Act* or *Emergency Health Services Act*.

*off-street loading:* means a *use* providing for the loading and unloading needs of a permitted *use* on the same *parcel*.

*off-street parking:* means a *use* providing for the parking needs generated by a permitted *use* on the same *parcel* unless otherwise permitted by bylaw or restrictive covenant.

## P

*pad:* means a finished surface on which blocks, posts, runners, or strip footings are placed for the purpose of supporting a *manufactured home*.

*panhandle:* means a long and narrow strip of land of a *parcel*, which is used exclusively for providing legal vehicular access to a *highway*.

*parcel:* means a fee simple lot, block or other area in which land is held or into which land is subdivided under the *Land Title Act* or a bare-land strata plan under the *Strata Property Act*.

*parcel area:* means the area of land within the legal boundaries of a *parcel*.

*parcel coverage:* means the horizontal area within the outer limits of all *structures* on a *parcel* expressed as a percentage of the *parcel area*.

*park:* means the *use* of land for passive or active recreation purposes by the public, including playgrounds, trails, greenbelts, buffers, nature interpretation areas and similar land *uses*.

*pedestrian access ramp:* means a *structure* used to connect or provide access to a *float* from *adjacent upland* or from a *pier*.

*personal service establishment:* means an individualized service to persons or personal property including but not limited to a barbershop, beauty shop, drycleaner, laundromat or shoe repair shop and includes the auxiliary sale of goods related 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 *structure* consisting of a platform 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*.

<i>portable cabin</i>	means a building with a maximum floor area of 60 m <sup>2</sup> that may contain one or more habitable rooms and one set of cooking and sanitary facilities, and may be moved to variable locations of a site.
<i>poultry:</i>	means domestic birds raised for the consumption of eggs or meat such as chickens, ducks, turkeys, geese, pheasants, quail, game birds and ratites (large flightless birds such as ostriches).
<i>principal building:</i>	means a <i>building</i> that accommodates the <i>principal use</i> of a <i>parcel</i> and may accommodate one or more auxiliary <i>uses</i> .
<i>principal use:</i>	means the primary purpose for which land, <i>buildings</i> or <i>structures</i> area ordinarily <i>used</i> .
<i>private outdoor space:</i>	means an amenity area in a residential multiple zone for the benefit of the residents of the adjacent <i>dwelling unit</i> but does not include a riparian, environmentally sensitive, hazardous or <i>common amenity area</i> and excludes an entry sidewalk or porch.
<i>public boat ramp:</i>	means a <i>boat ramp</i> operated or maintained directly or indirectly by a local, provincial or federal government.
<i>public use:</i>	means a <i>highway</i> , public wharf, <i>park</i> , or government facility.
<i>public utility:</i>	means broadcast transmission, electrical, gas, 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.

## R

<i>ravine:</i>	means a narrow, steep-sided valley that is commonly eroded by running water and has a slope greater than 3 horizontal : 1 vertical.
<i>recreational vehicle:</i>	means any vehicular portable <i>structure</i> constructed to CSA-Z240 RV standard holding a current license under the <i>Motor Vehicle Act</i> and which is designed to be moved from place to place on a daily basis, and to provide temporary accommodation for travel, recreation or vacation and which does not require continuous connection to sanitary, water and electrical hookups.
<i>Regional District:</i>	means the Sunshine Coast <i>Regional District</i> or the geographical area within the boundaries of the <i>Regional District</i> , as the context may require.
<i>Residential Agriculture:</i>	Means the keeping of poultry, rabbits and bees.
<i>residential use:</i>	means a <i>use</i> providing for the accommodation and home life of one or more persons in a <i>dwelling unit</i> , including activities customarily

incidental to this *use*, including *horticulture*, recreation, storage, and the keeping of domesticated pets that are not kept for financial gain.

- restaurant:* means an establishment where food is sold to the public and where provision is made for its consumption on the premises as the *principal use* and may include the incidental serving of alcoholic beverages but excludes the *retail* sale of alcoholic beverages as a *principal use* or for off-site consumption and includes a food truck but does not include drive-through sales.
- restricted watershed areas:* means an area within a watershed that provides water for domestic *use* where the public is restricted from entering.
- retail:* means the sale or rental of goods or merchandise to the general public for personal or household consumption, but excludes the sale of cannabis.
- retail, cannabis:* means premises licensed under the Cannabis Control and Licensing Act for the retail sale of cannabis.
- retaining wall:* means vertical or near-vertical structures to retain material, or provide support to terrain where the angle of repose is exceeded, preventing it from collapsing, slipping or eroding.
- revetment:* means sloping embankments placed on banks of water bodies or on land to hold back water and/or retain earth.
- riparian assessment area:* means:
- for a *stream*, the 30 m strip on both sides of the *stream*, measured from the high-water mark;
  - 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
  - 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.

## S

- seasonal:* means a use which occurs not more than 6 months of the year and may include temporary events held during the season.
- secondary suite:* means a dwelling unit with a maximum floor area of 55 m<sup>2</sup> and one set of *cooking facility*, auxiliary to and located within a building containing a *single-unit dwelling*.

<i>setback:</i>	means the minimum permitted distance under this bylaw between a building or <i>structure</i> and a specified <i>parcel</i> line.
<i>short-term rental:</i>	means use of buildings for transient accommodation provided for commercial use, permitted as an auxiliary use in the zone, and occupied by the same occupant(s) for not more than 30 consecutive days, may include accommodation commonly known as bed and breakfast, but specifically excludes accommodation provided in a <i>campground</i> or tourist accommodation.
<i>silviculture:</i>	means the branch of forestry that deals with establishing, caring for and reproducing stands of trees for a variety of forest uses including wildlife habitat, timber production and outdoor recreation.
<i>single-unit dwelling:</i>	means a <i>building</i> that is used for a <i>residential use</i> containing one <i>dwelling unit</i> as the <i>principal use</i> ; and may contain a <i>secondary suite</i> .
<i>site area:</i>	means a defined area of land set apart for a specific <i>use</i> permitted within a zone.
<i>sleeping unit:</i>	means a bedroom or an enclosed space used for sleeping, excluding <i>cooking facility</i> , but may include washroom facility; and may be a self-contained detached <i>building</i> or located within a <i>building</i> used for <i>tourist accommodation</i> .
<i>solar collector:</i>	means a device that collects and/or concentrates solar radiation from the sun.
<i>strata lot:</i>	means a <i>strata lot</i> contained within a strata plan as defined under the <i>Strata Property Act</i> .
<i>stream:</i>	includes any of the following that provides habitat for salmonids, game fish and regionally significant fish; <ul style="list-style-type: none"> <li>▪ a <i>watercourse</i>, whether it usually contains water or not;</li> <li>▪ a pond, lake, river, creek or brook</li> <li>▪ a ditch, spring or <i>wetland</i> that is connected by surface water flowing to a <i>watercourse</i>.</li> </ul>
<i>streamside protection and enhancement area (SPEA):</i>	means an area: <ol style="list-style-type: none"> <li>1. adjacent to a <i>stream</i> that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential <i>adjacent upland</i> vegetation that exerts an influence on the <i>streams</i> determined according to the Riparian Areas Protection Regulation on the basis of a report provided by</li> </ol>



a qualified environmental professional in respect of a development proposal.

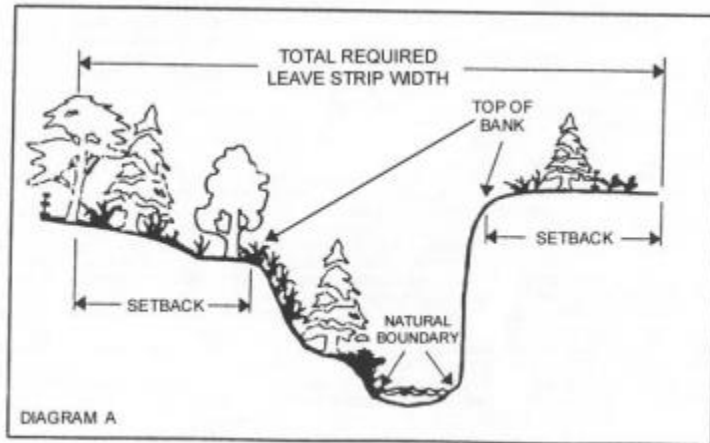
*structure:* means anything constructed, placed or erected on land or sunken into the ground, and for the purpose of this Bylaw excludes fence, revetment, retaining wall not higher than 2 m, or concrete, asphalt, pavers or other artificial surfacing.

*subdivision:* means the division of land into one or more *parcels* by plan, descriptive word, or otherwise under the *Strata Property Act* or *Land Title Act*.

*subdivision district:* means a land use classification category established in Section 4.2 of this bylaw.

## T

*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 less 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 accommodation:* means the *use* of land and a *building* or *buildings* for the purpose of providing temporary or overnight accommodation and may include sleeping and cooking facilities. *Tourist accommodation* includes a hotel, motel, lodge, motor inn, *sleeping units*, tourist cottages and resorts but excludes a *campground*, bed and breakfast or *short-term rental*.

*tourist information centre:* means a facility, the primary *use* of which is the promotion of tourism, and which may include an auxiliary *office* and an auxiliary residence for a caretaker.

*townhouse:* means a residential *building* that contains three or more *dwelling units*, all of which have a separate exterior entrance.

*two-unit dwelling:* means one *building* containing two dwelling units attached by conditioned space with an adjacent common wall or floor assembly, and having a maximum combined total floor area equal to 400 m<sup>2</sup> or 15% of the area of the parcel where the building is located, whichever is less and may include a maximum of 45 m<sup>2</sup> of enclosed floor area for parking for each unit.

## U

*underground structure:* means construction of any kind sunk into the ground and which at no point projects above finished grade by more than 1.0 metre, except at driveway and stairwell entrances.

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

*use:* means the purpose for which any *parcel, building or structure* is designed, arranged or intended, or for which it is occupied or maintained.

## W

*waterbody:* means the ocean or a non-tidal water body consisting of a *watercourse* such as a river, *stream* or lake but does not include *wetland*.

*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*.

*wholesale:*

means the *use* of land, *buildings* or *structures* for the storage and distribution of goods in large quantities by a warehouse operator, a distributor, a manufacturer or a supplier.

## Y

*yard waste transfer station:*

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

## PART 14 SCHEDULES

14.1 Schedule A (Zones Atlas)

14.2 Schedule B (Subdivision Districts Atlas)

14.3 Schedule C

14.4 Schedule D

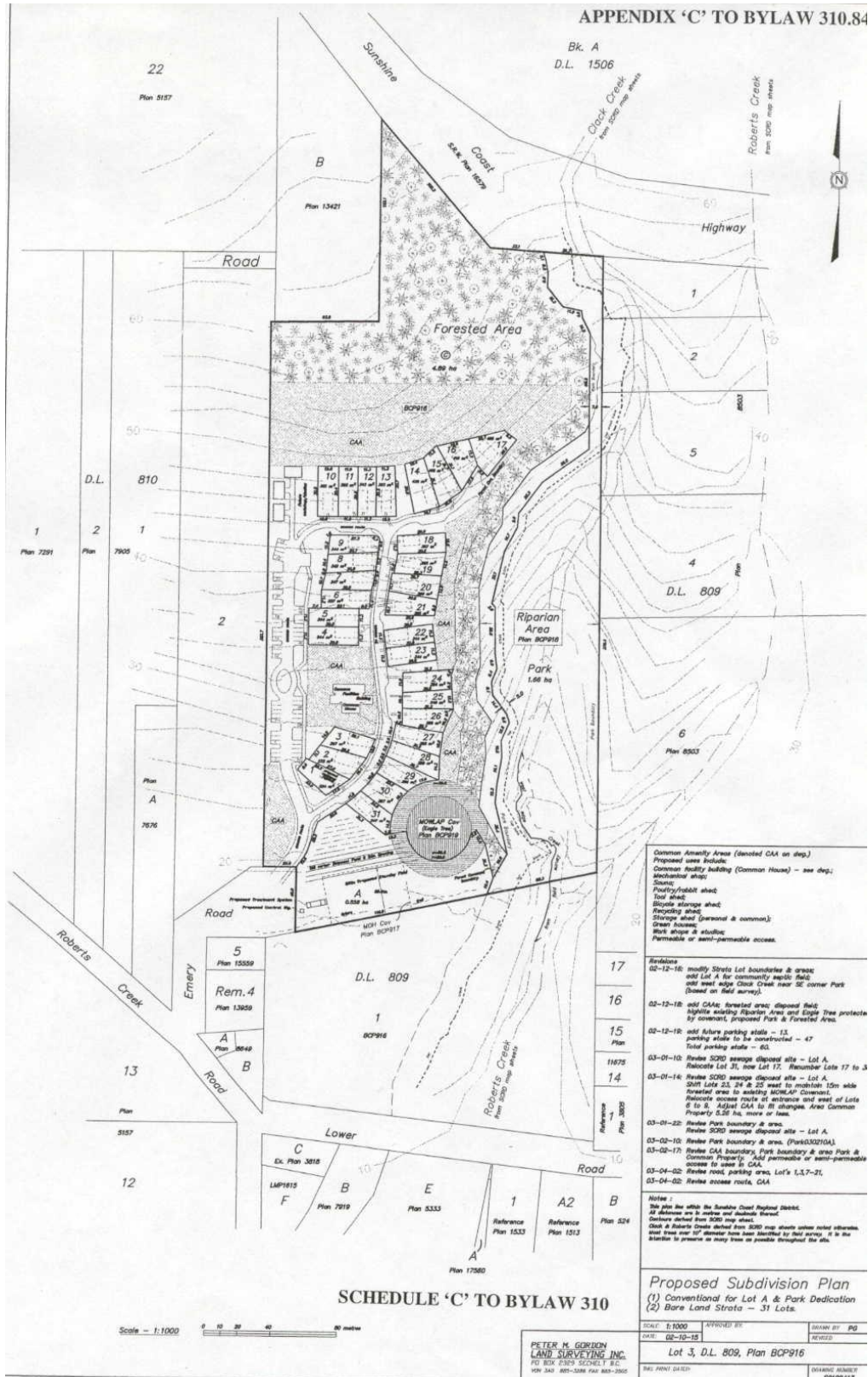
14.5 Schedule E

14.6 Schedule F

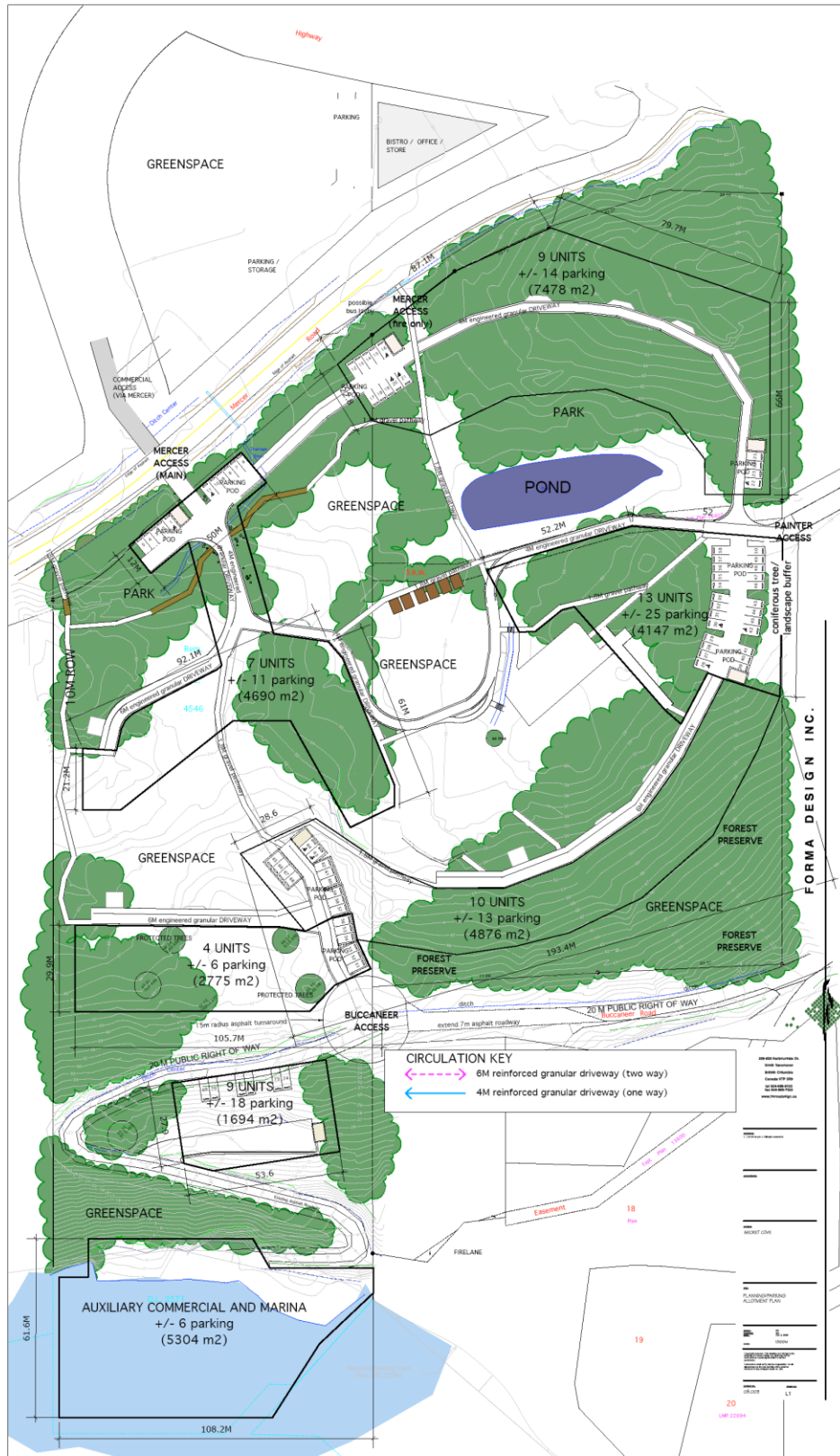
14.1 Schedule A (Zones Atlas, Separate Attachment)

14.2 Schedule B (Subdivision Districts Atlas, Separate Attachment)

# 14.3 Schedule C

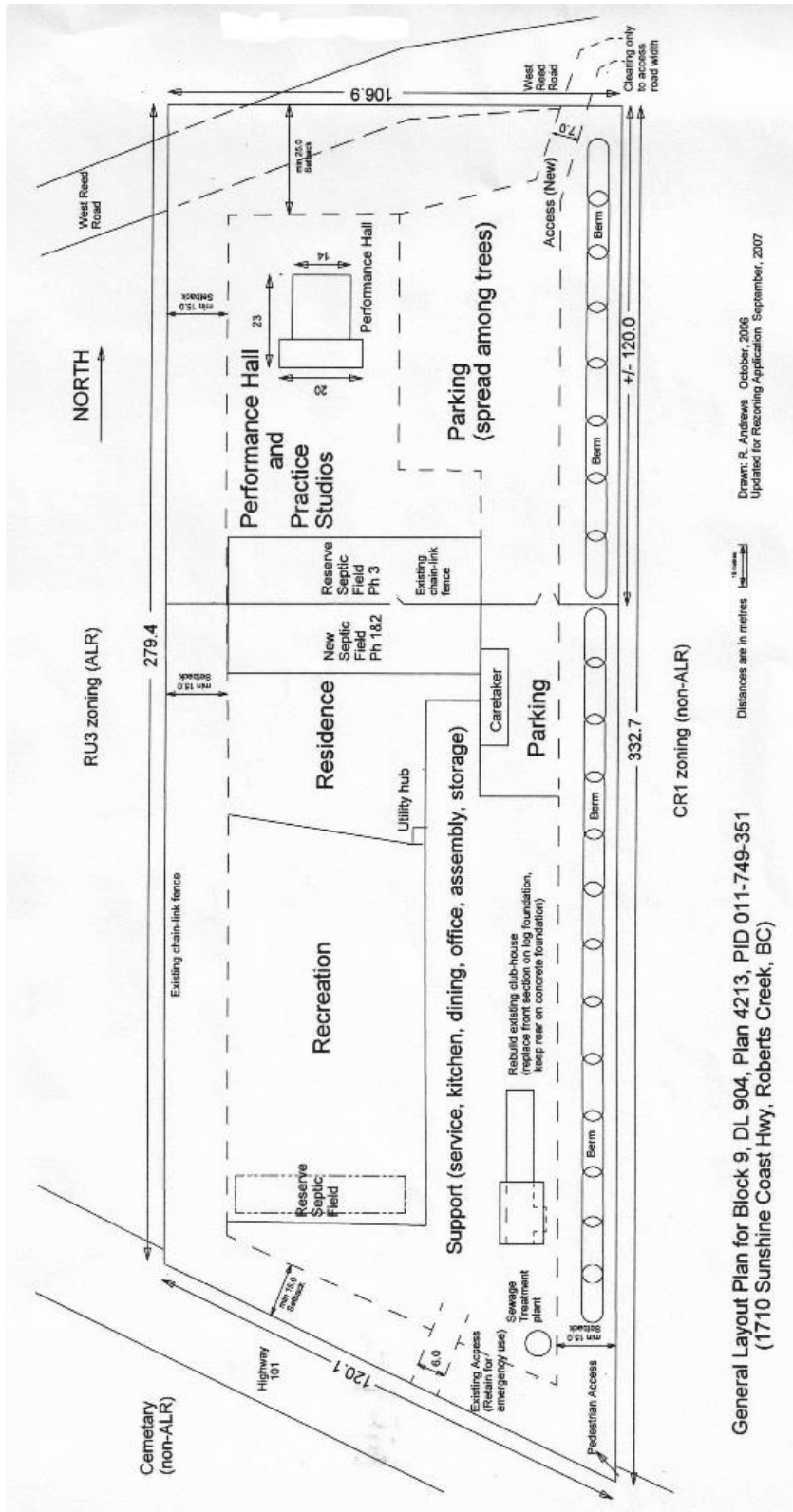


# 14.4 Schedule D

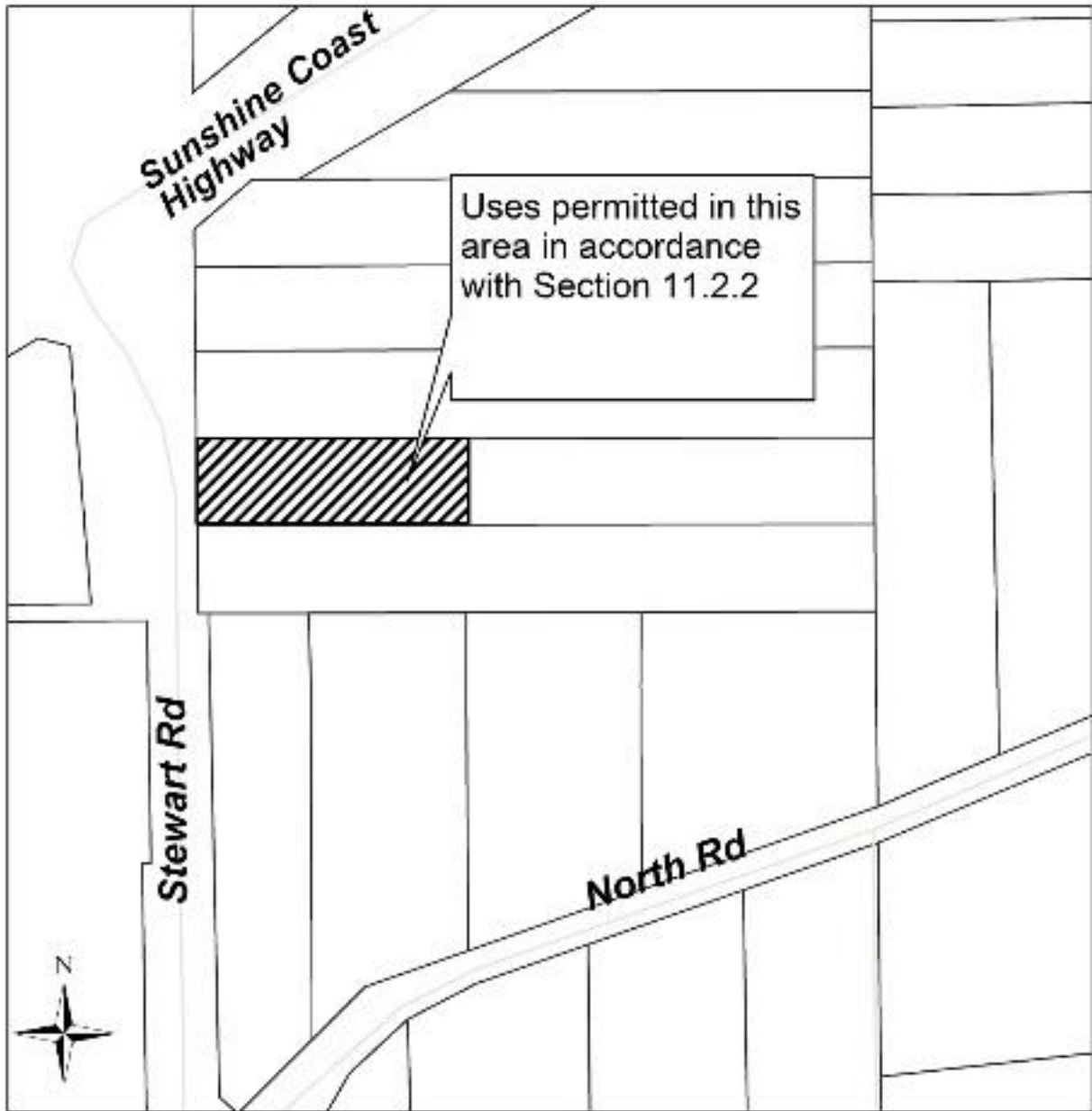




# 14.5 Schedule E



14.6 Schedule F



# PART 15 REPEAL

"Sunshine Coast Regional District Zoning Bylaw No. 310, 1989", is hereby repealed.

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# PART 16 ADOPTION

READ A FIRST TIME	this	21 <sup>st</sup>	day of April, 2022
READ A SECOND TIME	this	28 <sup>th</sup>	day of July, 2022
PUBLIC HEARING HELD	this	6 <sup>th</sup>	day of September, 2022
READ A THIRD TIME	this	13 <sup>th</sup>	day of October, 2022
APPROVED PURSUANT TO THE TRANSPORTATION ACT			
	this	5 <sup>th</sup>	day of October, 2022
RECONSIDERED AND ADOPTED	this	13 <sup>th</sup>	day of October, 2022

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**CHAIR**

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**CORPORATE OFFICER**