Village of Cumberland
Zoning Bylaw No. 1027, 2016

For 2nd Reading – June 13, 2016

(Proposed amendments highlighted)

CORPORATION OF THE VILLAGE OF CUMBERLAND

BYLAW NO. 1027

A bylaw to regulate the Planning and Land Use Management, including the Surface of Water within the jurisdictional area of the Village of Cumberland

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Part 1 Application and Administration

1.1 Title

a) This Bylaw may be cited for all purposes as the "Zoning Bylaw No. 1027, 2016".

1.2 Schedules

a) The following Schedules 'A', 'B' and 'C' are attached to and form an integral part of this Bylaw:

Schedule 'A' – Zoning Map

Schedule 'B' – Zoning Map – *Village Core*

Schedule 'C' – Interchange Lands Areas

1.3 Application of Bylaw

a) This Bylaw applies to the entire jurisdictional boundary of the Corporation of the Village of Cumberland, including land, water and all uses, *buildings* and other *structures*.

1.4 Administration

a) The following persons are hereby appointed by the Council of the Corporation of the *Village* pursuant to the *Community Charter* to administer this Bylaw:

i) Chief Administrative Officer;

ii) Manager of Operations;

iii) Manager of Protective Services;

iv) Planner;

v) Building Official; and

vi) Bylaw Enforcement Officer.

b) Persons appointed under Subsection 1.4(a) may enter any *building* or premises at all reasonable times for the purpose of administering this Bylaw in accordance with the provisions of the *Community Charter*.

1.5 Violation

a) No land, water, *building* or *structure* shall be *used* or *occupied*, and no *building* or *structure* or part thereof shall be erected, moved, altered or enlarged, unless in conformity with this Bylaw.

b) It shall be unlawful for any person to cause, suffer or permit any *building* or *structure* to be constructed, reconstructed, altered, moved, extended, or *used*, or land to be *occupied* or *used* in contravention of this Bylaw or otherwise to contravene or fail to comply with this Bylaw.

c) It shall be unlawful for any person to prevent or obstruct any official appointed under this Bylaw from the carrying out of their duties.

1.6 Penalty

a) Any person who violates the provisions of this Bylaw is liable on summary conviction to a penalty not exceeding $10,000.00 and not less than $1,000.00 or imprisonment for a period not exceeding six months in accordance with the *Community Charter.*

b) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.

1.7 Severability

a) If any section, subsection, clause, or phrase of this Bylaw is, for any reason, held to be invalid by the decision of any Court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Bylaw.

1.8 Zoning Maps, Designations and Abbreviations

a) **Zoning Maps:**

i) The official version of the Zoning Maps shown as Schedule 'A' and 'B' is kept in electronic form in the *Village*'s GIS System, which is currently based on provincial cadastral mapping, and is accurate to approximately +/- 3.0–5.0metres (9.8–16.4feet), but whose base mapping and accuracy may be improved from time to time without amendment to this Bylaw ("Zoning Map").

ii) Copies of the Zoning Map or portions thereof in electronic form shall be available to the public in a format determined by the *Village* upon payment of a fee representing the cost of reproduction.

iii) Paper document copies of the Zoning Map may be used for the purpose of illustrating or referring to all or part of its contents.

iv) In the case of conflict between the contents of a paper document copy of the Zoning Map and the electronic form of the Zoning Map, the contents of the electronic version shall prevail.

b) Zones Categories, Names and Abbreviations: The *Village* is divided into the following zones:

Zone Categories, Names and Abbreviations	
Column 1	**Column 2**
Zone Name	**Abbreviation**
Zone Category (in shaded row)	
Residential Zones	
Standard Residential Zone	R-1
Infill Residential Zone	R-1A
Small Lot Residential Zone	R-2
Large Lot Residential Zone	R-3
Carlisle Lane Zone	R-4
Manufactured Home Park Zone	MHP-1
Ground Oriented Residential Multi-Family Zone	RM-1
Residential Multi-Family	RM-2
Comprehensive Residential Multi-Family Zone	RM-3
Mixed Use Residential Zone	MU-1
Rural Use Zones	
Rural Zone	RU-1
Forest Stewardship Greenway Zone	FSG
Working Forest Zone	WF
Recreation and Tourism Zone	RE-1
Commercial and Mixed Use Zones	
Commercial General Zone	C-1
Village Entry Commercial Zone	C-2
Commercial Three Zone	C-3
Village Commercial Mixed Use Zone	VCMU-1
Industrial Zones	
Light Industrial Zone	I-1
Heavy Industrial Zone	I-2
Industrial Resource Zone	I-3
Refuse Industrial Zone	I-4
Industrial Greenways Reserve Zone	IGR
Public Use and Assembly Zones	
Public Assembly/Institutional Zone	PA-1
Park Zone	PA-2

Zone Categories, Names and Abbreviations	
Column 1	**Column 2**
Zone Name	**Abbreviation**
Zone Category (in shaded row)	
Interchange Zones	
Interchange Mixed Use One Zone	IMU-1
Interchange Mixed Use Two Zone	IMU-2
Interchange Mixed Use Three Zone	IMU-3
Interchange Mixed Use Four Zone	IMU-4
Interchange Mixed Use Five Zone	IMU-5
Interchange Mixed Use Six Zone	IMU-6
Interchange *Highway* Residential One Zone	IHR-1
Interchange Recreational Commercial One Zone	IREC-1
Interchange Comprehensive Residential One Zone	ICR-1

i) In this Bylaw, reference to zones as listed in Column 1 of Section 1.8.b shall be deemed to mean and be the same as the abbreviation listed in Column 2 of Section 1.8b and vice versa.

ii) Where a Zone abbreviation includes an additional alphabetical suffix (e.g. “a”, “b” “c” etc.), that abbreviation denotes a special subzone containing regulations specific to that subzone.

iii) For greater certainty, the Zone names and grouping into categories reflects the predominant uses for the respective Zones, but *mixed uses* and uses from other categories may be permitted in accordance with the detailed listing and regulations in each respective Zone and this Bylaw.

c) **Zone Boundaries**:

i) The location, extent, and boundaries of each zone are shown on the Zoning Map.

ii) Where the boundary of a zone is shown as approximately following the boundary of a *lot*, a *utility* right-of-way, an easement, or the *Village* jurisdictional boundary, the zone boundary is deemed to follow the surveyed boundary of the *lot*, the *utility* right-of-way, the easement, or the *Village* boundary.

iii) Where a zone boundary is designated as following a road allowance or creek, the centre line of such road allowance or creek shall be the zone boundary.

iv) Where a zone boundary does not follow a *lot line* or other surveyed boundary on the Zoning Map, then the zone shall be determined by scaling on the Zoning Map.

v) Where a parcel is divided by a zone boundary, the areas created by such division shall be deemed to be separate *lots* for the purposes of this Bylaw.

Part 2 Interpretation and Definitions

2.1 Measurements and Calculations

a) All dimensions and measurements in this Bylaw are expressed in the Standard International Units (metric) system.

b) Any imperial conversions are provided for convenience only and have no force or effect.

c) For the purposes of Part 6 Parking and Loading, in this Bylaw, units of measure shall be interpreted as follows:

i) where the sum of the calculation of the required total stall or special stall designation results in a fraction, unless otherwise stated, the required stalls are to be the next higher whole number if the fraction is 0.5 or greater, and the next lower whole number if less than 0.5;

ii) when seating is provided in the form of pews or benches, each 50.0centimetres (19.7inches) of width shall be counted as one seat; and the number of *employees* shall be determined as the largest shift during the peak period of operation for any use;

iii) "*Lot*" also includes the words "parcel" "property", "premises" "site" and "plot";

iv) "person" or "developer" includes a corporation or business as well as an individual;

v) words used in the present tense include the future tense; and

vi) words used in the singular include the plural.

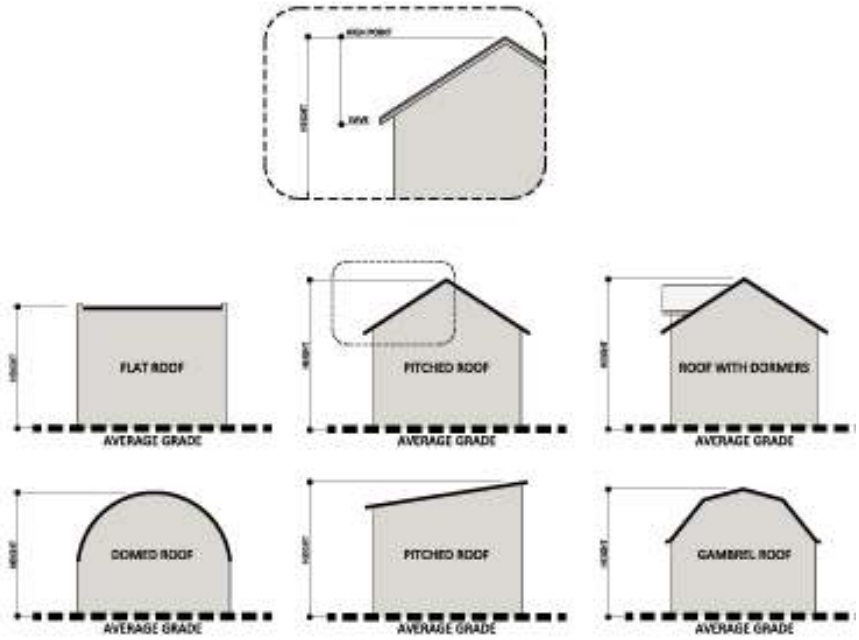
2.2 Definitions

a) The following definitions apply to this Bylaw:

Term	Definition
Accessory	means clearly incidental and subordinate to the *principal use*, *building* or *structure* on the same *lot*.
Accessory Building or Structure	means a *building* or other *structure*, the use or intended use of which is *accessory* to a *principal building* or *structure* situated on the same *lot*.
Affordable Housing	means housing that is subject to a *housing agreement* with the Village of Cumberland.

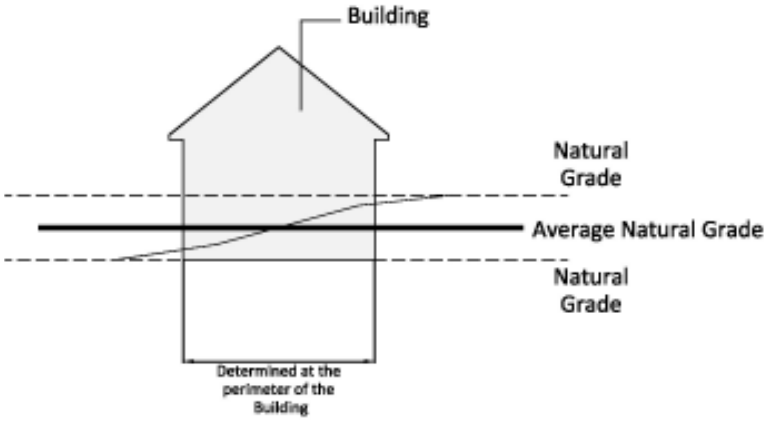
Term	Definition
Aggregate Extraction	means the mining, quarrying, digging or removal of *building* or construction materials, including, without limitation: a) earth, soil, peat, marl, sand and gravel; b) rock and natural substances that are used for a construction purpose on land that is not within a mineral title or group of mineral titles from which the rock or natural substance is mined; and c) rock or a natural substance prescribed under Section 2(2) of the Mineral Tenure Act.
Aggregate Processing	means the processing of extracted quarry materials which includes: - material sorting; - crushing; - screening; - stockpiling; - washing; - truck or barge-loading; and - on-site operation of a portable asphalt or cement plant.
Agricultural Use	means the use of land, *buildings* and other *structures* for the purposes of farming, horticulture, dairy *livestock*, nurseries and greenhouses, public and private stables but specifically excludes intensive agriculture, *feedlots.*
Agricultural Use Intensive	means the use of land, *buildings* or other *structures* for the confinement of poultry, *livestock* or fur bearing animals, *feedlots*, or for the commercial growing of mushrooms.
Animal Kennel	means the use of land, *buildings* or other *structures* in which domestic animals are kept, boarded, bred, or trained for commercial gain.
Approval	means *approval* in writing from the authority having jurisdiction.
Artisan Commercial	means the use of Land, *buildings* or *structures* - specializing in the repair and sales of antiques and collectibles such as: (a) objects having special value because of their age, including antique furniture and furnishings; (b) specialty collectors objects, such as stamps, coins, cards and dolls, and - the production and sale of art such as an art gallery or *artist studio*.
Artist Studio	means the use of *buildings* or *structures* for the creation, display or sale of arts and crafts.
Automobile Body Shop	means the use of *buildings* for the repair and replacement of body parts, and painting of automobiles.

Term	Definition
Automobile Sales Facility	means the use of land, *buildings* or other *structures* for the commercial retail or rental of automobiles, including *accessory* service and repair only within *buildings*.
Automobile Service Facility	means the use of land, *buildings* or other *structures* for the selling and dispensing of vehicular fuels, automotive parts and accessories, and includes - the washing of vehicles; and - the servicing and repair of motor vehicle only within *buildings*.
Automobile Salvage and Wrecking Yard	means the use of land, *buildings* or other *structures* where motor vehicles are wholly or partially disassembled, dismantled, or crushed, or where vehicles not in operable condition or used parts of motor vehicles are stored and sold.
Awning Sign	means a *sign* painted on, attached to, or constructed in or on the surface of an awning supported entirely from the exterior wall of a *building* and composed of non-rigid materials except for the supporting framework.
Bicycle Parking Stall—Class 1	means a bicycle stall located in a secured or controlled area protected from inclement weather; intended to serve long-term parking needs.
Bicycle Parking Stall—Class 2	means a bicycle stall located in an unsecured or uncontrolled area; intended for short-term parking needs, and located within the street allowance, parallel with the direction of travel.
Bingo Hall	means the use of *buildings* or *structures* for playing bingo, in which money is wagered and some of the proceeds go to charity, and for which a license has been issued by the British Columbia Gaming Commission, but does not include video lottery terminals, slot machines or teletheatre outlets.
Brewery, Winery and Distillery	means the use of land, *buildings* or other *structures*, licensed under the Liquor Control and Licensing Act, on which there is manufacturing of beer, cider, wine or spirits, or any other alcoholic product intended for human consumption.
Building	means a *structure*, located on, in, above or under land, which is designed, erected or intended for the support, enclosure, or protection of persons or property.

Term	Definition
Building Height	means the vertical distance from the average natural *grade* level of the *building* footprint to the highest part of the roof surface as illustrated in Figure A.  **Figure A**
Bulk Storage	means the use of land, *buildings* or other *structures* for above or below ground storage containers, or combination, of petroleum, petroleum products, water, chemicals, gases, or similar substances for subsequent resale to distributors or retail dealers or outlets.
Business Frontage	means any part of an exterior wall of a *building* containing a business facing a *highway*.
Campground	means the use of land, *buildings* or other *structures* for a range of *temporary* overnight camping experiences, from tenting to serviced trailer and *recreational vehicle* sites and *seasonal* cabins or cottages, as well as *accessory* facilities which support the use, such as administration *offices*, laundry facilities, but excluding the habitation of *manufactured homes*, trailers or other *structures*, conveyances or vehicles on a *year round* basis.
Canopy Sign	means a *sign* which is painted, attached or constructed on the surface of an unenclosed permanent roofed *structure*.
Cemetery	means land that is set apart or *used* as a place for the interment of the deceased within the meaning of the Cremation, Interment, and Funeral Services Act.

Term	Definition
Community Care Facility	means the use of *buildings* or other *structures* where a person provides care of three or more persons and is under permit by the Provincial Government pursuant to the Community Care and Assisted Living Act.
Compost Facility	means the use of land, *buildings* or other *structures* for the processing organic matter to produce compost, and includes commercial sale of compost.
Commercial Use	means an occupation, employment or enterprise that is carried on for gain or monetary profit by any person.
Cooking Facility	means an area *used* within a *building* or *structure* for food preparation, which has a sink and one or more appliances for the heating or cooking of food.
Coop	means a fully enclosed weatherproof *buildings* or other *structures* where hens are kept and may include nest boxes for egg laying, perches for the hens to sleep on and food and water containers.
Covenanted Lot Area	means that portion of a *lot* charged by a registered covenant under section 219 of the Land Title Act in favour of the Village of Cumberland imposing restrictions and requirements on how the land may be *used*, in a form acceptable to the *Village*.
Crematorium	means the use of a *building* where the deceased are incinerated and the ashes of the deceased are collected for interment and excludes services such as the preparation of the deceased for burial, the organization and direction of funeral services, the facilities for the purposes of viewing a body and a morgue.
Daycare	means providing for the care of up to three children or adults for commercial gain. Care for more than three children or adults, requires provincial licensing under the Community Care and Assisted Living Act.
Derelict Vehicle	means all or part of any irreparable or salvageable vehicle or all or part of any motor vehicle which is not validly registered and licensed in accordance with the Motor Vehicle Act, and which is not located in a garage or carport.
Driveway	means that part of a *lot* between a street and a parking or loading area *used* by vehicles for access to and from the parking or loading areas and the street, and excluding internal *parking lot* manoeuvring aisles.
Drive-Through Facility	means the use of land, *buildings* or other *structures* where goods or services are provided through a window by an attendant or automated machine, to persons remaining in vehicles that are in a designated queuing space.
Duplex Dwelling	means a residential *building* consisting of two principal *dwelling units* placed one above the other or attached side by side, each of which has an independent entrance.

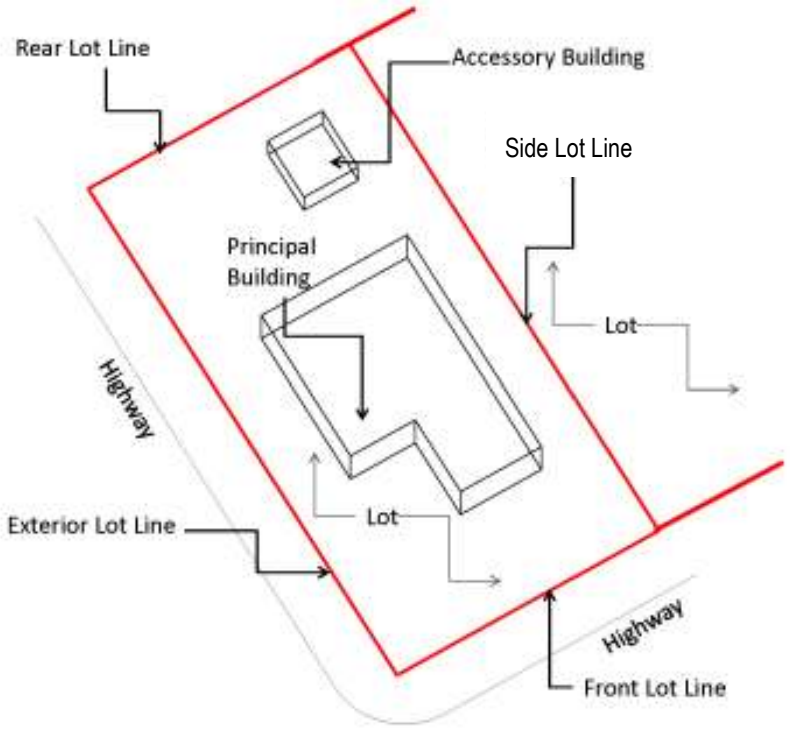
Term	Definition
Dwelling Unit	means accommodation for residential occupancy with sleeping and sanitary facilities, and not more than one set of cooking facilities, but specifically excludes *recreational vehicles*
Employee	means a person whose place of employment is situated in the Municipal boundaries of the Village of Cumberland and is employed for an average of not less than 20 hours per week over the most recent 12 months.
Entertainment Facility	means the use of land, *buildings* or other *structures* for the purpose of providing entertainment and amusement to patrons, and includes cinemas, arcades, theatres, billiard halls, nightclubs, bowling alleys, miniature golf, and carnivals; but specifically excludes *bingo halls*.
Farmer's Market	means a market for the sale of products produced on farms, with multiple farmer vendors, operated in a fixed location on a periodic basis, and includes *accessory* mobile food vendors and sale of arts and crafts; excludes the sale of farm machinery, implements, tools and durable goods of every kind, other than gardening supplies.
Fascia Sign	means a *sign* which is painted on or attached to and supported by an exterior wall or fascia of a *building* provided the face of the *sign* is parallel to the wall and does not project more than 0.3metres (1.0foot) beyond the wall surface.
Feedlots	means the use of land, *buildings* or other *structures* for intensive fattening of *livestock* or as a *temporary* holding area for *livestock* prior to shipping.
Fence	means a protective, enclosing or visual barrier made of wood, metal or other substances that is constructed for any purpose, such as marking the boundary of a property and enclosing a property, except as required elsewhere in this Bylaw; providing privacy; preventing access by people or animals; or dividing a property into sections; and includes every door, gate or other enclosure that forms part of a *fence*, but does not include a trellis or arbour.
Fleet Service	means the use of land, *buildings* or other *structures* where vehicles used for the common purpose of providing transportation or services to persons or goods are stored, repaired, cleaned and otherwise maintained for safe operation when not in use. These vehicles may include buses, couriers, limousines, taxis or roadside assistance vehicles. The facility may include the dispatch and administrative operations associated with the use, but does not involve the production, display, sale or rental of vehicles.
Flex Unit	means a separate set of sleeping and sanitary facilities, without cooking facilities, within a *dwelling unit* in an apartment or *townhouse*, that is capable of being locked off from the remainder of the unit, and is *used* only as accommodation for the travelling public.

Term	Definition
Floor Area, Gross (GFA)	means the sum of all floors of a *building*, as measured to the interior walls, or to the centre line of the common walls, as calculated in accordance with Section 3.7.
Floor Area Ratio (FAR)	means the figure obtained when the *GFA* of all *buildings* on a *lot* is divided by the area of the *lot*, as calculated in accordance with Section 3.7.
Free Standing Sign	means any *sign* wholly supported from the ground by a structural member or members, independently of and visibly separated from any *building* or other *structure* and permanently fixed to the ground.
Frontage	means that length of a parcel boundary which immediately joins a *highway* other than a *lane* or walkway. On a parcel where more than one of the parcel boundaries adjoins a *highway*, the shortest parcel boundary shall be considered its *frontage*.
Funeral Home	means the use of a *building* where funerals are arranged and held but excludes *crematorium*.
Golf Course	means the use of land for the purpose of playing golf and may include the following *accessory* uses: - driving range; - *low impact recreation*; and - clubhouses that have *offices*, meeting rooms, lounges, retail pro shop, food and beverage services, and other related *accessory* uses necessary for the maintenance of the *golf course*.
Grade	means the elevation of the finished ground surface, not including any artificial embankments
Grade, Average	means the average of the highest and lowest *grade* elevation on a *lot* as illustrated in Figure B.  **Figure B.**
Hanging Sign	means a *sign* suspended under a canopy, awning, eaves or portico.

Term	Definition
Hen	means a domesticated female chicken that is at least four months old.
Highway	means a public right-of-way, boulevard, street, road, *lane*, bridge, walkway, and any other way open to public use. A *highway* does not include a private right-of-way on private property or a linear parkway.
Hive	Means a manufactured receptacle or container prepared for the use of *honey bees* that includes movable frames, combs and substances deposited into the *hives* by *honey bees*.
Home Occupation	means an *accessory* use within a *dwelling unit* operated by a resident of the *dwelling unit,* established and operating in accordance with Section 4.6.
Honey Bee	means a subset of bees in the genus Apis, primarily distinguished by the production and storage of honey and the construction of perennial, colonial nests out of wax.
Hoophouse	means an outdoor *structure* made of flexible PVC piping or other similar material covered with translucent plastic, constructed in a "half-round" or "hoop" shape, *used* for extending the growing season of vegetables and fruits.
Hostel	means a *building used* as *sleeping accommodation* containing one or more dormitories and includes common areas for sleeping, cooking, living or sanitary facilities.
Hotel	means a *building* divided into three or more rooms or suites for *sleeping accommodation* where the units have access from a common interior corridor.
Housing Agreement	means an agreement authorized by bylaw and executed by a property owner and the *Village* pursuant to the s. 483 of the Local Government Act.
Industrial, Heavy	means the use of land, *buildings* or other *structures* providing for the processing, fabricating, Warehousing, testing, assembling, service, repairs, manufacturing, distribution or maintenance of goods or materials and can include *bulk storage*, *junkyards*, *wood processing*, meat and fish processing and automobile service stations.
Industrial Laundry	means the use of a *building* for industrial scale laundry facilities that typically serve large *institutions* or commercial establishments requiring a constant flow of clean linen or working clothing that is essential to the operation, such as hospitals, *hotels* or other large *institutions*.

Term	Definition
Industrial, Light	means the use of land, *buildings* or other providing for the fabricating, manufacturing, warehousing, testing, service, repairs, maintenance of goods or materials and includes *wholesale* and *retail sales accessory* to the *principal use* but specifically excludes motor vehicle salvage and *junkyards*, scrap salvage, *wrecking yards*, *bulk storage* and wood, meat, and fish processing.
Institution	means a *building used* by any organization, group or association, for the promotion of charitable, non-commercial, or educational purposes and not for profit or gain.
Institutional Use	means the use of land, *buildings* or other *structures* to serve a community's social, educational, health, cultural and recreational needs, and includes: religious use, museum, public library, fire or police station, public works, hospital, nursing home, community *building*, *accessory* recreational, cultural or open space use.
Junkyard	means the use of land, *buildings* or other *structures* where old articles, waste or discarded material including but not limited to rubber tires, metal, plastics, plastic containers, glass, papers, sacks, wire, ropes, rags, machinery, cans, any other scrap or salvage including two or more *derelict vehicles*, are stored or kept externally, whether or not for commercial purposes or as part of a trade or calling, and includes *automobile wrecking yards*.
Landscape Wall	means walls retaining soil 1.2metres (4.0feet) in height or less.
Lane	means a public thoroughfare which affords only a secondary means of access to abutting *lots* and which is not intended for general traffic circulation.
Licensed Premises	means premises licensed to serve liquor and food under the Liquor Control and Licensing Act. Licensed premises may provide *accessory* live entertainment and dancing.
Livestock	means chickens, horses, turkeys, cattle, hogs, mink, rabbits, sheep, goats, as well as any other animal or fowl used in the production of food, fur or similar products.
Lot	means land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the records of the Land Title Office.
Lot Area	means the total horizontal area of land within the boundaries of a *lot*.

Term	Definition
Lot Coverage	means the percentage of the total horizontal area of a *lot* that may be built upon with *buildings* or *structures*, and includes: - garages; - *parking structures*; - carports; and - covered patios and decks over 0.6metres (2.0feet) in height. but excludes: - steps; - eaves; - cornices; - pergolas; - open courtyards and patios; - *driveways*, at-*grade parking spaces* and at-*grade* enclosed or unenclosed Parking *lots*; and - for *urban agriculture* uses, *seasonal structures* for the extension of the growing season, including but not limited to *hoophouses*, and cold-frames.
Lot Line	means a line which marks the boundary of a *lot*, as illustrated in Figure C and includes: a) *Front lot line* means the *lot line* which immediately adjoins a *highway*, excluding *lanes* and walkways. Where two or more *lot lines* adjoin a *highway*, the shortest *lot line* along a *highway* shall be deemed to be the front *lot line*. b) *Rear lot line* means the *lot line* opposite to and most distant from the front *lot line*. c) *Side lot line* means a *lot line* that does not abut a *highway* other than at the front or rear *lot line*. d) *Exterior Side lot line* means a *lot line* abutting a *highway* that is not the front *lot line* or rear *lot line*.

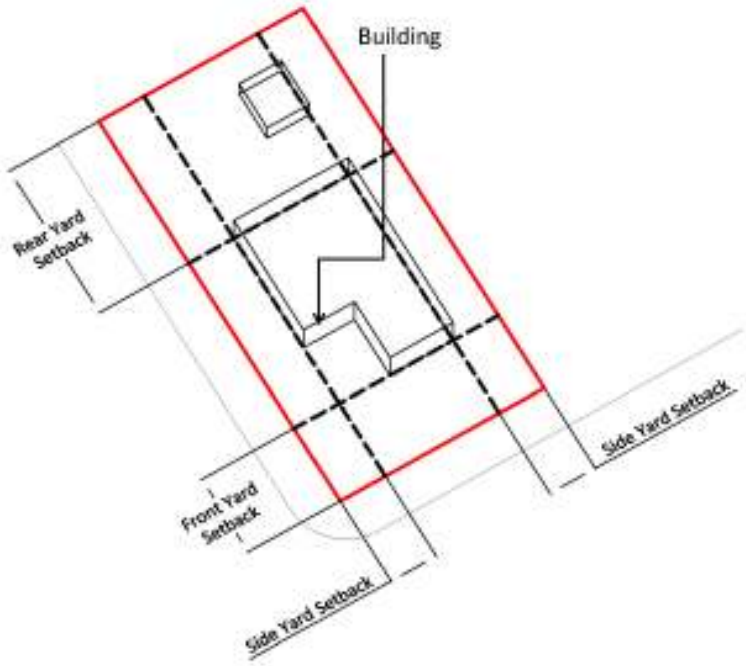
Term	Definition
	 **Figure C.**
Low Impact Recreation	means the use of land for recreational uses that require minimal modification of terrain, vegetation or both, and usually has a lower density or concentration of human activity, and including biking, camping, hiking, fishing, canoeing, kayaking and windsurfing.
Manufactured Home	means a factory-built *single family dwelling*.
Manufactured Home Park	means a parcel of land with two or more *manufactured homes*.
Marihuana Dispensary	means the use of land, buildings or other structures for dispensing, selling or distributing marihuana, or related controlled substances and derivatives, other than a *medical marihuana facility*.
Market Garden	means the commercial growing and harvesting, which contributes to the production of agricultural, floricultural, or horticultural products for on-site agriculture or on-site sales, established and operating in accordance with Section 4.13.
Medical Marihuana Facility	means the use of *buildings* and other *structures* for the purpose of growing, processing, packaging, testing, destroying, storing or shipping medical marihuana as authorized by a licence issued under the Federal Marihuana for Medical Purposes Regulations.
Mixed Use	means the use of land, *building* or other *structures* with a range of uses that can be mixed horizontally and vertically, including but not limited to residential.

Term	Definition
Mobile Food Cart	means a motorized mobile cart with a maximum area of 4.6square metres (50.0square feet) from which food and drink is dispensed, and where the entire stock of goods offered for sale is carried and contained in the cart. The motorized mobile cart may change locations from time to time, is not located in a permanent *building* or *structure*, and is removed from public access when not in use.
Mobile Vendor	means every person who sells, offers or attempts to sell, takes orders for, or solicits orders for goods (including food or beverages), services, or investments, or any other thing, at a place other than their permanent place of business, or from a vehicle, whether personally or by an agent.
Motel	means a *building* divided into three or more rooms or suites for *sleeping accommodation*, each with a separate exterior entrance and convenient access to on-site parking.
Multi-Family Dwelling	means a residential *building* containing three or more *dwelling units*.
Office	means the use of a *building* for carrying out business or administrative and professional activities, but specifically excludes retail activities.
Outdoor Display Area	means an area *used* for the exterior display or sale of goods.
Outdoor Storage	means the use of land or *structures* for the keeping of any goods, material, merchandise or vehicles associated with a permitted *principal use*, in an unroofed area or a roofed area with unenclosed sides, and on the same parcel for more than 24hours.
Park	means open space with general public access for active or passive recreational use and includes natural and manmade landscaping, facilities, playing fields, *buildings*, and other *structures* that are consistent with the general purposes of public parkland, and includes: tot *lots*, band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds, and water features.
Parking Lot/ Parking Structure	means the use of land or *structures* where parking is provided for automobiles for a short duration, independent of the provision of any other use.
Parking Space	means an open area *used* for the parking of one automobile but does not include streets or *driveways* or areas providing access to a *parking space*.
Personal Service	means the use of land, *buildings* or other *structures* where services are provided with or without the *accessory retail sales* of goods related to the services provided, and includes: barber shops, hairdressers, beauty salons, tanning salons, shoe repairs shops, dry cleaning, laundromat, tailor shop, travel agency, printing shops.

Term	Definition
Principal Building	means the *buildings* and other *structures* on a parcel accommodating the primary use or uses of the parcel.
Principal Use	means the primary purpose for which a *lot*, *building* or other *structure* is *used* or is designed to be *used*.
Professional Service	means the use of land, *buildings* or other *structures* where services are provided directly to the customer, patient, or client, with or without the *accessory retail sales* of goods related to the service provided, and includes: financial *institution*, therapeutic massage, chiropractic, medical health and dental practice, engineering services, and accounting services.
Pushcart	means any rubber-wheeled non-motorized vehicle or portable cart, which may be moved without the assistance of a motor and which does not require registration or licensing by the Ministry of Transportation and Infrastructure, and from which prepared food, fruit, merchandise, drink, and flowers may be sold.
Recreational Vehicle	means a vehicle requiring a licence and designed to be used primarily for travel, recreation or vacationing and includes such vehicles commonly known as travel trailers, camper trailers, truck camper, motor homes, boats, snowmobiles or other similar vehicles but does not include a *manufactured home*.
Recreational Facility	means the use of land, *buildings* or other *structures* for sports and leisure activities an includes: health spas, racquets, swimming pools, skating rinks, curling rinks, weight rooms, miniature *golf courses*, dance studios, physical instructional courses, equipment rentals, any with *accessory* showers and *accessory* storage, but specifically excludes outdoor *riding academies*, *golf courses*, and *campgrounds*.
Recreational Vehicle Park	means the use of land *occupied* and maintained for *temporary* accommodation of the traveling public primarily in recreation vehicles which are licensed for the current year and have been brought to the site by the traveler, and excludes cabins, *hotels*, *manufactured homes*, and *motels*.
Recreational Vehicle Sales Facility	means a use of land, *building* or *structure* for the sale, lease or rental, of *recreational vehicles*
Recycling Facility	means the use of land, *buildings* or other *structures used* as a collection facility and distribution point for materials regulated under the Environmental Management Act Product Stewardship program, but specifically excludes tires. All materials must be collected and stored within a *building*. A *recycling facility* does not include processing, except packaging for shipping, and does not include *outdoor storage*.

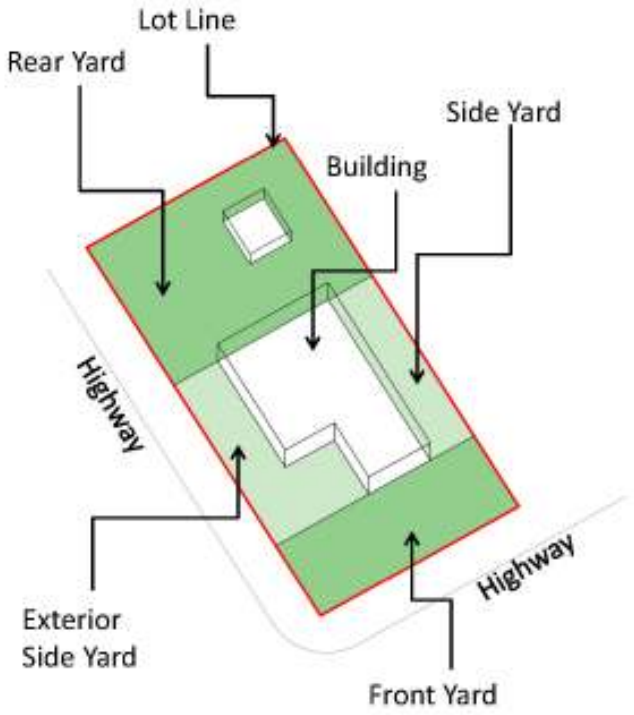
Term	Definition
Refuse Disposal Site	means the use of land, *buildings* or other *structures* as a sanitary landfill, modified sanitary landfill, hazardous waste management facility or dry waste site approved or registered pursuant to the Environmental Management Act for the processing, treatment, storing, recycling or land filling of municipal, hazardous or industrial waste, but does not include *automobile wrecking yard*.
Renewable Resource Processing	means the use of land, *buildings* or other *structures* providing for the processing, storage and wholesaling of materials such as water, trees and vegetation and includes water bottling plants, salal, lichen mushroom, and yew bark gathering and processing, and value added *wood processing* such as the production of wood moldings, shakes, fencing, furniture, doors, windows and other wood products.
Residential Use	means the occupancy and use of a *dwelling unit* by a person or persons for whom this is their official place of residence.
Restaurant, Major	means the use of a *building* for the sale of prepared foods and beverages, with a public area equal to or greater than 150.0square metres (1,614.6square feet), which may be licensed pursuant to the Liquor Control and Licensing Act.
Restaurant, Minor	means the use of a *building* for the sale of prepared foods and beverages, with a public area of less than 150.0square metres (1,614.6square feet), which may be licensed pursuant to the Liquor Control and Licensing Act.
Retail Sales	means the use of a *building* for the retail sale or rental of goods, wares, articles and other merchandise to the general public.
Retail Liquor Outlet, Major	means the use of a *building* for the retail sale of alcoholic beverages to the public, having a total floor area equal to or greater than 140.0square metres (1,506.9square feet) that is not *accessory* to a *licensed premises* and is licensed under the regulations of the Liquor Control and Licensing Act or has an appointment or agreement under the Liquor Distribution Act, and includes liquor stores and wine and beer stores.
Retail Liquor Outlet, Minor	means the use of a *building* for the retail sale of alcoholic beverages to the public, having a total floor area less than 140.0square metres (1,506.9square feet) that is not *accessory* to a *licensed premises* and is licensed under the regulations of the Liquor Control and Licensing Act or has an appointment or agreement under the Liquor Distribution Act, and includes liquor stores and wine and beer stores.
Retail, Automotive	means the use of a *building* for the retail of vehicle parts, accessories, supplies and tools.

Term	Definition
Retail, Convenience	means the use of a *building* having a total floor area less than 300.0square metres (3,229.2square feet) for the retail sale of consumer goods from within an enclosed *building*, but does not include a *Retail Liquor Outlet, Major* or *Retail Liquor Outlet, Minor*.
Retail, Garden Nursery	means the use of land, *buildings* or other *structures* for the *wholesale* and retail sale of plants, associated gardening accessories, soils and landscaping materials. Retail, garden nurseries, and includes garden displays and *outdoor display areas*.
Retail, Major	means the use of a *building* having a total floor area equal to or greater than 2,800.0square metres (30,138.9square feet) for the retail sale and rental of consumer goods, but does not include a *Retail Liquor Outlet, Major* or *Retail Liquor Outlet, Minor*.
Retail, Minor	means the use of a *building* having a total floor area less than 2,800.0square metres (30,138.9square feet) but equal to or greater than 300.0square metres (3,229.2square feet) for the retail sale and rental of consumer goods, but does not include a *Retail Liquor Outlet, Major* or *Retail Liquor Outlet, Minor*.
Retaining Wall	means a *structure* for retention of soils in excess of 1.2metres (4.0feet) in height.
Riding Academy	means the use of land, *buildings* or other *structures* where horses are boarded and cared for, and include instruction for in riding, jumping and showing, horses rentals for riding, and *accessory* Equestrian related events or shows.
Roadside Stand	means a *building* or *structure* within an *urban agriculture* use, such as a table, stall, or tent, located entirely on the *lot*, in use during the local growing season, and operated by a sole vendor for the sale of agricultural or horticultural products grown on the same property.
Sawmill	means a *building*, *structure* or area where timber is cut, sawed or planed, either to finished lumber or as an intermediary step, and may include *accessory* facilities for the kiln drying of lumber and may or may not include the distribution of such products on a *wholesale* or retail basis.
Screen	means a continuous wall, *fence*, compact evergreen hedge or combination thereof, supplemented with landscape planting, which would effectively *screen* from view the use that it encloses, separates or masks or is used for preserving, protecting, restoring and enhancing the natural environment or preventing hazardous conditions.
Seasonal	means more than 30 days and no greater than 100 days.

Term	Definition
Secondary Suite	means a separate *dwelling unit* located within a *building* of *residential use* and occupancy containing only one other *dwelling unit* and located in and part of a *building* which is a single real estate entity, established and operating in accordance with Section 4.10.
Self-Service Storage Facility	means a premise for the purpose of providing individual storage spaces.
Setback	means the required minimum horizontal distance measured from the respective *lot line* or other feature as may be identified to any *building* or *structure* as illustrated in Figure D.  **Figure D**
Sign	means any *structure*, device, advertisement, advertising device or visual representation intended to convey information or to advertise or attract attention to a product, service, place, event, person, *institution* or business and visible from any property other than the one on which it is located.
Sign Area	means the total surface area of a *sign* within the outer edge of the *sign* frame or *sign* border; but where a *sign* has no frame or border means the area contained within the smallest square or rectangle that will enclose all of the copy of the *sign*. In the case of a double-face or multi-face *sign* only half of the total area of all *sign* faces will be counted.
Sign, Real Estate	means a *sign* indicating the parcel or *structure* where the *sign* is located is for lease, rent, or sale.

Term	Definition
Sign, Third Party Advertising	means a *sign* which directs attention to a product, service, place, event, person, *institution* or business which is conducted, sold or offered at a location other than the parcel on which the *sign* is located.
Silviculture	means all activities related to the growing, cultivation, development and care of forests, including the removal of harvestable timber stocks, but does not include the processing of wood or wood products.
Single Family Dwelling	means a *residential use building* that contains only one principal *dwelling unit*.
Shipping/Cargo Container	means an intermodal freight container that is used for the transportation and storage of goods and materials which are loaded onto trucks, trains or ships for the purpose of moving of goods and materials. For the purpose of this definition a shipping container does not have wheels and does not include a truck body, trailer or transport trailer.
Sleeping Accommodation	means a habitable room, or a group of two or more habitable rooms, providing accommodation for the travelling public.
Snack Bar	means the use of a *building* providing for the sale of prepared foods and beverages that is contained within another *principal use* in the same *building*.
Storey	means the portion of a *building*, other than a basement, between any floor level and the floor, ceiling or roof immediately above it.
Structure	means anything that is constructed or erected, and includes swimming pools, mobile home spaces, and major improvements *accessory* to the *principal use* of land, but specifically excludes *retaining walls* under 2.0metres (6.6feet) in height, landscaping, paving improvements, *signs* and *fences*.
Temporary	means not greater than 30 days.
Townhouse Dwelling	means a *residential use building* that is divided vertically into three or more *dwelling units*, each of which has independent entrances.
UBrew/UVin	means the use of *building* or other *structures* to provides customers with the ingredients, equipment and advice they need to make their own beer, wine, cider or coolers for their own private consumption, and includes *accessory retail sales* of goods related to the services provided, but does not include sales that would constitute a *Retail Liquor Outlet, Major* or *Retail Liquor Outlet, Minor.*
Units Per Hectare (uph)	means the quantity of proposed residential *dwelling units* occupying a hectare of land, obtained by taking the quantity of proposed units and dividing by the size of the plot in hectares.

Term	Definition
Urban Agriculture	means the growing of fruits and vegetables, flowers, native and ornamental plants, edible berries and food perennials for beautification, education, recreation, community use, personal consumption, or the donation of vegetables, fruits, edible flowers and berries only. Includes the keeping of *honey bees*, keeping of backyard *hens*, and *livestock* established and operating in accordance with Section 4.12 Excludes *agriculture intensive*.
"Used" or "Occupied"	means as applied to any land, *building* or other *structures* includes the words "intended, arranged or designed to be *used* or *occupied*".
Utility	means the use of land, *buildings*, other *structures* and infrastructure for water, sewer, stormwater drainage, fire protection, electrical, natural gas, communications, information and similar utilities where such use is established by government, a Crown corporation, or by an individual or a company regulated by a government commission or agency.
Vacation Rental	means the use of a *dwelling unit* to provide for the accommodation of the travelling public, established and operating in accordance with Section 4.14.
Veterinary Hospital	means the use of land, *buildings* or other *structures* by a professional person licensed by, and in good standing with the BC Veterinary Medical Association, to perform the profession of caring for the health and welfare of animals of all species, and includes overnight care and shelter facilities for medical treatment, but excludes an *animal kennel*.
Village	means the Corporation of the Village of Cumberland or the area within the boundaries of the Village of Cumberland, as the context requires.
Warehouse	means the use of a *building* for the storage of commercial, industrial or household goods and freight, or private goods and personal property.
Wholesale	means the sale and distribution of goods for resale by others.
Wood Processing	means the production of lumber and value added wood items such as mouldings, shakes, fencing, furniture, doors, windows and other wood products.

Term	Definition
Yard	means the space on a *lot* adjacent to a *building* extending to the *lot lines* and, as illustrated in Figure E: a) Front *yard* means that portion of a *lot* between the front *lot line* and the closest point of the *principal building*. b) Exterior Side *yard* means that portion of a *lot* that extends from the front *yard* to the rear *yard* between the exterior side *lot line* and the closest point of the *principal building*. c) Side *yard* means that portion of a *lot* that extends from the front *yard* to the rear *yard* between the side *lot line* and the closest point of the *principal building*. d) Rear *yard* means that portion of a *lot* between the rear *lot line* and the closest point of the *principal building* (see Figure D).  **Figure E**
Year Round	means greater than 120 days.

Part 3 General Compliance, Prohibitions and Regulations

3.1 General Compliance

a) No person can use, occupy or permit any person to use or occupy any **land**, *building* or other *structure* in contravention of this Bylaw.

b) Nothing contained within this Bylaw relieves any person from the responsibility to seek and comply with other legislation applicable to that use, activity or other matter regulated under this Bylaw.

c) Every use of land, *building* or other *structure* permitted in each zone must conform to all the regulations of the applicable zone and all other regulations of this Bylaw.

d) A use is only permitted if lawfully established and ongoing in accordance with:

i) any applicable "Conditions of Use", as identified in each zone; and

ii) such further general regulations applicable to the use, as identified throughout this Bylaw.

3.2 General Prohibitions

a) No land, *building* or other *structure* can be *used* or *occupied*, or left with no use, except in conformity with this Bylaw.

b) No *building* or other *structure* can be placed, constructed, sunk into, erected, moved, sited, altered or enlarged:

i) except in conformity with this Bylaw; or

ii) so as to cause any existing *building* or *structure* on the same *lot* to violate the provisions of this Bylaw; and

c) No subdivisions may be approved:

i) except in conformity with this Bylaw; or

ii) so as to cause any existing *building* or other *structure* to violate the provisions of this Bylaw.

3.3 Uses Prohibited in Zones

a) No person shall keep or permit on any *lot* in any zone, any object or chattel which is unsafe, unsightly, or adversely affects the amenities of the zone. This includes but is not limited to dismantled or wrecked motor vehicles, and any excavation, stockpiling or storage of materials, explosives, flammable liquids, and diesel fuel and gasoline products.

b) A use not specifically permitted in a Zone, or identified in this Part as permitted in all Zones, is prohibited from that Zone.

c) A use not specifically permitted in this Bylaw is prohibited from the *Village*.

d) For greater certainty, the following uses are prohibited in all Zones except where permitted for in this Bylaw:

i) a track for the racing of motor vehicles;

ii) storage of explosives, unless authorized by Government Agencies under the Canada Explosive Act;

iii) a use involving the storage of scrap metal, *derelict vehicles*, disused items, or as a *junkyard*; and

iv) the use of *recreational vehicles* or other vehicles for habitation, living or sleeping purposes, except as *temporary* accommodation within a *recreational vehicle park* or *campground*.

v) *marihuana dispensary*, whether in retail storefront format through a non-profit compassion club society or otherwise, except *medical marihuana facility*

e) The following uses are prohibited in all Residential Zones, Commercial and *mixed use* Zones, and Public Use and Institutional Zones except where permitted for in this Bylaw:

i) the slaughtering, rendering or processing of any fish or animal products or by-products;

ii) barb wire fencing; and

iii) a *shipping/cargo container* or other form of container.

f) The following uses are prohibited in all Residential Zones, Public Use and Assembly Zones:

i) the storage of any vehicle, other than a passenger vehicle, in excess of one tonne rated capacity; and

ii) the storage of more than one commercial or industrial vehicle under a one tonne rated capacity.

g) No *recreational vehicle*, bus, or boat shall be *used* as dwelling while located on any *lot*.

3.4 Permitted uses in all Zones

a) The following uses are permitted in any zone:

i) *park*;

ii) *utility*; and

iii) natural habitat conservation, enhancement and restoration.

3.5 Permitted Temporary Uses, Buildings and Structures

a) The following *temporary* Uses, *buildings* and *structures* are permitted in any zone except where prohibited in this Bylaw:

i) For a duration not to exceed the period of active construction activities, *office* space or shelter for construction or maintenance crews or storage of materials for:

1) the construction or maintenance of any private or public *utility*; and

2) the development of a *lot* for a permitted use under an active and valid *building* permit.

ii) For a maximum of 120 days in each calendar year, the erection of one fabric covered *structure* (such as *temporary* carports) per *lot*.

3.6 Density Regulations

a) Where a Zone includes a regulation entitled *GFA*, the floor area of all *buildings*, including *accessory buildings*, on the *lot* must not exceed the *GFA* regulation identified for the Zone in which the *lot* is located.

b) Where a Zone includes a regulation entitled *floor area ratio* (*FAR*), the floor area of all *buildings*, including *accessory buildings*, on the *lot* divided by the total area of the *lot* must not exceed the ratio identified for the Zone in which the *lot* is located.

c) Where a Zone includes another density figure regulated as:

i) an absolute number of units figure,

ii) a *Units Per Hectare* (*uph*) figure, or

iii) a square metre figure;

no *lot* may be subdivided or developed with more than the number of *lots*, units, or square footage identified in the Zone in which the *lot* is located.

d) For certainty, where more than one of the above density regulations apply to any particular *lot*, the most restrictive governs but all remain applicable.

e) The owner of a development that includes the provision of affordable or special needs housing is required to enter into a *housing agreement* under section 483 of the Local Government Act, in a form acceptable to the *Village*.

f) The owner of a development that includes the provision of a Conservation Area is required to enter into a Conservation Covenant under section 219 of the Land Title Act, prohibiting the development of *building* and *structures* and ensuring

the conservation of the natural terrestrial and aquatic ecosystems within the covenanted Conservation Area*,* in a form acceptable to the *Village*.

3.7 Calculation of Gross Floor Area and Floor Area Ratio

a) Without limiting the generality of the definition of *GFA*, the following are excluded from the calculation of *GFA*:

i) underground parking garages;

ii) unenclosed balconies, decks, porches, and verandas;

iii) carports;

iv) staircases and stairwells; and

v) elevator shafts.

b) For the purpose of computing *GFA* and *floor area ratio* for a development that includes the conservation or provision of an amenity through density-bonusing, the floor space of the *building* that is *occupied* by an amenity shall not be included as part of the *GFA*.

c) For the purpose of computing *floor area ratio* in the RM-1, RM-2, RM-3, C-1, VCMU-1, MU-1, IGR, I-1, I-2, 1-3, 1-4, FSG and PA-1 Zones the following shall not be included as floor area:

i) any portion of a *storey used* for parking unless such parking is:

1) a *principal use*; and

2) a parking area that is both open and uncovered.

ii) any portion of a basement or cellar containing *accessory* heating, laundry, recreational, storage or end-of-trip cyclist facilities, but excluding areas *used* for habitable accommodation, and necessary access to habitable accommodation;

iii) architectural features that are permitted as projections into required *yards* in Section 3.9 of this Bylaw;

iv) swimming pools and open sundecks; and

v) any portion of an area assigned exclusively to mechanical or electrical use within the *building*.

3.8 Setbacks of Buildings and Structures

a) Where a Zone includes a regulation entitled "*principal buildings* and *structures setbacks*, minimum", or "*Accessory building* and *structures setbacks*, minimum", no *building* or *structure* may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged nearer to the *lot line* (or other measure so indicated)

than the distance specified for the Zone in which the *building* or *structure* is located, and for certainty:

i) *setbacks* may vary according to any combination of use, *building*, *structure* or location within a Zone or adjacent zone, or by *lot* dimensions, or to a specific *highway*, and the provisions of this Bylaw must be interpreted accordingly; and

ii) any portion of a *building* or *structure* located below the finished *grade* is subject to all *setbacks* for the Zone in which the *building* or *structure* is located.

3.9 Projections into Required Setbacks

a) Every part of any *setback* required by this Bylaw shall be open and unobstructed by any *building* or *structure*, except that:

i) a *setback* may contain architectural or functional *structure* or feature of a *building* such as window sills, cornices, eaves, gutters, chimneys, pilasters, canopies, or window bays, provided that:

1) no such *structure* or feature shall project more than 0.6metres (2.0feet) into any required *setback*, and

2) the total combined length of all projections must not exceed 40% of the length of the each applicable façade on each *storey*.

ii) a *fence* that complies with the height restrictions of this Bylaw is allowed along any Property Line, or between a Property Line and a *principal building* for the purpose of establishing a barrier between a Side *setback* and a Front *setback* or Rear *setback*;

iii) stairs accessing a deck, porch or verandas may be located within a front *setback*, exterior side *setback*, or rear *setback* but must not be located within an side *setback*; and

iv) *structures* necessary to ensure that a *building* and its facilities can be approached, entered, and *used* by persons with physical or sensory disabilities in accordance with the BC Building Code, may project into any required front, rear or side *setback* provided that the *structure* is not closer than 0.3metres (1.0 feet) from any side *lot line*.

v) *roadside stands* are permitted within a required *setback*, provided that:

1) no such *structure* shall obstruct vision and sight lines to and from a *public road, driveway* or *laneway.*

3.10 Height of Buildings and Structures

a) Where a Zone or other part of this Bylaw includes a "maximum height" regulation entitled, no *building* or other *structure* may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged in a manner that exceeds the height specified. For certainty.

   i) the maximum height in a Zone may vary according to the use of the *building* or other *structure*, as specified in the Zone;

   ii) where the regulation refers to a particular type of *building* or *structure*, the regulation shall be applied to that type of *building* or *structure* only; and

   iii) if more than one regulation applies, the most restrictive governs.

b) The height of *buildings* and *structures* permitted in this Bylaw shall be calculated based on the vertical distance from the average natural *grade* level of the *building* footprint to the highest part of the roof surface.

   i) for guidance, an illustration is provided for calculating height for various roof types in a zone, in Part 2.3: Definitions (*building height*).

c) The height of a *fence*, wall or similar *screen* shall be determined by measurement from the ground level at the average natural *grade* level within 1.0metres (3.3feet) of both sides of such *fence*, wall or similar *screen*.

d) Despite the above, the maximum height may be exceeded for the following, provided that portions of, or projections from, *buildings* must not exceed 18.0metres (59.0feet):

   i) industrial cranes;

   ii) communication towers and antennas;

   iii) spires, belfries and domes;

   iv) chimneys;

   v) flag poles;

   vi) apartment elevator shafts; and

   vii) stair and hose towers.

3.11 Vision Clearance at Intersections

a) No *fence* or wall shall be constructed or maintained, nor shall any hedge be maintained or allowed to grow, exceeding a height greater than 1.2metres (3.9feet) or otherwise so as to obstruct visions and sight lines in an area bounded by the intersecting *lot lines* at a street corner and a line joining points along said *lot lines*, 6.0metres (19.6feet) from their point of intersection. For guidance, the graphic below (Figure F) illustrates the measurement of the sight line triangle.

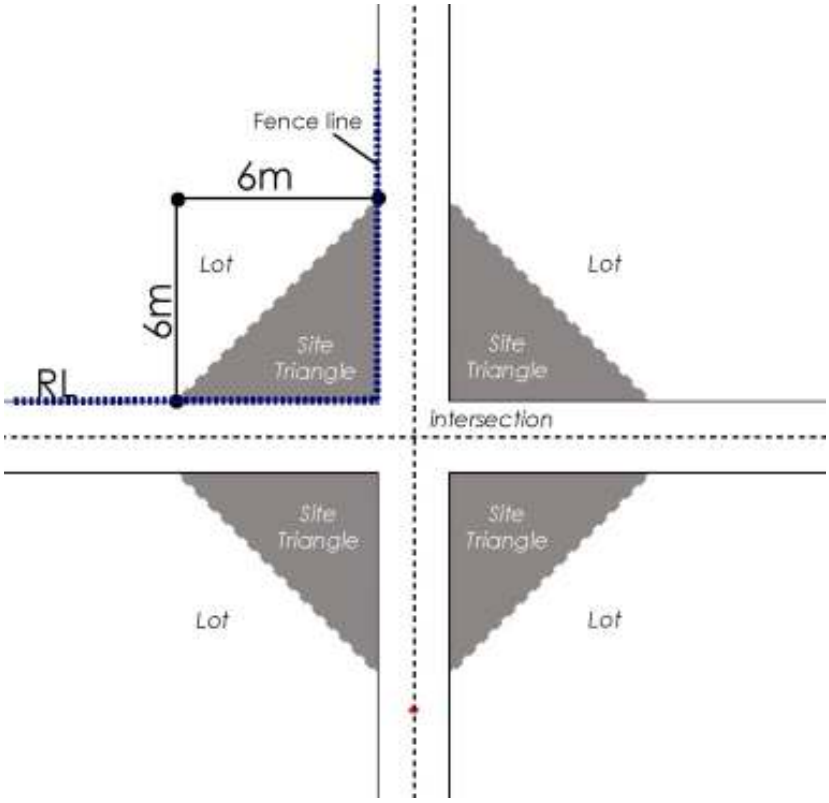


Figure F – Sight Line Triangle

3.12 Street Address

a) All *lots* with an *occupied building* shall display a street address clearly visible from the front *lot line* and principal access.

3.13 Subdivision of Lots

a) No minimum *lot* size shall apply in one of the following circumstances:

i) where a subdivision is created through the use of density bonusing provisions of section 482 of the Local Government Act and *Village* Bylaws and policies;

ii) where a subdivision is created through the use of density averaging as permitted in *Village* Bylaws or in the provisions of the Strata Property Act provided that the Owner voluntarily registers a restrictive covenant pursuant to s.219 of the Land Title Act which prohibits the further subdivision of any part of the land used in the averaging calculation;

iii) where *lot lines* are changed or *lots* are consolidated to facilitate existing development or to improve a subdivision pattern, provided that:

1) no additional *lots* are created; and

2) the *lots* are contiguous.

iv) where a Crown Lease is granted;

v) where a portion of an existing parcel is physically separated from the remainder of the parcel by an existing registered right-of-way (such as a public street, logging street, railway) but shall not include areas designated as 'Return to Crown' as indicated on the registered plan. In such cases, each severed parcel may become a separate parcel subject to all other requirements for subdivision being met; and

vi) where the *lot* is intended for a non-sewage generating use such as *utility* or *park*, provided the Owner voluntarily registers a covenant pursuant to s.219 of the Land Title Act which prohibits the construction of *buildings* and *structures* of sewage-generating occupancies.

b) *Frontage* Exceptions

i) Council delegates to the Approving Officer (AO) the authority to reduce the minimum *lot frontage* requirements provided that one or more of the following conditions apply:

1) where a *lot* features unusual terrain or configuration;

2) where additional street dedication is required above and beyond the streets necessary to serve the proposed *lot*(s); and

3) where the street dedication would prohibit a subdivision otherwise permitted by the specified minimum *lot* size.

Part 4 Additional Zoning Regulations for Certain Uses or Circumstances

4.1 Accessory Buildings and Uses

a) An *accessory* use is only allowed in circumstances where the *principal use* of the land or *buildings* conforms to the *principal use* or uses designated for such zone.

b) *Accessory buildings* and *structures* are permitted in each zone unless otherwise specified, provided that:

i) no *accessory building* or *structure* shall be situated on a parcel unless the *principal building*, to which the *accessory building* is incidental, has already been erected or will be erected simultaneously with the *accessory building* on the same parcel, except that:

1) one *accessory building* or *structure* not exceeding 25.0square metres (82.0square feet) of *GFA* may be located on a parcel without a *principal building* provided that the *accessory building* is *used* only for storage purposes;

2) an *accessory building* may be situated on a parcel contiguous to a parcel on which the *principal building* is situated, provided that:

aa) the owners of both parcels agree to have registered on the title a covenant in favour of the *Village* stating that the parcel with the *accessory building* will not be sold independently of the adjacent parcel with the *principal building*, unless the *accessory building* is firstly removed; and

ab) the *accessory building* is *used* only for storage purposes.

ii) the *accessory building* or *structure* use is *accessory* to the approved *principal building* or use;

iii) no part of an *accessory building* shall be *used* as a *dwelling unit* or *sleeping accommodation*, except unless specifically provided for in this Bylaw; and

iv) an *accessory building* shall not be located on an easement or *utility* right-of way.

4.2 Accessory Dwelling Units

a) Where an *accessory dwelling unit* (ADU) is permitted, excluding ADU's in the Residential Four (R-4) zone, which have their own regulations, the following regulations shall apply:

i) an ADU shall not be located in a front *yard*;

ii) the ADU must be fully detached from (and with no breezeway to) any *single family dwelling* on the subject *lot*;

iii) the floor area of the ADU:

1) must not exceed 90.0square metres (968.8square feet); and

2) must be less than 75% of the *GFA* of the *single family dwelling*.

b) The Height of an ADU must not exceed:

i) if one *storey*, 6.5metres (21.5feet); or

ii) if two *storeys*, 7.5metres (24.6feet).

c) Notwithstanding the *setback* regulations for the Zone:

i) *lots* with interior side yards less than 1.5metres (4.9feet); and

ii) with a rear *lane* less than 6.0metres (19.7ft) wide or a *lane* which is greater than 6.0metres but is not accessible year-round;

must provide no less than 1.5metres (4.9feet) clearance, past the principal *building* for firefighting access from a *highway*.

4.3 Adaptable Housing

a) A minimum of 10% of all single-*storey dwelling units* in *buildings* that contain multiple *dwelling unit residential uses*, which employ interior corridors or exterior passageways for access to the *dwelling units*, should be constructed as Adaptable *dwelling units* in accordance with the standards specified under subsection 3.8.5 Adaptable *dwelling units* in the BC Building Code, and as amended from time to time.

4.4 Fences, Screening and Retaining Walls

a) Within a Residential Zone or Commercial and *Mixed Use* Zone:

i) a *fence* on any and all sides of a *lot* except the front, shall not exceed 2.0metres (6.6feet) in Height; and

ii) a *fence* along any front *yard* shall not exceed 1.2metres (4.0feet) in Height.

b) Within a Public Assembly or Rural Zone a *fence* on any and all sides of a *lot* shall not exceed 2.0metres (6.6feet) in Height.

c) Within an Industrial Zone a *fence*:

i) shall have a minimum height of 2.5metres (8.3feet); and

ii) shall have a maximum height of 3.5metres (11.6feet).

d) Where an Industrial zone abuts directly on a *lot* zoned Residential, a *fence* shall be constructed of solid, sound-attenuating material.

e) An opaque *fence* or landscape *screen* of no less than 2.0metres (6.6feet) in Height shall be provided on all sides, except for *driveways* and walkways, for any use that includes:

i) wrecking, or salvaging;

ii) the unenclosed storage of salvage, scrap, junk, equipment, materials;

iii) *aggregate extraction*;

iv) fuel storage tanks; or

v) any other unenclosed storage use.

f) *Fence* height restrictions do not prevent the construction of guardrails required to meet the provisions of the BC Building Code, provided the guard rail is constructed with clear glass or have at least 50% of unobstructed clear space.

g) *Retaining walls* on all Residential *lots*, except those required as a condition of subdivision *approval* or development permit, must not exceed a height of 1.2metres (3.9feet) measured from finished *grade* on the lower side, except that:

i) a *retaining wall* may be higher than 1.2metres (3.9feet) measured from *grade*, where the existing *grade* of the subject *lot* is lower than the abutting *lot*. In this case, the combined height of a *fence* on a top of a *retaining wall* at the *lot line* must not exceed 2.0metres (6.5feet), measured from the *grade* of the abutting higher *lot*

h) *Retaining walls* must be spaced at a minimum of 1:1 height to horizontal separation ratio for reinforced walls, and a minimum of 1:2 height to horizontal separation ratio for unreinforced walls.

i) A flat-roofed *building* must provide a parapet at least 0.8metres (2.6feet) in Height measured from the surface of the roof to the top of the parapet.

4.5 Landscape Screening Cumberland Road: Industrial and Commercial Zones

a) Not witstanding the provisions of Section 4.4, Industrial and Commercial Zones located along Cumberland Road, between the Inland Island Highway (Highway 19) and Bevan Road, shall be subject to additional landscape screening guidelines for property frontages, as set out under the the Official Community Plan Bylaw No. 990, 2014, Development Permit Areas No. 5 (Industrial) and No. 7 (Commercial).

4.6 Flex Units

b) *Flex units* must:

i) be located within a *multi-family dwelling unit* having a total *GFA* floor area including the *flex unit* of not less than 74.0square metres (796.5square feet);

ii) have a total *GFA* of not less than 37.0square metres (389.3square feet) and not more than 40% of the floor area of the *dwelling unit* including storage areas, laundry facilities, or areas *used* for egress; and

iii) be accessible only from within the *dwelling unit* in which they are located and must be part of the same real estate entity as that *dwelling unit*.

4.7 Home Occupations

a) The following are excluded as *home occupations*:

i) the commercial repair of automobiles not owned or operated by those living on the subject parcel;

ii) manufacturing, welding or any other *light industrial* use;

iii) *warehouse* or retail outlet;

iv) *animal kennel*;

v) any use that involves the use of mechanical equipment save as is similar to that ordinarily employed including purely private domestic and household use;

vi) any use or occupation, either by stored materials, displays, floodlighting or otherwise, which alters the character of the dwelling as a private residence; and

vii) any use which creates a nuisance such as noise, fumes, dust, odour, traffic or parking which would interfere with the enjoyment of the residential amenities of the neighbourhood.

b) In *dwelling units* above or behind *commercial uses*, *home occupation* as a permitted use is restricted to *office* space for a business which is lawfully carried on at another location.

c) The following *home occupations* are otherwise permitted:

i) small scale home crafts including sewing, and hobby crafts such as woodworking, art, and pottery;

ii) private music, dancing, art and art lessons and academic tutoring providing that the number of pupils receiving instruction on the premises at any one time is four or less;

iii) *personal services*;

iv) *office* use, catering businesses and dog grooming;

v) *daycares*;

vi) repairs to small appliances and electronics where appliances serviced have a maximum volume of 0.23cubic metres (8.0cubic feet); and

vii) *professional services*.

d) Persons employed in a *home occupation* are limited to those residing on the property in the *dwelling unit* in which that *home occupation* is located and two non-resident *employees* to a maximum of four persons for any *home occupation*.

e) Materials and commodities shall not be delivered to or from the residence in such bulk or quantity as to require regular or frequent delivery by commercial vehicle or trailer.

f) All uses shall be conducted entirely within a completely enclosed *building* permitted in this Bylaw, except for *daycare* use.

g) There shall be no external storage of materials, equipment, containers, or finished products, and no use of shipping containers.

h) All articles sold through a *home occupation* must be produced or manufactured on site with an exception allowing for the incidental selling of goods not manufactured on site but directly related to another authorized *home occupation*.

i) Articles manufactured off site may be sold through a *home occupation* provided that all distribution of articles will be carried out off site.

j) In Residential Zones, the *home occupation* including its *accessory buildings* and *structures*, shall not occupy more than 50.0square metres (164.0square feet) or, 25% of the *GFA* of all *buildings* on the *lot*, whichever is less.

k) In the case of *daycare* use, 14.0square metres (150.7square feet) of usable outdoor activity space per child in care shall be provided.

l) Any person intending to carry out a *home occupation* shall hold a valid business license from the *Village* prior to commencing the *home occupation* on the *lot*.

4.8 Outdoor Display Areas

a) An *outdoor display area* shall not:

i) be located in a Residential Zone;

ii) obstruct a pedestrian walkway or motor vehicle *driveway*; and

iii) be placed over any landscaped area.

4.9 Retail Mobile Food Vending

a) *Mobile food carts* and *pushcarts* are permitted in all non-Residential Zones , and ice cream vendors are also permitted in all Residential Zones, subject to the following conditions:

i) where the vending operation involves food and food products, that the vendor/operator has a valid Health *Approval* from the local Health Authority;

ii) the vending of any goods by a *mobile vendor* shall not be carried out for more than four hours per 24 hour period in any zone which does not permit *retail sales* as a *principal use*. Exceptions include festivals, fairs and events for which the *Village* issues a *temporary*, *seasonal* or special event permit to the vendor;

iii) *Mobile food carts* and *pushcarts* shall be located at least 30.0metres (98.8feet) from any food primary establishment, measured from the vending unit to the nearest edge of the *building*;

iv) no *structure* shall be placed or erected in association with the vending unit; and

v) vending units must not obstruct pedestrian or bicycle access or passage, or *parking lot* circulation nor impede traffic flow.

4.10 Secondary Suites

a) *Secondary suites* may only be located within a *single family dwelling*.

b) Unless a Zone specifically provides for otherwise, only one *secondary suite* is permitted per *lot*.

c) Where a *lot* is not serviced by the *Village*'s sanitary sewer system, written confirmation from the applicable licensing body that the capacity of the *lot*'s sewer system will not be compromised by the presence of a *secondary suite* is required.

d) *Secondary Suites* must have a total *GFA* of not more than 90.0square metres (968.8square feet). For the purposes of this section, *GFA* does not include areas *used* for common storage, common laundry facilities, or common areas *used* for egress.

e) *Secondary Suites* must have a *GFA* of less than 40% of the *GFA* of the residence. For the purposes of this section, *GFA* calculation does not include attached garages).

f) *Secondary Suites* cannot be subdivided from the *building* of which it is part under the Strata Property Act.

4.11 Storage

a) In all zones, no *lot* shall be *used* to store a *single family dwelling*, *manufactured home* or *accessory building* which is being moved from one parcel to another.

b) In all zones, excluding *agricultural uses* except as permitted, the storage of commercial or industrial vehicles on a *lot* is prohibited.

c) *Shipping/Cargo containers*, railroad cars, truck vans, converted *manufactured homes*, travel trailers, *recreational vehicles*, bus bodies, vehicles and similar prefabricated items and *structures* originally built for purposes other than storage are not permitted as *accessory* storage *buildings*, except that:

i) the *temporary* placement of *shipping/cargo containers* or portable site storage containers on residentially zoned *lots*, or on *lots* of which the primary use is residential, for the limited purpose of loading and unloading household contents shall be permitted for a *temporary* period not exceeding 30 days in any one calendar year;

ii) licensed contractors may use *shipping/cargo containers* for the *Temporary* storage of equipment, or materials during construction which is taking place on the *lot* (or neighbouring property if owned by the same owner) where the *shipping/*cargo container is located, if the *shipping/cargo container* is authorized pursuant to a *Village* Building Permit; and

iii) the placement of a *shipping/cargo container* is permitted in the following zones: Light Industrial Zone (I-1); Heavy Industrial Zone (I-2); Resource Industrial Zone (I-3), Refuse Industrial Zone (I-4); Industrial Greenways Reserve Zone (IGR); and Village Commercial Mixed Use Zone (VCMU-1).

4.12 Swimming Pools, Spas and Hot Tubs

a) Where *residential use* is permitted as a *principal use* a swimming pool, spa or hot tub is permitted as an *accessory* use, in accordance with the following provisions:

i) any pool, spa or hot tub shall meet the *setback* requirement of the applicable zone, or 1.5metres (5.0feet), whichever is greater;

ii) above ground pools shall have a maximum Height of 2.5metres (8.0feet);

iii) in ground swimming pools shall be enclosed by a *fence* in accordance with the *Village*'s Building Bylaw No. 949, 2012; and

iv) the combined area swimming pools, spa or hot tub shall not exceed 15% of the total *lot area*.

4.13 Urban Agriculture

a) *Urban agriculture* shall not generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is.

b) *Urban agriculture* activity shall not generate odour, waste, noise, smoke, glare, fire hazard, visual impact, or any other hazard or nuisance, in excess of that which is characteristic of the Zone in which it is located under normal circumstances wherein no *urban agriculture* exists.

c) Compost bins and composting shall:

i) be located at least 3.0metres (9.8feet) from any *lot line*; however, this *setback* may be reduced to 0.0metres (0.0feet) when opaque screening is in place or a solid bin is in use; and

ii) only consist of plant, plant based material, or animal manure and shall not utilize any mechanized processes.

d) A *roadside stand* shall:

i) be the only form of commercial sales for an *urban agriculture* use;

ii) have a *GFA* of not more than 5.0square metres (53.8square feet);

iii) only allow sales between 7am and 9pm;

iv) be entirely located on the *lot* on which the produce is grown; and

v) be located on the property and must not impede sightlines to and from a *public road*, *driveway* or *laneway*.

e) Beekeeping (beekeeping for domestic purposes) is permitted on all *lots* allowing *urban agriculture* provided that:

i) *lots* have a minimum *lot* width of 15.0metres (49.2feet);

ii) *lots* have a minimum *lot area* is 550.0square metres (1,804.4sqaure feet);

iii) a solid *fence* or dense hedge, known as a "flyway barrier," at least 1.8metres (6.0feet) in height, shall be placed along the side of the *hive* that contains the entrance to the *hive*, and shall be located within 1.5metres (5.0feet) of the *hive* and shall extend at least 0.6metres (2.0feet) on either side of the *hive*. No such flyway barrier shall be required if all bee*hives* are located at least 7.6metres (25.0feet) from all property lines and for *hives* that are located on porches or balconies at least 3.0metres (10.0feet) abovegrade, except if such porch or balcony is located less than 1.5metres (5.0feet) from a property line;

iv) *hives* shall be at least 6.0metres (19.6feet) from any neighbouring house, sidewalks, streets and public areas (e.g., *parks*);

v) *honey bees* shall be housed in *hives*;

vi) *hives* shall be registered with the Provincial authority, BC Ministry of Agriculture and Lands (BCMAL) [*for additional information contact the Provincial Apiculturist Apiary Inspector];*

vii) only two *hives* with colonies shall be permitted on each *lot*;

viii) *hives* shall be securely located to prevent accidental disturbance or trespass by people and pets, and to prevent damage from wildlife;

ix) *hives* shall be equipped with adequate ventilation and near a water source;

x) honey production is for personal consumption only; and

xi) beekeeping is not permitted in multi-family residential areas, including strata developments, or commercial and industrial areas.

f) The keeping of *hens* is permitted on all *lots* allowing *urban agriculture* use, provided that:

i) a *coop* and run shall be located at least 1.5metres (4.9feet) from all property lines unless there is a solid barrier such as a wall or *fence*;

ii) *coops* and runs shall not be located within a 4.5metre (14.8feet) buffer of habitable *structures* on adjacent property(ies);

iii) runs shall not exceed 4.5metres (14.8feet) in height;

iv) *hens* shall only be located in the rear *yard*;

v) the maximum number of *hens* shall be six (6) per *lot*;

vi) roosters are not permitted;

vii) sales of eggs, manure and other products associated with the keeping of *hens* are prohibited;

viii) *coops* and runs shall be maintained in a clean condition and the *coop* shall be kept free of obnoxious odours, substances and vermin;

ix) stored manure shall be kept in an enclosed *structure* such as a compost bin and no more than 3.0cubic metres (105.9cubic feet) shall be stored at any one time;

x) manure shall be disposed of in accordance with municipal bylaws; *hen* waste must be solid and bagged; and

xi) home slaughter of *hens* is prohibited and any deceased *hens* shall be disposed of at a *livestock* disposal facility or through the services of a veterinarian.

g) The keeping and raising of *livestock* shall only be permitted on *lots* greater than 0.4hectares (1.0acre).

4.14 Market Gardens

a) In zones permitting *market gardens*, the following is permitted:

i) only food and value-added products made from produce grown on site may be sold;

ii) selling requires a Business License from the *Village*;

iii) sales are only allowed between 7am and 9pm;

iv) sales are allowed up to six months between April 1 and September 30 in each calendar year; and

v) only one *sign* is permitted per *lot* (see Part 5.0 Signage).

b) *Market gardens* must not:

i) generate pedestrian or vehicular traffic, or parking, in excess of that which is characteristic of the Zone in which it is located;

ii) generate odour, waste, noise, smoke, glare, and fire hazard, visual impact, or any other hazard or nuisance, in excess of that which is characteristic of the Zone in which it is located under normal circumstances wherein no *urban agriculture* exists;

iii) Include the growing and sale of mushrooms;

iv) include composting for producing mushroom growing media;

v) include storing or spreading composted manure generated offsite or fish products generated offsite; and

vi) include *medical marihuana facilities*, *marihuana dispensary*, or any portion thereof, or be used for the growing of marihuana or other controlled substances.

c) On-site sales of fruits, vegetables and edible plants shall be permitted within *roadside stands* for products grown on site provided that the size of the *roadside stand* does not exceed a *GFA* of 5.0square metres (53.8square feet).

4.15 Vacation Rental

a) No noise, vibration, smoke, dust, odors, heat, glare, electrical or radio disturbance detectable beyond the property boundary shall be produced by the *vacation rental*.

b) The use of a principal *dwelling unit* and *accessory dwelling units* are permitted to operate as *vacation rental* instead of the principal *residential use*.

c) Meals may be provided to customers of a *vacation rental* operation only and not the public.

d) Any person intending to operate a *vacation rental* shall hold a valid business license from the *Village*.

Part 5 Signage

5.1 Third Party Signs

Third party advertising of any type, with the exception of public service and community announcements where signage is otherwise permitted, is not permitted on any parcel or *structure*.

5.2 Residential Signs

The regulations in this section apply to all *signs* located on all parcels where *single family dwelling* is the primary land use.

a) Maximum number of *signs*: one *home occupation sign* per *single family dwelling lot*.

b) *Home occupation signs* are subject to the following regulations:

   i) must only be in the physical form of a *fascia sign* or a freestanding *sign*;

   ii) shall only be permitted for a *home occupation* holding a valid business licence;

   iii) maximum *sign area* shall not exceed 0.3square metres (3.2square feet); and

   iv) maximum height of a freestanding *sign* shall not exceed 1.5metres (5.0feet).

5.3 Residential Multi Family Signs

The regulations in this section apply to all *signs* located on all parcels where residential multi family is the primary land use.

a) Maximum number of *signs*: one *fascia sign* or freestanding *sign* per road *frontage* adjacent to a multi-family use:

   i) *fascia signs* are subject to the following regulations:

      1) maximum *sign area* shall not exceed 2.0square metres (21.5square feet);

      2) shall have a minimum clearance of 2.4metres (8.0feet); and

      3) shall not project more than 0.31metres (1.0foot) from the face of the wall.

ii) freestanding *signs* are subject to the following regulations:

1) maximum height shall not exceed 1.5metres (5.0feet); and

2) maximum *sign area* shall not exceed 1.0square metres (10.7square feet).

5.4 Non Residential Signs

The regulations in this section apply to all *signs* as follows:

a) All *signs* located on all parcels in Commercial and *mixed use* Zones, Public Use and Assembly Zones, Working Forest Zone, Industrial Zones and Interchange Lands Zones.

b) *Signs* pertaining to the commercial components on a *lot* where a *mixed use*, residential multifamily, commercial, public assembly, industrial, agricultural, or retail development is permitted, provided that the *signs* permitted by this Part shall only be located on those portions of the *lot* and *building* that contain the commercial component.

c) A maximum of two *signs* per parcel of the following *sign* types are permitted:

i) one *fascia sign*, subject to the following regulations:

1) maximum *sign area* shall not exceed 0.5square metres (5.4square feet)per linear metres/feet of wall length of the *business frontage* to which the *sign* is affixed;

2) shall have a minimum clearance of 2.4metres (8.0feet) if projection is more than 77.0millimetres (3.0inches) from the façade;

3) shall not project more than 0.3metres (1.0foot) from the face of the wall; and

4) the *sign* shall only be located on the wall of the *building* containing the business premises to which the *sign* refers.

ii) one *awning sign*, subject to the following regulations:

1) maximum *sign area* shall not exceed 0.5square metres (5.4square feet)of the awning to which the *sign* is attached;

2) shall not project more than 77.0millimetres (3.0inches) from the surface of the awning; and

3) minimum vertical clearance of an awning from the nearest finished *grade* shall be 2.4metres (8.0feet).

iii) one *canopy sign*, subject to the following regulations:

1) maximum *sign area* shall not exceed 0.5square metres (5.4square feet) of the canopy face to which the *sign* is attached.

iv) one *hanging sign*, subject to the following regulations:

1) maximum *sign area* shall not exceed 0.6square metres (6.5square feet);

2) minimum clearance shall not be less than 2.4metres (8.0feet); and

3) shall not have a vertical dimension which exceeds 0.4metres (1.3feet).

v) one freestanding *sign*, subject to the following regulations:

1) maximum height shall not exceed 4.0metres (13.1feet); and

2) maximum *sign area* shall not exceed 4.0square metres (43.0square feet).

Part 6 Parking and Loading Requirements

6.1 General Requirements

a) No existing parking shall be reduced in size, number, or design, below the requirements set out in this section.

b) Parking stalls shall be provided as per requirements of this Bylaw from the date of adoption for any:

   i) Official Community Plan amendment;

   ii) Zoning or Rezoning Application;

   iii) Development or Building Permit required for erecting a new or enlarging an existing *building* or *structure*; and

   iv) for every change or addition of a principal or *accessory* land use within a common zone.

c) Parking stalls may be provided as off-street parking, or as cash-in-lieu of parking payments on-street parking as set out in this Bylaw.

d) When off-street parking is required, a plan of the proposed parking arrangement, drawn at a reasonable scale, showing the off-street *parking spaces* and access *driveways* shall be filed with the Building Inspector prior to issuance of a Building Permit.

e) All vehicular parking stalls, queuing, and loading spaces must have unobstructed access directly to a *highway* via:

   i) a *driveway*;

   ii) a maneuvering aisle; and

   iii) a *lane*.

f) The parking or storage of vehicles is not permitted on any required landscaped area as per requirements set out in this section.

g) Access from a *highway* is required for all parking areas, and vehicular parking areas on adjoining *lots* may be served by common *driveways* (i.e., entrances and exits).

h) All parking areas off-street except those on properties zoned Residential shall be provided with adequate *driveways* to facilitate vehicular movement to and from all *parking spaces*.

i) All vehicular parking areas off-street, except those on properties zoned and *used* exclusively for *single family dwellings*, duplexes, and *townhouses* shall be provided with adequate curbs in order to retain all vehicles within such permitted parking area and to ensure that *fences*, walls, hedges or landscape areas, as well as any *building*, will be protected from vehicles.

j) All vehicular parking areas on-street shall conform to design requirements in the latest version of the Village of Cumberland Subdivision and Development Bylaw.

k) A *temporary* special event (e.g., *seasonal* or short-term fair, carnival, show, exhibit, or similar event) *accessory* to *commercial use* or religious *institution* may be located such that it temporarily prevents the use of the required or provided parking stalls, aisle, or *driveway*, provided that the event does not obstruct access to a fire route.

6.2 Cash In Lieu Provisions

a) An owner of a parcel, *building* or *structure* may, at their option, pay to the *Village* $3,800 per off-street visitor parking stall in any zone in-lieu of the provision of the required off-street visitor parking stall.

b) The parking pay-in-lieu funds shall be deposited into the “Municipal Cash-In-Lieu Fund”.

c) Ensure that calculated parking provisions in Sections 6.3 through 6.6 are provided for on-site, or through additional cash-in-lieu payments per Table 6.2.1:

Table 6.2.1: Cash-In-Lieu Provisions for Persons with Disabilities and Special Parking Stalls

Disabled	$5,560
Electric Vehicle	$18,700
Pregnant Women and Persons with Young Children	$3,800
RV/Tour Bus	$9,300

d) An owner of a Parcel, *building* or *structure* may, at their option, pay to the *Village* $3,800 per vehicular parking stall in the VCMU-1 and R-1A zones in-lieu of the provision of the required vehicular parking stalls.

e) The parking pay-in-lieu funds shall be deposited into the “Municipal Cash-In-Lieu Fund”.

f) Ensure that calculated parking provisions in Sections 6.3 through 6.6 are provided for on-site, or through additional cash-in-lieu payments per Table 6.2.1.

6.3 Required Number of Vehicular Parking Stalls

a) Parking requirements shall be calculated as follows:

i) refer to the respective corresponding land use table, and sum the requirements for each principal and *accessory* use. The requirements for each use shall correspond to the typical peak period of parking for the land use (e.g., time corresponding to the highest number of *employees* and visitors present at a restaurant at the same point, the service time for a religious *institution*, during class time at a school, the point in which all residents of a *dwelling unit* would be present together, during *office* hours at an *office*;

ii) the sum total of all uses is the total number of stalls required; and

iii) if a use is not listed, the number of spaces required shall be calculated on the basis of a use that is most similar to the proposed use.

b) Vehicular parking stalls shall be provided in accordance with the following standards:

i) minimum parking requirements are the sum total of Min Vehicular and Min Visitor Vehicular columns, and Maximum parking requirements are the sum total of Max Vehicular and Max Visitor Vehicular columns; and

ii) calculate requirements using the following tables:

Table 6.2.1 - Primary Use Residential

Table 6.2.2 - Primary Use Rural

Table 6.2.3 - Primary Use Commercial

Table 6.2.4 - Primary Use Industrial

Table 6.2.5 - Primary Use Public Assembly-Institutional

Table 6.2.6 - Uses on the Interchange Lands

Table 6.2.1 Primary Use Residential

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
For All Residential Land Uses				
Accessory Building & Structure	0	0	0	0
Home Occupation	0	0	0.5/100m² *GFA* of *Home Occupation* Use	2/100m² *GFA* of *Home Occupation* Use
R-1 (Standard Residential Zone)				
Single Family Dwelling	**1/*Dwelling Unit***	**3/*Dwelling Unit***	**1/*Dwelling Unit***	**2/*Dwelling Unit***
Market Garden	0	0	0	1
Secondary Suite	1/*Dwelling Unit*	1/*Dwelling Unit*	0	1/*Dwelling Unit*
Urban Agriculture	0	0	0	0
R-1A (Infill Residential Zone)				
Single Family Dwelling	**1/*Dwelling Unit***	**2/*Dwelling Unit***	**1/*Dwelling Unit***	**2/*Dwelling Unit***
Accessory Dwelling Unit	1/*Dwelling Unit*	1/*Dwelling Unit*	0	1/*Dwelling Unit*
Market Garden	0	0	0	1
Secondary Suite	1/*Dwelling Unit*	1/*Dwelling Unit*	0	1/*Dwelling Unit*
Urban Agriculture	0	0	0	0
Vacation Rental	0	0	1/Rental Room	1/Rental Room + 1
R-2 (Small Lot Residential Zone)				
Single Family Dwelling	**1/*Dwelling Unit***	**2/*Dwelling Unit***	**1/*Dwelling Unit***	**2/*Dwelling Unit***
Market Garden	0	0	0	1
Secondary Suite	1/*Dwelling Unit*	1/*Dwelling Unit*	0	1/*Dwelling Unit*
Urban Agriculture	0	0	0	0
R-3 (Large Lot Residential Zone)				
Single Family Dwelling	**1/*Dwelling Unit***	**4/*Dwelling Unit***	**1/*Dwelling Unit***	**2/*Dwelling Unit***
Accessory Dwelling Unit	1/*Dwelling Unit*	2/*Dwelling Unit*	0	1/*Dwelling Unit*
Market Garden	0	0	0	2
Secondary Suite	1/*Dwelling Unit*	1/*Dwelling Unit*	0	1/*Dwelling Unit*
Urban Agriculture	0	0	0	0
R-4 (Residential Four – Carlisle Lane)				
Single Family Dwelling	**1/*Dwelling Unit***	**3/*Dwelling Unit***	**1/*Dwelling Unit***	**2/*Dwelling Unit***
Accessory Dwelling Unit	1/*Dwelling Unit*	2/*Dwelling Unit*	0	1/*Dwelling Unit*
Secondary Suite	1/*Dwelling Unit*	1/*Dwelling Unit*	0	1/*Dwelling Unit*
Urban Agriculture	0	0	0	0

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
MHP-1 (*Manufactured Home Park*)				
Manufactured Home	Refer to Manufactured Home Park Bylaw			
RM-1 (Ground Oriented Residential Multi-Family)				
Duplex	**1/*Dwelling Unit***	**1.5/*Dwelling Unit***	**1/*Dwelling Unit***	**2/*Dwelling Unit***
Townhouse	**1/*Dwelling Unit***	**1.5/*Dwelling Unit***	**1/*Dwelling Unit***	**2/*Dwelling Unit***
RM-2 (Residential Multi-Family)				
Apartment	**0.9/*Dwelling Unit***	**1.5/*Dwelling Unit***	**0.1/*Dwelling Unit***	**0.15/*Dwelling Unit***
Townhouse	**1/*Dwelling Unit***	**1.5/*Dwelling Unit***	**1/*Dwelling Unit***	**1.5/*Dwelling Unit***
RM-3 (Comprehensive Residential Multi-Family)				
Apartment	**0.9/*Dwelling Unit***	**1.5/*Dwelling Unit***	**0.1/*Dwelling Unit***	**0.15/*Dwelling Unit***
Duplex	**1/*Dwelling Unit***	**1.5/*Dwelling Unit***	**1/*Dwelling Unit***	**1.5/*Dwelling Unit***
Townhouse	**1/*Dwelling Unit***	**1.5/*Dwelling Unit***	**0.75/*Dwelling Unit***	**1/*Dwelling Unit***
MU-1 (Mixed Use Residential Zone)				
Apartment	**0.9/*Dwelling Unit***	**1.5/*Dwelling Unit***	**0.1/*Dwelling Unit***	**0.15/*Dwelling Unit***
Community Care Facility	**0.85/*Dwelling Unit***	**1.0/*Dwelling Unit*.**	**0.15/*Dwelling Unit***	**0.3/*Dwelling Unit***
Office	**Use lesser of 0.5/*Employee* or 0.64/100m^2 *GFA***	**Use greater of 0.75/*Employee* or 0.85/100m^2 *GFA***	**0.05/100m^2 *GFA***	**0.15/100m^2 *GFA***
Personal Services				
- Dry Cleaning	**Use lesser of 0.75/*Employee* or 0.15/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.60/100m² *GFA***	**0.9/100m² *GFA***	**3.0/100m² *GFA***
- For All Other *Personal Services* Uses	**Use lesser of 0.50/*Employee* or 0.15/100m^2 *GFA***	**Use greater of 0.75/*Employee* or 0.30/100m^2 *GFA***	**1.0/100m^2 *GFA***	**1.5/100m^2 *GFA***
Retail, Convenience	**Use lesser of 0.85/*Employee* or 0.25/100m^2 *GFA***	**Use greater of 1.0/*Employee* or 0.50/100m^2 *GFA***	**2.0/100m^2 *GFA***	**3.0/100m^2 *GFA***
Single Family Dwelling	**1/*Dwelling Unit***	**3/*Dwelling Unit***	**1/*Dwelling Unit***	**2/*Dwelling Unit***
Townhouse	**1/*Dwelling Unit***	**1.5/*Dwelling Unit***	**0.75/*Dwelling Unit***	**1/*Dwelling Unit***
Secondary Suite	1/*Dwelling Unit*	1/*Dwelling Unit*	0	1/*Dwelling Unit*
Residential Use Forming an Integral Part to a *principal use*	Use Corresponding *Residential Use* from RM-3			
Urban Agriculture	0	0	0	0

Table 6.2.2 Primary Use Rural

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
For All Rural Land Uses				
Accessory Building & Structure	0	0	0	0
Home Occupation	0	0	0.5/100m² *GFA* of *Home Occupation* Use	2/100m² *GFA* of *Home Occupation* Use
RU-1 (Rural Zone)				
Retail, Garden Nursery	**Use lesser of 0.75/*Employee* or 0.07/12m² Sales Floor Area**	**Use greater of 1.0/*Employee* or 0.10/12m² Sales Floor Area**	**0.18/12m² Sales Floor Area**	**0.24/12m² Sales Floor Area**
Single Family Dwelling	**2/*Dwelling Unit***	**4/*Dwelling Unit***	**1/*Dwelling Unit***	**2/*Dwelling Unit***
Market Garden	0	1.0/*Employee* to a max of 3	1	3
Secondary Suite	1/*Dwelling Unit*	1/*Dwelling Unit*	0	1/*Dwelling Unit*
Urban Agriculture	0	0	0	0
GW (Greenway Lands Zone)				
Agricultural Use	**0**	**2**	**0**	**0**
Low Impact Recreation	**0**	**0**	**0**	**10**
Market Garden	**0**	**1.0/*Employee* to a max of 3**	**1**	**3**
Retail, Garden Nursery	**Use lesser of 0.75/*Employee* or 0.07/12m² Sales Floor Area**	**Use greater of 1.0/*Employee* or 0.10/12m² Sales Floor Area**	**0.18/12m² Sales Floor Area**	**0.24/12m² Sales Floor Area**
Silviculture	**0**	**1.0/*Employee***	**0**	**0**
Single Family Dwelling	**2/*Dwelling Unit***	**4/*Dwelling Unit***	**1/*Dwelling Unit***	**2/*Dwelling Unit***
Accessory Dwelling Unit	1/*Dwelling Unit*	2/*Dwelling Unit*	0	1/*Dwelling Unit*
Office	Use lesser of 0.85/*Employee* or 3.2/100m² *GFA*	Use greater of 1.0/*Employee* or 4.25/100m² *GFA*	0	0.75/100m² *GFA*
Sawmill	Use lesser of 0.75/*Employee* or 0.60/100m² *GFA*	Use greater of 1.0/*Employee* or 0.80/100m² *GFA*	1	2
WF (Working Forest Zone)				
Agricultural Use	**0**	**2**	**0**	**0**
Low Impact Recreation	**0**	**0**	**0**	**10**

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
Silviculture	**0**	**1.0/*Employee***	**0**	**0**
Sawmill	Use lesser of 0.75/*Employee* or 0.60/100m² *GFA*	Use greater of 1.0/*Employee* or 0.80/100m² *GFA*	1	2
RE-1 (Recreation and Tourism Zone)				
Campground	**0**	**2**	**0.2/Campsite**	**0.2/Campsite + 2**
Low Impact Recreation	**0**	**0**	**0**	**10**
Single Family Dwelling	**2/*Dwelling Unit***	**4/*Dwelling Unit***	**1/*Dwelling Unit***	**2/*Dwelling Unit***
Vacation Rental	**0**	**0.75/*Employee* to a max of 2**	**1/Rental Room**	**1/Rental Room + 1**
Urban Agriculture	0	0	0	0

Table 6.2.3 Primary Use Commercial

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
For All Commercial Land Uses				
Accessory Buildings and *Structures*	0	*0*	0	0
Residential Use Forming an Integral Part to a *principal use*	*Use Corresponding Residential Use from RM-3*			
VCMU-1 (Village Core Mixed Use Commercial)				
Artisan Commercial	**0.25/*Employee***	**0.5/*Employee***	**0.25/100m^2 *GFA***	**0.75/100m^2 *GFA***
Automobile Service Facility	**0.75/*Employee***	**1.0/*Employee***	**0**	**0.1/Fuelling Position**
Brewery, Winery, Distillery (Note: Production Component Only; If Retail and/or Off-Sales Present, add calculations for ***Licensed Premises*** and/or **Retail Liquor Store, Minor,** respectively).	**Use lesser of 0.75/*Employee* or 3.2/100^2 *GFA***	**Use greater of 1.0/*Employee* or 4.25/100m^2 *GFA***	**0**	**3**
Entertainment Facility				
- Arcade	**Use lesser of 0.50/*Employee* or 0.05/100m^2 *GFA***	**Use greater of 0.75/*Employee* or 0.15/100m^2 *GFA***	**0.25/100m^2 *GFA***	**0.35/100m^2 *GFA***
- Billiard Hall	**Use lesser of 0.85/*Employee* or 0.25/Table**	**Use greater of 1.0/*Employee* or 0.50/Table**	**2.0/Table**	**2.5/Table**
- Bowling Alley	**Use lesser of 0.50/*Employee* or 0.35/*Lane***	**Use greater of 0.75/*Employee* or 0.50/*Lane***	**2.5/*Lane***	**3.0/*Lane***
- Mini *Golf Course*	**Use lesser of 0.50/*Employee* or 0.15/Hole**	**Use greater of 0.75/*Employee* or 0.25/Hole**	**1.0/Hole**	**1.75/Hole**
- Theatre	**Use lesser of 0.85/*Employee* or 0.05/Seat**	**Use greater of 1.0/*Employee* or 0.07/Seat**	**0.10/Seat**	**0.20/Seat**
- Nightclub	**Use lesser of 0.85/*Employee* or 1.5/100m^2 *GFA***	**Use greater of 1.0/*Employee* or 2.0/100m^2 *GFA***	**6.0/100m^2 *GFA***	**8.0/100m^2 *GFA***

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
- For All Other *Entertainment Facility* Uses	10.0/100m^2 *GFA*	10.0/100m^2 *GFA*	0	0
Hotel	Use lesser of 0.5/*Employee* or (0.06/Guest Room + 4)	Use greater of 0.75/*Employee* or (0.10/Guest Room + 8)	0.75/Guest Room	0.90/Guest Room
Hostel	Use lesser of 0.5/*Employee* or (0.03/Bed)	Use greater of 0.75/*Employee* or (0.05/Bed)	0.5/Bed	0.7/Bed
Institutional Use				
- Auditorium	0	4	1/4 Seats	1/2 Seats
- *Cemetery*	0.75/*Employee*	1.25/*Employee*	0	0
- Community/ Meeting Hall	0	4	1/8 Seats	1/4 Seats
- *Daycare*	0.75/*Employee*	1.0/*Employee*	0.075/Child Spot	0.125/Child Spot
- Educational *Institution*	0.1/*Employee* +Student	0.2/*Employee* +Student	0	0
- Emergency (Fire, Police, EMS) Services Station	0.75/*Employee*	1.0/*Employee*	1	2
- Fraternal Organizations	0	0	0.375/Member	0.90/Member
- Government *Office*, Municipal Hall or Similar Public Bldg.	Use lesser of 0.75/*Employee* or 3.2/100m^2 *GFA*	Use greater of 1.0/*Employee* or 4.75/100m^2 *GFA*	0.25/100m^2 *GFA*	0.75/100m^2 *GFA*
- Interpretive Centre	Use lesser of 0.75/*Employee* or 0. 75/100m^2 *GFA*	Use greater of 1.0/*Employee* or 1.0/100m^2 *GFA*	3.0/100m^2 *GFA*	9.0/100m^2 *GFA*
- Library	Use lesser of 0.75/*Employee* or 0.75/100m^2 *GFA*	Use greater of 1.0/*Employee* or 1.0/100m^2 *GFA*	0.5/100m^2 *GFA*	9.0/100m^2 *GFA*
- Museum	Use lesser of 0.75/*Employee* or 0. 75/100m^2 *GFA*	Use greater of 1.0/*Employee* or 1.0/100m^2 *GFA*	3.0/100m^2 *GFA*	9.0/100m^2 *GFA*
- Performing Arts Centre	0	4	1/4 Seats	1/2 Seats
Schools				
- Elementary	0.60/*Employee*	1.0/*Employee*	2	6
- Middle	0.60/*Employee*	1.0/*Employee*	2	6
- Senior	0.60/*Employee*	1.0/*Employee* + 0.1/Student	2	10

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
Treatment Plant	**0.75/*Employee***	**1.0/*Employee***	**1**	**2**
For All Other *Institutional Uses*	**10.0/100m^2 *GFA***	**10.0/100m^2 *GFA***	**0**	**0**
Licensed Premises	**0.25/*Employee***	**0.5/*Employee***	**1/8 Seats**	**1/4 Seats**
Market Garden	**0**	**1.0/*Employee* to a max of 3.0**	**1**	**3**
Farmer's Market	**0**	**0**	**0**	**0**
Motel	**Use lesser of 0.5/*Employee* or (0.03/Guest Room + 2)**	**Use greater of 0.75/*Employee* or (0.05/Guest Room + 4)**	**0.5/Guest Room**	**0.7/Guest Room**
Office	**Use lesser of 0.5/*Employee* or 0.64/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.85/100m² *GFA***	**0.05/100m² *GFA***	**0.15/100m² *GFA***
Personal Services				
- Dry Cleaning	**Use lesser of 0.50/*Employee* or 0.15/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.60/100m² *GFA***	**0.9/100m² *GFA***	**3.0/100m² *GFA***
- For All Other *Personal Services* Uses	**Use lesser of 0.50/*Employee* or 0.15/100m^2 *GFA***	**Use greater of 0.75/*Employee* or 0.30/100m^2 *GFA***	**1.0/100m^2 *GFA***	**1.5/100m^2 *GFA***
Professional Services				
- Bank/Financial *Institution*	**Use lesser of 0.50/*Employee* or 0.15/100m^2 *GFA***	**Use greater of 0.75/*Employee* or 0.30/100m^2 *GFA***	**2.0/100m^2 *GFA***	**2.5/100m^2 *GFA***
- Dental *Office*	**Use lesser of 0.5/*Employee* or 0.64/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.85/100m² *GFA***	**4.0/100m² *GFA***	**5.0/100m² *GFA***
- Medical Clinic	**Use lesser of 0.5/*Employee* or 0.64/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.85/100m² *GFA***	**4.0/100m² *GFA***	**5.0/100m² *GFA***
- For All Other *Professional Services* Uses	**Use lesser of 0.5/*Employee* or 0.64/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.85/100m² *GFA***	**1.05/100m² *GFA***	**1.15/100m² *GFA***
Restaurant, Major & Minor	**0.5/*Employee***	**0.75/*Employee***	**1/8 Seats**	**1/6 Seats**

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
Retail, Convenience	**Use lesser of 0.85/*Employee* or 0.25/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.50/100m² *GFA***	**2.0/100m² *GFA***	**3.0/100m² *GFA***
Retail, Garden Nursery	**Use lesser of 0.5/*Employee* or 0.05/12m² Sales Floor Area**	**Use greater of 0.66/*Employee* or 0.07/12m² Sales Floor Area**	**0.12/12m² Sales Floor Area**	**0.16/12m² Sales Floor Area**
Retail Liquor Outlet, Minor	**Use lesser of 0.75/*Employee* or 3.75/140m² *Warehouse* Floor Area**	**Use greater of 1.0/*Employee* or 5.0/140m² *Warehouse* Floor Area**	**0.75/12m² Sales Floor Area**	**1/12m² Sales Floor Area**
Retail, Major	**Use lesser of 0.50/*Employee* or 0.15/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.30/100m² *GFA***	**2.0/100m² *GFA***	**2.5/100m² *GFA***
Retail, Minor	**Use lesser of 0.50/*Employee* or 0.15/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.30/100m² *GFA***	**1.0/100m² *GFA***	**1.5/100m² *GFA***
U Brew/U Vin	**Use lesser of 0.50/*Employee* or 0.15/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.30/100m² *GFA***	**1.0/100m² *GFA***	**1.5/100m² *GFA***
Veterinary Hospital	**Use lesser of 0.75/*Employee* or 0.85/100m² *GFA***	**Use greater of 1.0/*Employee* or 1.15/100m² *GFA***	**1**	**2**
Wholesale	**Use lesser of 0.50/*Employee* or 0.15/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.30/100m² *GFA***	**1.0/100m² *GFA***	**1.5/100m² *GFA***
Bingo Hall	**Use lesser of 0.50/*Employee* or 10.7/100m² *GFA***	**Use greater of 0.75/*Employee* or 10.7/100m² *GFA***	0	
C-1 (Commercial General Zone)				
Automobile Service Facility	**Use lesser of 0.75/*Employee* or 1.5 /Service Bay**	**Use greater of 1.0/*Employee* or 2.0/Service Bay**	**1.0/Service Bay**	**1.0/Service Bay + 0.1/Fuelling Position**
Personal Services				
- Dry Cleaning	**Use lesser of 0.75/*Employee* or 0.25/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.70/100m² *GFA***	**0.9/100m² *GFA***	**3.0/100m² *GFA***
- For All Other *Personal Services* Uses	**Use lesser of 0.75/*Employee* of 0.25/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.40/100m² *GFA***	**2.0/100m² *GFA***	**2.5/100m² *GFA***
Restaurant, Minor	**Use lesser of 0.75/*Employee* or 3.2/100m² *GFA***	**Use greater of 1.0/*Employee* or 4.25/100m² *GFA***	**1/8 Seats**	**1/6 Seats**

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
Retail, Convenience	**Use lesser of 0.85/*Employee* or 0.25/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.50/100m² *GFA***	**2.0/100m² *GFA***	**3.0/100m² *GFA***
Retail, Minor	**Use lesser of 0.75/*Employee* of 0.25/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.40/100m² *GFA***	**2.0/100m² *GFA***	**2.5/100m² *GFA***
Retail Liquor Outlet, Major	Use lesser of 0.75/*Employee* or 3.75/140m² *Warehouse* Floor Area	Use greater of 1.0/*Employee* or 5.0/140m² *Warehouse* Floor Area	0.75/12m² Sales Floor Area	1.0/12m² Sales Floor Area
Retail Liquor Outlet, Minor	Use lesser of 0.75/*Employee* or 3.75/140m² *Warehouse* Floor Area	Use greater of 1.0/*Employee* or 5.0/140m² *Warehouse* Floor Area	0.75/12m² Sales Floor Area	1.0/12m² Sales Floor Area
C-2 (Village Entry Commercial Zone)				
Artisan Commercial	**0.25/*Employee***	**0.5/*Employee***	**0.25/100m² *GFA***	**0.75/100m² *GFA***
Brewery, Winery, Distillery (*Note: Production Component Only)*	**Use lesser of 0.75/*Employee* or 3.2/100² *GFA***	**Use greater of 1.0/*Employee* or 4.25/100m² *GFA***	**0**	**3**
Office	**Use lesser of 0.75/*Employee* or 3.2/100² *GFA***	**Use greater of 1.0/*Employee* or 4.25/100m² *GFA***	**0**	**0.75/100m² *GFA***
Restaurant, Minor	**Use lesser of 0.75/*Employee* or 3.2/100m² *GFA***	**Use greater of 1.0/*Employee* or 4.25/100m² *GFA***	**1/8 Seats**	**1/6 Seats**
Retail, Garden Nursery	**Use lesser of 0.75/*Employee* or 0.07/12m² Sales Floor Area**	**Use greater of 1.0/*Employee* or 0.10/12m² Sales Floor Area**	**0.18/12m² Sales Floor Area**	**0.24/12m² Sales Floor Area**
Retail, Minor	**Use lesser of 0.75/*Employee* of 0.25/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.40/100m² *GFA***	**2.0/100m² *GFA***	**2.5/100m² *GFA***
Self-Service Storage Facility	**2.22/100m² of Self Storage *Office***	**3.33/100m² of Self Storage *Office***	**0**	**0**
C-3 (Commercial Three Zone)				
Outdoor Storage	**0.75/Additional *Employee* not accounted for in Primary Use**	**1.0/Additional *Employee* not accounted for in Primary Use**	**1**	**2**
Retail, Major	**Use lesser of 0.75/*Employee* or 0.15/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.30/100m² *GFA***	**2.5/100m² *GFA***	**3.5/100m² *GFA***

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
Retail, Minor	**Use lesser of 0.75/*Employee* of 0.25/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.40/100m² *GFA***	**2.0/100m² *GFA***	**2.5/100m² *GFA***
Self-Service Storage Facility	**2.22/100m² of Self Storage *Office***	**3.33/100m² of Self Storage *Office***	**0**	**0**
Warehousing	**Use lesser of 0.60/*Employee* or 0.5/100m² *GFA***	**Use greater of 0.80/*Employee* or 0.6/100m² *GFA***	**1**	**2**
Wholesale	**Use lesser of 0.50/*Employee* or 0.15/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.30/100m² *GFA***	**1.0/100m² *GFA***	**1.5/100m² *GFA***
Fleet Services	0.75/*Employee* + 0.90/Fleet Vehicle Associated with the Use	1.0/*Employee* + 1.0/Fleet Vehicle Associated with the Use	1	2
Industrial, Light	Use lesser of 0.75/*Employee* or 0.60/100m² *GFA*	Use greater of 1.0/*Employee* or 0.80/100m² *GFA*	1	2
Office	Use lesser of 0.85/*Employee* (Not Already Accounted for in Primary Use) or 3.2/100m² *GFA*	Use greater of 1.0/*Employee* (Not Already Accounted for in Primary Use) or 4.25/100m² *GFA*	0	0.75/100m² *GFA*
Recycling Facility	0.75/*Employee*	1.0/*Employee*	0.75/Sorting Table	1.0/Sorting Table
Snack Bar	0.5/*Employee*	0.75/*Employee*	1/8 Seats	1/6 Seats

Table 6.2.4 Primary Use Industrial

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
For All Industrial Land Uses				
Accessory Buildings* and *Structures	0	0	0	0
Office	Use lesser of 0.85/*Employee* (Not Already Accounted for in Primary Use) or 3.2/100m^2 *GFA*	Use greater of 1.0/*Employee* (Not Already Accounted for in Primary Use) or 4.25/100m^2 *GFA*	0	0.75/100m² *GFA*
I-1 (Light Industrial Zone)				
Automobile Body Shop	**Use lesser of 0.75/*Employee* or 1.5 /Service Bay**	**Use greater of 1.0/*Employee* or 2.0/Service Bay**	**1.0/Service Bay**	**1.0/Service Bay**
Automobile Sales Facility	**Use lesser of 0.75/*Employee* 0.75/50m^2 Showroom Floor Area + 1.5/Service Bay**	**Use greater of 1.0/*Employee* or 1.0/50m^2 Showroom Floor Area + 2.0/Service Bay**	**0.25/50m^2 Showroom Floor Area**	**0.33/50m^2 Showroom Floor Area**
Automobile Service Facility	**Use lesser of 0.75/*Employee* or 1.5 /Service Bay**	**Use greater of 1.0/*Employee* or 2.0/Service Bay**	**1.0/Service Bay**	**1.0/Service Bay + 0.1/Fuelling Position**
Fleet Services	**0.75/*Employee* + 0.90/Fleet Vehicle Associated with the Use**	**1.0/*Employee* + 1.0/Fleet Vehicle Associated with the Use**	**1**	**2**
Industrial, Light	**Use lesser of 0.75/*Employee* or 0.60/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.80/100m² *GFA***	**1**	**2**
Industrial Laundry	**0.75/*Employee* + 0.90/Fleet Vehicle Associated with the Use**	**1.0/*Employee* + 1.0/Fleet Vehicle Associated with the Use**	**1**	**2**
Medical Marihuana Facility	**Use lesser of 0.75/*Employee* or 0.50/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.80/100m² *GFA***	**1**	**2**
Recreational Vehicle Sales Facility	**Use lesser of 0.75/*Employee* or 0.63/50m^2 Showroom Floor Area + 0.15/Service Bay**	**Use greater of 1.0/*Employee* or 0.75/50m^2 Showroom Floor Area + 0.5/Service Bay**	**0.25/50m^2 Showroom Floor Area**	**0.38/50m^2 Showroom Floor Area**
Recycling Facility	**0.75/*Employee***	**1.0/*Employee***	**0.75/Sorting Table**	**1.0/Sorting Table**

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
Retail, Automotive	**Use lesser of 0.50/*Employee* or 0.15/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.30/100m² *GFA***	**1.0/100m² *GFA***	**1.5/100m² *GFA***
Retail, Garden Nursery	**Use lesser of 0.75/*Employee* or 0.07/12m² Sales Floor Area**	**Use greater of 1.0/*Employee* or 0.10/12m² Sales Floor Area**	**0.18/12m² Sales Floor Area**	**0.24/12m² Sales Floor Area**
Self-Service Storage Facility	**2.22/100m² of Self-Storage *Office***	**3.33/100m² of Self Storage *Office***	**0**	**0**
Veterinary Hospital	**Use lesser of 0.75/*Employee* or 0.85/100m² *GFA***	**Use greater of 1.0/*Employee* or 1.15/100m² *GFA***	**1**	**2**
Warehousing	**Use lesser of 0.60/*Employee* or 0.5/100m² *GFA***	**Use greater of 0.80/*Employee* or 0.6/100m² *GFA***	**1**	**2**
Wholesale	**Use lesser of 0.60/*Employee* or 0.5/100m² *GFA***	**Use greater of 0.80/*Employee* or 0.6/100m² *GFA***	**1**	**2**
Outdoor Storage	0.75/Additional *Employee* not accounted for in Primary Use	1.0/Additional *Employee* not accounted for in Primary Use	1	2
Residential Use* Forming an Integral Part to a *principal use	Use Corresponding *Residential Use* from R-3			
I-2 (Heavy Industrial Zone)				
Aggregate Processing	**0.75/*Employee* On-Site, Excluding Truck Drivers**	**1.0/*Employee* On-Site, Excluding Truck Drivers**	**1**	**2**
Automobile Body Shop	**Use lesser of 0.75/*Employee* or 1.5/Service Bay**	**Use greater of 1.0/*Employee* or 2.0/Service Bay**	**1.0/Service Bay**	**1.0/Service Bay**
Automobile Service Facility	**Use lesser of 0.75/*Employee* or 1.5/Service Bay**	**Use greater of 1.0/*Employee* or 2.0/Service Bay**	**1.0/Service Bay**	**1.0/Service Bay + 0.1/Fuelling Position**
Automobile Salvage and Wrecking Yard	**0.75/*Employee***	**1.0/*Employee***	**1**	**2**
Crematorium	**Use lesser of 0.75/*Employee* or 0.60/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.80/100m² *GFA***	**1**	**3**
Fleet Services	**0.75/*Employee* + 0.90/Fleet Vehicle Associated with the Use**	**1.0/*Employee* + 1.0/Fleet Vehicle Associated with the Use**	**1**	**2**

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
Industrial, Heavy	**Use lesser of 0.75/*Employee* or 0.60/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.80/100m² *GFA***	**1**	**2**
Industrial, Light	**Use lesser of 0.75/*Employee* or 0.60/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.80/100m² *GFA***	**1**	**2**
Medical Marihuana Facility	**Use lesser of 0.75/*Employee* or 0.50/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.80/100m² *GFA***	**1**	**2**
Outdoor Storage	**0.75/*Employee***	**1.0/*Employee***	**1**	**2**
Recycling Facility	**0.75/*Employee***	**1.0/*Employee***	**0.75/Sorting Table**	**1.0/Sorting Table**
Renewable Resource Processing	**Use lesser of 0.75/*Employee* or 0.60/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.80/100m² *GFA***	**1**	**2**
Retail, Automotive	**Use lesser of 0.50/*Employee* or 0.15/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.30/100m² *GFA***	**1.0/100m² *GFA***	**1.5/100m² *GFA***
Sawmill	**Use lesser of 0.75/*Employee* or 0.60/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.80/100m² *GFA***	**1**	**2**
Warehousing	**Use lesser of 0.60/*Employee* or 0.5/100m² *GFA***	**Use greater of 0.80/*Employee* or 0.6/100m² *GFA***	**1**	**2**
Residential Use Forming an Integral Part to a *principal use*	Use Corresponding *Residential Use* from R-3			
I-R (Industrial Reserve Zone)				
Medical Marihuana Facility	**Use lesser of 0.75/*Employee* or 0.50/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.80/100m² *GFA***	**1**	**2**
Silviculture	**0**	**1.0/*Employee***	**0**	**0**
I-3 (Industrial Resource Zone)				
Aggregate Extraction	**0.75/*Employee* On-Site, Excluding Truck Drivers**	**1.0/*Employee* On-Site, Excluding Truck Drivers**	**1**	**2**
Aggregate Processing	**0.75/*Employee* On-Site, Excluding Truck Drivers**	**1.0/*Employee* On-Site, Excluding Truck Drivers**	**1**	**2**
Outdoor Storage	**0.75/*Employee***	**1.0/*Employee***	**1**	**2**
Residential Use Forming an Integral Part to a *principal use*	Use Corresponding *Residential Use* from R-3			

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
I-4 (Refuse Industrial Zone)				
Compost Facility	**0.75/*Employee***	**1.0/*Employee***	**1**	**2**
Recycling Facility	**0.75/*Employee***	**1.0/*Employee***	**0.75/Sorting Table**	**1.0/Sorting Table**
Refuse Disposal Site	**0.75/*Employee***	**1.0/*Employee***	**1**	**2**

Table 6.2.5 Primary Use Public Assembly-Institutional

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
For All Public Assembly/Institutional Land Uses				
Accessory Building	0	0	0	0
PA-1 (Public Assembly/Institutional)				
Community Care Facility	**0.85/per Bed**	**1.0/per Bed**	**0.15/per Bed**	**0.3/per Bed**
Institutional Use				
- Auditorium	**0**	**4**	**1/4 Seats**	**1/2 Seats**
- *Cemetery*	**0.75/*Employee***	**1.25/*Employee***	**0**	**0**
- Community/Meeting Hall	**0**	**4**	**1/8 Seats**	**1/4 Seats**
- *Daycare*	**0.75/*Employee***	**1.0/*Employee***	**0.075/Child Spot**	**0.125/Child Spot**
- Educational *Institution*	**0.1/*Employee* +Student**	**0.2/*Employee* +Student**	**0**	**0**
- Emergency (Fire, Police, EMS) Services Station	**0.75/*Employee***	**1.0/*Employee***	**1**	**2**
- Fraternal Organizations	**0**	**0**	**0.375/Member**	**0.90/Member**
- Government *Office*, Municipal Hall or Similar Public Bldg.	**Use lesser of 0.75/*Employee* or 3.2/100m² *GFA***	**Use greater of 1.0/*Employee* or 4.75/100m² *GFA***	**0.25/100m² *GFA***	**0.75/100m² *GFA***
- Interpretive Centre	**Use lesser of 0.75/*Employee* or 0. 75/100m² *GFA***	**Use greater of 1.0/*Employee* or 1.0/100m² *GFA***	**3.0/100m² *GFA***	**9.0/100m² *GFA***
- Library	**Use lesser of 0.75/*Employee* or 0.75/100m² *GFA***	**Use greater of 1.0/*Employee* or 1.0/100m² *GFA***	**0.5/100m² *GFA***	**9.0/100m² *GFA***
- Museum	**Use lesser of 0.75/*Employee* or 0. 75/100m² *GFA***	**Use greater of 1.0/*Employee* or 1.0/100m² *GFA***	**3.0/100m² *GFA***	**9.0/100m² *GFA***
- Performing Arts Centre	**0**	**4**	**1/4 Seats**	**1/2 Seats**
Schools				
- Elementary	**0.60/*Employee***	**1.0/*Employee***	**2**	**6**
- Middle	**0.60/*Employee***	**1.0/*Employee***	**2**	**6**
- Senior	**0.60/*Employee***	**1.0/*Employee* + 0.1/Student**	**2**	**10**
Treatment Plant	**0.75/*Employee***	**1.0/*Employee***	**1**	**2**

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
Recreational Facility				
- Arena/Skating Rink	**0.75/*Employee***	**1.0/*Employee***	**0.60/100m² *GFA***	**2.0/100m² *GFA***
- Curling Rink	**0.75/*Employee***	**1.0/*Employee***	**4.0/Sheet**	**6.0/Sheet**
- Multi-Purpose Room	**Use lesser of 0.75/*Employee* or 0.7/100m² *GFA***	**Use greater of 1.0/*Employee* or 3.0/100m² *GFA***	**10/100m² *GFA***	**13/100m² *GFA***
- Squash/Racquetball Court	**0.75/*Employee***	**1.0/*Employee***	**2.0/Court**	**3.0/Court**
- Swimming Pool	**0.75/*Employee***	**1.0/*Employee***	**15.0/100m² Pool Surface Area**	**20.0/100m² Pool Surface Area**
- Tennis Court	**0.75/*Employee***	**1.0/*Employee***	**2.0/Court**	**3.0/Court**
- Weight Room	**0.75/*Employee***	**1.0/*Employee***	**3.6/100m² *GFA***	**3.9/100m² *GFA***
- Other *Recreational Facility* Uses	**Use lesser of 0.75/*Employee* or 0.7/100m² *GFA***	**Use greater of 1.0/*Employee* or 3.0/100m² *GFA***	**10/100m² *GFA***	**13/100m² *GFA***
Residential Use Forming an Integral Part to a *principal use*	Use Corresponding *Residential Use* from R-1 or RM-3			
Urban Agriculture	**0**	**0**	**0**	**0**
PA-2 (Park)				
Low Impact Recreation	**0**	**0**	**0**	**10**
Market Garden	**0.90/Vendor Stall (Can be part of stall design)**	**1.0/Vendor Stall (Can be part of stall design)**	**1.5/Stall**	**2.5/Stall**
Urban Agriculture	**0**	**0**	**0**	**0**
Office	Use lesser of 0.5/*Employee* or 0.64/100m² *GFA*	Use greater of 0.75/*Employee* or 0.85/100m² *GFA*	0.05/100m² *GFA*	0.15/100m² *GFA*

Table 6.2.6 Uses on the Interchange Lands

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
For IMU-1, IMU-2, IMU-3, IMU-4, IMU-5, IMU-6 (All Interchange Mixed Use Zones)				
Aggregate Processing (No manufacturing or sales of concrete products)	**0.75/*Employee* On-Site, Excluding Truck Drivers**	**1.0/*Employee* On-Site, Excluding Truck Drivers**	**1**	**2**
Automobile Service Facility	**Use lesser of 0.75/*Employee* or 1.5 /Service Bay**	**Use greater of 1.0/*Employee* or 2.0/Service Bay**	**1.0/Service Bay**	**1.0/Service Bay + 0.1/Fuelling Position**
Entertainment Facility				
- Arcade	**Use lesser of 0.50/*Employee* or 0.05/100m^2 *GFA***	**Use greater of 0.75/*Employee* or 0.15/100m^2 *GFA***	**0.25/100m^2 *GFA***	**0.35/100m^2 *GFA***
- Billiard Hall	**Use lesser of 0.85/*Employee* or 0.25/Table**	**Use greater of 1.0/*Employee* or 0.50/Table**	**2.0/Table**	**2.5/Table**
- Bowling Alley	**Use lesser of 0.50/*Employee* or 0.35/*Lane***	**Use greater of 0.75/*Employee* or 0.50/*Lane***	**2.5/*Lane***	**3.0/*Lane***
- Mini *Golf Course*	**Use lesser of 0.50/*Employee* or 0.15/Hole**	**Use greater of 0.75/*Employee* or 0.25/Hole**	**1.0/Hole**	**1.75/Hole**
- Theatre	**Use lesser of 0.85/*Employee* or 0.05/Seat**	**Use greater of 1.0/*Employee* or 0.07/Seat**	**0.10/Seat**	**0.20/Seat**
- Nightclub	**Use lesser of 0.85/*Employee* or 1.5/100m^2 *GFA***	**Use greater of 1.0/*Employee* or 2.0/100m^2 *GFA***	**6.0/100m^2 *GFA***	**8.0/100m^2 *GFA***
-For All Other *Entertainment Facility* Uses	**10.0/100m^2 *GFA***	**10.0/100m^2 *GFA***	**0**	**0**
Hotel	**Use lesser of 0.5/*Employee* or (0.06/Guest Room + 4)**	**Use greater of 0.75/*Employee* or (0.10/Guest Room + 8)**	**0.75/Guest Room**	**0.90/Guest Room**
Industrial, Light	**Use lesser of 0.75/*Employee* or 0.60/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.80/100m² *GFA***	**1**	**2**
Institutional Use				
- Auditorium	**0**	**4**	**1/4 Seats**	**1/2 Seats**
- *Cemetery*	**0.75/*Employee***	**1.25/*Employee***	**0**	**0**

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
- Community/Meeting Hall	0	4	1/8 Seats	1/4 Seats
- *Daycare*	0.75/*Employee*	1/*Employee*	0.075/Child Spot	0.125/Child Spot
- Educational *Institution*	0.1/*Employee* +Student	0.2/*Employee* +Student	0	0
- Emergency Services (Fire, Police, EMS) Station	0.75/*Employee*	1.0/*Employee*	1	2
- Fraternal Organizations	0	0	0.375/Member	0.90/Member
- Government *Office*, Municipal Hall or Similar Public Bldg.	Use lesser of 0.75/*Employee* or 3.2/100m² *GFA*	Use greater of 1.0/*Employee* or 4.75/100m² *GFA*	0.25/100m² *GFA*	0.75/100m² *GFA*
- Interpretive Centre	Use lesser of 0.75/*Employee* or 0. 75/100m² *GFA*	Use greater of 1.0/*Employee* or 1.0/100m² *GFA*	3.0/100m² *GFA*	9.0/100m² *GFA*
- Library	Use lesser of 0.75/*Employee* or 0.75/100m² *GFA*	Use greater of 1.0/*Employee* or 1.0/100m² *GFA*	0.5/100m² *GFA*	9.0/100m² *GFA*
- Museum	Use lesser of 0.75/*Employee* or 0. 75/100m² *GFA*	Use greater of 1.0/*Employee* or 1.0/100m² *GFA*	3.0/100m² *GFA*	9.0/100m² *GFA*
- Performing Arts Centre	0	4	1/4 Seats	1/2 Seats
Schools				
- Elementary	0.60/*Employee*	1.0/*Employee*	2	6
- Middle	0.60/*Employee*	1.0/*Employee*	2	6
- Senior	0.60/*Employee*	1.0/*Employee* + 0.1/Student	2	10
Treatment Plant	0.75/*Employee*	1.0/*Employee*	1	2
Licensed Premises	0.5/*Employee*	0.5/*Employee*	1/6 Seats	1/6 Seats
Retail Liquor Outlet, Major	Use lesser of 0.75/*Employee* or 3.75/140m² *Warehouse* Floor Area	Use greater of 1.0/*Employee* or 5.0/140m² *Warehouse* Floor Area	0.75/12m² Sales Floor Area	1.0/12m² Sales Floor Area
Retail Liquor Outlet, Minor	Use lesser of 0.75/*Employee* or 3.75/140m² *Warehouse* Floor Area	Use greater of 1.0/*Employee* or 5.0/140m² *Warehouse* Floor Area	0.75/12m² Sales Floor Area	1.0/12m² Sales Floor Area

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
Motel	**Use lesser of 0.5/*Employee* or (0.03/Guest Room + 2)**	**Use greater of 0.75/*Employee* or (0.05/Guest Room + 4)**	**0.5/Guest Room**	**0.7/Guest Room**
Multi-Family Residential Dwelling				
- Apartment	**1.5/*Dwelling Unit***	**1.5/*Dwelling Unit***	**0.15/*Dwelling Unit***	**0.15/*Dwelling Unit***
- Townhouse	**1.5/*Dwelling Unit***	**1.5/*Dwelling Unit***	**2/*Dwelling Unit***	**2/*Dwelling Unit***
- *Flex Unit*	**0**	**0**	**1/Rental Room**	**1/Rental Room + 1**
Office	**Use lesser of 0.5/*Employee* or 0.64/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.85/100m² *GFA***	**0.05/100m² *GFA***	**0.15/100m² *GFA***
Personal Services				
- Dry Cleaning	**Use lesser of 0.75/*Employee* or 0.25/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.70/100m² *GFA***	**0.9/100m² *GFA***	**3.0/100m² *GFA***
- For All Other *Personal Services* Uses	**Use lesser of 0.75/*Employee* of 0.25/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.40/100m² *GFA***	**2.0/100m² *GFA***	**2.5/100m² *GFA***
Professional Services				
- Bank/Financial *Institution*	**Use lesser of 0.50/*Employee* or 0.15/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.30/100m² *GFA***	**2.0/100m² *GFA***	**2.5/100m² *GFA***
- Dental *Office*	**Use lesser of 0.5/*Employee* or 0.64/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.85/100m² *GFA***	**4.0/100m² *GFA***	**5.0/100m² *GFA***
- Medical Clinic	**Use lesser of 0.5/*Employee* or 0.64/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.85/100m² *GFA***	**4.0/100m² *GFA***	**5.0/100m² *GFA***
- For All Other *Professional Services* Uses	**Use lesser of 0.5/*Employee* or 0.64/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.85/100m² *GFA***	**1.05/100m² *GFA***	**1.15/100m² *GFA***
Restaurant, Major & Minor	**0.5/*Employee***	**0.75/*Employee***	**1/8 Seats**	**1/6 Seats**
Retail, Convenience	**Use lesser of 0.85/*Employee* or 0.25/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.50/100m² *GFA***	**2.0/100m² *GFA***	**3.0/100m² *GFA***
Retail, Major	**Use lesser of 0.50/*Employee* or 0.15/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.30/100m² *GFA***	**2.0/100m² *GFA***	**2.5/100m² *GFA***

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
Retail, Minor	**Use lesser of 0.50/*Employee* or 0.15/100m² *GFA***	**Use greater of 0.75/*Employee* or 0.30/100m² *GFA***	**1.0/100m² *GFA***	**1.5/100m² *GFA***
Recreational Vehicle Sales Facility	**Use lesser of 0.75/*Employee* or 1.25/100m² Showroom Floor Area + 0.15/Service Bay**	**Use greater of 1.0/*Employee* or 1.5/100m² Showroom Floor Area + 0.5/Service Bay**	**0.5/100m² Showroom Floor Area**	**0.75/100m² Showroom Floor Area**
Single Family Dwelling	**1/*Dwelling Unit***	**3/*Dwelling Unit***	**1/*Dwelling Unit***	**2/*Dwelling Unit***
Snack Bar	**0.5/*Employee***	**0.75/*Employee***	**1/8 Seats**	**1/6 Seats**
Veterinary Hospital	**Use lesser of 0.75/*Employee* or 0.85/100m² *GFA***	**Use greater of 1.0/*Employee* or 1.15/100m² *GFA***	**1**	**2**
Accessory Building and Structure	0	0	0	0
Accessory Dwelling Unit	1/*Dwelling Unit*	2/*Dwelling Unit*	0	1/*Dwelling Unit*
Drive Through Facility	See requirement for Drive Through Queuing Spaces in Section 6.12		No additional parking requirement beyond base use	
Home Occupation	0	0	0.5/100m² *GFA* of *Home Occupation* Use	2/100m² *GFA* of *Home Occupation* Use
Residential Use Forming an Integral Part to a principal use	Use Corresponding *Residential Use* in RM-3			
Secondary Suite	1/*Dwelling Unit*	1/*Dwelling Unit*	0	1/*Dwelling Unit*
IHR-1 (Interchange *Highway* Residential One)				
Single Family Dwelling	**2/*Dwelling Unit***	**3/*Dwelling Unit***	**1/*Dwelling Unit***	**2/*Dwelling Unit***
Accessory Building* and *Structure	0	0	0	0
Accessory Dwelling Unit	1/*Dwelling Unit*	2/*Dwelling Unit*	0	1/*Dwelling Unit*
Home Occupation	0	0	0.5/100m² *GFA* of *Home Occupation* Use	2/100m² *GFA* of *Home Occupation* Use
Secondary Suite	1/*Dwelling Unit*	1/*Dwelling Unit*	0	1/*Dwelling Unit*
Urban Agriculture	0	0	0	0
IHC-1 (Interchange *Highway* Commercial One)				
Outside Storage	**0.75/*Employee***	**1.0/*Employee***	**1**	**2**
Retail, Major	**Use lesser of 0.75/*Employee* or 0.5/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.7/100m² *GFA***	**2.5/100m² *GFA***	**3.5/100m² *GFA***

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
Retail, Minor	**Use lesser of 0.75/*Employee* of 0.25/100m² *GFA***	**Use greater of 1.0/*Employee* or 0.40/100m² *GFA***	**2.0/100m² *GFA***	**2.5/100m² *GFA***
Self-Service Storage Facility	**2.22/100m² of Self-Storage *Office***	**3.33/100m² of Self Storage *Office***	**0**	**0**
Warehouse	**Use lesser of 0.60/*Employee* or 0.5/100m² *GFA***	**Use greater of 0.80/*Employee* or 0.6/100m² *GFA***	**1**	**2**
Wholesale	**Use lesser of 0.60/*Employee* or 0.5/100m² *GFA***	**Use greater of 0.80/*Employee* or 0.6/100m² *GFA***	**1**	**2**
Accessory Buildings* and *Structures	0	0	0	0
Drive Through Facility	See requirement for Drive Through Queuing Spaces in Section 6.12		No additional parking requirement beyond base use	
Fleet Service	0.75/*Employee* + 0.90/Fleet Vehicle Associated with the Use	1.0/*Employee* + 1.0/Fleet Vehicle Associated with the Use	1	2
Industrial, Light	Use lesser of 0.75/*Employee* or 0.60/100m² *GFA*	Use greater of 1.0/*Employee* or 0.80/100m² *GFA*	1	2
Offices	Use lesser of 0.85/*Employee* or 3.2/100m² *GFA*	Use greater of 1.0/*Employee* or 4.25/100m² *GFA*	0	0.75/100m² *GFA*
Recycling Facility	0.75/*Employee*	1.0/*Employee*	0.75/Sorting Table	1.0/Sorting Table
Residential Unit Forming and Integral Part of a *principal use*	Use Corresponding *Residential Use* in RM-3 or R-1			
Snack Bar	Use lesser of 0.75/*Employee* or 3.2/100m² *GFA*	Use greater of 1.0/*Employee* or 4.25/100m² *GFA*	1/8 Seats	1/6 Seats
IREC-1 (Interchange Recreational Commercial One)				
Golf Course	**1.0/*Employee***	**1.0/*Employee***	**4/Hole**	**4/Hole**
Accessory Building* and *Structure	0	0	0	0
Residential Unit Forming and Integral Part of a *principal use*	Use Corresponding *Residential Use* in RM-3			

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
ICR-1 (Interchange Comprehensive Residential)				
Duplex	**1/*Dwelling Unit***	**1.5/*Dwelling Unit***	**1/*Dwelling Unit***	**2/*Dwelling Unit***
Institutional Use	**Use closest use from PA-1 *Institutional Use***			
Low Impact Recreation	**0**	**0**	**0**	**10**
Multi-Family Dwelling				
- Apartment	**1.5/*Dwelling Unit***	**1.5/*Dwelling Unit***	**0.15/*Dwelling Unit***	**0.15/*Dwelling Unit***
- Townhouse	**1.5/*Dwelling Unit***	**1.5/*Dwelling Unit***	**2/*Dwelling Unit***	**2/*Dwelling Unit***
- *Flex Unit*	**0**	**0**	**1/Rental Room**	**1/Rental Room + 1**
Single Family Dwelling	**2/*Dwelling Unit***	**3/*Dwelling Unit***	**1/*Dwelling Unit***	**2/*Dwelling Unit***
Accessory Buildings* and *Structures	0	0	0	0
Accessory Dwelling Unit	1/*Dwelling Unit*	2/*Dwelling Unit*	0	1/*Dwelling Unit*
Home Occupation	0	0	0.5/100m² *GFA* of *Home Occupation* Use	2/100m² *GFA* of *Home Occupation* Use
Secondary Suite	1/*Dwelling Unit*	1/*Dwelling Unit*	0	1/*Dwelling Unit*

6.4 Required Number of Bicycle Parking Stalls

a) A minimum number of Class 1 and Class 2 bicycle stalls shall be provided in accordance with the following standards in Table 6.4.1 through to 6.4.6. If specific uses are not listed in the aforementioned tables, the minimum bicycle parking requirement is zero. The *Village* encourages landowners/applicants to supply more than the minimum requirement to encourage increased use of active modes travel, along with 'end of trip' facilities ancillary facilities such as showers for use of *employees*, bicycle repair stations, etc.

Table 6.4.1 - Primary Use Residential

Table 6.4.2 - Primary Use Rural

Table 6.4.3 - Primary Use Commercial

Table 6.4.4 - Primary Use Industrial

Table 6.4.5 - Primary Use Public Assembly-Institutional

Table 6.4.6 - Uses on the Interchange Lands

Table 6.4.1 Primary Use Residential—Cycling

Land Use	Min *Bicycle Parking Stalls—Class 1*	Min *Bicycle Parking Stalls—Class 2*
RM-1 (Ground Oriented Residential Multi-Family)		
Duplex	**2/*Dwelling Unit***	**0**
Townhouse	**2/*Dwelling Unit***	**0**
RM-2 (Residential Multi-Family)		
Apartment	**1.5/*Dwelling Unit***	**0.5/*Dwelling Unit***
Townhouse	**2/*Dwelling Unit***	**0**
RM-3 (Comprehensive Residential Multi-Family)		
Apartment	**1.5/*Dwelling Unit***	**0.5/*Dwelling Unit***
Duplex	**2/*Dwelling Unit***	**0**
Townhouse	**2/*Dwelling Unit***	**0**
MU-1 (Mixed Use Residential Zone)		
Apartment	**1.5/*Dwelling Unit***	**0.5/*Dwelling Unit***
Community Care Facility	**0.1/*Dwelling Unit***	**0.05/*Dwelling Unit***
Office	**Use greater of 0.50/*Employee* or 0.5/100m^2**	**0.1/100m^2 *GFA***
Personal Services		
- Dry Cleaning	**Use greater of 0.25/*Employee* or 0.75/100m^2 *GFA***	**0.65/100m^2 *GFA***
- For All Other *Personal Services* Uses	**Use greater of 0.50/*Employee* or 1.25/100m^2 *GFA***	**1.0/100m^2 *GFA***
Retail, Convenience	**Use greater of 0.15/*Employee* or 0.05/100m^2 *GFA***	**1.0/100m^2 *GFA***
Townhouse	**2/*Dwelling Unit***	**0**

Table 6.4.2 Primary Use Rural—Cycling

Land Use	Min *Bicycle Parking Stalls—Class 1*	Min *Bicycle Parking Stalls—Class 2*
For All Rural Land Uses		
Home Occupation	0	2
RU-1 (Rural Zone)		
Retail, Garden Nursery	**Use greater of 0.25/*Employee* or 0.025/12m² Sales Floor Area**	**0.025/12m² Sales Floor Area**
Market Garden	0	2
GW (Greenway Lands Zone)		
Agricultural Use	**0**	**0**
Low Impact Recreation	**2**	**2**
Market Garden	**0**	**2**
Retail, Garden Nursery	**Use greater of 0.25/*Employee* or 0.025/12m² Sales Floor Area**	**0.025/12m² Sales Floor Area**
Silviculture	**0**	**0**
Office	***Use greater of 0.15/Employee or 0.55.100m² GFA***	***0.5/100m² GFA***
Sawmill	***Use greater of 0.25/Employee or 0.20/100m² GFA***	***0***
WF (Working Forest Zone)		
Agricultural Use	**0**	**0**
Low Impact Recreation	**2**	**2**
Silviculture	**0**	**0**
Sawmill	**Use greater of 0.25/*Employee* or 0.20/100m² *GFA***	**0**
RE-1 (Recreation and Tourism Zone)		
Campground	**2**	**0.25/Campsite**
Low Impact Recreation	**2**	**2**

Table 6.4.3 Primary Use Commercial—Cycling

Land Use	Min *Bicycle Parking Stalls—Class 1*	Min *Bicycle Parking Stalls—Class 2*
VCMU-1 (Village Core Mixed Use Commercial)		
Artisan Commercial	**0.75/*Employee***	**0.5/100m^2 *GFA***
Automobile Service Facility	**Use greater of 0.25/*Employee* or 0.33/Service Bay**	**1.25/100m^2 *GFA***
Brewery, Winery, Distillery (Note: Production Component Only; If Retail and/or Off-Sales Present, add calculations for ***Licensed Premises*** and/or **Retail Liquor Store, Minor,** respectively).	**0.25/100m^2 *GFA***	**0**
Entertainment Facility		
- Arcade	**Use greater of 0.50/*Employee* or 0.05/100m^2 *GFA***	**0.1/100m^2 *GFA***
- Billiard Hall	**Use greater of 0.15/*Employee* or 0.25/Table**	**0.50/Table**
- Bowling Alley	**Use greater of 0.50/*Employee* or 0.35/*Lane***	**0.50/*Lane***
- Mini *Golf Course*	**Use greater of 0.50/*Employee* or 0.15/Hole**	**0.75/Hole**
- Theatre	**Use greater of 0.15/*Employee* or 0.05/Seat**	**0.10/Seat**
- Nightclub	**Use greater of 0.15/*Employee* or 1.5/100m^2 *GFA***	**2.0/100m^2 *GFA***
- For All Other *Entertainment Facility* Uses	**Use greater of 0.50/*Employee* or 0.05/100m^2 *GFA***	**0.1/100m^2 *GFA***
Hotel	**0.5/*Employee***	**0.05/Guest Room**
Hostel	**0.5/*Employee***	**0.20/Bed**
Institutional Use		
- Auditorium	**1/16 Seats**	**1/8 Seats**
- *Cemetery*	**0.5/*Employee***	**0**
- Community/Meeting Hall	**1/8 Seats**	**1/4 Seats**
- *Daycare*	**0.25/*Employee***	**0.1/Child Spot**
- Educational *Institution*	**0.1/*Employee* + Student**	**0.02/*Employee* + Student**
- Emergency (Fire, Police, EMS) Services Station	**0.25/*Employee***	**2**
- Fraternal Organizations	**0.125/Member**	**0.05/Member**

Land Use	Min *Bicycle Parking Stalls—Class 1*	Min *Bicycle Parking Stalls—Class 2*
- Government *Office*, Municipal Hall or Similar Public Bldg.	Use greater of 0.25/*Employee* or 0.5/100m² *GFA*	0.5/100m² *GFA*
- Interpretive Centre	Use greater of 0.25/*Employee* or 0.25/100m² *GFA*	0.5/100m² *GFA*
- Library	Use greater of 0.25/*Employee* or 0.025/100m² *GFA*	0.5/100m² *GFA*
- Museum	Use greater of 0.25/*Employee* or 0.25/100m² *GFA*	0.5/100m² *GFA*
- Performing Arts Centre	1/16 Seats	1/8 Seats
Schools		
- Elementary	0.40/*Employee* + 0.40/Student	0.6/Student
- Middle	0.40/*Employee* + 0.40/Student	0.6/Student
- Senior	0.40/*Employee* + 0.40/Student	0.6/Student
Treatment Plant	0.25/*Employee*	0
For All Other *Institutional Uses*	10.0/100m² *GFA*	10.0/100m² *GFA*
Licensed Premises	0.50/*Employee*	1.0/4 Seats
Market Garden	0	2
Farmer's Market	0	0
Motel	0.5/*Employee*	0.10/Room
Office	Use greater of 0.50/*Employee* or 0.5/100m² *GFA*	0.1/100m² *GFA*
Personal Services		
- Dry Cleaning	Use lesser of 0.50/*Employee* or 0.25/100m² *GFA*	0.60/100m² *GFA*
- For All Other *Personal Services* Uses	Use greater of 0.50/*Employee* or 0.25/100m² *GFA*	1.0/100m² *GFA*
Professional Services		
- Bank/Financial *Institution*	Use greater of 0.50/*Employee* or 0.15/100m² *GFA*	0.25/100m² *GFA*
- Dental *Office*	Use greater of 0.50/*Employee* or 0.5/100m² *GFA*	0.5/100m² *GFA*
- Medical Clinic	Use greater of 0.50/*Employee* or 0.5/100m² *GFA*	0.05/100m² *GFA*
- For All Other *Professional Services* Uses	Use greater of 0.50/*Employee* or 0.5/100m² *GFA*	0.1/100m² *GFA*
Restaurant, Major & Minor	0.5/*Employee*	1/6 Seats
Retail, Convenience	Use greater of 0.15/*Employee* 0.05/100m² *GFA*	1.0/100m² *GFA*
Retail, Garden Nursery	Use greater of 0.5/*Employee* or 0.036/12m² Sales Floor Area	0.036/12m² Sales Floor Area

Land Use	Min *Bicycle Parking Stalls—Class 1*	Min *Bicycle Parking Stalls—Class 2*
Retail Liquor Outlet, Major	**0.4/140m² *Warehouse* Floor Area**	**0.5/140m² *Warehouse* Floor Area**
Retail Liquor Outlet, Minor	**Use greater of 0.25/*Employee* or 0.4/140m² *Warehouse* Floor Area**	**0.5/140m² *Warehouse* Floor Area**
Retail, Major	**Use greater of 0.50/*Employee* or 1.25100m² *GFA***	**1.0/100m² *GFA***
Retail, Minor	**Use greater of 0.50/*Employee* or 1.25100m² *GFA***	**1.0/100m² *GFA***
U Brew/U Vin	**Use greater of 0.50/*Employee* or 1.25/100m² *GFA***	**1.0/100m² *GFA***
Veterinary Hospital	**Use greater of 0.25/*Employee* or 0.3/100m² *GFA***	**0**
Wholesale	**Use greater of 0.50/*Employee* or 1.25/100m² *GFA***	**1.0/100m² *GFA***
Bingo Hall	**0.50/*Employee***	**0.1/100m² *GFA***
C-1 (Commercial General Zone)		
Automobile Service Facility	**Use greater of 0.25/*Employee* or 0.33/Service Bay**	**1.0/100m² *GFA***
Personal Services		
- Dry Cleaning	**Use lesser of 0.25/*Employee* or 0.12/100m² *GFA***	**0.25/100m² *GFA***
- For All Other *Personal Services* Uses	**Use greater of 0.25/*Employee* of 0.25/100m² *GFA***	**0.50/100m² *GFA***
Restaurant, Minor	**0.25/*Employee***	**1/8 Seats**
Retail, Convenience	**Use greater of 0.15/*Employee* or 0.05/100m² *GFA***	**1.0/100m² *GFA***
Retail, Minor	**Use greater of 0.25/*Employee* of 0.25/100m² *GFA***	**0.5/100m² *GFA***
Retail Liquor Outlet, Minor	**Use greater of 0.25/*Employee* or 0.4/140m² *Warehouse* Floor Area**	**0.5/140m² *Warehouse* Floor Area**
C-2 (Village Entry Commercial Zone)		
Artisan Commercial	**0.5/*Employee***	**0.5/100m² *GFA***
Brewery, Winery, Distillery (Note: Production Component Only)	**0.25/100m² *GFA***	**0**
Office	**Use greater of 0.25/*Employee* or 1.0/100m² *GFA***	**0.5/100m² *GFA***
Restaurant, Minor	**Use greater of 0.25/*Employee* or 0.25/100m² *GFA***	**1/8 Seats**
Retail, Garden Nursery	**Use greater of 0.5/*Employee* or 0.036/12m² Sales Floor Area**	**0.036/12m² Sales Floor Area**
Retail, Minor	**Use greater of 0.25/*Employee* of 0.25/100m² *GFA***	**0.5/100m² *GFA***

Land Use	Min *Bicycle Parking Stalls—Class 1*	Min *Bicycle Parking Stalls—Class 2*
Self-Service Storage Facility	**0**	**0**
C-3 (Commercial Three Zone)		
Outdoor Storage	**0.25/Additional *Employee* not accounted for in Primary Use**	**0**
Retail, Major	**Use greater of 0.25/*Employee* or 0.15/100m² *GFA***	**0.25/100m² *GFA***
Retail, Minor	**Use greater of 0.25/*Employee* of 0.25/100m² *GFA***	**0.5/100m² *GFA***
Self-Service Storage Facility	**0**	**0**
Warehousing	**Use greater of 0.20/*Employee* or 0.05/100m² *GFA***	**2**
Wholesale	**Use greater of 0.20/*Employee* or 0.1/100m² *GFA***	**0**
Fleet Services	0.25/*Employee* + 0.10/Fleet Vehicle Associated with the Use	1
Industrial, Light	Use greater of 0.25/*Employee* or 0.20/100m² *GFA*	1
Office	Use greater of 0.15/*Employee* (Not Already Accounted for in Primary Use) or 0.55/100m² *GFA*	0.5/100m² *GFA*
Recycling facility	0.25/*Employee*	0.25/Sorting Table
Snack Bar	Use greater of 0.25/*Employee* or 0.25/100m² *GFA*	1/8 Seats

Table 6.4.4 Primary Use Industrial–Cycling

Land Use	Min *Bicycle Parking Stalls—Class 1*	Min *Bicycle Parking Stalls—Class 2*
For All Industrial Land Uses		
Office	Use greater of 0.15/*Employee* (Not Already Accounted for in Primary Use) or 0.55/100m^2 *GFA*	0.5/100m^2 *GFA*
I-1 (Light Industrial Zone)		
Automobile Body Shop	**Use greater of 0.25/*Employee* or 0.33/Service Bay**	**2**
Automobile Sales Facility	**Use greater of 0.25/*Employee* or 0.33/100m^2 Showroom Floor Area + 0.33/Service Bay**	**2**
Automobile Service Facility	**Use greater of 0.25/*Employee* or 0.33/Service Bay**	**2**
Fleet Services	**0.25/*Employee* + 0.10/Fleet Vehicle Associated with the Use**	**1**
Industrial, Light	**Use greater of 0.25/*Employee* or 0.20/100m² *GFA***	**1**
Industrial Laundry	**0.25/*Employee* + 0.10/Fleet Vehicle Associated with the Use**	**0**
Medical Marihuana Facility	**Use greater of 0.25/*Employee* or 0.20/100m² *GFA***	**0**
Recreational Vehicle Sales Facility	**Use greater of 0.25/*Employee* or 0.15/50m^2 Showroom Floor Area + 0.15/Service Bay**	**2**
Recycling Facility	**0.25/*Employee***	**0.25/Sorting Table**
Retail, Automotive	**Use greater of 0.50/*Employee* or 0.15/100m^2 *GFA***	**0.5/100m^2 *GFA***
Retail, Garden Nursery	**Use greater of 0.25/*Employee* or 0.03/12m² Sales Floor Area**	**0.06/12m² Sales Floor Area**
Self-Service Storage Facility	**0**	**0**
Veterinary Hospital	**Use greater of 0.25/*Employee* or 0.30/100m² *GFA***	**0**
Warehousing	**Use greater of 0.20/*Employee* or 0.05/100m^2 *GFA***	**2**
Wholesale	**Use greater of 0.20/*Employee* or 0.1/100m^2 *GFA***	**0**
Outdoor Storage	0.25/Additional *Employee* not accounted for in Primary Use	0

Land Use	Min *Bicycle Parking Stalls—Class 1*	Min *Bicycle Parking Stalls—Class 2*
I-2 (Heavy Industrial Zone)		
Aggregate Processing	**0.25/*Employee* On-Site, Excluding Truck Drivers**	**0**
Automobile Body Shop	**Use greater of 0.25/*Employee* or 0.33/Service Bay**	**2**
Automobile Service Facility	**Use greater of 0.25/*Employee* or 0.33/Service Bay**	**2**
Automobile Salvage and Wrecking Yard	**0.25/*Employee***	**0**
Crematorium	**Use greater of 0.25/*Employee* or 0.20/100m² *GFA***	**0**
Fleet Services	**0.25/*Employee* + 0.10/Fleet Vehicle Associated with the Use**	**1**
Industrial, Heavy	**Use greater of 0.25/*Employee* or 0.20/100m² *GFA***	**2**
Industrial, Light	**Use greater of 0.25/*Employee* or 0.20/100m² *GFA***	**1**
Medical Marihuana Facility	**Use greater of 0.25/*Employee* or 0.20/100m² *GFA***	**0**
Outdoor Storage	**0.25/*Employee***	**0**
Recycling Facility	**0.25/*Employee***	**0.25/Sorting Table**
Renewable Resource Processing	**0.25/*Employee* On-Site, Excluding Truck Drivers**	**0**
Retail, Automotive	**Use greater of 0.50/*Employee* or 0.15/100m² *GFA***	**0.5/100m² *GFA***
Sawmill	**Use greater of 0.25/*Employee* or 0.20/100m² *GFA***	**2**
Warehousing	**Use greater of 0.20/*Employee* or 0.05/100m² *GFA***	**2**
I-3 (Refuse Industrial Zone)		
Compost Facility	**0.25/*Employee***	**0**
Recycling Facility	**0.25/*Employee***	**0.25/Sorting Table**
Refuse Disposal Site	**0.25/*Employee***	**0**
I-R (Industrial Reserve Zone)		
Medical Marihuana Facility	**Use greater of 0.25/*Employee* or 0.20/100m² *GFA***	**0**
Silviculture	**0**	**0**

Table 6.4.5 Primary Use Public Assembly-Institutional—Cycling

Land Use	Min *Bicycle Parking Stalls—Class 1*	Min *Bicycle Parking Stalls—Class 2*
PA-1 (Public Assembly/Institutional)		
Community Care Facility	**0.1/per Bed**	**0.05/per Bed**
Institutional Use		
- Auditorium	**1/16 Seats**	**1/8 Seats**
- *Cemetery*	**0.5/*Employee***	**0**
- Community/Meeting Hall	**1/8 Seats**	**1/4 Seats**
- *Daycare*	**0.25/*Employee***	**0.1/Child Spot**
- Educational Institution	**0.1/*Employee* + Student**	**0.02/*Employee* + Student**
- Emergency (Fire, Police, EMS) Services Station	**0.25/*Employee***	**2**
- Fraternal Organizations	**0.125/Member**	**0.05/Member**
- Government *Office*, Municipal Hall or Similar Public Bldg.	**Use greater of 0.25/*Employee* or 0.5/100m² *GFA***	**0.5/100m² *GFA***
- Interpretive Centre	**Use greater of 0.25/*Employee* or 0.25/100m² *GFA***	**0.5/100m² *GFA***
- Library	**Use greater of 0.25/*Employee* or 0.025/100m² *GFA***	**0.5/100m² *GFA***
- Museum	**Use greater of 0.25/*Employee* or 0.25/100m² *GFA***	**0.5/100m² *GFA***
- Performing Arts Centre	**1/16 Seats**	**1/8 Seats**
Schools		
- Elementary	**0.40/*Employee* + 0.40/Student**	**0.6/Student**
- Middle	**0.40/*Employee* + 0.40/Student**	**0.6/Student**
- Senior	**0.40/*Employee* + 0.40/Student**	**0.6/Student**
Treatment Plant	**0.25/*Employee***	**0**
Recreational Facility		
- Arena/Skating Rink	**0.25/*Employee***	**0.60/100m² *GFA***
- Curling Rink	**0.25/*Employee***	**2.0/Sheet**
- Multi-Purpose Room	**Use lesser of 0.25/*Employee* or 0.7/100m² *GFA***	**3.0/100m² *GFA***
- Squash/Racquetball Court	**0.25/*Employee***	**1.0/Court**
- Swimming Pool	**0.25/*Employee***	**5.0/100m² Surface Pool Area**
- Tennis Court	**0.25/*Employee***	**1.0/Court**
- Weight Room	**0.25/*Employee***	**0.3/100m² *GFA***
- Other *Recreational Facility* Uses	**Use lesser of 0.25/*Employee* or 0.7/100m² *GFA***	**3.0/100m² *GFA***

Land Use	Min *Bicycle Parking Stalls—Class 1*	Min *Bicycle Parking Stalls—Class 2*
PA-2 (Park)		
Low Impact Recreation	**2**	**2**
Market Garden	**0.1/Stall**	**0.25/Stall**
Office	Use greater of 0.5/*Employee* or 0.20/100m² *GFA*	0.10/100m² *GFA*

Table 6.4.6 Uses are on the Interchange Lands

Land Use	Min *Bicycle Parking Stalls*— *Class 1*	Min *Bicycle Parking Stalls*— *Class 2*
For IMU-1, IMU-2, IMU-3, IMU-4, IMU-5, IMU-6 (All Interchange Mixed Use Zones)		
Aggregate Processing (No manufacturing or sales of concrete products)	**0.25/*Employee* On-Site, Excluding Truck Drivers**	**0**
Automobile Service Facility	**Use greater of 0.25/*Employee* or 0.33/Service Bay**	**1.25/100m^2 *GFA***
Entertainment Facility		
- Arcade	**Use greater of 0.50/*Employee* or 0.05/100m^2 *GFA***	**0.1/100m^2 *GFA***
- Billiard Hall	**Use greater of 0.15/*Employee* or 0.25/Table**	**0.50/Table**
- Bowling Alley	**Use greater of 0.50/*Employee* or 0.35/*Lane***	**0.50/*Lane***
- Mini *Golf Course*	**Use greater of 0.50/*Employee* or 0.15/Hole**	**0.75/Hole**
- Theatre	**Use greater of 0.15/*Employee* or 0.05/Seat**	**0.10/Seat**
- Nightclub	**Use greater of 0.15/*Employee* or 1.5/100m^2 *GFA***	**2.0/100m^2 *GFA***
- For All Other *Entertainment Facility* Uses	**10.0/100m^2 *GFA***	**10.0/100m^2 *GFA***
Hotel	**0.5/*Employee***	**0.05/Guest Room**
Industrial, Light	**Use greater of 0.25/*Employee* or 0.20/100m² *GFA***	**1**
Institutional Use		
- Auditorium	**1/16 Seats**	**1/8 Seats**
- *Cemetery*	**0.5/*Employee***	**0**
- Community/Meeting Hall	**1/8 Seats**	**1/4 Seats**
- *Daycare*	**0.25/*Employee***	**0.1/Child Spot**
- Educational *Institution*	**0.1/*Employee* + Student**	**0.02/*Employee* + Student**
- Emergency Services (Fire, Police, EMS) Station	**0.25/*Employee***	**2**
- Fraternal Organizations	**0.125/Member**	**0.05/Member**

Land Use	Min *Bicycle Parking Stalls*— *Class 1*	Min *Bicycle Parking Stalls*— *Class 2*
- Government *Office*, Municipal Hall or Similar Public Bldg.	Use greater of 0.25/*Employee* or 0.5/100m² *GFA*	0.5/100m² *GFA*
- Interpretive Centre	Use greater of 0.25/*Employee* or 0.25/100m² *GFA*	0.5/100m² *GFA*
- Library	Use greater of 0.25/*Employee* or 0.025/100m² *GFA*	0.5/100m² *GFA*
- Museum	Use greater of 0.25/*Employee* or 0.25/100m² *GFA*	0.5/100m² *GFA*
- Performing Arts Centre	1/16 Seats	1/8 Seats
Schools		
- Elementary	0.40/*Employee* + 0.40/Student	0.6/Student
- Middle	0.40/*Employee* + 0.40/Student	0.6/Student
- Senior	0.40/*Employee* + 0.40/Student	0.6/Student
Treatment Plant	0.25/*Employee*	0
Licensed Premises	0.50/*Employee*	1.0/4 Seats
Motel	0.5/*Employee*	0.10/Room
Multi-Family Residential Dwelling		
- Apartment	1.5/*Dwelling Unit*	0.5/*Dwelling Unit*
- Townhouse	2/*Dwelling Unit*	0
- *Flex Unit*	1.5/*Dwelling Unit*	0
Office	Use greater of 0.50/*Employee* or 0.5/100m² *GFA*	0.1/100m² *GFA*
Personal Services		
- Dry Cleaning	Use lesser of 0.50/*Employee* or 0.25/100m² *GFA*	0.60/100m² *GFA*
- For All Other *Personal Services* Uses	Use greater of 0.50/*Employee* or 0.25/100m² *GFA*	1.0/100m² *GFA*
Professional Services		
- Bank/Financial *Institution*	Use greater of 0.50/*Employee* or 0.15/100m² *GFA*	0.25/100m² *GFA*

Land Use	Min *Bicycle Parking Stalls—Class 1*	Min *Bicycle Parking Stalls—Class 2*
- Dental *Office*	**Use greater of 0.50/*Employee* or 0.5/100m² *GFA***	**0.5/100m² *GFA***
- Medical Clinic	**Use greater of 0.50/*Employee* or 0.5/100m² *GFA***	**0.05/100m² *GFA***
- For All Other *Professional Services* Uses	**Use greater of 0.50/*Employee* or 0.5/100m² *GFA***	**0.1/100m² *GFA***
Restaurant, Major & Minor	**0.5/*Employee***	**1/6 Seats**
Retail, Convenience	**Use greater of 0.15/*Employee* 0.05/100m² *GFA***	**1.0/100m² *GFA***
Retail Liquor Outlet, Major	**0.4/140m² *Warehouse* Floor Area**	**0.5/140m² *Warehouse* Floor Area**
Retail Liquor Outlet, Minor	**Use greater of 0.25/*Employee* or 0.4/140m² *Warehouse* Floor Area**	**0.5/140m² *Warehouse* Floor Area**
Retail, Major	**Use greater of 0.50/*Employee* or 1.25100m² *GFA***	**1.0/100m² *GFA***
Retail, Minor	**Use greater of 0.50/*Employee* or 1.25100m² *GFA***	**1.0/100m² *GFA***
Recreational Vehicle Sales Facility	**Use greater of 0.25/*Employee* or 0.15/50m² Showroom Floor Area + 0.15/Service Bay**	**2**
Snack Bar	**0.5/*Employee***	**1/6 Seats**
Veterinary Hospital	**Use greater of 0.25/*Employee* or 0.30/100m² *GFA***	**0**
Accessory Building & Structure	0	0
Accessory Dwelling Unit	2/*Dwelling Unit*	0
Drive Through Facility	No Additional Requirement from Base Use	
Home Occupation	0	2
Residential Use Forming an Integral Part to a *principal use*	2/*Dwelling Unit*	0
Secondary Suite	2/*Dwelling Unit*	0

Land Use	Min *Bicycle Parking Stalls*—*Class 1*	Min *Bicycle Parking Stalls*—*Class 2*
IHR-1 (Interchange *Highway* Residential One)		
Accessory Building and *Structure*	0	0
Accessory Dwelling Unit	2/*Dwelling Unit*	0
Home Occupation	0	2
Secondary Suite	2/*Dwelling Unit*	0
Urban Agriculture	0	0
IHC-1 (Interchange *Highway* Commercial One)		
Outside Storage	**0.25/*Employee***	**0**
Retail, Major	**Use greater of 0.25/*Employee* or 0.15/100m² *GFA***	**0.25/100m² *GFA***
Retail, Minor	**Use greater of 0.25/*Employee* of 0.25/100m² *GFA***	**0.5/100m² *GFA***
Self-Service Storage Facility	**0**	**0**
Warehouse	**Use greater of 0.20/*Employee* or 0.05/100m² *GFA***	**2**
Wholesale	**Use greater of 0.20/*Employee* or 0.1/100m² *GFA***	**0**
Fleet Service	0.25/*Employee* + 0.10/Fleet Vehicle Associated with the Use	1
Industrial, Light	Use greater of 0.25/*Employee* or 0.20/100m² *GFA*	1
Office	Use greater of 0.15/*Employee* (Not Already Accounted for in Primary Use) or 0.55/100m² *GFA*	0.5/100m² *GFA*
Recycling facility	0.25/*Employee*	0.25/Sorting Table
Residential Unit Forming and Integral Part of a *principal use*	2/*Dwelling Unit*	0
Snack Bar	Use greater of 0.25/*Employee* or 0.25/100m² *GFA*	1/8 Seats
IREC-1 (Interchange Recreational Commercial One)		
Golf Course	**4**	**4**

Land Use	Min *Bicycle Parking Stalls*— *Class 1*	Min *Bicycle Parking Stalls*— *Class 2*
ICR-1 (Interchange Comprehensive Residential)		
Duplex	**2/*Dwelling Unit***	**0**
Institutional Use	**Use IMU Table**	
Low Impact Recreation	**2**	**2**
Multi-Family Dwelling		
- Apartment	**1.5/*Dwelling Unit***	**0**
- Townhouse	**2/*Dwelling Unit***	**0**
- *Flex Unit*	**1.5/*Dwelling Unit***	**0**
Accessory Buildings and *Structures*	0	0
Accessory Dwelling Unit	2/*Dwelling Unit*	0
Home Occupation	0	2
Secondary Suite	2/*Dwelling Unit*	0

6.5 Tandem Parking Stalls

a) Tandem stalls shall be provided in accordance with the following standards in Sections 6.5(a)(i) through to 6.5(a)(vi). If specific uses are not listed in the aforementioned tables, the allowable tandem parking is 0.

i) Primary Use Residential

Table 6.5.1 Residential Uses – Tandem Parking

Land Use	Tandem Vehicular Parking
For All Residential Land Uses	
Accessory Building (excl. Auxiliary Dwelling)	0
Home Occupation	Up to 1 (x3) Stall in addition to *principal use*
R-1 (Standard Residential Zone)	
Single Family Dwelling	**Up to 2 (x2) Stalls**
R-1A (Infill Residential Zone)	
Single Family Dwelling	**Up to 2 (x2) Stalls**
Auxiliary *Dwelling Unit*	Up to 1 (x2) Stall
Secondary Suite	Up to 1 (x2) Stall
Vacation Rental	Up to 3 (x2) Stalls for all uses on site when a *Vacation Rental* is present.

Land Use	Tandem Vehicular Parking
R-2 (Small Lot Residential Zone)	
Single Family Dwelling	**Up to 2 (x2) Stalls**
Secondary Suite	*Up to 1 (x2) Stall*
Vacation Rental	*Up to 3 (x2) Stalls*
R-3 (Large Lot Residential Zone)	
Single Family Dwelling	**Up to 2 (x2) Stalls**
R-4 (Residential Four – Carlisle Lane)	
Single Family Dwelling	**Up to 2 (x2) Stalls**
Secondary Suite	Up to 1 (x2) Stall
MHP-1 (*Manufactured Home Park*)	
Manufactured Home **(per Unit)**	Refer to Manufactured Home Park Bylaw **0**
RM-1 (Ground Oriented Residential Multi-Family)	
Duplex (per Unit)	**Up to 1 (x2) Stall**
Townhouse (per Unit)	**Up to 1 (x2) Stall**
RM-2 (Residential Multi-Family)	
Townhouse (per Unit)	**Up to 1 (x2) Stall**
RM-3 (Comprehensive Residential Multi-Family)	
Duplex (per Unit)	**Up to 1 (x3) Stall**
Townhouse (per Unit)	**Up to 1 (x2) Stall**
MU-1 (Mixed Use Residential Zone)	
Single Family Dwelling	**Up to 2 (x2) Stalls**
Townhouse (per Unit)	**Up to 1 (x2) Stall**
Secondary Suite	Up to 1 (x2) Stall
Residential Use Forming an Integral Part to a *principal use*	Up to 3 (x2) Stalls for all uses on site when a *residential use* forms an integral part of a non-residential *principal use*.

ii) Primary Use Rural

Table 6.5.2 Rural Uses – Tandem Parking

Land Use	Tandem Vehicular Parking
For All Rural Land Uses	
Single Family Dwelling	**Up to 2 (x2) Stalls**
Accessory Building (excl. Auxiliary Dwelling)	0
Home Occupation	Up to 1 (x3) Stall in addition to *principal use*
RU-1 (Rural Zone)	
Market Garden	**Up to 2 (x2) Stalls**
RE-1 (Recreation and Tourism Zone)	
Vacation Rental	**Up to 4 (x2) Stalls**

iii) Primary Use Commercial

Table 6.5.3 *Commercial Uses* – Tandem Parking

Land Use	Tandem Vehicular Parking
For All Commercial Land Uses	
Residential use Forming an Integral Part to a *principal use*	Refer to corresponding use in RM-3 or R-1.
C-1 (Commercial General Zone)	
Automobile Service Facility	**Up to 1 (x2) Stall**

iv) Primary Use Industrial

Table 6.5.4 Industrial Uses – Tandem Parking

Land Use	Tandem Vehicular Parking
For All Industrial Land Uses	
Residential use Forming an Integral Part to a *principal use*	Refer to corresponding use in RM-3 or R-1.
I-1 (Light Industrial Zone)	
Automobile Body Shop	**Up to 1 (x2) Stall**
Automobile Service Facility	**Up to 1 (x2) Stall**
I-2 (Heavy Industrial Zone)	
Automobile Body Shop	**Up to 1 (x2) Stall**
Automobile Service Facility	**Up to 1 (x2) Stall**

v) Primary Use Public Assembly-Institutional

1) For auditoriums, community/meeting halls, museums, performing arts centres, and religious *institutions*, base stalls shall be tandem parked with visitor stalls (with base stalls being the stalls not directly accessible). Otherwise, no tandem parking is permitted for Public Assembly-Institutional uses.

vi) Uses on the Interchange Lands

1) No tandem parking is allowable on the interchange lands, except for *residential use*.

6.6 RV/Bus Parking Stalls

a) RV/Bus parking stalls shall be provided in accordance with the following standards in Table 6.6.1 through to 6.6.6. If specific uses are not listed in the aforementioned tables, the allowable RV/Bus parking is 0.

i) Primary Use Residential

Table 6.6.1: Residential Zone – RV & Bus Parking

Land Use	RV/Bus Parking
For All Residential Land Uses	
Single Detached Dwelling	**Max 1/Principal *Dwelling Unit* (only) in R-1, R-2, R-4 Zones** **Max 2/Principal *Dwelling Unit* (only) in R-3 Zone**
Apartment	**Max 0.05/*Dwelling Unit* in RM-2, RM-3 Zones**

ii) Primary Use Rural

Table 6.6.2: Rural Zone – RV & Bus Parking

Land Use	RV/Bus Parking
For All Rural Land Uses	
Single Detached Dwelling	**Max 1**
RU-1 (Rural Zone)	
Market Garden	**Max 1**
RE-1	
Campground	**Minimum of 0.8/Campsite to a maximum of 1.0/Campsite**

iii) Primary Use Commercial

Table 6.6.3: Primary Use Commercial – RV & Bus Parking

Land Use	RV/Bus Parking
For All Commercial Land Uses	
Apartment (per Unit) – as part of *residential use* Forming an Integral Part to a *principal use*	Max 0.05/*Dwelling Unit*
VCMU-1 (Village Core Mixed Use)	
Artisan Commercial	0.1/100m^2 *GFA*
Market Garden	Max 1
Hotel, *Hostel*, *Motel*	Max 0.05/Guest Room
C-2 (Commercial Gateway Zone)	
Artisan Commercial	0.1/100m^2

iv) Primary Use Industrial

Table 6.6.4: Primary Use Industrial – RV & Bus Parking

Land Use	RV/Bus Parking
I-1 (Light Industrial Zone)	
Veterinary Hospital	*Max 2*

v) Primary Use Public Assembly-Institutional

Table 6.6.5: Primary Use Public Assembly-Institutional – RV & Bus Parking

Land Use	RV/Bus Parking
PA-1 (Public Assembly/Institutional)	
Interpretive Centre	**5% of Visitor Vehicular Parking Stall Requirement may be designed to RV/Bus Design Standards**
Library	**5% of Visitor Vehicular Parking Stall Requirement may be designed to RV/Bus Design Standards**
Museum	**5% of Visitor Vehicular Parking Stall Requirement may be designed to RV/Bus Design Standards**
School	**1 Stall per School Bus Route Assigned to School**

vi) Primary Uses on the Interchange Lands

Table 6.6.6: Primary Uses on the Interchange Lands – RV & Bus Parking

Land Use	RV/Bus Parking
Apartment	Max 0.05/*Dwelling Unit*
Hotel, *Motel*	Max 0.05/Guest Room
Interpretive Centre	5% of Visitor Vehicular Parking Stall Requirement may be designed to RV/Bus Design Standards
Library	5% of Visitor Vehicular Parking Stall Requirement may be designed to RV/Bus Design Standards
Museum	5% of Visitor Vehicular Parking Stall Requirement may be designed to RV/Bus Design Standards
School	1 Stall per School Bus Route Assigned to School
Single Detached Dwelling	Max 1/Principal *Dwelling Unit*
Veterinary Hospital	Max 2

6.7 Shared Parking Provisions

a) Notwithstanding Section 6.3(b), parking stalls may be shared between combinations of the uses identified in Table 6.7.1, and the cumulative total parking stalls required as calculated in Sections 6.3 through 6.6 for all uses may be reduced when *buildings* or uses, and parking stalls are:

i) on the same or adjacent parcels; and

ii) within 200.0metres (656.2feet), measured as the most direct walking route between the *buildings* or uses.

b) To calculate the number of shared parking stalls required:

i) multiply the number of parking stalls determined in Section 6.2 by each of the percentages in Table 6.7.1;

ii) repeat for each land use; and

iii) for each time period, add the parking stall calculations to arrive at a cumulative total. The largest cumulative total in any of the time periods is the total required number of stalls.

Table 6.7.1: Shared Parking Provisions

Land Use	Weekday				Weekend			
	Morning	Noon	Afternoon	Evening	Morning	Noon	Afternoon	Evening
Retail, Convenience	75%	85%	90%	75%	60%	90%	100%	50%
Licensed Premises	5%	65%	90%	100%	5%	75%	90%	100%
Retail Liquor Outlet, Minor	0%	80%	100%	100%	0%	90%	100%	100%
Office	100%	90%	100%	15%	20%	20%	10%	5%
Personal Service	75%	85%	85%	75%	60%	90%	100%	50%
Religious *Institution*	5%	50%	75%	80%	100%	100%	100%	5%
Restaurant, Major	30%	90%	60%	100%	30%	80%	50%	100%
Restaurant, Minor	30%	90%	60%	100%	30%	80%	50%	100%
Retail, Minor	75%	85%	95%	75%	60%	90%	100%	50%
School	100%	100%	100%	10%	5%	15%	10%	0%

6.8 Parking for Persons with a Disability

a) Where total vehicular parking requirements exceed 10 stalls, five per cent of the total number of *parking spaces* (rounded to the nearest whole number) to a maximum of ten shall be designated for the use of persons with a disability.

b) Each person with disability vehicular parking stall shall be signed and pavement marked with the International Symbol of Accessibility for the handicapped.

c) Persons with disability vehicular parking stalls shall be located as near as practical to the *building* entrance designed for handicapped persons. Changes in elevations between the entrance and the *parking space* should be ideally non-existent. If *grade* changes exist, they shall be gradual and clearly marked.

6.9 Special Parking Stall Designations

a) Parking for Electric Vehicles

i) Where total vehicular off-street parking requirements exceed 10 stalls, 5% of the total number of *parking spaces* (rounded to the nearest whole number) to a maximum of ten shall include electric vehicle charging stations.

ii) Each electric vehicle parking stall shall be signed and pavement marked with appropriate markings, as shown with the following graphic).

iii) Electric vehicle parking stalls shall be located as near as practical to the *building* entrance, adjacent to location of stalls identified in Section 6.8.

b) Courtesy Parking for Pregnant Women and Persons with Young Children

i) Where vehicular off-street parking requirements exceed 20 stalls, five percent of the total number of *parking spaces* (rounded to the nearest whole number) to a maximum of ten shall be designated courtesy stalls for the use of pregnant women, and persons with young children.

ii) Each courtesy parking stall shall be signed and pavement marked with appropriate marking, as shown in the following graphic.

iii) Courtesy parking stalls shall be located as near as practical to the *building* entrance, without forcing pedestrians upon exiting the vehicle to cross *driveway* aisles, in next priority after stalls identified in 6.8 and 6.9 (a).

c) Small Car Stalls

i) A maximum of 40% of all parking stalls may be built to a small car standard, in the V-CMU-1 Zone, and 10% in all other zones.

d) *Recreational vehicle*/Tour Bus Stalls

i) RV or Tour Bus Stalls shall be designated for the use of *recreational vehicles* or tour buses when:

1) permitted in Section 6.6 when the total parking requirement is 25 stalls or less, except for RV sales and service and *campground* land uses;

2) permitted in Section 6.6 for RV sales and service and *campground* land uses;

3) the total vehicular parking requirements exceed 25 stalls for a parcel, 2% of the total number of *parking spaces* (rounded to the nearest whole number) to a maximum of five; and

4) stalls shall be designed as pull-through only, to avoid reverse maneuvering.

6.10 Parking Stall Design Criteria

a) In all zones, vehicular parking shall comply with the following standards in Tables 6.10.1 through 6.10.2:

Table 6.10.1: Stall Design Criteria

Type of Stall	Width	Length	Height
Angle, Right Angle	2.5m (Residential)	5.4m	2.5m (Desirable)
	2.6m (Other)		
	2.85m (Obstruction One Side)		
	3.1m (Obstruction Two Sides)		
Parallel	2.4m (can include gutter pan when adjacent to a sidewalk)	7.3m (One Stall Only)	
		6.0m x Number of Stalls (For two or more stalls)	
Persons with a disability	4.0m	5.4m	2.5m
Small Car	2.4m	4.6m	2.1m
Recreational vehicle/ Tour Bus	3.0m	16.0m	5.0m
Queuing Space for Drive Through Operations	3.0m	5.7m	4.5m

Table 6.10.2: Maneuvering Aisle Design Criteria

Type of Manoeuvring Aisle	Width (m)
Low Density (Less than 5 Units) Multi-Family Residential	2.6
One-Way Manoeuvring	3.0
Two-Way Manoeuvring	6.4

b) Off-street vehicular *parking lots* shall comply with the following standards:

Parking Stall Angle	Aisle Width
40° or less	3.5metres
More than 40° less than 60°	5.5metres
more than 60° less than 90°	6.7metres

c) Each vehicular parking stall shall have a vehicle stop between 6.0centimetres (2.4inches) and 10.0centimetres (3.9inches) in height, and located 1.0metres (3.3feet) from the front of the stall, except in the case of parallel parking.

d) Parking stalls, maneuvering aisles, entrances and exits shall be clearly marked by painted lines and arrows and appropriate *signs*. All pavement markings and signage (e.g., *lane* control arrows, stop bars, stop signs, centerline delineation, etc.) should conform to the most current version of the BC Manual of Traffic Control Devices, and the most recent version of the Transportation Association of Canada Manual of Uniform Traffic Control Devices for Canada.

e) Each vehicular parking stall shall be surfaced with asphalt, concrete, or permeable drivable surface including:

i) porous pavers;

ii) cobblestones;

iii) turf block; and

iv) honeycomb grid.

f) Each maneuvering aisle, entrance and exit shall be surfaced with asphalt, concrete, or other continuous dust-free material.

g) Each vehicular parking area shall be *graded* and drained in accordance with best engineering practice. In no case shall drainage be allowed to cross sidewalks.

h) No parking stall shall be located within an exterior side *yard*.

i) Except in Residential Zones, no parking stall shall directly gain access to a street classified local, collector, arterial, or expressway/freeway. Parking stalls may directly access onto a *lane*, subject to design considerations contained in this Bylaw.

j) Parking may be provided collectively on a single piece of land for two or more *buildings* or uses, provided that the total number of parking stalls when used together is not less than the sum of the requirements for the various individual uses, confirms to all other sections of this Bylaw, and *buildings* or uses and parking stalls are within 200.0metres (656.2feet), measured as the most direct walking route between the two *buildings* or uses, and parking.

k) Notwithstanding 6.1(e), certain land uses can include tandem parking stalls. Design criteria in Section 6.10, shall be followed, but direct access to a public street for tandem stalls may be eliminated per Section 6.5 requirements.

l) Vehicular parking stalls and manoeuvring aisles shall be illuminated.

6.11 Bicycle Parking Stall Design Criteria

a) In all zones, bicycle parking shall conform to the following standards:

i) *Bicycle Parking Stalls - Class 1* must be located on hard surfaced area;

ii) *Bicycle Parking Stalls - Class 2* may be located in hard surfaces areas and in hard surfaced landscaped areas;

iii) bicycle parking stalls must not interfere with a pedestrian walkway or sidewalk, and shall be located no closer than 1.2metres (3.9feet) to a pedestrian carriageway or obstruction;

iv) bicycle parking stalls located within a surface *parking lot* or *parking structure* must be separated from vehicular stalls, visitor vehicular stalls or loading stalls by 2.0metres (6.6feet) or a physical barrier;

v) a bicycle parking stall that is not an individual locker must be at least 2.0metres (6.6feet) in Height;

vi) a bicycle parking stall that is not an individual locker and is attached to the ground or floor *grade* must be located at least 1.0metres (3.3feet) from any physical barrier, including other parking stall devices;

vii) rows of bicycle parking stalls must be separated by a minimum of 2.0metres (6.6feet);

viii) location of bicycle parking stalls shall be as follows:

1) Class 1 shall be located on *grade* level within the *building*, or one level below *grade* within the *building*, or within 75.0metres (246.1feet) from the perimeter of the *building* edge on *building grade* level; and

2) Class 2 shall be located on *building grade*, no further than 15.0metres (49.2feet) from the *building* entrance.

ix) areas where bicycle stalls are located shall be illuminated.

6.12 Drive-Through Facilities

a) Where a *drive-through facility* is a permitted use, and is provided on a site, off-street vehicle queuing space must be provided for that facility leading both to and from each service bay, window, kiosk, or booth for uses specified at the rates in Table 6.12.1.

Table 6.12.1: Drive-Through Facility Requirements

Land Use	Minimum Queue Space Leading to Use	Minimum Queue Space Leaving Use
Financial *Institution*	3 before/at each machine	1 after each machine
Restaurant, Minor (i.e., coffee shops)	14 before/at an order board, and a minimum of 4 between order board and service window	2 after service window
Automobile Service Facilities (i.e., car wash: automated or manual)	5 before/in each wash bay	1 after each wash bay
Restaurant, Major	7 before/at an order board, with a minimum of 4 between order board and service window	2 after service window
All Other Uses	3 before/at each window, service bay, kiosk, booth	1 after each window, service bay, kiosk, booth

b) No queuing line, drive-through window, service bay, or order window shall be located within 3.0metres (9.8feet) of a property line abutting a Residential Zone.

c) Where a *drive-through facility* is on a property adjacent to a Residential Zone, it must be screened from view by an opaque *screen* with a minimum height of 1.8metres (5.9feet), except, and when appropriate, to allow passage of pedestrians and cyclists between properties.

6.13 Off-Street Loading

a) On every site *used* as an *office*, institutional use, *hotels*, *motel*, or other similar use, the minimum number of stalls in addition to the require parking shall be as follows:

***GFA* of Building(s)**		**Spaces Required**
i)	less than or equal to 2,800.0m^2 (30,139.9ft^2)	1
ii)	more than 2,800.0m^2 (30,139.9ft^2)	2

b) On every other site with non-residential rural, commercial, industrial, public assembly-institutional or interchange zones, the minimum number of stalls, in addition to the required parking shall be as follows:

GFA of Building(s)		Spaces Required
i)	less than or equal to 465.0m^2 (5,005.4ft^2)	1
ii)	465.0m^2 (5,005.4ft^2) to 2,325.0m^2 (25,026.9ft^2)	2
iii)	greater than 2,325.0m^2 (25,026.9ft^2)	3

c) The location of all points of ingress and egress to a loading area shall not impede vehicular flow in travel *lanes* on a *highway*, and are subject to the *approval* of the *Village*.

d) All off-street loading and unloading stalls shall be of adequate size, and with adequate access thereto, to accommodate the types of vehicles which will be loading and unloading, but in no case shall be insufficient to accommodate a vehicle 9.0metres (29.5feet) in length, 3.0metres (9.8feet) in width and 3.7metres (12.1feet) in Height.

e) All loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted loading areas, and to ensure that required *fences*, walls, compact hedges or landscaped areas, as well as any *buildings*, will be protected from vehicles.

f) Each loading stall shall be surfaced with asphalt, concrete, or similar hard surface so as to provide a durable, dust-free surface, and shall be *graded* and drained so as to properly dispose of all surface water.

g) All loading stalls shall be located off-street (on-site), ideally accessed via *lanes*.

h) Notwithstanding Section 6.13 (g), loading stalls in VCMU-1 and R-1A zones can be designated as time limited on-street stalls, not adversely affecting parking, if there is no other practical solution to accommodating loading stalls on-site.

i) All lighting used to illuminate any loading area shall be arranged so that all direct rays of light are reflected upon the loading area, and not on any adjoining premises.

Part 7 Residential Zones

7.1 R-1—Standard Residential Zone

1. *Principal Uses*			*Single family dwelling*
2. *Accessory* Uses			*Accessory buildings* and *structures* *Home occupation* *Secondary Suite* *Urban agriculture* *Market garden*
3. *Lots* Created by Subdivision	Area, minimum		550.0square metres (5,920.2square feet)
	Frontage, minimum		15.0metres (49.2feet)
4. Density	*Principal buildings* or uses per *lot*, maximum		One *single family dwelling*
	Accessory buildings or uses per *lot*, maximum		One *secondary suite*
	Building GFA, maximum		*Accessory buildings* shall have a combined Floor Area no greater than 50.0square metres (538.2square feet).
5. *Lot Coverage*	Coverage, maximum		35%
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	Front	3.0metres (9.8feet)
		Rear	4.5metres (14.8feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		10.0metres (29.5feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Front	3.0metres (9.8feet)
		Rear	1.5metres (4.9feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		4.5metres (14.8feet)
8. Conditions of Uses	N/A		

End ● R-1

7.2 R-1A—Infill Residential Zone

1. *Principal Uses*			*Single family dwelling*
2. *Accessory* Uses			*Accessory buildings and structures* *Accessory dwelling unit* *Home occupation* *Market garden* *Secondary suite* *Urban agriculture* *Vacation rental*
3. *Lots* Created by Subdivision	Area, minimum		325.0square metres (3,498.3square feet)
	Frontage, minimum		9.0metres (29.7feet)
4. Density	*Principal buildings* or uses per *lot*, maximum		One *single family dwelling*
	Accessory buildings or uses per *lot*, maximum		One *secondary suite* One *accessory dwelling unit*
	Building GFA, maximum		*Accessory buildings* shall have a combined Floor Area no greater than 50.0square metres (538.2square feet).
5. *Lot Coverage*	Coverage, maximum		40%
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	Front	3.0metres (9.8feet)
		Rear	4.5metres (14.8feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		10.0metres (32.8feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Front	3.0metres (9.8feet)
		Rear	1.5metres (4.9feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		4.5metres (14.8feet)
	One *storey accessory dwelling unit* height, maximum		6.5metres (21.3feet)
	Two *storey accessory dwelling unit* height, maximum		7.5metres (24.8feet)
8. Conditions of Uses	N/A		

End ● R-1A

7.3 R-2—Small Lot Residential Zone

1. *Principal Uses*			*Single family dwelling*
2. *Accessory* Uses			*Accessory buildings* and *structures* *Home occupation* *Market garden* *Secondary suite* *Urban agriculture*
3. *Lots* Created by Subdivision	Area, minimum		450.0square metres (4,843.9square feet)
	Frontage, minimum		15.0metres (49.2feet)
4. Density	*Principal buildings* or uses per *lot*, maximum		One *single family dwelling*
	Accessory buildings or uses per *lot*, maximum		One *secondary suite*
	Building GFA, maximum		*Accessory buildings* shall have a combined Floor Area no greater than 50.0square metres (538.2square feet).
5. *Lot Coverage*	Coverage, maximum		35%
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	Front	3.0metres (9.8feet)
		Rear	4.5metres (14.8feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		10.0metres (32.8feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Front	3.0metres (9.8feet)
		Rear	1.5metres (4.9feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		4.5metres (14.8feet)
8. Conditions of Uses	N/A		

End ● R-2

7.4 R-3—Large Lot Residential Zone

1. *Principal Uses*			*Single family dwelling*
2. *Accessory* Uses			*Accessory buildings* and *structures* *Accessory dwelling unit* *Home occupation* *Market garden* *Secondary suite* *Urban agriculture*
3. *Lots* Created by Subdivision	Area, minimum		2,024.0square metres (21,786.9square feet)
	Frontage, minimum		25.0metres (82.0feet)
4. Density	*Principal buildings* or uses per *lot*, maximum		One *single family dwelling*
	Accessory buildings or uses per *lot*, maximum		One *secondary suite* or One *accessory dwelling unit*
	Building GFA, maximum		*Accessory buildings* shall have a combined Floor Area no greater than 100.0square metres (1,076.4square feet).
5. *Lot Coverage*	Coverage, maximum		35%
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	Front	7.5metres (24.6feet)
		Rear	4.5metres (14.8feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		10.0metres (32.8feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Front	3.0metres (9.8feet)
		Rear	1.5metres (4.9feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		6.0metres (14.8feet)
	One *storey accessory dwelling unit* height, maximum		6.5metres (21.3feet)
	Two *storey accessory dwelling unit* height, maximum		7.5metres (24.8feet)
8. Conditions of Uses	An *accessory dwelling unit* shall only be permitted if the property is connected to all available municipal servicing.		

End ● R-3

7.5 R-4—Carlisle Lane Zone

1. *Principal Uses*			*Single family dwelling*
2. *Accessory* Uses			*Accessory buildings and structures* *Accessory dwelling unit* *Home occupation* *Secondary suite* *Urban agriculture*
3. *Lots* Created by Subdivision	Area, minimum		650.0square metres (6,996.5square feet)
	Frontage, minimum		17.0metres (55.8feet)
4. Density	*Principal buildings* or uses per *lot*, maximum		One *single family dwelling*
	Accessory buildings or uses per *lot*, maximum		One *secondary suite* One *accessory dwelling unit*
	Building GFA, maximum		*Accessory buildings* shall have a combined Floor Area no greater than 50.0square metres (538.2square feet) or 10% of the *lot area*, whichever is less; not including *accessory dwelling units*
5. *Lot Coverage*	Coverage, maximum		35%
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	Front	3.0metres (9.8feet)
		Rear	4.5metres (14.8feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		9.0metres (29.5feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Front	3.0metres (9.8feet)
		Rear	1.5metres (4.9feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		4.5metres (14.8feet)
	One *storey accessory dwelling unit* height, maximum		6.5metres (21.3feet)
	Two *storey accessory dwelling unit* height, maximum		7.5metres (24.8feet)

7.5 R-4—Carlisle Lane Zone

8. Conditions of Uses	N/A
9. Additional Regulations	*Accessory dwelling units* shall: a) have a *GFA* no greater than 90.0square metres (968.8square feet) when restricted to the first *storey*; b) have a floor area no greater than 180.0square metres (1,937.5square feet), excluding stairs and entry or other habitable space, when restricted to the second *storeys* ; and c) be less than 75% of the *GFA* of the *principal building.*
	Notwithstanding Part 6.0 of this Bylaw and Sections therein; a) Each *lot* shall have a minimum of two off street *parking spaces* for use of the principal *single family dwelling* plus: i) one off-street *parking space* for the exclusive use of the *secondary suite*, if permitted; plus ii) one off street *parking space* for the exclusive use of the auxiliary *dwelling unit*, if permitted; plus iii) one off-street *parking space* for the exclusive use of a *home occupation*, if approved. b) No vehicles, boats or trailers may be parked or stored: i) within the front *yard*; ii) within any side *yard*; or iii) within any other area of the *lot* that is not fully and suitably landscaped and screened to obscure such parking use. c) *Parking space*s, aprons, entrances and access must be surfaced with permeable pavers, concrete driving strips, or other *Village* approved permeable surfaces, except the following areas shall be surfaced with asphalt, concrete or other dust-free material: i) the two off street *parking spaces*, and their respective maneuvering aisles, entrances and exits, intended for the principal residence and the *secondary suite*; ii) the apron off the *lane* of an *accessory building* that contains auxiliary *dwelling unit*; and iii) In addition to all other requirements and restrictions of this Part and Bylaw, no more than one recreation vehicle, to a maximum length of 8.0metres plus one boat trailer (with or without boat) to a maximum length of 8.0metres may be parked, stored or otherwise located on a *lot*.

End ● R-4

7.6 MHP-1—Manufactured Home Park Zone

1. *Principal Uses*			*Manufactured home* *Manufactured home park*
2. *Accessory* Uses			*Accessory buildings* and *structures* *Home occupation*
3. *Lots* Created by Subdivision	Area, minimum		1.0hectares (2.5acres)
	Frontage, minimum		10% of the perimeter of the *lot*
4. Density	*Units Per Hectare* (*uph*), maximum		20*uph*
5. *Lot Coverage*	Coverage, maximum		45% of the total *lot area*, with a maximum *lot coverage* 35% for the *principal buildings* and *structures*.
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum		4.5metres (14.8feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum		4.5metres (14.8feet)
8. Conditions of Uses	N/A		

End ● MHP-1

7.7 RM-1—Ground Oriented Residential Multi-Family Zone

1. *Principal Uses*			*Duplex* *Townhouse*
2. *Accessory* Uses			*Accessory buildings and structures* *Home occupation*
3. *Lots* Created by Subdivision	Area, minimum		4,000.0square metres (43,057.1square feet)
	Frontage, minimum		10% of the perimeter of the *lot*
4. Density	*Building GFA*, maximum		*Accessory buildings* shall have a combined floor area no greater than 10.0% of the *lot area*.
	Units Per Hectare (*uph*), maximum		30*uph*
	Density Bonusing		Where 30% or more of the total number of multi-family *dwelling units* are *affordable housing* units, the maximum number of multi-family dwelling units may be increased by 10 *units per hectare*.
5. *Lot Coverage*	Coverage, maximum		65%, including *parking lot coverage*
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	Front	3.0metres (9.8feet)
		Rear	4.5metres (14.8feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		10.0metres (32.8feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Front	3.0metres (9.8feet)
		Rear	1.5metres (4.9feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.5metres (11.5feet)
	Height, maximum		4.5metres (14.8feet)
8. Conditions of Uses	N/A		

End ● RM-1

7.8 RM-2—Residential Multi-Family Zone

1. *Principal Uses*			*Apartment* *Townhouse*
2. *Accessory* Uses			*Accessory buildings* and *structures* *Home occupation*
3. *Lots* Created by Subdivision	Area, minimum		4,000.0square metres (43,057.1square feet)
	Frontage, minimum		10% of the perimeter of the *lot*
4. Density	*Building GFA*, maximum		*Accessory buildings* shall have a combined floor area no greater than 10.0% of the *lot area*.
	Units Per Hectare (*uph*), maximum		45*uph*
	Density Bonusing		Where 20% or more of the total number of multi-family *dwelling units* are *affordable housing* units, the maximum number of multi-family dwelling units may be increased by 25 *units per hectare*.
5. *Lot Coverage*	Coverage, maximum		65%, including *parking lot coverage*
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	Front	3.0metres (9.8feet)
		Rear	7.5metres (24.6feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		15.0metres (49.5feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Front	3.0metres (9.8feet)
		Rear	1.5metres (4.9feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (11.5feet)
	Height, maximum		4.5metres (14.8feet)
8. Conditions of Uses	N/A		

End ● RM-2

7.9 RM-3—Comprehensive Residential Multi-Family Zone

1. *Principal Uses*			*Apartment* *Duplex* *Townhouse*
2. *Accessory* Uses			*Accessory buildings and structures* *Home occupation*
3. *Lots* Created by Subdivision	Area, minimum	Duplex	450.0square metres (4,843.8square feet)
		Multi-family dwellings	600.0square metres (6,458.3square feet)
	Frontage, minimum	Duplex	15.0metres (49.2feet)
		Multi-family dwellings	20.0metres (65.6feet)
4. Density	*Building GFA*, maximum		*Accessory buildings* shall have a have a combined floor area no greater than 50.0square metres (538.2square feet) or 10% of the area of the *lot*, whichever is less.
	Unit maximum		96 units
	Density Bonusing		Where 30% or more of the total number of multi-family *dwelling units* are *affordable housing* units, the maximum number of multi-family dwelling units may be increased by 10 *units per hectare*.
5. *Lot Coverage*	Coverage, maximum	Duplex	45%
		Multi-family dwellings	65%
6. Principal *Buildings* and *Structures*	Duplex *Setbacks*, minimum	Front	6.0metres (19.6feet) for a minimum of 5.5m of the *building*; and any portion of the *building used* as a garage or carport. 4.5metres (14.8feet) for any portion of the principal dwelling beyond 5.5metres (18.0feet).
		Rear	4.5metre (14.8feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Multi-family dwellings Setbacks, minimum	All *lot lines*	4.5metres (14.8feet)

7.9 RM-3—Comprehensive Residential Multi-Family Zone

6. Principal *Buildings* and *Structures* (cont'd)	Height, maximum	Duplexes	10.0metres (32.8feet)
		Multi-family dwellings	15.0metres (49.5feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Front	3.0metres (9.8feet)
		Rear	1.5metres (4.9feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (11.5feet)
	Height, maximum		4.5metres (14.8feet)
8. Conditions of Uses	The lands in the RM-3 zone shall not be subdivided unless this Bylaw is amended to assign the density permitted by this section to the parcels being created, or the owner grants a covenant to the *Village* under s.219 of the Land Title Act assigning the density permitted by this section to the parcels being created, in priority to all encumbrances of a financial nature.		

End ● RM-3

7.10 MU-1—Mixed Use Residential Zone

1. *Principal Uses*			*Apartment* *Community care facility* *Mixed use building* *Office* *Personal service* *Retail, convenience* *Single family dwelling* *Townhouse*
2. *Accessory* Uses	On any *lot*		*Accessory buildings and structures* *Home occupation*
	On *single family dwelling lots*		*Secondary suite* *Urban agriculture*
	On any *lot* with a non-residential *principal use*		*Residential use* forming an integral part of the *principal use*.
3. *Lots* Created by Subdivision	Area, minimum	*Single Family Dwelling*	450.0square metres (4,843.8square feet) for up to 50% of the number of *lots* created in any given plan of subdivision. 550.0square metres (5,920.2square feet) for all other *lots*.
		Multi-family dwelling	800.0square metres (8,611.1square feet)
		All other uses	2,000.0square metres (21,527.8square feet)
	Frontage, minimum	*Single Family Dwelling*	15.0metres (49.2feet)
		All other uses	20.0metres (65.6feet).
4. Density	*Building GFA*, maximum	*Accessory buildings*	*Accessory buildings* shall have a maximum combined floor area of 50.0square metres (538.2square feet) or 10% of the area of the *lot*, whichever is less.
		Office, *Personal Service* and *Retail, Convenience*	The total maximum combined floor area of *office*, *personal service* and *retail, convenience* uses is 7,900square metres (85,034.9square feet) with no individual unit exceeding 371.6square metres (3,418.6square feet).
		Community care facility	The total maximum combined floor area of *community care facility* uses is 13,900square metres (149,618.4square feet).

7.10 MU-1—Mixed Use Residential Zone

4. Density (cont'd)	*Building* and use typology, maximum	*Single Family Dwelling*	263 *dwelling units*, excluding *secondary suit*es
		Multi-family dwellings	592 *dwelling units*
		Residential use accessory to a non-*residential use*	15 *dwelling units*
5. *Lot Coverage*	Coverage, maximum	*Single Family Dwelling*	35%
		Multi-family dwelling	65%
		All other uses	80%
6. Principal *Buildings* and *Structures*	*Single Family Dwelling Setbacks*, Minimum	Front	6.0metres (19.6feet) for a minimum of 5.5metres (18.0feet) of the *building*; and for any portion of the *building used* as a garage or carport. 4.5metres (14.8feet) for any portion of the principal dwelling beyond 5.5metres (18.0feet).
		Rear	4.5metres (14.8feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Multi-family dwelling Setbacks, Minimum	Front	4.5metres (14.8feet)
		Rear	4.5metres (14.8feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Office, *personal service* and *Retail, Convenience Setbacks*, Minimum	Front	0.0metres (0.0feet)
		Rear	3.0metres (9.8feet)
		Side	0.0metres (0.0feet)
		Side, Exterior	3.0metres (9.8feet)
	All other uses	All *lot lines*	7.5metres (24.6feet)
	Height, maximum	*Single Family Dwelling*	10.0metres (32.8feet)
		Multi-family dwelling	15.0metres (49.2feet)
		Community care facility	15.0metres (49.2feet)

7.10 MU-1—Mixed Use Residential Zone

6. Principal *Buildings* and *Structures* (cont'd)		*Mixed use buildings* (*home occupation* excluded)	15.0metres (49.2feet)
		All other uses	12.0metres (39.4feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Front	3.0metres (9.8feet)
		Rear	1.5metres (4.9feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (11.5feet)
	Height, maximum		4.5metres (14.8feet)
8. Conditions of Uses	a) On a *lot* where there is combined non-residential and *residential use*, all *dwelling units* shall: i) be contained in the same *building* that contains the *principal use*; ii) be located over or to the rear of the *building* that contains the *principal use*; and iii) have a separate entrance from the outside.		

End ● MU-1

Part 8 Rural Zones

8.1 RU-1—Rural Zone

1. *Principal Uses*			*Retail, garden nursery* *Single family dwelling*
2. *Accessory* Uses			*Accessory buildings and structures* *Home occupation* *Market garden* *Secondary suite* *Urban agriculture*
3. *Lots* Created by Subdivision	Area, minimum		2.0hectares (4.9acres)
	Frontage, minimum		10% of the perimeter of the *lot*
4. Density	*Principal buildings* or uses per *lot*, maximum		One *single family dwelling*
	Accessory buildings or uses per *lot*, maximum		One *secondary suite*
	Building GFA, maximum		*Accessory buildings* shall have a combined floor area not exceeding a size of 100.0square metres (1,076.4square feet).
5. *Lot Coverage*	Coverage, maximum		15% excluding greenhouses 20% including greenhouses
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum		10.0metres (32.8feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum		6.0metres (14.8feet)
8. Conditions of Uses	N/A		

End ● RU-1

8.2 FGS—Forest Stewardship Greenway Zone

1. *Principal Uses*		*Agricultural use* *Low impact recreation* *Market garden* *Retail, garden nursery* *Silviculture* *Single family dwelling*
2. *Accessory* Uses	On *lots* not affected by a Density Bonus	*Accessory buildings and structures* *Accessory dwelling unit* *Home occupation* *Office* *Sawmill*
	On *lots* affected by a Density Bonus	*Accessory buildings and structures* *Home occupation* *Office* *Sawmill*
3. Lot Size	Area, minimum	40.0hectares (98.8acres)
	Frontage, minimum	10.0% of the perimeter of the *lot*
4. Density	*Principal buildings* or uses per *lot*, maximum	One *Single Family Dwelling*
	Accessory buildings or uses per *lot*, maximum	One *accessory dwelling unit*
	Building GFA, maximum	*Accessory buildings* shall have a combined floor area no greater than 100.0square metres (1,076.4square feet).
	Units Per Hectare (*uph*)	0.025*uph*
	Density Bonusing	A density increase is permitted where more than 60% of the *lot* or 24ha or whichever is greater is designated as permanent undivided open space, subject to a conservation covenant prohibiting the development and use of *building* and *structures*, and for the protection, preservation and enhancement of the natural landscape according to s. 219 of the Land Title Act, the amount of the density increase shall be based on the following standard: 1. The minimum *lot* size may be reduced to 12 ha, and 2. The single family *dwelling units* per hectare may be increased to a maximum of 0.25 *uph*

8.2 FGS—Forest Stewardship Greenway Zone

5. *Lot Coverage*	Coverage, maximum	*Residential uses*	10%
		Agricultural use, *market garden*, and Aquaculture	Shall have a combined maximum *lot coverage* of 50%, excluding greenhouses
		Silviculture and *Sawmill*	Shall have a combined maximum *lot coverage* of 30%
		All other uses	Shall have a combined maximum *lot coverage* of 25%
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	All *lot lines*	30.5metres (100.1feet)
	Height, maximum		10.0metres (32.8feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	All *lot lines*	30.5metres (100.1feet)
	Height, maximum		6.0metres (19.7feet)
	One *storey accessory dwelling unit* height, maximum		6.5metres (21.3feet)
	Two *storey accessory dwelling unit* height, maximum		7.5metres (24.8feet)
8. Conditions of Use	N/A		
9. Additional Regulations	*a)* *Accessory buildings* must not be located more than 20.0metres (65.6feet) from the *Single Family Dwelling*, when *accessory* to a *Single Family Dwelling*. *b)* *Silviculture* and its *accessory* uses shall not be located within 50.0metres (164.0feet) of a *dwelling unit*, Residential Zone or Commercial *mixed use* Zone.		

End ● GW

8.3 WF—Working Forest Zone

1. *Principal Uses*			*Agricultural use* *Low impact recreation* *Silviculture*
2. *Accessory* Uses			*Accessory buildings* and *structures* *Sawmill*
3. *Lots* Created by Subdivision	Area, minimum		40.0hectares (98.8acres)
	Frontage, minimum		10% of the perimeter of the *lot*
4. Density	*Building GFA*, maximum		All *buildings* and *structure* shall have a combined floor area not exceeding a size of 250.0square metres (2,690.9square feet) excluding greenhouses.
5. *Lot Coverage*	Coverage, maximum		15% excluding greenhouses
6. Principal *Buildings* and *Structures*	*Silviculture* and *Sawmill Setbacks*, minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum		15.0metres (49.2feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum		4.5metres (14.8feet)
8. Conditions of Uses	N/A		

End ● WF

8.4 RE-1—Recreation and Tourism Zone

1. *Principal Uses*			*Campground* *Low impact recreation* *Single family dwelling* *Vacation rental*
2. *Accessory* Uses			*Accessory buildings and structures* *Home occupation* *Urban agriculture*
3. *Lots* Created by Subdivision	Area, minimum		40.0hectares (98.8acres)
	Frontage, minimum		100.0metres (328.1feet)
4. Density	*Principal buildings* or uses on a *lot*		One *single family dwelling*
	Building GFA, maximum		*Accessory buildings* shall have a combined floor area not exceeding 50% of the largest *principal building*, or 100.0square metres (1,076.4square feet), whichever is greater
	Floor area ratio		1.0
5. *Lot Coverage*	Coverage, maximum		35%
6. Principal *Buildings* and *Structures*	*Setbacks*, minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum		10.0metres (36.1feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum		4.5metres (14.8feet)
8. Conditions of Uses	N/A		

End ● RE-1

Part 9 Commercial and Mixed Use Zones

9.1 C-1—Commercial General Zone

1. *Principal Uses*			*Automobile service facility* *Personal service* *Restaurant, minor* *Retail, minor* *Retail, convenience*
2. *Accessory* Uses			*Accessory buildings* and *structures* *Retail liquor outlet, minor* *Residential use* forming an integral part to a *principal use*
3. *Lots* Created by Subdivision	Area, minimum		550.0square metres (5,920.3square feet)
	Frontage, minimum		15.0metres (49.2feet)
4. Density	*Floor area ratio*		1.0
	Building GFA, maximum		*Accessory buildings* shall have a floor area not exceeding 10% of the *lot area*
5. *Lot Coverage*	Coverage, maximum		40%
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	Front	3.0metres (9.8feet)
		Rear	3.0metres (9.8feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		10.0metres (32.8feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Front	3.0metres (9.8feet)
		Rear	1.5metres (4.9feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		4.5metres (14.8feet)
8. Conditions of Uses	a) Fuel service pumps or pump islands shall be located a minimum or 4.5metres (14.8feet) from any property line. b) On a *lot* where there is combined non-residential and *residential use*, all *dwelling units* shall: i) be contained in the same *building* that contains the *principal use*; ii) be located over or to the rear of the *building* that contains the *principal use*; and iii) have a separate entrance from the outside.		
9. Additional Regulations	The maximum size of a *dwelling unit* in this zone is 90.0square metres.		

End ● C-1

9.2 C-2—Village Entry Commercial Zone

1. *Principal Uses*		*Artisan commercial* *Brewery, winery, distillery* *Self-service storage facility* *Office* *Restaurant, minor* *Retail, garden nursery* *Retail, minor*
2. *Accessory* Uses		*Accessory buildings* and *structures* *Residential use* forming an integral part of a *principal use*
3. *Lots* Created by Subdivision	Area, minimum	2,000square metres (21,527.8square feet)
	Frontage, minimum	15.0metres (49.2feet)
4. Density	*Floor area ratio*	0.25
	Building GFA, maximum	*Accessory buildings* shall have a Floor Area not exceeding 10% of the *lot area*.
	Density Bonus	The *floor area ratio* may be increased to maximum density of 0.5 in consideration of amenity contributions *floor area ratio* may be increased to maximum density of 0.5 where an owner pays into alternative funds for a community amenity (e.g. *parks* dedication, off-site infrastructure) a sum of $16.50 sum per *building* square metre of permitted *GFA* of *principal building*, and as mutually agreed between the *Village* and the Owner.
		Applicable Community Amenities for Density Bonus: a) Affordable housing with *housing agreement* b) *Park* dedication (in addition to minimum requirements) c) Fire & emergency services department contributions d) Provision of off-site infrastructure and upgrades e) Inclusion of universal designed and adaptable housing f) Bicycle paths along Cumberland Road and Dunsmuir/Royston Road g) Boardwalks over wetlands in public parks

9.2 C-2—Village Entry Commercial Zone

			h) *Village* Park improvements, based on the Village Park Master Plan including the Skateboard Park and the Jump Park
5. *Lot Coverage*	Coverage, maximum		50%
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	Front	7.5metres (24.6feet)
		Rear	7.5metres (24.6feet)
		Side	3.0metres (14.8feet)
		Side, Exterior	7.5metres (24.6feet)
	Height, maximum		12.0 metres (32.8feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Front	3.0metres (14.8feet)
		Rear	3.0metres (14.8feet)
		Side	3.0metres (14.8feet)
		Side, Exterior	7.5metres (24.6feet)
	Height, maximum		6.0metres (14.8feet)
8. Conditions of Uses	a) On a *lot* where there is combined non-residential and *residential use*, all *dwelling units* shall: i) be contained in the same *building* that contains the *principal use*; ii) be located over or to the rear of the *building* that contains the *principal use*; iii) have a separate entrance from the outside.		

End ● C-2

9.3 C-3—Commercial Three Zone

1. *Principal Uses*			*Retail, major* *Retail, minor* Outside storage Self-storage facility *Wholesale* *Warehouse*
2. *Accessory* Uses			One residential unit forming an integral part of a *principal use* *Snack Bar* *Offices* *Recycling facility* *Fleet service* *Industrial, light* *Accessory buildings* and *structures*
3. *Lots* Created by Subdivision	Area, minimum		10.0hectares (24.7acres)
	Frontage, minimum		10% of minimum *lot area*
4. Density	*Floor area ratio*		0.1
5. *Lot Coverage*	Coverage, maximum		50%
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum		12.0metres (39.4feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum		6.0metres (14.8feet)
8. Conditions of Uses	*a) Recycling facility* is limited to an operation as a recycling construction waste depot; *b) Fleet service* is limited to maintenance and repair of the Owner's heavy equipment and trucks; and *c) Industrial, light* is limited to manufacturing and assembly of *building* components.		

End ● C-3

9.4 VCMU-1—Village Core Commercial Mixed-Use Zone

1. ***Principal Uses***		*Artisan commercial* *Apartment* *Auto service facility* *Brewery, winery, distillery* *Entertainment facility* *Farmer's market* *Hotels* *Hostel* *Institutional use* *Licensed premises* *Market garden* *Mixed use building* *Motel* *Office* *Personal services* *Professional services* *Restaurant, major* *Restaurant, minor* *Parking lot/parking structure* *Retail, garden nursery* *Retail liquor outlet, major* *Retail liquor outlet, minor* *Retail, minor* *Retail, convenience* *UBrew/UVin* *Veterinary hospital* *Wholesale*
2. ***Accessory* Uses**		*Accessory buildings* and *structures* *Bingo hall*
3. ***Lots* Created by Subdivision**	Area, minimum	325.0square metres (3,600.0square feet)
	Frontage, minimum	9.0metres (29.7feet)
4. Density	*Floor area ratio*	2.0
	Building GFA, maximum	*Accessory buildings* shall have a combined floor area no greater than 100.0square metres (1,076.4square feet).
6. ***Lot Coverage***	Coverage, maximum	75%

9.4 VCMU-1—Village Core Commercial Mixed-Use Zone

7. Principal *Buildings* and *Structures*	***Setbacks***	Front, minimum	0.0metres (0.0feet)
		Front, maximum	1.0metres (3.3feet) for a minimum of 75% of the *building* façade
		Rear, minimum	4.5metres (14.8feet)
		Side, minimum	0.0metres (0.0feet)
		Side, Exterior, minimum	0.0metres (0.0feet)
		Side, Exterior, maximum	1.0metres (3.3feet) for a minimum of 75% of the *building* façade
	Height, maximum		15.0metres (49.3feet)
8. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Front	3.0metres (9.8feet)
		Rear	1.5metres (3.9feet)
		Side	1.5metres (3.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		6.0metres (19.8feet)
9. Conditions of Uses	a) Fuel service pumps or pump islands shall be located a minimum or 4.5metres (14.8feet) from any property line. b) A *parking lot/parking structure* shall have non-*Commercial Uses* (excluding auto service facility), with a minimum depth of 10.0metres located between the *parking lot/parking structure* and the front *lot line* or exterior *lot line*. c) *Commercial uses* shall be located to the front of the property facing a *highway*. e) The principal entrance to a *building* must face a property line abutting a *highway*. f) On a *lot* where there is combined non-residential and *residential use*, all *dwelling units* shall: i) be contained in the same *building* that contains the *principal use*; and ii) have a separate entrance from the exterior. g) In the limited circumstances where a use may include a *shipping/cargo container*, the container must be clad in the same materials as the main *building*, and other measures taken to ensure integration into the site respecting the heritage character of the area.		

9.4 VCMU-1—Village Core Commercial Mixed-Use Zone

10. Additional Regulations	a) The ground floor of any *building* shall have a minimum floor-to-ceiling height of 4.2metres (13.8feet). b) *Outdoor storage* shall not be permitted except for the following uses: i) *Farmers Market*; and ii) *Market Garden*. c) *Shipping/cargo containers* are permitted located at the rear of the property: i) to a maximum of 6.1metres (20feet) in length; and ii) if placed only to supplement commercial storage requirements for *commercial uses* with limited storage space available within the *Principal Building.* iii) *shipping/cargo containers* are not permitted if a *residential use* is located on the ground level located at the rear of the property. d) *Dwelling units* are permitted on the ground floor facing the rear *lane* only, except for an entry lobby providing access to the *dwelling units*. The entry lobby shall have a *frontage* less than 25% of the *building frontage*. e) Where residential and *commercial uses* are both located on the ground floor, the residential use shall not exceed 40% of the ground floor area.

End ● VCMU-1

Part 10 Industrial Zones

10.1 I-1—Light Industrial Zone

1. *Principal Uses*			*Automobile body shop* *Automobile sales facility* *Automobile service facility* *Fleet service* *Industrial, light* *Industrial laundry* *Medical marihuana facility* *Recreational vehicle sales facility* *Recycling facility* *Retail, automotive* *Retail, garden nursery* *Self-service storage facility* *Veterinary hospital* *Warehouse* *Wholesale*
2. *Accessory* Uses			*Accessory buildings* and *structures* *Office* *Outdoor storage* *Residential use* forming an integral part of the *principal use*
3. *Lots* Created by Subdivision	Area, minimum		4,000.0square metres (43,055.6square feet)
	Frontage, minimum		30.0metres (98.4feet)
4. Density	*Dwelling units* per *lot*, maximum		1
	Floor area ratio		0.5
	Building GFA, maximum		*Accessory buildings* shall have a floor area not exceeding 10% of the *lot area*.
5. *Lot Coverage*	Coverage, maximum		60%
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum		11.0metres (36.1feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, Minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum	*Residential uses*	10.0metres (32.8feet)
		All other uses	6.0metres (19.6feet)
8. Conditions of Use	N/A		

10.1 I-1—Light Industrial Zone

9. Additional Regulations	a) The maximum size of a *dwelling unit* in this zone is 90.0square metres. b) *Recycling facility* and any *accessory* uses to *Recycling facility* shall not be located within 20.0metres (65.6feet) of Residential or Commercial *mixed use* Zone.

End ● I-1

10.2 I-2—Heavy Industrial Zone

1. *Principal Uses*			*Aggregate processing* *Automobile body shop* *Automobile service facility* *Automobile salvage and wrecking yard* *Crematorium* *Fleet service* *Industrial, heavy* *Industrial, light* *Medical marihuana facility* *Outdoor storage* *Recycling facility* *Renewable resource processing* *Recycling facility* *Retail, automotive* *Sawmill* *Warehouse*
2. *Accessory* Uses			*Accessory buildings* and *structures* *Office* *Residential use* forming an integral part of the *principal use*
3. *Lots* Created by Subdivision	Area, minimum		7,500.0square metres (80,729.3square feet)
	Frontage, minimum		30.0metres (98.4feet)
4. Density	*Dwelling units* per *lot*, maximum		1
	Floor area ratio		0.5
	Building GFA, maximum		*Accessory buildings* shall have a floor area not exceeding 10% of the *lot area*.
5. *Lot Coverage*	Coverage, maximum		60%
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum		11.0metres (36.1feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, Minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum	*Residential uses*	10.0metres (32.8feet)
		All other uses	4.5metres (14.8feet)
8. Conditions of Use	N/A		

10.2 I-2—Heavy Industrial Zone

9. Additional Regulations	a) The maximum size of a *dwelling unit* in this zone is 90.0square metres *b) Industrial, heavy*, *renewable resource processing*, *sawmill*, and any *accessory* uses to, *industrial, heavy*, *renewable resource processing*, *sawmill*, shall not be located within 50.0metres (164.0feet) of Residential or Commercial *Mixed Use* Zone.

End ● I-2

10.3 I-3—Industrial Resource Zone

1. *Principal Uses*			*Aggregate extraction* *Aggregate processing* *Outdoor storage*
2. *Accessory* Uses			*Accessory buildings* and *structures* *Office* *Residential use* forming an integral part of the *principal use*
3. *Lots* Created by Subdivision	Area, minimum		1.0hectares (2.5acres)
	Frontage, minimum		10% of the perimeter of the *lot*
4. Density	*Dwelling units* per *lot*, maximum		1
	Floor area ratio		0.25
	Building GFA, maximum		*Accessory buildings* shall have a floor area not exceeding 10% of the *lot area*.
5. *Lot Coverage*	Coverage, maximum		60%
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	All *lot lines*	15.0metres (49.2feet)
	Height, maximum		15.0metres (49.2feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, Minimum	All *lot lines*	15.0metres (49.2feet)
	Height, maximum		15.0metres (49.2feet)
8. Conditions of Use	N/A		
9. Additional Regulations	a) The maximum size of a *dwelling unit* in this zone is 90.0square metres *b) Industrial, heavy*, *renewable resource processing*, *sawmill*, and any *accessory* uses to, *industrial, heavy*, *renewable resource processing*, *sawmill*, shall not be located within 50.0metres (164.0feet) of Residential or Commercial *Mixed Use* Zone.		

End ● I-3

10.4 I-4—Refuse Industrial Zone

1. *Principal Uses*			*Compost facility* *Recycling facility* *Refuse disposal site*
2. *Accessory* Uses			*Accessory buildings* and *structures* *Office*
3. *Lots* Created by Subdivision	Area, minimum		7,500.0square metres (80,729.3square feet)
	Frontage, minimum		10% of the perimeter of the *lot*
4. Density	*Floor area ratio*		0.75
	Building GFA, maximum		*Accessory buildings* shall have a floor area not exceeding 10% of the *lot area*.
5. *Lot Coverage*	Coverage, maximum		50%
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	All *lot lines*	15.0metres (49.2feet)
	Height, maximum		11.0metres (36.1feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, Minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum		6.0metres (19.7feet).
8. Conditions of Uses	N/A		

End ● I-4

10.5 IGR—Industrial Greenways Reserve Zone

1. *Principal Uses*			*Medical marihuana facility* *Silviculture*
2. *Accessory* Uses			*Accessory buildings* and *structures* *Office*
3. *Lots* Created by Subdivision	Area, minimum		10,000.0square metres (107,639.1square feet)
	Frontage, minimum		30.0metres (98.4feet)
4. Density	*Floor area ratio*		0.5
	Building GFA, maximum		*Accessory buildings* shall have a combined floor area not exceeding a size of 50% of the *principal building*.
5. *Lot Coverage*	Coverage, maximum		50.0% excluding greenhouses
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum		15.0metres (49.2feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, Minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum		6.0metres (19.7feet)
8. Conditions of Uses	N/A		

End ● IGR

Part 11 Public Use and Assembly Zones

11.1 PA-1—Public Assembly/Institutional

1. *Principal Uses*			*Community care facility* *Institutional use* *Recreational facility*
2. *Accessory* Uses			*Accessory buildings* and *structures* *Residential use* forming an integral part of the *principal use* *Urban agriculture*
3. *Lots* Created by Subdivision	Area, minimum		325.0square metres (3,498.4square feet)
	Frontage, minimum		9.0metres (29.7feet)
4. Density	*Floor area ratio*		1.5
	Building GFA, maximum		*Accessory buildings* shall have a floor area not exceeding 10% of the *lot area*.
5. *Lot Coverage*	Coverage, maximum		60%
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	Front	3.5metres (11.5feet)
		Rear	4.5metres (14.8feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.5metres (11.5feet)
	Height, maximum		10.0metres (32.8feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, Minimum	Front	3.5metres (11.5feet)
		Rear	1.5metres (4.9feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.5metres (11.5feet)
	Height, maximum		4.5metres (14.8feet)
8. Conditions of Uses	*Residential use* will require a use analysis study to determine the maximum number of permitted units.		

End ● PA-1

11.2 PA-2—Park

1. ***Principal Uses***			*Low impact recreation* *Farmer's market* *Market garden* *Urban agriculture*
2. ***Accessory* Uses**			*Accessory buildings* and *structures* *Office*
3. ***Lots* Created by Subdivision**	Area, minimum		10.0hectares (24.7acres)
	Frontage, minimum		10% of the perimeter of the *lot*
4. Density	*Floor area ratio*		0.1
	Building GFA, maximum		*Accessory buildings* shall have a floor area not exceeding 10% of the *lot area*.
5. ***Lot Coverage***	Coverage, maximum		10%
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum		10.0metres (32.8feet)
7. ***Accessory Buildings* and *Structures***	*Setbacks*, Minimum	All *lot lines*	7.5metres (24.6feet)
	Height, maximum		4.5metres (14.8feet)
8. Conditions of Uses	For property legally described as Lot 1, Section 25, Township 10, Comox District, Plan VIP74615 or any portion thereof that is zoned Public Assembly Two (PA-2), the minimum *lot* size is 8.0hectares (19.8acres) and the minimum *frontage* requirement is 59.0metres (193.5feet).		

End ● PA-2

Part 12 Interchange Zones

12.1 IMU-1—Interchange Mixed Use

1. *Principal Uses*			*Entertainment facility* *Hotels* Institutional use *Licensed premises* *Mixed use building* *Motel* *Multi-family dwelling* *Personal services* *Professional services* *Restaurant, major* *Restaurant, minor* *Retail, convenience* *Retail, major* *Retail, minor* *Retail Liquor Outlet, major* *Retail Liquor Outlet, minor* *Snack bar* *Veterinary hospital*
2. *Accessory* Uses			*Accessory buildings and structures* *Drive through facility* *Flex unit accessory to multi-family residential dwellings* *Home occupation* *Residential use* forming an integral part of a principal *commercial use*
3. *Lots* Created by Subdivision	Area, minimum	Commercial or public assembly	75.0square metres (2,960.0square feet)
		All other uses	100.0square metres (1,076.4square feet)
	Frontage, minimum		4.2metres (13.8feet)
4. Density	Use *GFA*, maximum		a) A total of 37,160.0square metres (399,987.0square feet) of *GFA* for all *principal uses* is permitted in this zone. b) A total of 18,574.0square metres (199,929.9square feet) of *GFA* for all *dwelling units* is permitted in this zone.

12.1 IMU-1—Interchange Mixed Use

4. Density (cont'd)	Use *GFA*, maximum (cont'd)		*c) Accessory buildings* have a combined floor area not exceeding 50.0square metres (538.2square feet) or 10% of the *lot area*, whichever is less.
5. *Lot Coverage*	Coverage, maximum	*Multi-family dwelling*	65%
		All other uses	80%
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	Inland Island *Highway*	30.0metres (98.8feet)
		Minto Road	10.0metres (32.8feet)
		Front	0.0metres (0.0feet)
		Side, Exterior	4.5metres (11.5feet)
		All other uses	1.5metres (4.9feet)
	Height, maximum	*Hotel*	45.0metres (147.6feet)
		All other uses	20.0metres (65.6feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Front	0.0metres (0.0feet)
		Rear	1.5metres (4.9feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum	Non-habitable feature elements	25.0metres (82.0feet)
		All other cases	4.5metres (14.8feet)
8. Conditions of Uses	a) The lands in this shall not be subdivided unless this Bylaw is amended to assign the density permitted by this section to the parcels being created, or the owner grants a covenant to the *Village* under s.219 of the Land Title Act assigning the density permitted by this section to the parcels being created, in priority to all encumbrances of a financial nature. b) Where a *building* is *used* for combined commercial and *residential use*, the *residential use* shall: i) be located over or to the rear of the *commercial use*; and ii) have a separate entrance from outside.		
9. Additional Regulations	a) Required landscape areas on each *lot* are as follows: i) abutting Inland Island *highway*: 30.0metres (98.8feet); and ii) abutting Minto Road: 10.0metres (32.8feet).		

End ● IMU-1

12.2 IMU-2—Interchange Mixed Use Two

1. *Principal Uses*			*Automobile service facility* *Institutional use* *Mixed use building* *Motel* *Multi-family dwelling* *Personal services* *Professional services* *Recreation vehicle sales facility* *Restaurant, major* *Restaurant, minor* *Retail, convenience* *Retail, major* *Retail, minor* *Snack Bar*
2. *Accessory* Uses			*Accessory buildings and structures* *Home occupation* *Drive through facility* *Flex unit accessory to multi-family dwelling* *Residential use* forming an integral part of a principal *commercial use*
3. *Lots* Created by Subdivision	Area, minimum	*Multi-family dwelling*	100.0square metres (1,076.4square feet)
		All other uses	2,000.0square metres (21,527.8square feet)
	Frontage, minimum	*Multi-family dwelling*	4.2metres (13.8feet)
		All other uses	20.0metres (65.6feet)
4. Density	Use *GFA*, maximum		a) A total of 32,500.0square metres (349,827.1square feet) of *GFA* for all *principal uses* is permitted in the IMU-2 zone with an additional maximum of 55,742.0square metres (600,001.9square feet) *GFA* permitted exclusively for hospital and hospital *accessory* uses only. b) A total of 9,300.0square metres (100,104.4square feet) of *GFA* for all *dwelling units* is permitted in the IMU-2 zone.

12.2 IMU-2—Interchange Mixed Use Two

4. Density (cont'd)	Use *GFA*, maximum (cont'd)		c) *Accessory buildings* shall have a combined floor area not exceeding 50.0square metres (538.2square feet) or 10% of the *lot area*, whichever is less
5. *Lot Coverage*	Coverage, maximum	*Multi-family dwelling*	65%
		All other uses	80%
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	Inland Island *Highway*	30.0metres (98.8feet)
		All other uses	4.5metres (11.5feet)
	Height, maximum	Commercial and institutional *buildings*, excluding hospital	10.0metres (32.8feet)
		Residential and *Motel*	15.0metres (49.2feet)
		Hospital	22.9metres (75.1feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Inland Island *Highway*	30.0metres (98.8feet)
		All other uses	4.5metres (11.5feet)
	Height, maximum	Non-habitable feature elements	22.9metres (75.1feet);
		Accessory to Hospitals	22.9metres (75.1feet)
		All other uses	4.5metres (14.8feet)
8. Conditions of Use	a) The lands in the IMU-2 zone shall not be subdivided unless this Bylaw is amended to assign the density permitted by this section to the parcels being created, or the owner grants a covenant to the *Village* under s.219 of the Land Title Act assigning the density permitted by this section to the parcels being created, in priority to all encumbrances of a financial nature. b) On a *lot* where there is combined non-residential and *residential use*, all *dwelling units* shall: i) be contained in the same *building* that contains the *principal use*; ii) be located over or to the rear of the *building* that contains the *principal use*; and iii) have a separate entrance from the outside.		
9. Additional Regulations	a) 30.0metres (98.4feet) from *lot lines* abutting Inland Island *Highway* shall be a landscape area.		

End ● IMU-2

12.3 IMU-3—Interchange Mixed Use Three

1. *Principal Uses*	Area 2a (see Schedule C)		*Multi-family dwelling* *Single family dwelling*
	Area 2b (see Schedule C)		*Mixed use building* *Multi-family dwelling* *Institutional use*
	Any *lot* in Area 2b (see Schedule C) over 8.0hectares(19.8acres)		*Aggregate extraction*, gravel crushing and screening but no manufacturing or sales of concrete products.
	Area 11 (see Schedule C)		*Multi-family dwelling*
	Any *lot* in Area 11 (see Schedule C) over 8.0hectares(19.8acres)		*Aggregate extraction*, gravel crushing and screening but no manufacturing or sales of concrete products.
2. *Accessory* Uses	*Accessory* to a *Single Family Dwelling*		*Home occupation* One *secondary suite* or one *accessory dwelling unit*
	All other uses		*Accessory buildings* and *structures*
3. *Lots* Created by Subdivision	Area, minimum	*Single Family Dwelling*	260.0square metres (2,798.6square feet)
		Multi-family dwelling	600.0square metres (6,458.3square feet)
	Frontage, minimum	*Single Family Dwelling* with a rear *lane*	11.0metres (36.0feet)
		Single Family Dwelling with no rear *lane*	9.1metres (29.9feet)
		Multi-family dwelling	24.4metres (80.0feet)
4. Density	Area 2a, maximum		5 *lots*
	Area 2b, maximum		360 units
	Area 11, maximum		160 units
	Use *GFA*, maximum		*Accessory buildings* and uses to a *multi-family dwelling* shall have a combined floor area not exceeding a size of 50.0square metres (538.2square feet) or 10% of the *lot area*, whichever is less.

12.3 IMU-3—Interchange Mixed Use Three

4. Density (cont'd)	Use *GFA*, maximum (cont'd)		*Accessory buildings* and uses to a *single family dwelling* on *lots* less than or equal to 2,024.0square metres (0.5acre) in *lot area* shall have a maximum combined floor area of 50.0square metres (538.2square feet) or 10% of the area of the *lot* (not including area included in a environmental *setback*) whichever is less.
Lot Coverage	Coverage, maximum	*Multi-family dwelling*	65%
		All other uses	35%
5. Principal *Buildings* and *Structures*	*Single Family Dwellings Setbacks*, Minimum	On *lots* less than or equal to 450.0 metres (4,843.9square feet) in *lot area*	Front *lot line*: 4.0metres (13.1feet) Front *lot line*, front porch: 2.0metres (6.6feet) Front *lot line*, garage: 6.0metres (19.8feet) Rear *lot line*: 7.5metres (24.6feet) Side *lot line*: 1.5metres (4.9feet) Exterior Side *lot line*: 4.0metres (13.1feet)
		On *lots* greater than 450.0square metres (4,843.9square feet) or less than or equal to 2024.0square metres (0.5 acre) in *lot area*	Front *lot line*, no rear *lane*: 7.5metres (24.6feet) Front *lot line*, with a rear *lane*: 3.0metres (9.8feet) Rear *lot line*: 7.5metres (24.6feet) Side *lot line*: 1.5metres (4.9feet) Exterior Side *lot line*: 7.5metres (24.6feet)
		On *lots* greater than 2,024.0square metres (0.5acres) in *lot area*	front *lot line*: 7.5metres (24.6feet) rear *lot line*:7.5metres (24.6feet) side *lot line*: 3.5metres (11.5feet) from an exterior side *lot line*: 7.5metres (24.6feet)
	Setbacks, Minimum	All other uses	Front *lot line*, no rear *lane*: 7.5metres (24.6feet) Front *lot line*, with a rear *lane*: 3.0metres (9.8feet) Rear *lot line*: 7.5metres (24.6feet) Side *lot line*: 3.5metres (11.5feet) Exterior side *lot line*: 7.5metres (24.6feet)

12.3 IMU-3—Interchange Mixed Use Three

5 Principal *Buildings* and *Structures* (cont'd)	Height, maximum	On *lots* less than or equal to 450.0square metres (4,843.9square feet) in *lot area*	*Single family dwelling*: 8.0metres (26.2feet)
		On *lots* greater than 450.0square metres (4,843.9square feet) in *lot area*	*Single family dwelling*: 10.0metres (32.8feet) *Multi-family dwelling*: 15.0metres (49.2feet)
6. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Front	7.5metres (24.6feet)
		Rear, on *lots* less than or equal to 2,024.0square metres (0.5acre) in *lot area*	1.5metres (4.9feet)
		Rear, on *lots* greater than 2,024.0square metres (0.5acre) in *lot area*	3.5metres (11.5feet)
		Side, on *lots* less thanor equal to 2,024.0square metres (0.5acre) in *lot area*	1.5metres (4.9feet)
		Side, on *lots* greater than 2,024.0square metres (0.5acre) in *lot area*	3.5metres (11.5feet)
		Side, Exterior	3.5metres (11.5feet)
	Height, maximum		4.5metres (14.9 feet)
7. Conditions of Use	N/A		
8. Additional Regulations	*a) Buildings accessory* to a *single family dwelling* on *lots* greater than 2,024.0square metres (0.5acre) in *lot area* shall: i) be located entirely to the rear of the *principal building*; and ii) have a maximum combined floor area of 100.0square metres (1,076.4square feet) or 10% of the area of the *lot* (not including area included in a *covenanted lot area*) whichever is less.		

End ● IMU-3

12.4 IMU-4—Interchange Mixed Use Four

1. *Principal Uses*			*Automobile service facility* *Industrial, light* *Institutional use* *Mixed use building* *Office* *Recreational vehicle sales facility* *Restaurant, major* *Restaurant, minor* *Retail, convenience* *Retail, major* *Retail, minor*
2. *Accessory* Uses			*Accessory buildings* and *structures* *Drive through facility*
3. *Lots* Created by Subdivision	Area, minimum		2,000.0square metres (0.5acres)
	Frontage, minimum		15.0metres (49.2feet)
4. Density	*Building GFA*, maximum	*Area* 3a (see Schedule C)	1,858.0square metres (19,999.3square feet)
		Area 3b (see Schedule C)	7,664.2square metres (82,496.8square feet)
		Area 7 (see Schedule C)	2,787.0square metres (29,999.0square feet)
		All Areas	*Accessory buildings* shall have a floor area not exceeding 10% of the *lot area*.
5. *Lot Coverage*	Coverage, maximum	*Industrial, light*	60%
		All other uses	80%
6. Principal *Buildings* and *Structures*	*Industrial, light Setbacks*, Minimum	All *lot lines*	7.5metres (24.6feet)
	All other cases *Setbacks*, Minimum	Front	3.0metres (9.8feet)
		Rear	3.0metres (9.8feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum	*Industrial, light*	11.0metres (36.1feet)
		All other uses	10.0metres (32.8feet)

12.4 IMU-4—Interchange Mixed Use Four

7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Front	3.0metres (9.8feet)
		Rear	1.5metres (4.9feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		4.5metres (14.8feet)
8. Conditions of Uses	Fuel service pumps or pump islands shall be located a minimum or 4.5metres (14.8feet) from any property line.		

End ● IMU-4

12.5 IMU-5—Interchange Mixed Use Five

1. *Principal Uses*			*Automobile service facility* *Hotel* *Institutional use* *Mixed use building* *Motel* *Multi-family dwelling* *Offices* *Recreational vehicle sales facility* *Restaurant, major* *Restaurant, minor* *Retail, convenience* *Retail, major* *Retail, minor*
2. *Accessory* Uses			*Home occupation* *Accessory buildings* and *structures* *Drive through facility*
3. *Lots* Created by Subdivision	Area, minimum	*Multi-family dwelling*	450.0square metres (4,843.8square feet)
		All other uses	2,000.0square metres (21,527.8square feet)
	Frontage, minimum	*Multi-family dwelling*	11.0metres (36.1feet)
		All other uses	20.0metres (65.6feet)
4. Density	Area 3c (see Schedule C)		A total of 32,050.0square metres (344,983.0square feet) of *GFA* for all *principal use*s is permitted and of this total *GFA* a maximum *GFA* of 6,270.0square metres (67,500.0square feet) of *residential use* is permitted.
	Areas 10a and 10b (see Schedule C)		A total of 21,832.0square metres (235,000.0square feet) of *GFA* for all *principal use*s is permitted and of this total *GFA*, a maximum *GFA* of 10,660.0square metres (114,750.0square feet) of *residential use* is permitted.
	Areas 8a (see Schedule C)		A total of 7,432.2square metres (80,000.0square feet) of *GFA* for all *principal use*s is permitted and of this total *GFA* a maximum *GFA* of 3,715.0square metres (39,987.9square feet) of residential is permitted.

12.5 IMU-5—Interchange Mixed Use Five

4. Density (cont'd)	Use *GFA*, maximum		Where permitted, *accessory buildings* shall not exceed 50.0square metres (538.2square feet) or 10% of the *lot area*, whichever is less
5. *Lot Coverage*	Coverage, maximum	*Multi-family dwelling*	65%
		All other uses	80%
6. Principal *Buildings* and *Structures*	*Residential Use Setbacks*, Minimum	Front	3.0metres (9.8feet)
		Rear	4.5metres (14.8feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Commercial Use Setbacks, Minimum	Front	0.0metres (0.0feet)
		Rear	3.0metres (9.8feet)
		Side	0.0metres (0.0feet)
		Side, Exterior	0.0metres (0.0feet)
	All other cases *Setbacks*, minimum	Front	7.5metres (24.6feet)
		Rear	7.5metres (24.6feet)
		Side	4.5metres (14.8feet)
		Side, Exterior	4.5metres (14.8feet)
	Height, maximum	*Multi-family dwelling*	15.0metres (49.2feet)
		All other uses	12.0metres (39.4feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Front	*Residential uses*: 3.0metres (9.8feet) *Commercial uses*: 0.0metres (0.0feet) All other cases: 7.5metres (24.6feet)
		Rear	1.5metres (4.9feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		4.5metres (14.8feet)
8. Conditions of Uses	a) Fuel service pumps or pump islands shall be located a minimum or 4.5metres (14.8feet) from any property line. b) The lands in the IMU-5 zone shall not be subdivided unless this Bylaw is amended to assign the density permitted by this section to the parcels being created, or the owner enters into a covenant with the *Village* under s.219 of the Land Title Act assigning the density permitted by this section to the parcels being created, in priority to all encumbrances of a financial nature.		

12.5 IMU-5—Interchange Mixed Use Five

9. Additional Regulations	a) A 30.0metres landscaped area (98.4feet) is required from *lot lines* abutting the Inland Island *Highway*. b) Any *lot line* abutting the Inland Island *Highway* shall have a minimum *setback* of 30.0metres (98.4feet).

End ● IMU-5

12.6 IMU-6—Interchange Mixed Use Six

1. *Principal Uses*			*Automobile service facility* *Hotel* *Institutional use* *Mixed use building* *Motel* *Multi-family dwelling* *Office* *Personal services* *Professional services* *Restaurant, major* *Restaurant, minor* *Retail, convenience* *Retail, major* *Retail, minor*
2. *Accessory* Uses			*Accessory buildings* *Home occupation* *Drive through facility* *Flex units accessory* to multi-family dwelling
3. *Lots* Created by Subdivision	Area, minimum	*Residential Use*s	100.0square metres (1,076.4square feet)
		All other uses	2,000.0square metres (21,527.8square feet)
	Frontage, minimum	*Residential Use*s	11.0metres (36.1feet)
		All other uses	20.0metres (65.6feet)
4. Density	*GFA*, maximum		A total of 13,652.1square metres of *GFA* for all *principal uses* and of this *GFA*, a total of 5,170.1square metres of *GFA* for all *dwelling units* is permitted.
	Use *GFA*, maximum		*Accessory buildings* shall not exceed a combined floor area of 50.0square metres (538.2square feet) or 10% of the *lot area*, whichever is less.
5. *Lot Coverage*	Coverage, maximum	*Multi-family dwelling*	65%
		All other uses	80%
6. Principal *Buildings* and *Structures*	*Residential Use Setbacks*, Minimum	Front	3.0metres (9.8feet)
		Rear	4.5metres (14.8feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)

12.6 IMU-6—Interchange Mixed Use Six

5. Principal *Buildings* and *Structures* (cont'd)	*Commercial Uses Setbacks*, Minimum	Front	0.0metres (0.0feet)
		Rear	3.0metres (9.8feet)
		Side	0.0metres (0.0feet)
		Side, Exterior	0.0metres (0.0feet)
	All other cases *Setbacks*, minimum	Front	7.5metres (24.6feet)
		Rear	7.5metres (24.6feet)
		Side	4.5metres (14.8feet)
		Side, Exterior	0.0metres (0.0feet)
	Height, maximum	*Multi-family dwelling*	15.0metres (49.2feet)
		Hotel and *Motel*	15.0metres (49.2feet)
		All other uses	12.0m (39.4ft)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Front	*Residential uses:* 3.0metres (9.8feet) *Commercial uses*: 0.0metres (0.0feet) All other cases: 7.5metres (24.6feet)
		Rear	1.5metres (4.9feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maximum		4.5metres (14.8feet)
8. Conditions of Uses	a) The lands in the IMU-6 zone shall not be subdivided unless this Bylaw is amended to assign the density permitted by this section to the parcels being created, or the owner enters into a covenant with the *Village* under s.219 of the Land Title Act assigning the density permitted by this section to the parcels being created, in priority to all encumbrances of a financial nature. b) On a *lot* where there is combined non-residential and *residential use*, all *dwelling units* shall: i) be contained in the same *building* that contains the *principal use*; ii) be located over or to the rear of the *building* that contains the *principal use*; and iii) have a separate entrance from the outside.		
9. Additional Regulations	a) Fuel service pumps or pump islands shall be located a minimum of 4.5metres (14.8feet) from any *lot line*. b) Any *lot line* abutting the Inland Island Highway shall have a minimum *setback* of 30.0metres (98.4feet). c) A 30.0metres landscaped area (98.4feet) is required from *lot line*s abutting the Inland Island Highway.		

End ● IMU-6

12.7 IHR-1—Interchange Highway Residential One

1. *Principal Uses*			*Single family dwelling*
2. *Accessory* Uses			*Accessory buildings* *Home occupation* *Urban agriculture* One *secondary suite* or One *accessory dwelling unit*
3. *Lots* Created by Subdivision	Area, minimum		0.2hectares (0.5acres)
	Frontage, minimum		25.0metres (82.0feet)
4. Density	Maximum number of *lots*		25 *lots* may be created by subdivision
	Use *GFA*, maximum		*Accessory buildings* shall have a maximum combined floor area of 50.0square metres (538.0square feet).
5. *Lot Coverage*	Coverage, maximum		35% of the area of a *lot* that is not a *covenanted lot area*
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	Front	7.5metres (24.6feet)
		Rear	9.0metres (29.5feet)
		Side	3.5metres (11.5feet)
		Side, Exterior	3.5metres (11.5feet)
	Height, maximum		10.0metres (32.8feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Front	7.5metres (24.6feet)
		Rear	4.5metres (14.8feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.5metres (11.5feet)
	Height, maximum	One Story Auxiliary *dwelling unit*	6.5metres (21.3 feet)
		Two Story Auxiliary *dwelling unit*	7.5metres (24.6feet)
		All other uses	4.5metres (14.8feet)
8. Conditions of Uses	N/A		

End ● IHR-1

12.8 IREC-1—Interchange Recreational Commercial One

1. *Principal Uses*			*Golf course*
2. *Accessory* Uses			*Residential use* forming an integral part of the *principal use* *Accessory buildings* and *structures*
3. *Lots* Created by Subdivision	Area, minimum		30.0hectares (74.1acres)
	Frontage, minimum		200.0metres (656.2feet)
4. Density	*Building GFA*, maximum		All *buildings* shall have a combined *floor area* no greater than 90.0metres² (968.8feet²)
	Dwelling units per *lot*, maximum		1
5. *Lot Coverage*	Coverage, maximum		2%
6. Principal *Buildings* and *Structures*	*Setbacks*, Minimum	Inland Island *Highway*	30.0metres (98.4feet)
		Royston Road	10.0metres (32.8feet)
		All other uses	7.5metres (24.6feet)
	Height, maximum		15.0metres (49.2feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Inland Island *Highway*	30.0metres (98.4feet)
		Royston Road	10.0metres (32.8feet)
		All other uses	7.5metres (24.6feet)
	Height, maximum	*Dwelling units*	10.0metres (32.8feet)
		All other uses	9.0metres (29.5feet)
8. Conditions of Uses	N/A		

End ● IREC-1

12.9 ICR-1—Interchange Comprehensive Residential

1. *Principal Uses*			*Single family dwelling* *Duplex dwelling* *Multi-family dwelling* Institutional use *Low impact recreation*
2. *Accessory* Uses	All *lots*		*Accessory buildings* and *structures* *Home occupation*
	Single Family Dwelling lots less than or equal to 2,024.0square metre (0.5acre) in *lot area*		One *secondary suite*
	Multi-family dwelling lot		One *flex unit*
	Single Family Dwelling lots greater than 2,024.0square metre (0.5acre) in *lot area*		One *secondary suite* or *accessory dwelling unit*
3. *Lots* Created by Subdivision	Area, minimum	*Single Family Dwelling*	260.0square metres (2,798.6square feet)
		Duplex Dwelling	465.0square metres (5,005.2square feet)
		Multi-family dwelling	600.0square metres (6,458.3square feet)
	Frontage, minimum	*Single Family Dwelling*, no *lane*	11.0metres (36.0feet)
		Single Family Dwelling, with *lane*	9.1metres (29.9feet)
		Duplex Dwelling	15.2metres (49.9feet)
		Multi-family dwelling	24.4metres (80.0feet)
4. Density	*Principal buildings* or uses per *lot*, maximum		One *secondary suite* per *single family dwelling*
	Number of Units, maximum		a) A combined maximum of 600 units may be constructed in the ICR-1 zone, excluding any *accessory dwelling units*, *flex units*, and *secondary suit*es. b) Of these 600 units, a maximum of 300 *dwelling units* in *Duplex Dwelling*s and multifamily units may be created in the ICR-1 zone, excluding *flex units* within the multi-family units.

12.9 ICR-1—Interchange Comprehensive Residential

4. Density (cont'd)	*Building GFA*, maximum		*a) Buildings accessory* to *single family dwelling*s and duplexes on *lots* greater than or equal to2,024.0square metres (0.5acre) in *lot area* shall have a maximum combined floor area of 100.0square metres (1,076.4square feet) or 10% of the area of that portion of the *lot* that is not a *covenanted lot area*, whichever is less. *b) Buildings accessory* to all other *residential use*s in area shall have a maximum combined floor area of 50.0square metres (538.2square feet) or 10% of the area of that portion of the *lot* that is not a *covenanted lot area*, whichever is less.
5. *Lot Coverage*	Coverage, maximum	*Single Family Dwelling lots* less than or equal to 450.0square metres (4,843.9square feet) in *lot area*	40%
		Single Family Dwelling lots greater than 450.0square metres (4,843.9square feet) and less than or equalt to 2,024.0square metres (0.5acre) in *lot area*	35%
		*Single Family Dwelling lot*s greater than 2,024.0square metres (0.5acre) in *lot area*	35%, any land part of a *covenanted lot area* does is excluded.
		Duplex Dwelling	40%
		Multi-family dwelling	65%

12.9 ICR-1—Interchange Comprehensive Residential

6. Principal *Buildings* and *Structures*	*Single Family Dwelling* on *lots* less than or equal to 450.0square metres (4,843.9square feet) in *lot area*	Front	4.0metres (13.1feet)
		Front, front porch	2.0metres (6.6feet)
		Front, garage	6.0metres (19.8feet)
		Rear	7.5metres (24.6feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	1.5metres (4.9feet)
	Single Family Dwellings on *lots* greater than 450.0square metres (4,843.9square feet) or less than or equal to 2,024.0square metres (0.5acre) in *lot area*	Front, no rear *lane*	7.5metres (24.6feet)
		Front, rear *lane*	3.0metres (9.8feet)
		Rear	7.5metres (24.6feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	1.5metres (4.9feet)
	Single Family Dwellings and Duplexes on *lots* greater than 2,024.0sqaure metres (0.5acre) in *lot area*	Front	7.5metres (24.6feet)
		Rear	7.5metres (24.6feet)
		Side	3.5metres (11.5feet)
		Side, Exterior	3.5metres (11.5feet)
	Duplexes on *lots* less than or equal to 2,024.0square metres (0.5acre) in *lot area*	Front, garage	6.0metres (19.8feet)
		Front, all other uses	3.0metres (9.8feet)
		Rear	7.5metres (24.6feet)
		Side, no rear *lane*	3.5metres (11.5feet)
		Side, rear *lane*	1.5metres (4.9feet)
		Side, Exterior, no rear *lane*	3.5metres (11.5feet)
		Side, Exterior, rear *lane*	1.5metres (4.9feet)

12.9 ICR-1—Interchange Comprehensive Residential

6. Principal Buildings and Structures (cont'd)	*Multi-family dwelling*	Front no rear *lane*	7.5metres (24.6feet)
		Front, rear *lane*	3.0metres (9.8feet)
		Rear	7.5metres (24.6feet)
		Side	3.5metres (11.5feet)
		Side, Exterior	3.5metres (11.5feet)
	Single Family Dwellings and *Duplex Dwelling* Height, maximum	on *lots* with less than or equal to 450.0m² (4,843.9ft²) in *lot area*;	8.0metres (26.2feet)
		On *lots* greater than 450.0m² (4,843.9ft²) in *lot area*	10.0metres (32.8feet)
	Height, maximum	All other uses	15.0metres (49.2feet)
7. *Accessory Buildings* and *Structures*	*Setbacks*, minimum	Rear	3.5metres (11.5feet)
		Side, on *lots* less than or equal to 2,024.0square metres (0.5acre) in *lot area*	1.5metres (4.9feet)
		Side, all other uses	3.5metres (11.5feet)
		Side, Exterior	3.5metres (11.5feet)
	Height, maximum	On *lots* greater than 2,024.0square metres (0.5acres) in *lot area*	8.0metres (26.2feet)
		On *lots* ess than or equal to 2,024.0square metres (0.5acre) in *lot area*	4.5metres (14.8feet)
8. Conditions of Uses	a) *Accessory buildings* are not permitted within a *front yard.* b) *An Institutional use* shall comply with Section 8.1 of this Bylaw as if they were located in the Public Assembly/Institution (PA-1) zone. c) The lands in the ICR-1 zone shall not be subdivided unless this Bylaw is amended to assign the density permitted by this section to the parcels being created, or the owner grants a covenant to the *Village* under s.219 of the Land Title Act assigning the density permitted by this section to the parcels being created, in priority to all encumbrances of a financial nature.		

End ● ICR-1

Part 13 Schedules

13.1 Schedule A

13.2 Schedule B

13.3 Schedule C

Part 14 Repeal

a) The Village of Cumberland Zoning Bylaw, No.717 1997, and all is amendments, are repealed upon adoption of this Bylaw.

14.1 Effective Date

READ A FIRST TIME THIS	**24TH**	**DAY OF**	**MAY,**	**2016**
AMENDED AND READ A SECOND TIME THIS		**DAY OF**		**2016**
PUBLIC HEARING HELD THIS		**DAY OF**		**2016**
READ A THIRD TIME THIS		**DAY OF**		**2016**
ADOPTED THIS		**DAY OF**		**2016**

Mayor

Corporate Officer