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This copy of the Cumberland Zoning Bylaw is consolidated for convenience, to include the following amendment bylaws. If there are any discrepancies between this consolidated version of the bylaw and the following Amendment Bylaws the Amendment Bylaws prevail:

BYLAW#	ADOPTION DATE	DESCRIPTION
1055	May 23, 2017	Rezone to subdivide, new R-2A
1085	September 24, 2018	Adds Cannabis Retail
1087	December 10, 2018	Adds Vacation Rental as an Additional Use to VCMU-1 zone for 2771 Dunsmuir Avenue
1088	December 10, 2018	Adds Vacation Rental as an Additional Use to VCMU-1 zone for 2773 Dunsmuir Avenue
1116	December 14, 2020	Amends Schedules A and B to rezone 4724 Cumberland Road from R-2 – Small Lot Residential to P-1 – Public Institutional.
1133	March 8, 2021	<ul> <li>Housekeeping and Regulatory Amendments</li> <li>Adds definitions for apartment, breezeway, daycare inhome, nuc and residential unit</li> <li>Amends definitions for agricultural use, bicycle parking stall – Class 1, community care facility, day care, floor area gross, hostel, hotel, motel, institutional use, lot coverage, manufactured home, renewable resource processing</li> <li>Prohibits water and beverage bottling in all zones.</li> <li>Amends the Vision Clearance section.</li> <li>Clarifies that accessory buildings and accessory dwelling units do not become part of a principal building by virtue of being connected to the principal building by a breezeway.</li> <li>Clarifies Accessory Dwelling Unit regulations with respect to emergency access requirements and no subdivision under the Strata Property Act.</li> <li>Updates permitted home occupations.</li> <li>Reduces the required outdoor space per child for inhome child care to comply with provincial regulations.</li> <li>Clarifies that the mobile vending regulation includes goods.</li> <li>Adds that secondary suites cannot be joined to the principal dwelling by a breezeway.</li> <li>Permits the keeping of two nucs in addition to two hives.</li> </ul>

BYLAW#	ADOPTION DATE	DESCRIPTION
		<ul> <li>Clarifies that the keeping of hens is permitted on lots smaller than 0.4 hectares.</li> <li>Permits rooftop beekeeping as part of market gardens, in the VCMU-1 zone</li> <li>Increases parking cash-in-lieu fees in the VCMU-1 zone to \$10,000 par space and restricts the cash-in-lieu option for residential units to 30% of units.</li> <li>Changes calculations of parking requirements for home occupations from a system based on gross floor area to one based on number of employees and adult/pupil spots.</li> <li>Adds place of worship as a use to the parking requirement tables.</li> <li>Clarifies bicycle parking requirements for apartments and places of worship in the VCMU-1 zone.</li> <li>Eliminates duplication of regulations on accessory dwelling units in the R-4 Carlisle Lane which are captured in section 4.2.</li> <li>Adds a sketch to assist with interpretation of setbacks to the MU-1 –and the RM-3 zones.</li> <li>Changes 'apartment' from principal to accessory use in the VCMU-1 Village Core Commercial Mixed-Use and adds 'residential unit' as an accessory use;</li> <li>Adds a condition to the VCMU-1 zone that residential use on the ground floor is only permitted if parking requirements can be met on site.</li> <li>Corrects typos, duplications and mapping errors.</li> </ul>
1150	August 9, 2021	<ul> <li>Rezones 2782 Ulverston from R1-A Residential Infill to a new RM-5 Rental Tenure Multi-Family zone.</li> </ul>
1165	February 28, 2022	Rezones the northern portion of the Comox Valey     Waste Management Centre property on Bevan Road     from IGR Industrial Greenway Reserve and I-2 Heavy     Industrial to I-4 Refuse Industrial but does not permit a     refuse disposal site use on that portion of the property.
1170	August 8, 2022	<ul> <li>Updates the vacation rental regulations under section 4.15 and adds a sign requirement for vacation rentals under section 5.4.</li> </ul>
1175	October 3, 2022	<ul> <li>Updates to the Accessory Dwelling Unit regulations in sections 2.2 and 4.2.</li> </ul>

BYLAW#	ADOPTION DATE	DESCRIPTION
1176	October 3, 2022	• Increases the maximum permitted GFA for an accessory building for 4699 Cumberland Road, in section 7.2.
1137	July 10, 2023	Rezones 3345 Second Street from R1-A to RM-4     Residential Multi-Family zone
1198	October 16, 2023	Amends regulations for projections into required setbacks and parapets for flat roofed buildings.

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#### **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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# **Table of Contents**

	Application and Administration	1
1.1	Title	1
1.2	Schedules	1
1.3	Application of Bylaw	1
1.4	Administration	1
1.5	Violation	1
1.6	Penalty	2
1.7	Severability	2
1.8	Zoning Maps, Designations and Abbreviations	2
	Interpretation and Definitions	7
2.1	Measurements and Calculations	7
2.2	Definitions	7
	General Compliance, Prohibitions and Regulations	27
3.1	General Compliance	27
3.2	General Prohibitions	27
3.3	Uses Prohibited in Zones	28
3.4	Permitted Uses in all Zones	29
3.5	Permitted Temporary Uses, Buildings and Structures	29
3.6	Density Regulations	29
3.7	Calculation of Gross Floor Area and Floor Area Ratio	30
3.8	Setbacks of Buildings and Structures	31
3.9	Projections into Required Setbacks	31
3.10	Height of Buildings and Structures	32
3.11	Vision Clearance at Intersections	33
3.12	Street Address	33
3.13	Subdivision of Lots	34
	Additional Zoning Regulations for Certain Uses or Circumstances	35
4.1	Accessory Buildings and Uses	35
4.2	Accessory Dwelling Units	35
4.4	Fences, Screening and Retaining Walls	38
4.5	Landscape Screening Cumberland Road: Industrial and Commercial Zones	39
4.6	Flex Units	39
4.7	Home Occupations	39
4.8	Outdoor Display Areas	42
4.9	Mobile Vending	42
4.10	Secondary Suites	42
4.11	Storage	43
4.12	Swimming Pools, Spas and Hot Tubs	44
4.13	Urban Agriculture	44
4.14	Market Gardens	46
4.15	Vacation Rental	47
	1.2 1.3 1.4 1.5 1.6 1.7 1.8 2.1 2.2 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 3.11 3.12 3.13 4.1 4.2 4.4 4.5 4.6 4.7 4.8 4.9 4.10 4.11 4.12 4.13 4.14	1.1 Title

# **Table of Contents**

Part 5		Signage	49
	5.1	Third Party Signs	49
	5.2	Residential Signs	49
	5.3	Residential Multi Family Signs	49
	5.4	Non Residential Signs	50
	5.5	Vacation Rental Signs	51
Part 6		Parking and Loading Requirements	52
	6.1	General Requirements	52
	6.2	Cash In Lieu Provisions	53
	6.3	Required Number of Vehicular Parking Stalls	54
	6.4	Required Number of Bicycle Parking Stalls	76
	6.5	Tandem Parking Stalls	87
	6.6	RV/Bus Parking Stalls	89
	6.7	Shared Parking Provisions	91
	6.8	Parking for Persons with a Disability	92
	6.9	Special Parking Stall Designations	92
	6.10	Parking Stall Design Criteria	93
	6.11	Bicycle Parking Stall Design Criteria	95
	6.12	Drive-Through Facilities	96
	6.13	Off-Street Loading	97
Part 7		Residential Zones	99
	7.1	R-1—Standard Residential Zone	99
	7.2	R-1A—Infill Residential Zone	100
	7.3	R-2—Small Lot Residential Zone	102
	7.4	R-2A—Medium Lot Residential Zone	103
	7.5	R-3—Large Lot Residential Zone	104
	7.6	R-4—Carlisle Lane Zone	105
	7.7	MHP-1—Manufactured Home Park Zone	107
	7.8	RM-1—Ground Oriented Residential Multi-Family Zone	108
	7.9	RM-2—Residential Multi-Family Zone	109
	7.10	RM-3—Comprehensive Residential Multi-Family Zone	110
	7.11	RM-4—Residential Multi-Family Zone	112
	7.12	RM-5—Rental Tenure Multi-Family Zone	113
	7.12	MU-1—Mixed Use Residential Zone	115
Part 8		Rural Zones	118
	8.1	RU-1—Rural Zone	118
	8.2	FGS—Forest Stewardship Greenway Zone	119
	8.3	WF—Working Forest Zone	121
	8.4	RE-1—Recreation and Tourism Zone	122
Part 9		Commercial and Mixed Use Zones	123
	9.1	C-1—Commercial General Zone	123

# **Table of Contents**

	9.2	C-2—Village Entry Commercial Zone	124
	9.3	C-3—Commercial Three Zone	126
	9.4	VCMU-1—Village Core Commercial Mixed-Use Zone	127
Part 10		Industrial Zones	130
	10.1	I-1—Light Industrial Zone	130
	10.2	I-2—Heavy Industrial Zone	132
	10.3	I-3—Industrial Resource Zone	134
	10.4	I-4—Refuse Industrial Zone	135
	10.5	IGR—Industrial Greenways Reserve Zone	136
Part 11		Public Use and Assembly Zones	138
	11.1	PA-1—Public Assembly/Institutional	138
	11.2	PA-2—Park	139
Part 12		Interchange Zones	140
	12.1	IMU-1—Interchange Mixed Use	140
	12.2	IMU-2—Interchange Mixed Use Two	142
	12.3	IMU-3—Interchange Mixed Use Three	144
	12.4	IMU-4—Interchange Mixed Use Four	147
	12.5	IMU-5—Interchange Mixed Use Five	149
	12.6	IMU-6—Interchange Mixed Use Six	152
	12.7	IHR-1—Interchange Highway Residential One	154
	12.8	IREC-1—Interchange Recreational Commercial One	155
	12.9	ICR-1—Interchange Comprehensive Residential	156
Part 13		Schedules	160
	13.1	Schedule A	160
	13.2	Schedule B	162
	13.3	Schedule C	164
Part 14		Repeal	166
	14.1	Effective Date	166

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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 Zone Name	Column 2 Abbreviation	
Zone Category (in shaded row)		
Residential Zones		
Standard Residential Zone	R-1	
Infill Residential Zone	R-1A	
Small Lot Residential Zone	R-2	
Medium Lot Residential Zone	R-2A	
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	1-4	
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 Zone Name	Column 2 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 18(b) 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 *lot* 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.

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## **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 "lot" "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

The following definitions apply to this Bylaw:

Term	Definition
Accessory	means clearly incidental and subordinate to the <i>principal use</i> , <i>building</i> or <i>structure</i> on the same <i>lot</i> .
Accessory Building or Structure	means a <i>building</i> or other <i>structure</i> , the use or intended use of which is <i>accessory</i> to a <i>principal building</i> or <i>structure</i> situated on the same <i>lot</i> .
Accessory Dwelling Unit	means a separated secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit on a fee simple lot.
Affordable Housing	means housing that is subject to a <i>housing agreement</i> 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, <i>buildings</i> and other <i>structures</i> for the purposes of farming, horticulture, beekeeping, dairy <i>livestock</i> , nurseries and greenhouses, public and private stables but specifically excludes intensive agriculture, <i>feedlots</i> .
Agricultural Use Intensive	means the use of land, <i>buildings</i> or other <i>structures</i> for the confinement of poultry, <i>livestock</i> or fur bearing animals, <i>feedlots</i> , 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.
Apartment	means a multi-storey residential building containing three or more dwelling units, where each dwelling unit has access through common corridors and/or common stairways.
Approval	means approval in writing from the authority having jurisdiction.
Artisan Commercial	<ul> <li>means the use of Land, buildings or structures</li> <li>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</li> <li>the production and sale of art such as an art gallery or artist studio.</li> </ul>
Artist Studio	means the use of <i>buildings</i> or <i>structures</i> for the creation, display or sale of arts and crafts.
Automobile Body Shop	means the use of <i>buildings</i> for the repair and replacement of body parts, and painting of automobiles.

#1133

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 <i>sign</i> painted on, attached to, or constructed in or on the surface of an awning supported entirely from the exterior wall of a <i>building</i> and composed of non-rigid materials except for the supporting framework.	
Below Market Rent	means rent set 10 percent below the average rent for a given unit type in the Courtenay Census Area as reported by the Canada Housing and Mortgage Corporation on the date of the rental agreement.	
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 for residents or employees.	
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 <i>buildings</i> or <i>structures</i> 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 <i>lot</i> tery terminals, <i>slot</i> machines or teletheatre outlets.	
Breezeway	means a covered, unheated outdoor passage between buildings.	
Building	means a <i>structure</i> , 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 <i>grade</i> level of the <i>building</i> footprint to the highest part of the roof surface as illustrated in Figure A.	
	FLAT ROOF  PITCHED ROOF  AVERAGE GRADE	
Bully Staves		
Bulk Storage	means the use of land, <i>buildings</i> or other <i>structures</i> 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 <i>building</i> containing a business facing a <i>highway</i> .	
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.	
Cannabis	means cannabis as defined in the Federal Controlled Drugs and Substances Act or Cannabis Act and includes any products containing cannabis.  #1085	
Cannabis Retail	Means the use of land, buildings or other structure for dispensing, selling or distributing cannabis, or related controlled substances and derivatives, other than a medical marijuana facility.  #1085	
Canopy Sign	means a <i>sign</i> which is painted, attached or constructed on the surface of an unenclosed permanent roofed <i>structure</i> .	

#1133

Term	Definition
Cemetery	means land that is set apart or <i>used</i> as a place for the interment of the deceased within the meaning of the <u>Cremation</u> , <u>Interment</u> , and <u>Funeral Services Act</u> .
Community Care Facility	means the use of <i>buildings</i> or other <i>structures</i> where a person provides care to three or more persons who are not related by blood or marriage and is under permit by the Provincial Government pursuant to the <u>Community Care and Assisted Living Act</u> .
Compost Facility	means the use of land, <i>buildings</i> or other <i>structures</i> 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 <i>used</i> within a <i>building</i> or <i>structure</i> for food preparation, which has a sink and one or more appliances for the heating or cooking of food.
Соор	means a fully enclosed weatherproof <i>buildings</i> or other <i>structures</i> 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 <i>lot</i> charged by a registered covenant under section 219 of the <u>Land Title Act</u> in favour of the Village of Cumberland imposing restrictions and requirements on how the land may be <i>used</i> , in a form acceptable to the <i>Village</i> .
Crematorium	means the use of a <i>building</i> 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 the use of <i>buildings</i> or other <i>structures</i> to provide provincially licensed care to children or adults pursuant to the <u>Community Care and Assisted Living Act</u> .
Daycare, in-home	means a daycare use conducted as a home occupation in accordance with the Community Care and Assisted Living Act and limited to two unrelated persons (children or adults) without a Community Care Facility License (CCFL) and up to eight persons, including family members, with a CCFL."
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.

Term	Definition
Driveway	means that part of a <i>lot</i> between a street and a parking or loading area <i>used</i> by vehicles for access to and from the parking or loading areas and the street, and excluding internal <i>parking lot</i> manoeuvring aisles.
Drive-Through Facility	means the use of land, <i>buildings</i> or other <i>structures</i> 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 <i>building</i> consisting of two principal <i>dwelling units</i> placed one above the other or attached side by side, each of which has an independent entrance.
Dwelling Unit	means accommodation for <i>residential use</i> with sleeping and sanitary facilities, and not more than one set of cooking facilities, but specifically excludes <i>recreational vehicles</i>
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, <i>buildings</i> or other <i>structures</i> 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 <i>bingo hall</i> and casino.
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 <i>accessory</i> 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 <i>sign</i> which is painted on or attached to and supported by an exterior wall or fascia of a <i>building</i> provided the face of the <i>sign</i> is parallel to the wall and does not project more than 0.3metres (1.0foot) beyond the wall surface.
Feed <i>lot</i> s	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 <i>fence</i> , but does not include a trellis or arbour.

Term	Definition
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 <i>dwelling unit</i> in an apartment or <i>townhouse</i> , that is capable of being locked off from the remainder of the unit, and is <i>used</i> only as accommodation for the travelling public.
Floor Area, Gross (GFA)	means the sum of all floors of a <i>building</i> , as measured to the interior walls, or to the inside of the common walls, as calculated in accordance with Section 3.7.
Floor Area Ratio (FAR)	means the figure obtained when the <i>GFA</i> of all <i>buildings</i> on a <i>lot</i> is divided by the area of the <i>lot</i> , as calculated in accordance with Section 3.7.
Fourplex	means a residential building consisting of four principal dwelling units placed one above the other or attached side by side, each of which has an independent entrance.
Free Standing Sign	means any <i>sign</i> wholly supported from the ground by a structural member or members, independently of and visibly separated from any <i>building</i> or other <i>structure</i> and permanently fixed to the ground.
Frontage	means that length of a <i>lot</i> boundary which immediately joins a <i>highway</i> other than a <i>lane</i> or walkway. On a <i>lot</i> where more than one of the <i>lot</i> boundaries adjoins a <i>highway</i> , the shortest <i>lot</i> boundary shall be considered its <i>frontage</i> .
Funeral Home	means the use of a <i>building</i> where funerals are arranged and held but excludes <i>crematorium</i> .
Golf Course	<ul> <li>means the use of land for the purpose of playing golf and may include the following accessory uses:</li> <li>driving range;</li> <li>low impact recreation; and</li> <li>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.</li> </ul>
Grade	means the elevation of the finished ground surface, not including any artificial embankments.

Term	Definition
Grade, Average	means the average of the highest and lowest <i>grade</i> elevation on a <i>lot</i> as illustrated in Figure B.  Building  Natural Grade  Average Natural Grade  Natural Grade  Determined at the perimeter of the Building
	Figure B.
Hanging Sign	means a <i>sign</i> suspended under a canopy, awning, eaves or portico.
Hen	means a domesticated female chicken that is at least four months old.
Highway	means a public right-of-way, boulevard, street, road, <i>lane</i> , bridge, walkway, and any other way open to public use. A <i>highway</i> 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 <i>accessory</i> use within a <i>dwelling unit</i> operated by a resident of the <i>dwelling unit</i> , established and operating in accordance with Section 4.7.
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 <i>structure</i> made of flexible PVC piping or other similar material covered with translucent plastic, constructed in a "half-round" or "hoop" shape, <i>used</i> for extending the growing season of vegetables and fruits.
Hostel	means a <i>building used</i> as <i>sleeping accommodation</i> for the travelling public containing one or more dormitories and includes common areas for sleeping, cooking, living or sanitary facilities, and where hostel staff is on the premises at all times
Hotel	means a <i>building</i> divided into three or more rooms or suites for <i>sleeping accommodation</i> for the travelling public where the units have access from a common interior corridor, and where hotel staff is on the premises at all times.

**Term** 

**Definition** 

Housing Agreement	means an agreement authorized by bylaw and executed by a property owner and the <i>Village</i> pursuant to the s.483 of the <u>Local Government Act</u> .
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 <i>building</i> for industrial scale laundry facilities that typically serve large <i>institutions</i> or commercial establishments requiring a constant flow of clean linen or working <i>clot</i> hing that is essential to the operation, such as hospitals, <i>hotels</i> or other large <i>institutions</i> .
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 <i>building used</i> 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, daycare, 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 (3.9feet) in height or less.
Lane	means a public thoroughfare which affords only a secondary means of access to abutting <i>lots</i> and which is not intended for general traffic circulation.
Licensed Premises	means premises licensed to serve liquor and food under the <u>Liquor</u> <u>Control and Licensing Act</u> . Licensed premises may provide <i>accessory</i> live entertainment and dancing.

Term	Definition
Livestock	means chickens, horses, turkeys, cattle, hogs, 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 <i>lot</i> .
Lot Coverage	means the percentage of the total horizontal area of a lot that may be built upon with buildings or structures, measured to the outside of the walls (see also s.3.7 of this bylaw) and includes:  - garages;  - parking structures;  - carports;  - breezeways;  - covered patios and decks; and  - raised decks and patios 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	<ul> <li>means a line which marks the boundary of a lot, as illustrated in Figure C and includes:</li> <li>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.</li> <li>b) Rear lot line means the lot line opposite to and most distant from the front lot line.</li> <li>c) Side lot line means a lot line that does not abut a highway other than at the front or rear lot line.</li> <li>d) Exterior Side lot line means a lot line abutting a highway that is not the front lot line or rear lot line.</li> </ul>

Term	Definition
	Rear Lot Line  Principal Building  Exterior Lot Line  Front Lot Line
	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 certified by the Canadian Standards Association and approved for year round residential use
Manufactured Home Park	means a lot of land with two or more manufactured homes.
Marihuana Dispensary	deleted #1085
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 4.14.
Medical Marijuana Facility	means the use of buildings and other structures for the purpose of growing, processing, packaging, testing, destroying, storing or shipping of marijuana for medical purposes as lawfully permitted and authorized under the Federal Access to Cannabis for Medical Purposes Regulations (ACMPR) or any subsequent legislation which may be enacted in substitution thereof.

Term	Definition
Micro Brewery, Winery and Distillery	means the use of land, buildings and structures, licensed under the Liquor Control and Licensing Act, on which there is small scale manufacturing of beer, ale, cider, wine or spirits, and includes accessory use of wholesaling, tours, tastings, retail sales and consumption of liquor produced on-site, as well as the sale of related non-liquor products.
Mixed Use	means the use of land, <i>building</i> or other <i>structures</i> with a range of uses that can be mixed horizontally and vertically, including but not limited to residential.
Mobile Food Cart	means a motorized mobile cart with a maximum area of 4.6square metres (49.5square 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 <i>building</i> or <i>structure</i> , 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 <i>building</i> divided into three or more rooms or suites for <i>sleeping accommodation</i> for the travelling public and where each has a separate exterior entrance and convenient access to on-site parking.
Multi-Family Dwelling	means a residential building containing three or more dwelling units.
Nuc	means nucleus colony, a small <i>honey bee</i> colony created from a larger colony by the beekeeper. The term refers both to the smaller size box and the colony of honey bees within it.
Office	means the use of a <i>building</i> for carrying out business or administrative and professional activities, but specifically excludes retail activities.
Outdoor Display Area	means an area <i>used</i> for the exterior display or sale of goods.
Outdoor Storage	means the use of land or <i>structures</i> for the keeping of any goods, material, merchandise or vehicles associated with a permitted <i>principal use</i> , in an unroofed area or a roofed area with unenclosed sides, and on the same <i>lot</i> for more than 24hours.

Term	Definition
Park	means open space with general public access for active or passive recreational use and includes natural and manmade landscaping, facilities, playing fields, <i>buildings</i> , and other <i>structures</i> that are consistent with the general purposes of public parkland, and includes: tot <i>lots</i> , band shells, picnic grounds, pedestrian trails and paths, landscaped buffers, playgrounds, and water features.
Parking Lot/ Parking Structure	means the use of land or <i>structures</i> where parking is provided for automobiles for a short duration, independent of the provision of any other use.
Parking Space	means an open area <i>used</i> for the parking of one automobile but does not include streets or <i>driveways</i> or areas providing access to a <i>parking space</i> .
Personal Service	means the use of land, <i>buildings</i> or other <i>structures</i> where services are provided with or without the <i>accessory retail sales</i> 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.
Principal Building	means the <i>buildings</i> and other <i>structures</i> on a <i>lot</i> accommodating the primary use or uses of the <i>lot</i> .
Principal Use	means the primary purpose for which a <i>lot, building</i> or other <i>structure</i> is <i>used</i> or is designed to be <i>used</i> .
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 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 Cannabis Facility	means the use of buildings and other structures for the purpose of growing, processing, packaging, testing, destroying, storing or shipping of cannabis or its derivatives for recreational purpose, as lawfully permitted and authorized under the Federal <i>Cannabis Act</i> .

Term	Definition
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 <i>occupied</i> and maintained for <i>temporary</i> 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, <i>hotels</i> , <i>manufactured homes</i> , and <i>motels</i> .
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 <a href="Environmental Management Act">Environmental Management Act</a> 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.
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 <a href="Environmental Management Act">Environmental Management Act</a> 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, <i>buildings</i> or other <i>structures</i> providing for the processing, storage and wholesaling of materials such as, trees and vegetation and includes salal, lichen mushroom, and yew bark gathering and processing, and value added <i>wood processing</i> such as the production of wood moldings, shakes, fencing, furniture, doors, windows and other wood products.
Residential Rental Tenure	means, in relation to a dwelling unit in an un-stratified multi-residential building, a tenancy governed by a landlord tenancy agreement that complies with the Residential Tenancy Act.
Residential Unit	means a dwelling unit above or attached to the rear of a commercial unit in the VCMU-1 zone with a separate entrance.

NOT THE OFFICIAL BYLAW

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CONSOLIDATED FOR CONVENIENCE

Term	Definition
Residential Use	means occupancy and use by a person or persons as their official and permanent place of residence, either by the owner or as a tenant under the BC <i>Residential Tenancy Act</i> .
Restaurant, Major	means the use of a <i>building</i> 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 <u>Liquor Control and Licensing Act</u> .
Restaurant, Minor	means the use of a <i>building</i> for the sale of prepared foods and beverages, with a public area of less than 150.0square square metres(1,614.6square feet), which may be licensed pursuant to the <u>Liquor Control and Licensing Act</u> .
Retail Sales	means the use of a <i>building</i> 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 <i>building</i> 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 <i>accessory</i> to a <i>licensed premises</i> and is licensed under the regulations of the <u>Liquor Control and Licensing Act</u> or has an appointment or agreement under the <u>Liquor Distribution Act</u> , and includes liquor stores and wine and beer stores.
Retail Liquor Outlet, Minor	means the use of a <i>building</i> for the retail sale of alcoholic beverages to the public, having a total floor area less than 140.0square metre(1,506.9square feet) that is not <i>accessory</i> to a <i>licensed premises</i> and is licensed under the regulations of the <u>Liquor Control and Licensing Act</u> or has an appointment or agreement under the <u>Liquor Distribution Act</u> , and includes liquor stores and wine and beer stores.
Retail, Automotive	means the use of a <i>building</i> for the retail of vehicle parts, accessories, supplies and tools.
Retail, Convenience	means the use of a <i>building</i> 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 <i>building</i> , but does not include a <i>Retail Liquor Outlet</i> , <i>Major</i> or <i>Retail Liquor Outlet</i> , <i>Minor</i> .
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 <i>building</i> 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 <i>Retail Liquor Outlet</i> , <i>Major</i> or <i>Retail Liquor Outlet</i> , <i>Minor</i> .

Term	Definition
Retail, Minor	means the use of a <i>building</i> having a total floor area less than 2,800.0metres² (30,138.9square feet) but equal to or greater than 300.0metres² (3,229.2square feet) for the retail sale and rental of consumer goods, but does not include a <i>Retail Liquor Outlet, Major</i> or <i>Retail Liquor Outlet, Minor</i> .
Retaining Wall	means a <i>structure</i> for retention of soils in excess of 1.2metres (3.9feet) in height.
Riding Academy	means the use of land, <i>buildings</i> or other <i>structures</i> where horses are boarded and cared for, and include instruction for in riding, jumping and showing, horses rentals for riding, and <i>accessory</i> Equestrian related events or shows.
Roadside Stand	means a <i>building</i> or <i>structure</i> within an <i>urban agriculture</i> use, such as a table, stall, or tent, located entirely on the <i>lot</i> , 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 <i>building</i> , <i>structure</i> or area where timber is cut, sawed or planed, either to finished lumber or as an intermediary step, and may include <i>accessory</i> facilities for the kiln drying of lumber and may or may not include the distribution of such products on a <i>wholesale</i> or retail basis.
Screen	means a continuous wall, <i>fence</i> , compact evergreen hedge or combination thereof, supplemented with landscape planting, which would effectively <i>screen</i> 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.
Secondary Suite	means a separate <i>dwelling unit</i> located within a <i>building</i> of <i>residential use</i> and occupancy containing only one other <i>dwelling unit</i> and located in and part of a <i>building</i> 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.

Term	Definition
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.  Building  Reservand  Reserva
Sign	means any <i>structure</i> , device, advertisement, advertising device or visual representation intended to convey information or to advertise or attract attention to a product, service, place, event, person, <i>institution</i> 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 <i>sign</i> within the outer edge of the <i>sign</i> frame or <i>sign</i> border. In the case of a double-face or multi-face <i>sign</i> only half of the total area of all <i>sign</i> faces will be counted.
Sign, Real Estate	means a <i>sign</i> indicating the <i>lot</i> or <i>structure</i> where the <i>sign</i> is located is for lease, rent, or sale.
Sign, Third Party Advertising	means a <i>sign</i> which directs attention to a product, service, place, event, person, <i>institution</i> or business which is conducted, sold or offered at a location other than the <i>lot</i> on which the <i>sign</i> 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.

Term	Definition
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 <i>building</i> providing for the sale of prepared foods and beverages that is contained within another <i>principal use</i> in the same <i>building</i> .
Storey	means the portion of a <i>building</i> , 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 <i>accessory</i> to the <i>principal use</i> of land, but specifically excludes <i>retaining walls</i> less than 2.0metres (6.6feet) in height, landscaping, paving improvements, <i>signs</i> and <i>fences</i> .
Temporary	means not greater than 30 days.
Townhouse Dwelling	means a <i>residential use building</i> that is divided vertically into three or more <i>dwelling units</i> , each of which has independent entrances.
UBrew/UVin	means the use of <i>building</i> or other <i>structures</i> 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 <i>accessory retail sales</i> of goods related to the services provided, but does not include sales that would constitute a <i>Retail Liquor Outlet, Major</i> or <i>Retail Liquor Outlet, Minor</i> .
Units Per Hectare (uph)	means the quantity of residential <i>dwelling units</i> occupying a hectare of land, obtained by taking the quantity of units and dividing by the size of the plot in hectares.
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, sales of produce grown on the <i>lot</i> or the donation of vegetables, fruits, edible flowers and berries only.  Includes the keeping of <i>honey bees</i> , keeping of backyard <i>hens</i> , and <i>livestock</i> established and operating in accordance with Section 4.13  Excludes <i>Agriculture intensive</i> .
"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".

Term	Definition		
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 an otherwise residential <i>dwelling unit</i> or <i>sleeping accommodation</i> within a <i>dwelling</i> unit, to provide for the temporary accommodation of the travelling public for commercial gain, established and operating in accordance with Section 4.15.		
Veterinary Hospital	means the use of land, <i>buildings</i> or other <i>structures</i> 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 <i>animal kennel</i> .		
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 <i>building</i> 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.		
Yard	means the space on a <i>lot</i> adjacent to a <i>building</i> extending to the <i>lot lines</i> and, as illustrated in Figure E:		
	a) Front <i>yard</i> means that portion of a <i>lot</i> between the front <i>lot line</i> and the closest point of the <i>principal building</i> .		
	b) Exterior Side <i>yard</i> means that portion of a <i>lot</i> that extends from the front <i>yard</i> to the rear <i>yard</i> between the exterior side <i>lot line</i> and the closest point of the <i>principal building</i> .		
	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 <i>yard</i> means that portion of a <i>lot</i> between the rear <i>lot line</i> and the closest point of the <i>principal building</i> (see Figure D).		

Term	Definition
Yard (cont'd)	Lot Line Rear Yard  Building  Exterior Side Yard  Front Yard  Figure E
Year Round	means greater than 100 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.
- e) In accordance with Section 492 of the *Local Government Act*, the following zones in the Village of Cumberland are designated areas for consideration of Temporary Use Permits for Cannabis Retail use subject to an application:
  - i) Commercial Mixed Use Zones (C1, C2, C3, VCMU-1); and
  - ii) Interchange Mixed Use Zones (IMU-1, IMU-2, IMU-4, IMU-5, IMU-6).

#### 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;
  - 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) Cannabis retail;

vi) water and beverage bottling except where the source is the municipal water supply supplied directly to the property on which the bottling is taking place.

- 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:
  - 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.

#1085

### 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:
  - 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 <u>Local Government Act</u>, 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 <u>Land Title</u> <u>Act</u>, 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, I-3, I-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

- 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:
  - 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:
  - 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) except for eaves, gutters and cornices, the total combined length of all projections must not exceed 40% of the length of 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 a 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 (1.0feet) 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.

a)

### 3.11 Vision Clearance at Intersections

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No *fence* or wall shall be constructed or maintained, nor shall any vegetation be maintained or allowed to grow in an area formed by the curb lines 6.0metres (19.6feet) from their point of intersection and joining perpendicular to the *lot lines*. This is to prevent obstruction of vision and sight lines. For guidance, (Figure F) below illustrates the measurement of the sight line triangle.

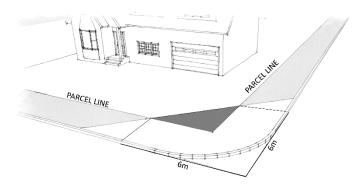


Figure F - Sight Line Triangle

### 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:
  - where a subdivision is created through the use of density bonusing provisions of section 482 of the <u>Local Government Act</u> 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 <u>Strata Property Act</u> provided that the Owner voluntarily registers a restrictive covenant pursuant to s.219 of the <u>Land Title Act</u> 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 *lot* is physically separated from the remainder of the *lot* 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 *lot* may become a separate *lot* 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 <u>Land Title Act</u> 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 lot 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 lot, except that:
    - 1) one *accessory building* or *structure* not exceeding 25.0square metres (269.1square feet) of *GFA* may be located on a *lot* without a *principal building* provided that the *accessory building* is *used* only for storage purposes;
    - 2) an *accessory building* may be situated on a *lot* contiguous to a *lot* on which the *principal building* is situated, provided that:
      - aa) the owners of both *lots* agree to have registered on the title a covenant in favour of the *Village* stating that the *lot* with the *accessory building* will not be sold independently of the adjacent *lot* 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.

#1133

v) being connected to a building that houses the principal use by a breezeway does not make an *accessory building* part of that *principal building* or *structure*.

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# 4.2 Accessory Dwelling Units

- a) Where an *accessory dwelling unit* (ADU) is permitted, 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 gross 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 (21.3feet); 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 (19.7feet) 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 from the entrance of the ADU, past the principal *building* for emergency access from the *frontage*.

If a fence is installed within the 1.5metres (4.9ft) clearance area, a gate, accessible at all times and no less than 1.5metres in width, needs to be provided.

- d) An *accesssory dwelling unit* shall not be subdivided from the parent property under the <u>Strata Property Act</u>.
- e) The landscaping and screening for an ADU shall:
  - i) Include one shade tree per ADU.
  - ii) Follow the Village of Cumberland's Urban Forest Management Plan for tree spacing and species type.
  - iii) All required landscaping shall be watered by a fully automatic irrigation system that meets or exceeds IIABC standards. Run-off onto sidewalks, streets, or parking areas shall not be permitted.
  - iv) Not withstanding Section 4.2 (e) (iii), existing areas of undisturbed native vegetation which have been accepted as a landscape buffer or shade tree are exempt from requiring a fully automatic irrigation system.
  - v) A solid screen shall be provided and maintained where an ADU is located within 4.5 metres of a parcel boundary, consisting of either fencing or a hedge with a minimum height at maturity of 2.0 metres, along rear and interior side parcel boundaries adjacent to the ADU and its outdoor amenity space.
  - vi) Include an unobstructed, lighted pathway at least 1.2 metres wide from either a street or lane, to the entrance of the ADU, with a surface that is hard

packed and permeable such compacted gravel, permeable pavers, or flagstone.

- f) Outdoor lighting for any development shall meet current dark skies guidelines and be located and arranged so that no direct rays of light are directed at any adjoining properties.
- g) An outside amenity area shall be provided in the form of a deck, dedicated yard, garden, or similar feature. A parking area does not qualify as an outside amenity area.
  - i) The amenity area shall have a minimum width of 2.5 metres and must not be less than 10.0 square metres (107 square feet) in area.
  - ii) Amenity areas shall be provided along the rear property line or internal to the lot.
- h) An ADU shall not include any balconies, roof top decks, or above ground patios facing the rear or side yard immediately adjacent to a neighbouring property.
- i) In the R1-A Zone, transparent surfaces on external second storey ADU walls, adjacent to an interior side or rear lot line, shall be limited to 20% of the total wall area where the setback from the interior and rear lot lines is less than 2.0 metres.
- j) For uphill sloping lots, with slopes greater than 20%, no portion of the roof of an ADU shall be higher than the peak of the roof of the principal detached dwelling on the same parcel.
- k) Garages shall not protrude beyond the front entrance of a unit.
- ADU's shall provide energized outlets capable for Level 2 electric vehicle charging.
- m) ADU's shall be designed to be solar ready and include the technical components to facilitate the use of solar panels.
- n) Waste disposal and recycling bins provided for the ADU shall be screened from adjacent properties.

# 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 (3.9feet) 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 (8.2feet); and
  - ii) shall have a maximum height of 3.5metres (11.5feet).
- 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) Landscape 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. The combined height of a fence on a top of a retaining wall at the lot line must not exceed 2.0metres (6.6feet), 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) Where there is rooftop mechanical equipment, 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) Notwithstanding 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 Official Community Plan Bylaw No. 990, 2014, Development Permit Areas No. 5 (Industrial) and No. 7 (Commercial).

### 4.6 Flex Units

- a) Flex units must:
  - 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 (398.3square 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*:
  - the commercial repair of automobiles not owned or operated by those living on the subject *lot*;
  - 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;

viii) vacation rental.

b)

In dwelling units above or behind commercial uses, home occupation as a permitted use is restricted to office space for a business.

#1133

The following *home occupations* are otherwise permitted:

- small scale home crafts including sewing, and hobby crafts such as woodworking, art, and pottery;
- ii) private music, dancing, 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;
- v) food catering;
- vi) pet grooming (not including pet daycare or boarding);
- vii) in-home day care;
- viii) repairs to small appliances and electronics where appliances serviced have a maximum volume of 0.23 cubic metres (8.1cubic feet); and
- ix) 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 *day care* 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*.
- 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(538.2square feet) or, 25% of the *GFA* of all *buildings* on the *lot*, whichever is less.

- k) In the case of *daycare* use, a minimum of 6.0 square metres(64.7square feet) of usable outdoor activity space per child in care shall be provided.
- I) 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 Mobile Vending

#1133

- a) *Mobile vendors* are permitted in all non-Residential Zones , and ice cream vendors are also permitted in all Residential Zones, subject to the following conditions:
  - where the vending operation involves food and food products, that the vendor/operator has a valid Health Approval from the local Health Authority;
  - 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;

#1133

- iii) Mobile food carts and pushcarts shall be located at least 30.0metres (98.4feet) from any food primary establishment, measured from the vending unit to the nearest edge of the building, unless they have the written permission of those food establishments
- 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 joined to the principal dwelling by a breezeway.
- g) 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 *lot* 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
  - 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 (4.9feet), whichever is greater;
  - ii) above ground pools shall have a maximum *Height* of 2.5metres (8.2feet);
  - 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) be operated by a sole vendor for the sale of agricultural or horticultural products grown on the same property;
- iii) have a GFA of not more than 5.0square metres (53.8square feet);
- iv) only allow sales between 7am and 9pm;
- v) be entirely located on the *lot* on which the produce is grown; and
- vi) 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 550.0metres <sup>2</sup>(5,920.2square feet);
  - iii) a solid *fence* or dense hedge, known as a "flyway barrier," at least 1.8metres (5.9feet) 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 (4.9feet) 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 (9.8feet) above grade, except if such porch or balcony is located less than 1.5metres (4.9feet) from a property line;
  - iv) hives shall be at least 6.0metres (19.7feet) 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 and two *nucs* 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*, except hens as per section 4.13(f), 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:
  - 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) Rooftop beekeeping is permitted in the VCMU-1 zone as part of the *market* gardens use provided that:
  - i) hives are kept on the rooftop only;
  - ii) the hives are not located on rooftops that have an adjacent building with windows facing the rooftop;
  - the hives shall be located at least 6.0metres (19.7feet) from any neighbouring building, regardless of where the windows face;
  - iv) honey bees shall be housed in hives;
  - v) hives shall be registered with the Provincial authority, BC Ministry of Agriculture and Lands (BCMAL) [for additional information contact the Provincial Apiculturist Apiary Inspector];
  - vi) only two *hives* with colonies and two *nucs* shall be permitted on each *lot*;

- vii) hives shall be equipped with adequate ventilation and near a water source.
- c) 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; and
  - v) include medical marijuana facilities, recreation cannabis facility, cannabis retail use, or any portion thereof, or be used for the growing of cannabis, marijuana or other similar substances.

d) On-site sales of honey and honey bee products, 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.

#1170

- b) A *vacation rental* use is permitted only when a *Residential Use* is occurring, with a permanent resident present, on the same lot, and either:
  - i. in the same dwelling unit, in the case of a sleeping accommodation, or
  - ii. in another dwelling unit on the same lot.

#1170

- c) On any property, a *vacation rental* use may be operated within only one *dwelling unit* in any given calendar year, whether that is:
  - i. the principal dwelling unit of a single family dwelling,
  - ii. the secondary suite of a single family dwelling, or
  - iii. an accessory dwelling unit located on the same property.

For a greater certainty, the location of the *vacation rental* use on a property may change only once per year, concurrent with the annual renewal of the business licence.

d)

g)

h)

#1170

- A vacation rental use can occupy an entire dwelling unit or sleeping accommodations within a dwelling unit, but in either case:
  - i. the maximum number of bedrooms for *vacation rental* use is three (3);
  - ii. the maximum number of guests on the lot at any one time is six (6).
- e) Meals may be provided to guests of a *vacation rental* only and not the public.

#1170 f)

The dwelling unit that contains the vacation rental shall post an outdoor sign with the vacation rental name and a phone number of the person managing the vacation rental. The sign shall comply with Part 5 of this Bylaw.

#1170

A vacation rental must not be operated on a property that has a daycare use.

#1170

Any person intending to carry out a *vacation rental* use shall hold a valid business license issued by the *Village* prior to commencing the *vacation rental* on the *lot*.

# 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 *lot* or *structure*.

# 5.2 Residential Signs

The regulations in this section apply to all *signs* located on all *lots* 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 (4.9feet).

# 5.3 Residential Multi Family Signs

The regulations in this section apply to all *signs* located on all *lots* 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:
    - 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 metre(10.8square feet).

# 5.4 Non Residential Signs

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

- a) All signs located on all lots 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 *lot* 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).

# 5.5 Vacation Rental Signs

The regulations in this section apply to the vacation rental sign required in section 4.15(g) of this Bylaw.

The required vacation rental sign is subject to the following regulations:

- a) The sign shall only be in the physical form of a *fascia* sign or a freestanding *sign*;
- b) The sign shall only be permitted for a *vacation rental* use holding a valid business licence;
- c) The maximum *sign* area shall not exceed 0.3 square metres (3.2 square feet);
- d) The maximum height of a freestanding sign shall not exceed 1.5metres (4.9 feet);
- e) Any sign illumination shall be exterior, from the front and downcast.
- f) The sign will not be internally illuminated and not be equipped with flashing, oscillating or moving lights or beacons;
- g) The sign shall be posted within 1 metre of the front lot line and be readable from the street.

# 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 manoeuvring aisle; or
  - 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 *lot*, *building* or *structure* may, at their option, pay to the *Village* \$3,800 per off-street visitor parking stall in any zone, except in the VCMU-1 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".

#1133

c) An owner of a lot, building or structure may, at their option, pay to the Village cash-in-lieu payments per table 6.2.1 per off-street parking space for Persons with a Disability, Electric Vehicles and Courtesy Parking for Pregnant Women and Persons with Young Children in-lieu of the provision of the required off-street parking stall:

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

Disabled	\$11,760
Electric Vehicle	\$24,900
Pregnant Women and Persons with Young Children	\$11,760

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

- e) An owner of a Lot, *building* or *structure* may, at their option, pay to the *Village* \$10,000 per vehicular parking stall in the VCMU-1 zone
  - i) in-lieu of the provision of the required vehicular parking stalls for commercial uses, and

- ii) in-lieu of the provision of up to 30 percent of the required vehicular parking stalls for residential uses.
- 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
  - ii) calculate requirements using the following tables:
    - Table 6.3.1 Primary Use Residential
    - Table 6.3.2 Primary Use Rural
    - Table 6.3.3 Primary Use Commercial
    - Table 6.3.4 Primary Use Industrial
    - Table 6.3.5 Primary Use Public Assembly-Institutional
    - Table 6.3.6 Uses on the Interchange Lands

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# Table 6.3.1Primary Use Residential

	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/Employee and 0.5/Adult Pupil Spot	1/	
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	

**NOT THE OFFICIAL BYLAW** 

**CONSOLIDATED FOR CONVENIENCE** 

	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular		
Secondary Suite	1/Dwelling Unit	1/Dwelling Unit	0	1/Dwelling Unit		
Urban Agriculture	0	0	0	0		
R-4 (Residential Four – Carlisle L	.ane)					
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		
MHP-1 (Manufactured Home Pa	ırk)					
Manufactured Home		Refer to Manufacture	d Home Park Bylaw			
RM-1 (Ground Oriented Resider	ntial 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 Resident	ial 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		
RM-5 (Rental Tenure Multi-Fam	ily					
Townhouse	1.2/Dwelling Unit	1.5/Dwelling Unit	0.1/Dwelling Unit	0.15/Dwelling Unit		
Fourplex	1.2/Dwelling Unit	1.5/Dwelling Unit	0.1/Dwelling Unit	0.15/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 <sup>2</sup> GFA	Use greater of 0.75/Employee or 0.85/100m² GFA	0.05/100m <sup>2</sup> GFA	0.15/100m <sup>2</sup> GFA		
Personal Services		<u> </u>				

	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular	
- 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 0.15/100m² GFA	Use greater of 0.75/Employee or 0.30/100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA	1.5/100m <sup>2</sup> GFA	
Retail, Convenience	Use lesser of 0.85/Employee or 0.25/100m² GFA	Use greater of 1.0/Employee or 0.50/100m <sup>2</sup> GFA	2.0/100m <sup>2</sup> GFA	3.0/100m <sup>2</sup> 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 6.3.2 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 0.5/Employee and 0.5/Adult Pupil Spot		1/			
RU-1 (Rural Zone)	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	0.18/12m <sup>2</sup> Sales Floor Area	0.24/12m <sup>2</sup> 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		

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular	
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	0.18/12m <sup>2</sup> Sales Floor Area	0.24/12m <sup>2</sup> 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 3.2/100m <sup>2</sup> GFA	Use greater of 1.0/Employee or 4.25/100m <sup>2</sup> 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	
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 Zo	one)				
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 6.3.3 Primary Use Commercial** 

L	and Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular	
For All Com	For All Commercial Land Uses					
Accessory Bu Structures	uildings and	0	0	0	0	
	se Forming an to a principal use		Use Corresponding Residential Use	e from RM-3		
VCMU-1 (Vi	llage Core Mixed Us	e Commercial)				
Apartment		0.9/Dwelling Unit	1.5/Dwelling Unit	0.1/Dwelling Unit	0.15/Dwelling Unit	
Artisan Comn	nercial	0.25/Employee	0.5/Employee	0.25/100m <sup>2</sup> GFA	0.75/100m <sup>2</sup> GFA	
Automobile S	ervice Facility	0.75/Employee	1.0/Employee	0	0.1/Fuelling Position	
(Note: Produc Only; If Retail Present, add Licensed Pre	y, Winery, Distillery ction Component and/or Off-Sales calculations for mises and/or Retail Minor, respectively).	Use lesser of 0.75/Employee or 3.2/100 <sup>2</sup> GFA	Use greater of 1.0/Employee or 4.25/100m <sup>2</sup> GFA	0	3	
Entertainmen	t Facility					
-Arcade		Use lesser of 0.50/Employee or 0.05/100m <sup>2</sup> GFA	Use greater of 0.75/Employee or 0.15/100m² GFA	0.25/100m <sup>2</sup> GFA	0.35/100m <sup>2</sup> 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 Alle	еу	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 Co	ourse	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 <sup>2</sup> GFA	Use greater of 1.0/Employee or 2.0/100m² GFA	6.0/100m <sup>2</sup> GFA	8.0/100m <sup>2</sup> GFA	
-For All Othe Facility Uses	er Entertainment S	10.0/100m <sup>2</sup> GFA	10.0/100m <sup>2</sup> GFA	0	0	

NOT THE OFFICIAL BYLAW

**CONSOLIDATED FOR CONVENIENCE** 

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
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
- Day care	0.75/Employee	1.0/Employee	0.075/Child or Adult Spot	0.125/Child or Adult 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 <sup>2</sup> 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
- Place of Worship	0	4	1/8 Seats	1/4 Seats
Schools				
- Elementary/ Community School	0.60/Employee	1.0/Employee	2	6
- Middle/Community School	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
-For All Other Institutional Uses	10.0/100m <sup>2</sup> GFA	10.0/100m <sup>2</sup> GFA	0	0
Licensed Premises	0.25/Employee	0.5/Employee	1/8 Seats	1/4 Seats

NOT THE OFFICIAL BYLAW

#### CONSOLIDATED FOR CONVENIENCE

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
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 0.64/100m <sup>2</sup> 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 0.15/100m <sup>2</sup> GFA	Use greater of 0.75/Employee or 0.60/100m² GFA	0.9/100m <sup>2</sup> GFA	3.0/100m <sup>2</sup> GFA
- For All Other Personal Services Uses	Use lesser of 0.50/Employee or 0.15/100m <sup>2</sup> GFA	Use greater of 0.75/Employee or 0.30/100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA	1.5/100m <sup>2</sup> GFA
Professional Services				
- Bank/Financial Institution	Use lesser of 0.50/Employee or 0.15/100m <sup>2</sup> GFA	Use greater of 0.75/Employee or 0.30/100m <sup>2</sup> GFA	2.0/100m <sup>2</sup> GFA	2.5/100m <sup>2</sup> GFA
- Dental Office	Use lesser of 0.5/Employee or 0.64/100m <sup>2</sup> 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 0.64/100m <sup>2</sup> 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 0.25/100m <sup>2</sup> GFA	Use greater of 1.0/Employee or 0.50/100m <sup>2</sup> GFA	2.0/100m <sup>2</sup> GFA	3.0/100m <sup>2</sup> GFA
Retail, Garden Nursery	Use lesser of 0.5/Employee or 0.05/12m <sup>2</sup> Sales Floor Area	Use greater of 0.66/Employee or 0.07/12m² Sales Floor Area	0.12/12m <sup>2</sup> Sales Floor Area	0.16/12m <sup>2</sup> 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	0.75/12m <sup>2</sup> Sales Floor Area	1/12m <sup>2</sup> Sales Floor Area
Retail, Major	Use lesser of 0.50/Employee or 0.15/100m <sup>2</sup> GFA	Use greater of 0.75/Employee or 0.30/100m <sup>2</sup> GFA	2.0/100m <sup>2</sup> GFA	2.5/100m <sup>2</sup> GFA
Retail, Minor	Use lesser of 0.50/Employee or 0.15/100m <sup>2</sup> GFA	Use greater of 0.75/Employee or 0.30/100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA	1.5/100m <sup>2</sup> GFA

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
U Brew/U Vin	Use lesser of 0.50/Employee or 0.15/100m <sup>2</sup> GFA	Use greater of 0.75/Employee or 0.30/100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA	1.5/100m <sup>2</sup> GFA
Veterinary Hospital	Use lesser of 0.75/Employee or 0.85/100m² GFA	Use greater of 1.0/Employee or 1.15/100m <sup>2</sup> GFA	1	2
Wholesale	Use lesser of 0.50/Employee or 0.15/100m <sup>2</sup> GFA	Use greater of 0.75/Employee or 0.30/100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA	1.5/100m <sup>2</sup> GFA
Bingo Hall	Use lesser of 0.50/Employee or 10.7/100m <sup>2</sup> GFA	Use greater of 0.75/Employee or 10.7/100m <sup>2</sup> GFA	0.10/Seat	0.20/Seat
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 0.25/100m <sup>2</sup> GFA	Use greater of 1.0/Employee or 0.40/100m <sup>2</sup> GFA	2.0/100m <sup>2</sup> GFA	2.5/100m <sup>2</sup> GFA
Restaurant, Minor	Use lesser of 0.75/Employee or 3.2/100m <sup>2</sup> GFA	Use greater of 1.0/Employee or 4.25/100m <sup>2</sup> GFA	1/8 Seats	1/6 Seats
Retail, Convenience	Use lesser of 0.85/Employee or 0.25/100m <sup>2</sup> GFA	Use greater of 1.0/Employee or 0.50/100m <sup>2</sup> GFA	2.0/100m <sup>2</sup> GFA	3.0/100m <sup>2</sup> GFA
Retail, Minor	Use lesser of 0.75/Employee of 0.25/100m <sup>2</sup> GFA	Use greater of 1.0/Employee or 0.40/100m <sup>2</sup> GFA	2.0/100m <sup>2</sup> GFA	2.5/100m <sup>2</sup> 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	1.0/12m <sup>2</sup> Sales Floor Area
C-2 (Village Entry Commercial Z	one)			
Artisan Commercial	0.25/Employee	0.5/Employee	0.25/100m <sup>2</sup> GFA	0.75/100m <sup>2</sup> GFA
Micro 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 4.25/100m <sup>2</sup> GFA	0	3
Office	Use lesser of 0.75/Employee or 3.2/100 <sup>2</sup> GFA	Use greater of 1.0/Employee or 4.25/100m <sup>2</sup> GFA	0	0.75/100m² GFA

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
Restaurant, Minor	Use lesser of 0.75/Employee or 3.2/100m <sup>2</sup> GFA	Use greater of 1.0/Employee or 4.25/100m <sup>2</sup> 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	0.18/12m <sup>2</sup> Sales Floor Area	0.24/12m <sup>2</sup> Sales Floor Area
Retail, Minor	Use lesser of 0.75/Employee of 0.25/100m <sup>2</sup> GFA	Use greater of 1.0/Employee or 0.40/100m <sup>2</sup> GFA	2.0/100m <sup>2</sup> GFA	2.5/100m <sup>2</sup> 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 0.15/100m <sup>2</sup> GFA	Use greater of 0.75/Employee or 0.30/100m <sup>2</sup> GFA	2.5/100m <sup>2</sup> GFA	3.5/100m <sup>2</sup> GFA
Retail, Minor	Use lesser of 0.75/Employee of 0.25/100m <sup>2</sup> GFA	Use greater of 1.0/Employee or 0.40/100m <sup>2</sup> GFA	2.0/100m <sup>2</sup> GFA	2.5/100m <sup>2</sup> 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 0.5/100m <sup>2</sup> GFA	Use greater of 0.80/Employee or 0.6/100m² GFA	1	2
Wholesale	Use lesser of 0.50/Employee or 0.15/100m <sup>2</sup> GFA	Use greater of 0.75/Employee or 0.30/100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA	1.5/100m <sup>2</sup> 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 4.25/100m <sup>2</sup> 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 6.3.4 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 <sup>2</sup> GFA	Use greater of 1.0/Employee (Not Already Accounted for in Primary Use) or 4.25/100m <sup>2</sup> 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 <sup>2</sup> Showroom Floor Area + 1.5/Service Bay	Use greater of 1.0/Employee or 1.0/50m <sup>2</sup> Showroom Floor Area + 2.0/Service Bay	0.25/50m <sup>2</sup> Showroom Floor Area	0.33/50m <sup>2</sup> 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 0.60/100m <sup>2</sup> 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 0.50/100m <sup>2</sup> 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 <sup>2</sup> Showroom Floor Area + 0.15/Service Bay	Use greater of 1.0/Employee or 0.75/50m² Showroom Floor Area + 0.5/Service Bay	0.25/50m <sup>2</sup> Showroom Floor Area	0.38/50m <sup>2</sup> Showroom Floor Area
Recycling Facility	0.75/Employee	1.0/Employee	0.75/Sorting Table	1.0/Sorting Table
Retail, Automotive	Use lesser of 0.50/Employee or 0.15/100m <sup>2</sup> GFA	Use greater of 0.75/Employee or 0.30/100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA	1.5/100m <sup>2</sup> 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	0.18/12m <sup>2</sup> Sales Floor Area	0.24/12m <sup>2</sup> Sales Floor Area
Self-Service Storage Facility	2.22/100m² of Self-Storage Office	3.33/100m² of Self Storage Office	0	0

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
Veterinary Hospital	Use lesser of 0.75/Employee or 0.85/100m <sup>2</sup> GFA	Use greater of 1.0/Employee or 1.15/100m <sup>2</sup> GFA	1	2
Warehousing	Use lesser of 0.60/Employee or 0.5/100m <sup>2</sup> GFA	Use greater of 0.80/Employee or 0.6/100m² GFA	1	2
Wholesale	Use lesser of 0.60/Employee or 0.5/100m <sup>2</sup> 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 Us	se 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
Industrial, Heavy	Use lesser of 0.75/Employee or 0.60/100m <sup>2</sup> 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

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
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 0.15/100m <sup>2</sup> GFA	Use greater of 0.75/Employee or 0.30/100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA	1.5/100m <sup>2</sup> 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 0.5/100m <sup>2</sup> GFA	Use greater of 0.80/Employee or 0.6/100m <sup>2</sup> GFA	1	2
Residential Use Forming an Integral Part to a principal use		Use Corresponding Residential Us	se 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			
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 6.3.5
 Primary Use Public Assembly-Institutional

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
For All Public Assembly/Institution	al Land Uses			
Accessory Building	0	0	0	0
PA-1 (Public Assembly/Institution	al)			
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 or Adult Spot	0.125/Child or Adult 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 <sup>2</sup> GFA	Use greater of 1.0/Employee or 4.75/100m² GFA	0.25/100m² GFA	0.75/100m <sup>2</sup> GFA
-Interpretive Centre	Use lesser of 0.75/Employee or 0. 75/100m <sup>2</sup> GFA	Use greater of 1.0/Employee or 1.0/100m <sup>2</sup> 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
- Place of Worship	0	4	1/8 Seats	1/4 Seats
-Schools				
Elementary/Community School	0.60/Employee	1.0/Employee	2	6
Middle/Community School	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	
Recreational Facility	Recreational Facility				
Arena/Skating Rink	0.75/Employee	1.0/Employee	0.60/100m <sup>2</sup> GFA	2.0/100m <sup>2</sup> 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	10/100m <sup>2</sup> GFA	13/100m <sup>2</sup> GFA	
Squash/Racquetball Court	0.75/Employee	1.0/Employee	2.0/Court	3.0/Court	
Swimming Pool	0.75/Employee	1.0/Employee	15.0/100m <sup>2</sup> Pool Surface Area	20.0/100m <sup>2</sup> 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	3.6/100m <sup>2</sup> 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	10/100m <sup>2</sup> GFA	13/100m <sup>2</sup> GFA	
Residential Use Forming an Integral Part to a principal use		Use Corresponding Residential Use fr	rom 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	0.05/100m <sup>2</sup> GFA	0.15/100m² GFA	

Table 6.3.6Uses 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 Mix	ed 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 0.05/100m² GFA	Use greater of 0.75/Employee or 0.15/100m² GFA	0.25/100m <sup>2</sup> GFA	0.35/100m <sup>2</sup> 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 1.5/100m² GFA	Use greater of 1.0/Employee or 2.0/100m² GFA	6.0/100m <sup>2</sup> GFA	8.0/100m <sup>2</sup> GFA
For All Other Entertainment Facility Uses	10.0/100m <sup>2</sup> GFA	10.0/100m <sup>2</sup> 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
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

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
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 3.2/100m <sup>2</sup> 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. 75/100m <sup>2</sup> GFA	Use greater of 1.0/Employee or 1.0/100m² GFA	3.0/100m <sup>2</sup> 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	3.0/100m <sup>2</sup> GFA	9.0/100m² GFA
Performing Arts Centre	0	4	1/4 Seats	1/2 Seats
- Place of Worship	0	4	1/8 Seats	1/4 Seats
Schools				
Elementary/Community School)	0.60/Employee	1.0/Employee	2	6
Middle/Community School	0.60/Employee	1.0/Employee	2	6
Senior/Community School	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 FA	Use greater of 1.0/Employee or 5.0/140m² Warehouse FA	0.75/12m² Sales FA	1.0/12m² Sales FA
Retail Liquor Outlet, Minor	Use lesser of 0.75/Employee or 3.75/140m² Warehouse FA	Use greater of 1.0/Employee or 5.0/140m² Warehouse FA	0.75/12m² Sales FA	1.0/12m² Sales FA
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

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
Office	Use lesser of 0.5/Employee or 0.64/100m <sup>2</sup> GFA	Use greater of 0.75/Employee or 0.85/100m² GFA	0.05/100m <sup>2</sup> GFA	0.15/100m² GFA
Personal Services				
Dry Cleaning	Use lesser of 0.75/Employee or 0.25/100m <sup>2</sup> 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 0.25/100m <sup>2</sup> GFA	Use greater of 1.0/Employee or 0.40/100m² GFA	2.0/100m <sup>2</sup> GFA	2.5/100m <sup>2</sup> GFA
Professional Services				
Bank/Financial Institution	Use lesser of 0.50/Employee or 0.15/100m <sup>2</sup> GFA	Use greater of 0.75/Employee or 0.30/100m <sup>2</sup> GFA	2.0/100m <sup>2</sup> GFA	2.5/100m <sup>2</sup> 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	2.0/100m <sup>2</sup> GFA	3.0/100m <sup>2</sup> 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	2.0/100m <sup>2</sup> GFA	2.5/100m <sup>2</sup> 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	1.0/100m <sup>2</sup> GFA	1.5/100m <sup>2</sup> GFA
Recreational Vehicle Sales Facility	Use lesser of 0.75/Employee or 1.25/100m <sup>2</sup> Showroom FA+ 0.15/Service Bay	Use greater of 1.0/Employee or 1.5/100m <sup>2</sup> Showroom FA+ 0.5/Service Bay	0.5/100m <sup>2</sup> Showroom Floor Area	0.75/100m <sup>2</sup> Showroom FA
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 1.15/100m <sup>2</sup> GFA	1	2
Accessory Building and Structure	0	0	0	0

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
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			se use
Home Occupation	0	0	0.5/100m <sup>2</sup> GFA of Home Occupation Use	2/100m <sup>2</sup> GFA of Home Occupation Use
Residential Use Forming an Integral Part to a principal use		Use Corresponding Residential	Use in RM-3	
Accessory d	1/Dwelling Unit	1/Dwelling Unit	0	1/Dwelling Unit
IHR-1 (Interchange Highway Res	idential 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	0.5/100m <sup>2</sup> GFA of Home Occupation Use	2/100m <sup>2</sup> 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 Com	mercial One)			
Outside Storage	0.75/Employee	1.0/Employee	1	2
Retail, Major	Use lesser of 0.75/Employee or 0.5/100m <sup>2</sup> GFA	Use greater of 1.0/Employee or 0.7/100m <sup>2</sup> GFA	2.5/100m <sup>2</sup> GFA	3.5/100m <sup>2</sup> GFA
Retail, Minor	Use lesser of 0.75/Employee of 0.25/100m <sup>2</sup> GFA	Use greater of 1.0/Employee or 0.40/100m <sup>2</sup> GFA	2.0/100m <sup>2</sup> GFA	2.5/100m <sup>2</sup> 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 0.5/100m <sup>2</sup> GFA	Use greater of 0.80/Employee or 0.6/100m² GFA	1	2
Wholesale	Use lesser of 0.60/Employee or 0.5/100m <sup>2</sup> 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 Throug	h Queuing Spaces in Section 6.12	No additional parking requ	uirement beyond base use

Land Use	Min Vehicular	Max Vehicular	Min Visitor Vehicular	Max Visitor Vehicular
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 3.2/100m <sup>2</sup> GFA	Use greater of 1.0/Employee or 4.25/100m² GFA	0	0.75/100m <sup>2</sup> 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 Us	e in RM-3 or R-1	
Snack Bar	Use lesser of 0.75/Employee or 3.2/100m <sup>2</sup> 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			
ICR-1 (Interchange Comprehensiv	e Residential)			
Duplex	1/Dwelling Unit	1.5/Dwelling Unit	1/Dwelling Unit	2/Dwelling Unit
Institutional Use		Use closest use from PA-1 Inst	itutional 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	2/100m <sup>2</sup> GFA of Home Occupation Use
Secondary Suite	1/Dwelling Unit	1/Dwelling Unit	0	1/Dwelling Unit

#### NOT THE OFFICIAL BYLAW

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# 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	Minimum Bicycle Parking Stalls		
Land Use	Class 1	Class 2	
RM-1 (Ground Oriented Resid	ential Multi-Family)		
Duplex	2/Dwelling Unit	0	
Townhouse	2/Dwelling Unit	0	
RM-2 (Residential Multi-Famil	у)		
Apartment	1.5/Dwelling Unit	0.5/Dwelling Unit	
Townhouse	2/Dwelling Unit	0	
RM-3 (Comprehensive Reside	ntial Multi-Family)		
Apartment	1.5/Dwelling Unit	0.5/Dwelling Unit	
Duplex	2/Dwelling Unit	0	
Townhouse	2/Dwelling Unit	0	
RM-5 (Rental Tenure Multi-Fa	mily)		
Townhouse	1.5/Dwelling Unit	0.5/Dwelling Unit	
Fourplex	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 <sup>2</sup>	0.1/100m <sup>2</sup> GFA	
Personal Services			

Lordillo	Minimum Bicycle Parking Stalls		
Land Use	Class 1	Class 2	
Dry Cleaning	Use greater of 0.25/Employee or 0.75/100m <sup>2</sup> GFA	0.65/100m <sup>2</sup> GFA	
For All Other Personal Services Uses	Use greater of 0.50/Employee or 1.25/100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA	
Retail, Convenience	Use greater of 0.15/Employee or 0.05/100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA	
Townhouse	2/Dwelling Unit	0	

Table 6.4.2 Primary Use Rural—Cycling

Land Use	Minimum Bicycle Parking Stalls		
	Class 1	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 FA	
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 FA	0.025/12m² Sales FA	
Silviculture	0	0	
Office	Use greater of 0.15/Employee or 0.55.100m <sup>2</sup> GFA	0.5/100m <sup>2</sup> GFA	
Sawmill	Use greater of 0.25/Employee or 0.20/100m <sup>2</sup> 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 0.20/100m <sup>2</sup> GFA	0	
RE-1 (Recreation and Tourism Zo	one)		
Campground	2	0.25/Campsite	
Low Impact Recreation	2	2	

Table 6.4.3 Primary Use Commercial—Cycling

Londillon	Minimum Bicycle Parking Stalls		
Land Use	Class 1	Class 2	
VCMU-1 (Village Core Mixed Use	Commercial)		
Apartment	1.5/Dwelling Unit	0.5/Dwelling Unit	
Artisan Commercial	0.75/Employee	0.5/100m <sup>2</sup> GFA	
Automobile Service Facility	Use greater of 0.25/Employee or 0.33/Service Bay	1.25/100m <sup>2</sup> GFA	
Micro 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 <sup>2</sup> GFA	0	
Entertainment Facility			
Arcade	Use greater of 0.50/Employee or 0.05/100m <sup>2</sup> GFA	0.1/100m <sup>2</sup> 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 <sup>2</sup> GFA	2.0/100m <sup>2</sup> GFA	
For All Other Entertainment Facility Uses	Use greater of 0.50/Employee or 0.05/100m <sup>2</sup> GFA	0.1/100m <sup>2</sup> 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	
Day care	0.25/Employee	0.1/Child or Adult 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	0.5/100m <sup>2</sup> 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	0.5/100m <sup>2</sup> GFA	
Performing Arts Centre	1/16 Seats	1/8 Seats	
- Place of Worship	1/8 Seats	1/4 Seats	
Schools			
Elementary/ Community School	0.40/Employee + 0.40/Student	0.6/Student	

Londillos	Minimum Bicycle Parking Stalls		
Land Use	Class 1	Class 2	
Middle/Community School	0.40/Employee + 0.40/Student	0.6/Student	
Senior/Community School	0.40/Employee + 0.40/Student	0.6/Student	
Treatment Plant	0.25/Employee	0	
For All Other Institutional Uses	10.0/100m <sup>2</sup> GFA	10.0/100m <sup>2</sup> 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 0.5/100m <sup>2</sup> GFA	0.1/100m <sup>2</sup> GFA	
Personal Services			
- Dry Cleaning	Use lesser of 0.50/Employee or 0.25/100m² GFA	0.60/100m <sup>2</sup> GFA	
- For All Other Personal Services Uses	Use greater of 0.50/Employee or 0.25/100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA	
Professional Services			
- Bank/Financial Institution	Use greater of 0.50/Employee or 0.15/100m <sup>2</sup> GFA	0.25/100m <sup>2</sup> GFA	
- Dental Office	Use greater of 0.50/Employee or 0.5/100m <sup>2</sup> GFA	0.5/100m <sup>2</sup> GFA	
- Medical Clinic	Use greater of 0.50/Employee or 0.5/100m <sup>2</sup> GFA	0.05/100m <sup>2</sup> GFA	
- For All Other Professional Services Uses	Use greater of 0.50/Employee or 0.5/100m <sup>2</sup> GFA	0.1/100m² GFA	
Restaurant, Major & Minor	0.5/Employee	1/6 Seats	
Retail, Convenience	Use greater of 0.15/Employee 0.05/100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA	
Retail, Garden Nursery	Use greater of 0.5/Employee or 0.036/12m² Sales Floor Area	0.036/12m <sup>2</sup> Sales Floor Area	
Retail Liquor Outlet, Major	0.4/140m <sup>2</sup> Warehouse Floor Area	0.5/140m <sup>2</sup> Warehouse FA	
Retail Liquor Outlet, Minor	Use greater of 0.25/Employee or 0.4/140m <sup>2</sup> Warehouse Floor Area	0.5/140m² Warehouse FA	
Retail, Major	Use greater of 0.50/Employee or 1.25100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA	
Retail, Minor	Use greater of 0.50/Employee or 1.25100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA	
U Brew/U Vin	Use greater of 0.50/Employee or 1.25/100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA	
Veterinary Hospital	Use greater of 0.25/Employee or 0.3/100m² GFA	0	
Wholesale	Use greater of 0.50/Employee or 1.25/100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA	
Bingo Hall	0.50/Employee	0.1/100m <sup>2</sup> GFA	
C-1 (Commercial General Zone)			
Automobile Service Facility	Use greater of 0.25/Employee or 0.33/Service Bay	1.0/100m <sup>2</sup> 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 0.25/100m <sup>2</sup> GFA	0.50/100m <sup>2</sup> GFA	
Restaurant, Minor	0.25/Employee	1/8 Seats	
Retail, Convenience	Use greater of 0.15/Employee or 0.05/100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA	

l and llag	Minimum Bicycle Parking Stalls		
Land Use	Class 1	Class 2	
Retail, Minor	Use greater of 0.25/Employee of 0.25/100m <sup>2</sup> GFA	0.5/100m <sup>2</sup> GFA	
Retail Liquor Outlet, Minor	Use greater of 0.25/Employee or 0.4/140m² Warehouse FA	0.5/140m <sup>2</sup> Warehouse FA	
C-2 (Village Entry Commercial Zor	ne)		
Artisan Commercial	0.5/Employee	0.5/100m <sup>2</sup> GFA	
Micro Brewery, Winery, Distillery (Note: Production Component Only)	0.25/100m <sup>2</sup> GFA	0	
Office	Use greater of 0.25/Employee or 1.0/100m <sup>2</sup> GFA	0.5/100m <sup>2</sup> GFA	
Restaurant, Minor	Use greater of 0.25/Employee or 0.25/100m <sup>2</sup> GFA	1/8 Seats	
Retail, Garden Nursery	Use greater of 0.5/Employee or 0.036/12m² Sales FA	0.036/12m² Sales FA	
Retail, Minor	Use greater of 0.25/Employee of 0.25/100m <sup>2</sup> GFA	0.5/100m <sup>2</sup> GFA	
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 0.15/100m <sup>2</sup> GFA	0.25/100m <sup>2</sup> GFA	
Retail, Minor	Use greater of 0.25/Employee of 0.25/100m <sup>2</sup> GFA	0.5/100m <sup>2</sup> GFA	
Self-Service Storage Facility	0	0	
Warehousing	Use greater of 0.20/Employee or 0.05/100m <sup>2</sup> GFA	2	
Wholesale	Use greater of 0.20/Employee or 0.1/100m <sup>2</sup> 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	0.5/100m <sup>2</sup> GFA	
Recycling facility	0.25/Employee	0.25/Sorting Table	
Snack Bar	Use greater of 0.25/Employee or 0.25/100m <sup>2</sup> GFA	1/8 Seats	

# Table 6.4.4 Primary Use Industrial-Cycling

1 111	Minimum Bicycle Parking Stalls			
Land Use	Class 1	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 <sup>2</sup> GFA	0.5/100m <sup>2</sup> GFA		

Minimum Bicycle Parking Stalls		Stalls		
Land Use	Class 1	Class 2		
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 <sup>2</sup> 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 <sup>2</sup> Showroom FA + 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 <sup>2</sup> GFA	0.5/100m <sup>2</sup> GFA		
Retail, Garden Nursery	Use greater of 0.25/Employee or 0.03/12m² Sales Floor Area	0.06/12m <sup>2</sup> Sales Floor Area		
Self-Service Storage Facility	0	0		
Veterinary Hospital	Use greater of 0.25/Employee or 0.30/100m <sup>2</sup> GFA	0		
Warehousing	Use greater of 0.20/Employee or 0.05/100m <sup>2</sup> GFA	2		
Wholesale	Use greater of 0.20/Employee or 0.1/100m <sup>2</sup> GFA	0		
Outdoor Storage	0.25/Additional Employee not accounted for in Primary Use	0		
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 0.20/100m <sup>2</sup> 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 0.20/100m <sup>2</sup> GFA	2		
Industrial, Light	Use greater of 0.25/Employee or 0.20/100m <sup>2</sup> GFA	1		
Medical Marihuana Facility	Use greater of 0.25/Employee or 0.20/100m <sup>2</sup> 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		

Landlles	Minimum Bicycle Parking Stalls			
Land Use	Class 1	Class 2		
Retail, Automotive	Use greater of 0.50/Employee or 0.15/100m <sup>2</sup> GFA	0.5/100m <sup>2</sup> GFA		
Sawmill	Use greater of 0.25/Employee or 0.20/100m <sup>2</sup> GFA	2		
Warehousing	Use greater of 0.20/Employee or 0.05/100m <sup>2</sup> GFA	2		
I-3 (Refuse Industrial Zone)	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 0.20/100m <sup>2</sup> GFA	0		
Silviculture	0	0		

# Table 6.4.5 Primary Use Public Assembly-Institutional—Cycling

Land Use	Minimum Bicycle Parking Stalls				
Land Use	Class 1	Class 2			
PA-1 (Public Assembly/Institution	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			
Day care	0.25/Employee	0.1/Child or Adult 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	0.5/100m <sup>2</sup> GFA			
Library	Use greater of 0.25/Employee or 0.025/100m² GFA	0.5/100m <sup>2</sup> GFA			
Museum	Use greater of 0.25/Employee or 0.25/100m² GFA	0.5/100m <sup>2</sup> GFA			
Performing Arts Centre	1/16 Seats	1/8 Seats			
Schools					
Elementary/Community School	0.40/Employee + 0.40/Student	0.6/Student			
Middle/Community School	0.40/Employee + 0.40/Student	0.6/Student			
Senior/Community School	0.40/Employee + 0.40/Student	0.6/Student			

1111	Minimum Bicycle Parking	Minimum Bicycle Parking Stalls	
Land Use	Class 1	Class 2	
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	3.0/100m <sup>2</sup> 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 0.7/100m <sup>2</sup> GFA	3.0/100m <sup>2</sup> GFA	
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 on the Interchange Lands – Cycling

Land Hea	Minimum Bicycle Parking Stalls	
Land Use	Class 1	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	1.25/100m2 GFA
Entertainment Facility		
Arcade	Use greater of 0.50/Employee or 0.05/100m <sup>2</sup> GFA	0.1/100m <sup>2</sup> 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 1.5/100m² GFA	2.0/100m <sup>2</sup> GFA
For All Other Entertainment Facility Uses	10.0/100m <sup>2</sup> GFA	10.0/100m <sup>2</sup> 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

Minimum Bicycle Parking Stalls		Stalls
Land Use	Class 1	Class 2
Day care	0.25/Employee	0.1/Child or Adult 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
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	0.5/100m <sup>2</sup> GFA
Library	Use greater of 0.25/Employee or 0.025/100m² GFA	0.5/100m <sup>2</sup> GFA
Museum	Use greater of 0.25/Employee or 0.25/100m² GFA	0.5/100m <sup>2</sup> GFA
Performing Arts Centre	1/16 Seats	1/8 Seats
Schools		
Elementary/ Community School	0.40/Employee + 0.40/Student	0.6/Student
Middle/Community School	0.40/Employee + 0.40/Student	0.6/Student
Senior/Community School	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 0.5/100m <sup>2</sup> GFA	0.1/100m <sup>2</sup> GFA
Personal Services		
Dry Cleaning	Use lesser of 0.50/Employee or 0.25/100m² GFA	0.60/100m <sup>2</sup> GFA
For All Other Personal Services Uses	Use greater of 0.50/Employee or 0.25/100m² GFA	1.0/100m <sup>2</sup> GFA
Professional Services		
- Bank/Financial Institution	Use greater of 0.50/Employee or 0.15/100m <sup>2</sup> GFA	0.25/100m <sup>2</sup> GFA
- Dental Office	Use greater of 0.50/Employee or 0.5/100m <sup>2</sup> GFA	0.5/100m <sup>2</sup> GFA
- Medical Clinic	Use greater of 0.50/Employee or 0.5/100m² GFA	0.05/100m <sup>2</sup> 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 0.05/100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA
Retail Liquor Outlet, Major	0.4/140m² Warehouse FA	0.5/140m² Warehouse FA
Retail Liquor Outlet, Minor	Use greater of 0.25/Employee or 0.4/140m² Warehouse Floor Area	0.5/140m² Warehouse FA
Retail, Major	Use greater of 0.50/Employee or 1.25100m <sup>2</sup> GFA	1.0/100m <sup>2</sup> GFA
Retail, Minor	Use greater of 0.50/Employee or 1.25100m² GFA	1.0/100m <sup>2</sup> GFA

Minimum Bicycle Parking Stalls		
Land Use	Class 1	Class 2
Recreational Vehicle Sales Facility	Use greater of 0.25/Employee or 0.15/50m² Showroom FA + 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	n 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
IHR-1 (Interchange Highway Resid	dential 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 Com	mercial One)	
Outside Storage	0.25/Employee	0
Retail, Major	Use greater of 0.25/Employee or 0.15/100m <sup>2</sup> GFA	0.25/100m <sup>2</sup> GFA
Retail, Minor	Use greater of 0.25/Employee of 0.25/100m <sup>2</sup> GFA	0.5/100m <sup>2</sup> GFA
Self-Service Storage Facility	0	0
Warehouse	Use greater of 0.20/Employee or 0.05/100m <sup>2</sup> GFA	2
Wholesale	Use greater of 0.20/Employee or 0.1/100m <sup>2</sup> 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 0.55/100m <sup>2</sup> GFA	0.5/100m <sup>2</sup> 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 0.25/100m <sup>2</sup> GFA	1/8 Seats
IREC-1 (Interchange Recreational Commercial One)		
Golf Course	4	4
ICR-1 (Interchange Comprehensiv	e Residential)	
Duplex	2/Dwelling Unit	0
Institutional Use	Use IMU Table	

1 111	Minimum Bicycle Parking Stalls	
Land Use	Class 1	Class 2
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.	
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	
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	

Land Use	Tandem Vehicular Parking	
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 zone	
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 zone	
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 <sup>2</sup> GFA	
Market Garden	Max 1	
Hotel, Hostel, Motel	Max 0.05/Guest Room	
C-2 (Commercial Gateway Zone)		
Artisan Commercial	0.1/100m <sup>2</sup>	

#### 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	

Land Use RV/Bus Parking	
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 *lots*; 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.

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

**Table 6.7.1: Shared Parking Provisions** 

## 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, 5% 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 VCMU-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 *lot*, 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	2.5m (Residential)	E 4m	2 Em (Dosirablo)
Angle	2.6m (Other)	5.4m 2.5m (Do	2.5m (Desirable)

Type of Stall	Width	Length	Height
	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: Manoeuvring 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 or equal to 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, manoeuvring 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 manoeuvring 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.
- 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.
- I) 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 must be located on hard surfaced areas, on graveled areas or on landscape pavers.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;
- iii) 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;

- iv) a bicycle parking stall that is not an individual locker must be at least 2.0metres (6.6feet) in Height;
- v) 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;
- vi) rows of bicycle parking stalls must be separated by a minimum of 2.0metres (6.6feet);
- vii) 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.
- viii) 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, offstreet 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 2,800.0square metres (30,138.9square feet)	1
ii)	more than 2,800.0square metres (30,138.9feet <sup>2</sup> )	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 465.0sqaure metres (5,005.2 square feet)	1
ii)	465.0square metres (5,005.2square feet) to 2,325.0square metres (25,026.1square feet)	2
iii)	greater than 2,325.0square metres (25,026.1square feet)	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
				Accessory buildings and structures
				Home occupation
2.	Accessory Uses			Secondary Suite
				Urban agriculture
				Market garden
3.	Lots Created by	Area, minim	um	550.0square metres(5,920.2square feet)
	Subdivision	<i>Frontage,</i> m	inimum	15.0metres (49.2feet)
		Principal bui lot, maximu	<i>ldings</i> or uses per m	One single family dwelling
4.	Density	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, m	aximum	35%
		dings and Minimum	Front	3.0metres (9.8feet)
6.	Principal		Rear	4.5metres (14.8feet)
	Buildings and		Side	1.5metres (4.9feet) <sup>2</sup>
	Structures		Side, Exterior	3.0metres (9.8feet)
		Height, maximum		10.0metres (32.8feet)
			Front	3.0metres (9.8feet)
7.	Accessory	Setbacks,	Rear	1.5metres (4.9feet)
	Buildings and	minimum	Side	1.5metres (4.9feet)
	Structures		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	Area, minim	um	325.0square metres(3,498.3square feet)
	Subdivision	<i>Frontage,</i> mi	inimum	9.0metres (29.5feet)
		Principal buil lot, maximur	<i>ldings</i> or uses per n	One single family dwelling
		Accessory bu	<i>iildings</i> or uses	One secondary suite
4.	Density	per <i>lot,</i> maximum		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, m	aximum	40%
		Setbacks, Minimum	Front	3.0metres (9.8feet)
6.	Principal		Rear	4.5metres (14.8feet)
0.	Buildings and		Side	1.5metres (4.9feet)
	Structures		Side, Exterior	3.0metres (9.8feet)
		Height, maximum		10.0metres (32.8feet)
			Front	3.0metres (9.8feet)
		Setbacks,	Rear	1.5metres (4.9feet)
		minimum	Side	1.5metres (4.9feet)
			Side, Exterior	3.0metres (9.8feet)
7.	Accessory	Height, maxi	mum	4.5metres (14.8feet)
	Buildings and Structures	One storey accessory dwelling unit height, maximum		6.5metres (21.3feet)
		Two storey accessory dwelling unit height, maximum		7.5metres (24.6feet)
8.	Conditions of Uses	•	•	operty can be used as a <i>vacation rental</i> and ce with Section 4.15.

#### 7.2 R-1A—Infill Residential Zone

9.	Additional Regulations	a) for the property described as Lot 5, Block 5, District Lot 24, Nelson District, Plan 4222 (4699 Cumberland Road):
		<ul> <li>i) Accessory buildings substantially under construction by August 24, 2022 are permitted to have a combined Floor Area no greater than 100.0square metres(1,076.4square feet).</li> <li>ii) Accessory buildings substantially under construction by August 24, 2022 are permitted to have a height maximum of 6.0metres (19.6ft).</li> </ul>

End • R-1A

### 7.3 R-2—Small Lot Residential Zone

1.	1. Principal Uses			Single family dwelling
				Accessory buildings and structures
				Home occupation
2.	Accessory Uses			Market garden
				Secondary suite
				Urban agriculture
3.	Lots Created by	Area, minim	um	450.0square metres(4,843.8square feet)
	Subdivision	<i>Frontage,</i> m	inimum	15.0metres (49.2feet)
		Principal bui lot, maximu	ildings or uses per m	One single family dwelling
4.	Density	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, m	aximum	35%
		Setbacks, Minimum	Front	3.0metres (9.8feet)
6.	Principal		Rear	4.5metres (14.8feet)
	Buildings and		Side	1.5metres (4.9feet)
	Structures		Side, Exterior	3.0metres (9.8feet)
		Height, maximum		10.0metres (32.8feet)
			Front	3.0metres (9.8feet)
7.	Accessory	Setbacks,	Rear	1.5metres (4.9feet)
,.	Buildings and	minimum	Side	1.5metres (4.9feet)
	Structures		Side, Exterior	3.0metres (9.8feet)
		Height, maximum		4.5metres (14.8feet)
8.	Conditions of Uses	N/A		'

*End* • *R*-2

#### 7.4 R-2A—Medium 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, minim	um	1,000.0square metres (10,763.9square square feet)
		<i>Frontage,</i> m	inimum	20.0metres (65.6feet)
		Principal bui lot, maximur	<i>ldings</i> or uses per ท	One single family dwelling
4.	Density	Accessory buildings or uses per lot, maximum		One secondary suite or One accessory dwelling unit
		Building GFA, max		Accessory buildings shall have a combined Floor Area no greater than 100.0square metres(1,076.4square feet).
5.	Lot Coverage	Coverage, maximum		35%
		Setbacks, Minimum	Front	7.5metres (24.6feet)
6.	Principal		Rear	4.5metres (14.8feet)
	Buildings and		Side	1.5metres (4.9feet)
	Structures		Side, Exterior	3.0metres (9.8feet)
		Height, maximum		10.0metres (32.8feet)
			Front	3.0metres (9.8feet)
		Setbacks,	Rear	1.5metres (4.9feet)
		minimum	Side	1.5metres (4.9feet)
_	_		Side, Exterior	3.0metres (9.8feet)
7.	Accessory Buildings and	Height, maxi	imum	6.0metres (19.7feet)
	Structures	One storey accessory dwelling unit height, maximum		6.5metres (21.3feet)
		Two storey accessory dwelling unit height, maximum		7.5metres (24.6feet)
8.	Conditions of Uses		o all available mun	

End • R-2A

### 7.5 R-3—Large Lot Residential Zone

1.	Principal Uses	<u> </u>		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	Area, minim	um	2,024.0square metres(21,786.1square feet)
	Subdivision	<i>Frontage,</i> mi	nimum	25.0metres (82.0feet)
		Principal buil lot, maximur	<i>ldings</i> or uses per n	One single family dwelling
4.	Density	Accessory but per lot, maxi	<i>ildings</i> or uses mum	One secondary suite <b>or</b> 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, m	aximum	35%
		Setbacks, Minimum	Front	7.5metres (24.6feet)
6.	Principal		Rear	4.5metres (14.8feet)
	Buildings and		Side	1.5metres (4.9feet)
	Structures		Side, Exterior	3.0metres (9.8feet)
		Height, maximum		10.0metres (32.8feet)
			Front	3.0metres (9.8feet)
		Setbacks,	Rear	1.5metres (4.9feet)
		minimum	Side	1.5metres (4.9feet)
			Side, Exterior	3.0metres (9.8feet)
7.	Accessory Buildings and	Height, maxi	mum	6.0metres (19.6feet)
	Structures	One storey accessory dwelling unit height, maximum		6.5metres (21.3feet)
		Two storey accessory dwelling unit height, maximum		7.5metres (24.6feet)
8.	Conditions of Uses	1	<i>dwelling unit</i> shal all available mun	I only be permitted if the property is icipal servicing.

*End* • *R*-3

### 7.6 R-4—Carlisle Lane Zone

1.	Principal Uses	SIC LAITE ZO		Single family dwelling
				Accessory buildings and structures
				Accessory dwelling unit
2.	Accessory Uses			Home occupation
				Secondary suite
				Urban agriculture
3.	Lots Created by	Area, minimu	ım	650.0square metres (6,996.5square feet)
	Subdivision	Frontage, mi	nimum	17.0metres (55.8feet)
		Principal buil lot, maximun	<i>dings</i> or uses per n	One single family dwelling
		Accessory bu	<i>ildings</i> or uses per	One secondary suite
		<i>lot,</i> maximun	n	One accessory dwelling unit
4.	Density	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, ma	aximum	35%
		Setbacks, Minimum	Front	3.0metres (9.8feet)
6.	Principal		Rear	4.5metres (14.8feet)
	Buildings and		Side	1.5metres (4.9feet)
	Structures		Side, Exterior	3.0metres (9.8feet)
		Height, maximum		9.0metres (29.5feet)
			Front	3.0metres (9.8feet)
		Setbacks,	Rear	1.5metres (4.9feet)
		minimum	Side	1.5metres (4.9feet)
7.	Accessory		Side, Exterior	3.0metres (9.8feet)
	Buildings and Structures	Height, maxir	mum	4.5metres (14.8feet)
	Structures	One storey accessory dwelling unit height, maximum		6.5metres (21.3feet)
		Two storey accessory dwelling unit height, maximum		7.5metres (24.6feet)
8.	Conditions of Uses	N/A		

#### 7.6 R-4—Carlisle Lane Zone

In addition to Section 4.2 of this Bylaw, Accessory dwelling units shall:

- a) be located on:
  - i) a lot with lane access;
  - ii) a lot with double frontage (corner lot); or
  - iii) a lot with a minimum area of 850.0square metres (9,149 square feet) and a minimum frontage of 20.0metres (65.6feet);

Notwithstanding Section 4.2 of this bylaw, Accessory dwelling units shall

b) be located only in the rear yard.

9. Additional Regulations

Notwithstanding Part 6.0 of this Bylaw and Sections therein;

- a) 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.
- b) Parking spaces, 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:
  - 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 (26.2feet) plus one boat trailer (with or without boat) to a maximum length of 8.0metres (26.2feet) may be parked, stored or otherwise located on a *lot*.

*End* ● *R-4* 

### 7.7 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	Area, minimu	ım	1.0hectares (2.5acres)
	Subdivision	Frontage, mii	nimum	10% of the perimeter of the <i>lot</i>
4.	Density	Units Per Hectare (uph), maximum		20uph
5.	Lot Coverage	Coverage, maximum		45% of the total <i>lot area</i> , with a maximum <i>lot coverage</i> 35% for the <i>principal buildings</i> and <i>structures</i> .
6.	Principal Buildings and	<i>Setbacks,</i> Minimum	All lot lines	7.5metres (24.6feet)
	Structures	Height, maxir	num	4.5metres (14.8feet)
7.	Accessory Buildings and	Setbacks, minimum	All lot lines	7.5metres (24.6feet)
	Structures	Height, maximum		4.5metres (14.8feet)
8.	Conditions of Uses	N/A		

End ● MHP-1

# 7.8 RM-1—Ground Oriented Residential Multi-Family Zone

1	Principal Uses			Duplex
1.	Fillicipal Oses			Townhouse
2.	Accessory Uses			Accessory buildings and structures
	Accessory oses			Home occupation
3.	Lots Created by	Area, minim	um	4,000.0square metres (43,055.6square feet)
	Subdivision	<i>Frontage,</i> m	inimum	10% of the perimeter of the <i>lot</i>
		Building GFA	1, maximum	Accessory buildings shall have a combined floor area no greater than 10.0% of the lot area.
4.	Density	Units Per Hectare (uph), maximum		30uph
,	Density	Density Bonusing		Where 30% or more of the total number of multi-family dwelling units are affordable housing units, the maximum number of multifamily dwelling units may be increased by 10 units per hectare.
5.	Lot Coverage	Coverage, m	naximum	65%, including parking lot coverage
		Setbacks, Minimum	Front	3.0metres (9.8feet)
6.	Principal		Rear	4.5metres (14.8feet)
	Buildings and		Side	1.5metres (4.9feet)
	Structures		Side, Exterior	3.0metres (9.8feet)
		Height, maximum		10.0metres (32.8feet)
			Front	3.0metres (9.8feet)
7.	Accessory	Setbacks,	Rear	1.5metres (4.9feet)
	Buildings and	minimum	Side	1.5metres (4.9feet)
	Structures		Side, Exterior	3.5metres (11.5feet)
		Height, maximum		4.5metres (14.8feet)
8.	Conditions of Use	N/A		

End ● RM-1

# 7.9 RM-2—Residential Multi-Family Zone

1.	Principal Uses			Apartment
	- Trincipul Oses			Townhouse
2.	Accessory Uses			Accessory buildings and structures
		Т		Home occupation
3.	Lots Created by	Area, minim	um	4,000.0square metres (43,055.6square feet)
	Subdivision	<i>Frontage,</i> mi	inimum	10% of the perimeter of the <i>lot</i>
		Building GFA	, maximum	Accessory buildings shall have a combined floor area no greater than 10.0% of the lot area.
4.	Density	Units Per Hel maximum	ctare (uph),	45 <i>uph</i>
	Delisity	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, m	aximum	65%, including parking lot coverage
		Setbacks, Minimum	Front	3.0metres (9.8feet)
6.	Principal		Rear	7.5metres (24.6feet)
	Buildings and		Side	1.5metres (4.9feet)
	Structures		Side, Exterior	3.0metres (9.8feet)
		Height, maximum		15.0metres (49.5feet)
			Front	3.0metres (9.8feet)
7.	Accessory	Setbacks,	Rear	1.5metres (4.9feet)
	Buildings and	minimum	Side	1.5metres (4.9feet)
	Structures		Side, Exterior	3.0metres (9.8feet)
		Height, maxi	mum	4.5metres (14.8feet)
8.	Conditions of Uses	N/A		

End ● RM-2

### 7.10 RM-3—Comprehensive Residential Multi-Family Zone

<b>/</b>	LO INIVI S CO	inprenensive	e nesidelitiai	Multi-Family Zone
1.	L. Principal Uses			Apartment Duplex Townhouse
2.	Accessory Uses			Accessory buildings and structures Home occupation
		Area,	Duplex	450.0square metres (4,843.8square feet)
3.	Lots Created by	minimum	Multi-family dwellings	600.0square metres (6,458.3square feet)
	Subdivision	Frontage,	Duplex	15.0metres (49.2feet)
		minimum	Multi-family dwellings	20.0metres (65.6feet)
		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 <i>lot</i> , whichever is less.
4.	Density	Unit maximum		96 units
	Density	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.
			Duplex	45%
5.	Lot Coverage Coverage, maximum		Multi-family dwellings	65%
6.	Principal Buildings and Structures	Duplex Setbacks, minimum	Front	6.0metres (19.7feet) for a minimum of 5.5metres (18.0feet) of the width of the building; and any portion of the building used as a garage or carport; and 4.5metres (14.8feet) for any portion of the principal dwelling beyond 5.5metres (18.0feet) in width  min. 4.5m  min. 6.0m  Front lot line
		Rear		4.5metre (14.8feet)

### 7.10 RM-3—Comprehensive Residential Multi-Family Zone

				<del>-</del>
			Side	1.5metres (4.9feet)
			Side, Exterior	3.0metres (9.8feet)
		Multi-family dwellings Setbacks, minimum	All lot lines	4.5metres (14.8feet)
6.	Principal		Duplexes	10.0metres (32.8feet)
	Buildings and Structures (cont'd)	Height, maximum	Multi-family dwellings	15.0metres (49.2feet)
	Accessory Buildings and Structures	Setbacks, minimum	Front	3.0metres (9.8feet)
7.			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	amended to as created, or the <u>Land Title Act</u> a	sign the density owner grants a assigning the der	oll not be subdivided unless this Bylaw is permitted by this section to the <i>lot</i> s being covenant to the <i>Village</i> under s.219 of the nsity permitted by this section to the <i>lot</i> s being abrances of a financial nature.

End ● RM-3

#1137

# 7.11 RM-4—Residential Multi-Family Zone

9. Principal Uses			Apartment Townhouse
10. Accessory Uses			Accessory buildings and structures Home occupation
11. Lots Created	Area, minin	num	2,000.0square metres (21,528square feet)
by Subdivision	<i>Frontage</i> , n	ninimum	10% of the perimeter of the <i>lot</i>
	Building GF	A, maximum	Accessory buildings shall have a combined floor area no greater than 10.0% of the lot area.
	Units Per H maximum	ectare (uph),	85 <i>uph</i>
12. Density	Density Bonusing		Where 20% or more of the total number of multi-family dwelling units are affordable housing units, the maximum number of multifamily dwelling units may be increased by 25 units per hectare.
13. Lot Coverage	Coverage, r	maximum	65%, including <i>parking lot coverage</i>
	Setbacks, Minimum	Front	3.0metres (9.8feet)
		Rear	7.5metres (24.6feet)
14. Principal  Buildings and		Side	4.5metres (9.8feet)
Structures		Side, Exterior	4.5metres (9.8feet)
	Height, maximum		12.5metres (41.0feet)
		Front	3.0metres (9.8feet)
	Setbacks,	Rear	1.5metres (4.9feet)
15. Accessory Buildings and	minimum	Side	1.5metres (4.9feet)
Structures		Side, Exterior	3.0metres (11.5feet)
	Height, max	ximum	4.5metres (14.8feet)
16. Conditions of Uses	N/A		

End ● RM-4

#1150

### 7.12 RM-5—Rental Tenure Multi-Family Zone

1.	Principal Uses			Fourplex Townhouse
2.	Accessory Uses			Accessory buildings and structures
3.	Lots Created	Area, minimum		1,570square metres (16,900square feet)
	by Subdivision	<i>Frontage,</i> mi	nimum	10% of the perimeter of the <i>lot</i>
		Building GFA	, maximum	Accessory buildings shall have a combined floor area no greater than 10.0% of the lot area.
		Units Per Hed maximum	ctare (uph),	51uph
4.	Density	Density Bonus		Where a minimum of 1/3 of additional dwelling units (such fractions all rounding up to the next higher whole number) are rented at below market rent, the maximum number of dwelling units may be increased by 38 units per hectare.
5.	Lot Coverage	Coverage, maximum		65%, including <i>parking lot coverage</i>
	Principal Buildings and Structures	Setbacks, Minimum	Front	3.0metres (9.8feet)
			Rear	7.5metres (24.6feet)
6.			Rear, Exterior	3.0metres (9.8feet)
			Side	4.5metres (14.8feet)
			Side, Exterior	3.0metres (9.8feet)
		Height, maximum		10.0metres (32.8feet)
			Front	3.0metres (9.8feet)
			Rear	1.5metres (4.9feet)
7.	Accessory	Setbacks, minimum	Rear, Exterior	1.5metres (4.9feet)
	Buildings and Structures		Side	1.5metres (4.9feet)
			Side, Exterior	3.0metres (9.8feet)
		Height, maximum		4.5metres (14.8feet)
8.	Conditions of Uses  b. To realize the density bor i. A housing agreem of the density bor		e the density boo A housing agreer	required to be under residential rental tenure. nus, the following are required: ment with the Village to reserve a minimum of 1/3 nus units at below market rent in a form e Village.

#1150

### 7.12 RM-5—Rental Tenure Multi-Family Zone

 A rental agreement with a non-profit housing society which will manage and rent out the units to low or medium income individuals or families.

End ● RM-5

### 7.12 MU-1—Mixed Use Residential Zone

				Apartment
				Community care facility
				Mixed use building
				Office
1.	Principal Uses			Personal service
				Retail, convenience
				Single family dwelling Townhouse
		Γ		
		On any lot		Accessory buildings and structures
				Home occupation
2.	Accessory Uses	On sinale far	nily dwelling lots	Secondary suite
	, , , , , , , , , , , , , , , , , , , ,	o.r.s.r.gre yar	y u.v.eg .e.e	Urban agriculture
		On any <i>lot</i> w	ith a non-	Residential use forming an integral part of
		residential p	rincipal use	the principal use.
			Single Family Dwelling	450.0square metres (4,843.8square feet) for
	Lots Created by Subdivision	Area, minimum		up to 50% of the number of <i>lots</i> created in
				any given plan of subdivision.
				550.0square metres (5,920.2square feet) for
				all other <i>lots</i> .
3.			Multi-family	800.0square metres (8,611.1square feet)
			dwelling	ooo.osquare metres (o,orr.rsquare reet)
			All other uses	2,000.0square metres (21,527.8square feet)
		Frontage, minimum	Single Family	15.0metres (49.2feet)
			Dwelling	15.0metres (45.2feet)
			All other uses	20.0metres (65.6feet).
				Accessory buildings shall have a maximum
			Accessory	combined floor area of 50.0square
			buildings	metres(538.2square feet) or 10% of the area
				of the <i>lot</i> , whichever is less.
				The total maximum combined gross floor
		Building	Office, Personal	area of office, personal service and retail,
4.	Density <sup>1</sup>	GFA,	Service and	convenience uses is 7,900.0square metres
		maximum	Retail,	(85,034.9square feet) with no individual unit
			Convenience	exceeding 371.6square metres
				(3,999.9square feet).
			Community	The total maximum combined gross floor
			care facility	area of community care facility uses is
			care jaciney	13,900square metres (149,618.4square feet).

<sup>&</sup>lt;sup>1</sup> As per Comprehensive Development Agreement FB401405

### 7.12 MU-1—Mixed Use Residential Zone

			<u> </u>	
		Building and	Single Family Dwelling	263 dwelling units, excluding secondary suites
	4. Density (cont'd)		Multi-family dwellings	592 dwelling units
•	4. Defisity (cont a)	use typology, maximum	Residential use accessory to a non-residential use	15 dwelling units
			Single Family Dwelling	35%
!	5. Lot Coverage	Coverage, maximum	Multi-family dwelling	65%
			All other uses	80%
		Single Family Dwelling Setbacks, Minimum		6.0metres (19.6feet) for a minimum of 5.5metres (18.0feet) of the width 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 in width (18.0feet).
	6. Principal Buildings and Structures		Front	min. 5.5m min. 6.0 m Front lot line
			Rear	4.5metres (14.8feet)
			Side	1.5metres (4.9feet)
			Side, Exterior	3.0metres (9.8feet)

			Front	4.5metres (14.8feet)
		Multi-family dwelling	Rear	4.5metres (14.8feet)
		Setbacks,	Side	1.5metres (4.9feet)
		Minimum	Side, Exterior	3.0metres (9.8feet)
		Office, personal	Front	0.0metres (0.0feet)
		service and	Rear	3.0metres (9.8feet)
		Retail, Convenience	Side	0.0metres (0.0feet)
6.	Principal	Setbacks, Minimum	Side, Exterior	3.0metres (9.8feet)
0.	Buildings and Structures	All other uses	All lot lines	7.5metres (24.6feet)
	(cont'd)		Single Family Dwelling	10.0metres (32.8feet)
		Height, maximum	Multi-family dwelling	15.0metres (49.2feet)
			Community care facility	15.0metres (49.2feet)
			Mixed use buildings (home occupation excluded)	15.0metres (49.2feet)
			All other uses	12.0metres (39.4feet)
		Setbacks,	Front	3.0metres (9.8feet)
7.	Accessory		Rear	1.5metres (4.9feet)
	Buildings and	minimum	Side	1.5metres (4.9feet)
	Structures		Side, Exterior	3.0metres (9.8feet)
		Height, maxir	mum	4.5metres (14.8feet)
	Conditions of Uses	a) On a lot where there is combined non-residential and residential use, all dwelling units shall:		
8.		i) be co	ontained in the sa	me building that contains the principal use;
		'	cated over or to t ipal use; and	the rear of the <i>building</i> that contains the
		iii) have	a separate entra	nce 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	Area, minimu	ım	2.0hectares (4.9acres)
	Subdivision	Frontage, mi	nimum	10% of the perimeter of the <i>lot</i>
		Principal buildings or uses per lot, maximum		One single family dwelling
4.	Density	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).
_	Lot Coverage	Cauaraga ma	avina una	15% excluding greenhouses
5.	Lot Coverage	Coverage, ma	aximum	20% including greenhouses
6.	Principal <i>Buildings</i> and	<i>Setbacks,</i> Minimum	All lot lines	7.5metres (24.6feet)
	Structures	Height, maximum		10.0metres (32.8feet)
7.	Accessory Buildings and	Setbacks, minimum All lot lines		7.5metres (24.6feet)
	Structures	Height, maximum		6.0metres (19.7feet)
8.	Conditions of Uses	N/A		

End ● MU-1

# 8.2 FGS—Forest Stewardship Greenway Zone

8.2 FGS—Forest Stewardship Greenway Zone					
		Agricultural use			
		Low impact recreation			
1. Principal Uses		Market garden			
		Retail, garden nursery			
		Silviculture			
		Single family dwelling			
		Accessory buildings and structures			
	On <i>lots</i> not affected by a	Accessory dwelling unit			
	Density Bonus	Home occupation			
	20.000, 20.000	Office			
2. Accessory Uses		Sawmill			
		Accessory buildings and structures			
	On <i>lots</i> affected by a Density	Home occupation			
	Bonus	Office			
		Sawmill			
3. Lot Size	Area, minimum	40.0hectares (98.8acres)			
3. LOC 312C	Frontage, minimum	10.0% of the perimeter of the <i>lot</i>			
	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 <i>uph</i>			
4. Density	Density Bonusing	A density increase is permitted where more than 60% of the <i>lot</i> or 24ha or whichever is greater is designated as permanent undivided open space, subject to a conservation covenant prohibiting the development and use of <i>building</i> and <i>structures</i> , 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 <i>lot</i> size may be reduced to 12ha, and 2. The single family <i>dwelling units</i> per hectare may be increased to a maximum of 0.25 <i>uph</i>			

### 8.2 FGS—Forest Stewardship Greenway Zone

	oil 165 Torest Stewardship Greenway Lone			
			Residential uses	10%
5.	Lot Coverage	Coverage,	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 <i>lot coverage</i> of 30%
			All other uses	Shall have a combined maximum <i>lot coverage</i> of 25%
6.	Principal  Buildings and	<i>Setbacks,</i> Minimum	All lot lines	30.5metres (100.1feet)
	Structures	Height, maximum		10.0metres (32.8feet)
	Accessory Buildings and Structures	Setbacks, minimum	All lot lines	30.5metres (100.1feet)
		Height, maximum		6.0metres (19.7feet)
7.		One storey accessory dwelling unit height, maximum		6.5metres (21.3feet)
		Two storey accessory dwelling unit height, maximum		7.5metres (24.6feet)
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 ● FSG

# 8.3 WF—Working Forest Zone

				Agricultural use
1.	Principal Uses			Low impact recreation
1.	1. Finicipal Oses			
				Silviculture
2.	Accessory Uses			Accessory buildings and structures
۷.	Accessory oses			Sawmill
3.	Lots Created by	Area, minimum		40.0hectares (98.8acres)
	Subdivision	Frontage, minimum	1	10% of the perimeter of the <i>lot</i>
4.	Density	Building GFA, maximum		All <i>buildings</i> and <i>structure</i> shall have a combined floor area not exceeding a size of 250.0square metres (2,691.0square feet) excluding greenhouses.
5.	Lot Coverage	Coverage, maximun	n	15% excluding greenhouses
6.	Principal  Buildings and	Silviculture and Sawmill Setbacks, minimum	All lot lines	15.0metres (49.2feet)
	Structures	Height, maximum		15.0metres (49.2feet)
7.	Accessory Buildings and	Setbacks, All lot minimum lines		15.0metres (49.2feet)
	Structures	Height, maximum		4.5metres (14.8feet)
8.	Conditions of Uses	N/A		

End • WF

# 8.4 RE-1—Recreation and Tourism Zone

				Campground
1.	Principal Uses			Low impact recreation
1.	Fillicipal Oses			Single family dwelling
				Vacation rental
				Accessory buildings and structures
2.	Accessory Uses			Home occupation
				Urban agriculture
3.	Lots Created by	Area, minimum		40.0hectares (98.8acres)
	Subdivision	Frontage, minimum		100.0metres (328.1feet)
		Principal buildings or uses on a lot		One single family dwelling
4.	Density	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, maximur	n	35%
6.	Principal  Buildings and	Setbacks, minimum	All lot lines	7.5metres (24.6feet)
	Structures	Height, maximum		10.0metres (32.8feet)
7.	Accessory Buildings and	Setbacks, minimum	All lot lines	7.5metres (24.6feet)
	Structures	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

			Crai Zonc	
	Principal Uses			Automobile service facility
				Personal service
1.				Restaurant, minor
				Retail, minor
				Retail, convenience
				Accessory buildings and structures
2.	Accessory Uses			Retail liquor outlet, minor
				Residential use forming an integral part to a principal use
		Γ		550.0square metres (5,920.2square square
3.	Lots Created by Subdivision	Area, minim	um	feet)
	Subdivision	Frontage, m	inimum	15.0metres (49.2feet)
		Floor area ro	ntio	1.0
4.	4. Density  Building GFA		i, maximum	Accessory buildings shall have a floor area not exceeding 10% of the lot area
5.	Lot Coverage	Coverage, maximum		40%
		Setbacks, Minimum	Front	3.0metres (9.8feet)
6.	Principal		Rear	3.0metres (9.8feet)
0.	Buildings and Structures		Side	1.5metres (4.9feet)
			Side, Exterior	3.0metres (9.8feet)
		Height, maximum		10.0metres (32.8feet)
		Setbacks, minimum	Front	3.0metres (9.8feet)
7	Accessory		Rear	1.5metres (4.9feet)
,	Buildings and		Side	1.5metres (4.9feet)
	Structures		Side, Exterior	3.0metres (9.8feet)
		Height, maximum		4.5metres (14.8feet)
		a) Fuel serv	vice pumps or pun	np 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 us		
8.	Conditions of	_	units shall:	
	Uses			me building that contains the principal use;
		ii) be located over or to the rear of the building that contains the principal use; and		
			•	nce from the outside.
9.	Additional	·	· · · · · · · · · · · · · · · · · · ·	ng unit in this zone is 90.0square metres
	Regulations	(968.8square		5 · · · · · · · · · · · · · · · · · · ·

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	Area, minimum	2,000square metres (21,527.8square feet)
	Subdivision	Frontage, minimum	15.0metres (49.2feet)
		Floor area ratio	0.25
		Building GFA, maximum	Accessory buildings shall have a Floor Area not exceeding 10% of the lot area.
	Density		The <i>floor area ratio</i> may be increased to a maximum density of 0.5 where an owner pays into alternative funds for a community amenity (e.g. <i>parks</i> dedication, off-site infrastructure) a sum of \$16.50 per <i>building</i> square metre of permitted <i>GFA</i> of <i>principal building</i> , and as mutually agreed between the <i>Village</i> and the Owner.
4.			Applicable Community Amenities for Density Bonus:
		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

# 9.2 C-2—Village Entry Commercial Zone

4.	Density (cont'd)	Density Bonus (cont'd)		<ul> <li>f) Bicycle paths along Cumberland Road and Dunsmuir/Royston Road</li> <li>g) Boardwalks over wetlands in public parks</li> <li>h) Village Park improvements, based on the Village Park Master Plan including the Skateboard Park and the Jump Park</li> </ul>
5.	Lot Coverage	Coverage, ma	aximum	50%
			Front	7.5metres (24.6feet)
6.	Principal	Setbacks,	Rear	7.5metres (24.6feet)
	Buildings and Structures	Minimum	Side	3.0metres (14.8feet)
			Side, Exterior	7.5metres (24.6feet)
		Height, maximum		12.0 metres (39.4feet)
	Accessory		Front	3.0metres (14.8feet)
7.		Setbacks,	Rear	3.0metres (14.8feet)
	<b>Buildings</b> and	minimum	Side	3.0metres (14.8feet)
	Structures		Side, Exterior	7.5metres (24.6feet)
		Height, maximum		6.0metres (19.6feet)
8.	Conditions of Uses	<ul> <li>a) On a lot where there is combined non-residential and residential use, a dwelling units shall:</li> <li>i) be contained in the same building that contains the principal use;</li> <li>ii) be located over or to the rear of the building that contains the principal use;</li> <li>iii) have a separate entrance from the outside.</li> </ul>		

*End* ● *C*-2

### 9.3 C-3—Commercial Three Zone

				Retail, major Retail, minor		
				Outside storage		
1.	Principal Uses			Self-storage facility		
				Wholesale		
				Warehouse		
				One residential unit forming an integral part of a principal use		
				Snack Bar		
	<b>4 </b>			Offices		
2.	Accessory Uses			Recycling facility		
				Fleet service Industrial, light		
				Industrial, light		
				Accessory buildings and structures		
3.	Lots Created by	Area, minimum		10.0hectares (24.7acres)		
	Subdivision	Frontage, minimum		10% of minimum <i>lot area</i>		
4.	Density	Floor area ra	tio	0.1		
5.	Lot Coverage	Coverage, ma	aximum	50%		
6.	Principal  Buildings and	Setbacks, Minimum	All lot lines	7.5metres (24.6feet)		
	Structures	Height, maxir	num	12.0metres (39.4feet)		
7.	Accessory Buildings and	Setbacks, minimum	All lot lines	7.5metres (24.6feet)		
	Structures	Height, maxir	mum	6.0metres (19.6feet)		
		a) Recycling waste de	ing facility is limited to an operation as a recycling construction depot;			
8.	Conditions of Uses	b) Fleet service is limited to maintenance and repair of the Owner's heavy equipment and trucks; and				
		c) Industria compone		o manufacturing and assembly of building		

End • C-3

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

			Artisan commercial	
			Auto service facility	
			Entertainment facility	
			Farmer's market	
			Hotels	
			Hostel	
			Institutional use	
			Licensed premises	
			Market garden	
			Micro brewery, winery, distillery	
			Mixed use building	
			Motel	
1.	Principal Uses		Office	
1.	Principal Oses		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	
			Accessory buildings and structures	
2.	Accessory Uses		Apartment	
			Bingo hall	
			Residential unit	
3.	Lots Created by	Area, minimum	325.0square metres (3,498.3square feet)	
	Subdivision	Frontage, minimum	9.0metres (29.5feet)	
		Floor area ratio	2.0	
4.	Density		Accessory buildings shall have a combined	
		Building GFA, maximum	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

9.4	<u> </u>	mage core	Commicician	viixeu-ose zone	
	Principal	Setbacks	Front, minimum	0.0metres (0.0feet)	
			Front, maximum	1.0metre (3.3feet) for a minimum of 75% of the <i>building</i> façade	
7.			Rear, minimum	4.5metres (14.8feet)	
	Buildings and Structures		Side, minimum	0.0metres (0.0feet)	
	Structures		Side, Exterior, minimum	0.0metres (0.0feet)	
			Side, Exterior, maximum	1.0metres (3.3feet) for a minimum of 75% of the <i>building</i> façade	
		Height, maxii	mum	15.0metres (49.2feet)	
			Front	3.0metres (9.8feet)	
8.	Accessory	Setbacks,	Rear	1.5metres (4.9feet)	
0.	Buildings and	minimum	Side	1.5metres (4.9feet)	
	Structures		Side, Exterior	3.0metres (9.8feet)	
		Height, maxii	mum	6.0metres (19.7feet)	
		a) Fuel service pumps or pump islands shall be located a minimum of 4.5metres (14.8feet) from any property line.			
9.	Conditions of Uses	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 princ highway.	•	building must face a property line abutting a	
		· ·	where there is con units shall:	nbined non-residential and residential use, all	
		i) be co	ontained in the sar	me building that contains the principal use;	
			•	nce from the exterior, and	
		iii) be located over or to the rear of the building that contains the principal use			
	Notwithstanding (iii), residential use on the ground floor to the return the commercial units shall only be permitted if all parking require can be met on site.			•	
				es where a use may include a <i>shipping/cargo</i> ust be clad in the same materials as the main	

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

3.4 VCIVIO-1 V	7-1 Village Core Commercial Wilked-OSE Zone				
	building, and other measures taken to ensure integration into the site respecting the heritage character of the area.				
	a) The ground floor of any <i>building</i> shall have a minimum floor-to-ceiling height of 4.2metres (13.8feet).				
	<ul><li>b) Outdoor storage shall not be permitted except for the following uses:</li><li>i) Farmers Market; and</li><li>ii) Market Garden.</li></ul>				
	c) Shipping/cargo containers are permitted located at the rear of the property:				
commercial uses with limited storage space available within a Principal Building.  iii) shipping/cargo containers are not permitted if a residential use.  located on the ground level located at the rear of the proper	ii) if placed only to supplement commercial storage requirements for commercial uses with limited storage space available within the				
	<ul><li>iii) shipping/cargo containers are not permitted if a residential use is located on the ground level located at the rear of the property.</li></ul>				
Regulations	d) Dwelling units are permitted on the ground floor facing the rear lane or except for an entry lobby providing access to the dwelling units. The en 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				
	f) Vacation Rental is permitted as a principal use for the properties described below:				
	i) That Part of Lot 11, Block 16, District Lot 21, Nelson District, Plan 522A, Lying to the East of a Straight Boundary Joining the Point of Bisection of the northerly and southerly boundaries of said Lot 11 (2771 Dunsmuir Avenue).				
	ii) The Easterly ½ of Lot 10, Block 16, District Lot 21, Nelson District, Plan 522A (2773 Dunsmuir Avenue). #1088				

End ● VCMU-1

### Part 10 Industrial Zones

### 10.1 I-1—Light Industrial Zone

				Automobile body shop		
				Automobile sales facility		
				Automobile service facility		
				Fleet service		
				Industrial, light		
				Industrial laundry		
				Medical marihuana facility		
1	Dringinal Uses			Recreational Cannabis Facility	#1085	
1.	Principal Uses			Recreational vehicle sales facility		
				Recycling facility		
				Retail, automotive		
				Retail, garden nursery		
				Self-service storage facility		
				Veterinary hospital	Veterinary hospital	
				Warehouse		
				Wholesale		
			Accessory buildings and structures			
				Office		
2.	Accessory Uses			Outdoor storage		
				Residential use forming an integral	part of the	
				principal use		
3.	Lots Created by	Area, minimu	ım	4,000.0square metres (43,055.6squ	are feet)	
	Subdivision	Frontage, mi	nimum	30.0metres (98.4feet)		
		Dwelling unit	s per lot,	4		
		maximum		1		
4.	Density	Floor area ra	tio	0.5		
		D. III'. CEA		Accessory buildings shall have a floo	or area not	
		Building GFA,	, IIIaXIIIIUIII	exceeding 10% of the <i>lot area</i> .		
5.	Lot Coverage	Coverage, ma	aximum	60%		
6.	Principal	Setbacks,	All lot lines	7. Franchisco (24. Cf+)		
	Buildings and	Minimum		/.5metres (24.6feet)		
	Structures	Height, maximum		11.0metres (36.1feet)		
				Fleet service Industrial, light Industrial laundry Medical marihuana facility Recreational Cannabis Facility Recreational vehicle sales facility Recycling facility Recycling facility Retail, automotive Retail, garden nursery Self-service storage facility Warehouse Wholesale Accessory buildings and structures Office Outdoor storage Residential use forming an integral part of the principal use 4,000.0square metres (43,055.6square feet) 30.0metres (98.4feet) 1 0.5 Accessory buildings shall have a floor area not exceeding 10% of the lot area. 60% 7.5metres (24.6feet)		

# 10.1 I-1—Light Industrial Zone

7.	Accessory	Setbacks, Minimum	All lot lines	7.5metres (24.6feet) 10.0metres (32.8feet)	
	Buildings and Structures	Height, maximum	Residential uses		
		IIIaxiiiiuiii	All other uses	6.0metres (19.6feet)	
8.	Conditions of Use	N/A	N/A		
9.	Additional Regulations	<ul> <li>a) The maximum size of a dwelling unit in this zone is 90.0 square metres (968.7 square feet).</li> <li>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.</li> </ul>			

*End* ● *I-1* 

10.2 I-2—Heavy Industrial Zone

	<u> 12 11644</u>	aastiiai l		Aggragata processing		
				Aggregate processing		
				Automobile body shop		
				Automobile service facility		
				Automobile salvage and wrecking yard		
				Crematorium		
				Fleet service		
				Industrial, heavy		
				Industrial, light		
1.	Principal Uses			Medical marijuana facility		
				Outdoor storage Recycling facility Recreational Cannabis Facility Renewable resource processing Recycling facility Retail, automotive Sawmill Warehouse Accessory buildings and structures		
				Renewable resource processing		
				Recycling facility Retail, automotive		
				Sawmill		
				Warehouse		
				Accessory buildings and structures		
2	Accordant			Office		
۷.	Accessory Uses			Residential use forming an integral part of	f the	
				principal use		
3.	Lots Created by	Area, minim	um	7,500.0square metres (80,729.3square fe	et)	
	Subdivision	Frontage, minimum		30.0metres (98.4feet)		
		Dwelling units per lot,		1		
		maximum				
4.	Density	Floor area ratio		0.5		
		Building GFA, maximum		Accessory buildings shall have a floor area	not	
				exceeding 10% of the <i>lot area</i> .		
5.	Lot Coverage	Coverage, m	aximum	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)		
		tructures  Height, maximum	Residential uses	10.0metres (32.8feet)		
			All other uses	4.5metres (14.8feet)		
			•			

## 10.2 I-2—Heavy Industrial Zone

8.	Conditions of Use	N/A		
		a) The maximum size of a <i>dwelling unit</i> in this zone is 90.0square metres (968.7 square feet).		
9.	Additional Regulations	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 • 1-2

### 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	Area, minimu	ım	1.0hectares (2.5acres)
	Subdivision	<i>Frontage,</i> mi	nimum	10% of the perimeter of the <i>lot</i>
		Dwelling unit	ts per lot,	1
4.	Density	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, ma	aximum	60%
6.	Principal Buildings and	<i>Setbacks,</i> Minimum	All lot lines	15.0metres (49.2feet)
	Structures	Height, maximum		15.0metres (49.2feet)
7.	Accessory Buildings and	Setbacks, Minimum	All lot lines	15.0metres (49.2feet)
	Structures	Height, maximum		15.0metres (49.2feet)
8.	Conditions of Use	N/A		
9.	Additional Regulations	<ul> <li>a) The maximum size of a dwelling unit in this zone is 90.0square metres (968.7square feet).</li> <li>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.</li> </ul>		

*End* ● *I-3* 

### 10.4 I-4—Refuse Industrial Zone

	C IIIddotiidi 2			
1. Principal Uses		Compost facility Recycling facility Refuse disposal site		
2. Accessory Uses		Accessory buildings and structures Office		
3. Lots Created by	Area, minimur	n	7,500.0square metres (80,729.3square feet)	
Subdivision	Frontage, mini	imum	10% of the perimeter of the <i>lot</i>	
	Floor area rati	0	0.75	
4. Density	Building GFA, ı	maximum	Accessory buildings shall have a floor area not exceeding 10% of the lot area.	
5. Lot Coverage	Coverage, max	kimum	50%	
6. Principal  Buildings and	Setbacks, Minimum	All lot lines	15.0metres (49.2feet)	
Structures	Height, maximum		15.0metres (49.2feet)	
7. Accessory Buildings and	Setbacks, Minimum	All lot lines	15metres (49.2feet)	
Structures	Height, maxim	um	15.0metres (49.2feet).	
8. Conditions of Uses	N/A			
9. Additional Regulations	site is legally Sectio Towns Districe (Come Manages shown the right the power was according to the power shown the control of the power shown the control of the power shown t		o is ent	

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End • 1-4

## 10.5 IGR—Industrial Greenways Reserve Zone

1.	Principal Uses		·	Medical marihuana facility Recreational Cannabis Facility Silviculture #1085
2.	Accessory Uses			Accessory buildings and structures Office
3.	Lots Created by	Area, minim	um	10,000.0square metres (107,639.1square feet)
	Subdivision	Frontage, minimum		30.0metres (98.4feet)
		Floor area ratio		0.5
4.	Density	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, m	aximum	50.0% excluding greenhouses
6.	Principal  Buildings and	Setbacks, Minimum	All lot lines	7.5metres (24.6feet)
	Structures	Height, maximum		15.0metres (49.2feet)
7.	Accessory Buildings and	Setbacks, Minimum	All lot lines	7.5metres (24.6feet)
	Structures	Height, maximum		6.0metres (19.7feet)
8.	Conditions of Uses	N/A		

End ● IGR

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### Part 11 Public Use and Assembly Zones

### 11.1 PA-1—Public Assembly/Institutional

	,				
	1. Principal Uses			Community care facility	
1.				Institutional use	
				Recreational facility	
				Accessory buildings and structures	
2	Accessory Uses			Residential use forming an integral part of the	
۷.	Accessory oses			principal use	
				Urban agriculture	
3.	Lots Created by	Area, minim	um	325.0square metres (3,498.3square feet)	
	Subdivision	<i>Frontage,</i> m	inimum	9.0metres (29.5feet)	
		Floor area re	atio	1.5	
4.	Density	Building GFA, maximum		Accessory buildings shall have a floor area not exceeding 10% of the lot area.	
5.	Lot Coverage	Coverage, m	naximum	60%	
		Setbacks, Minimum	Front	3.5metres (11.5feet)	
6.	Principal		Rear	4.5metres (14.8feet)	
0.	Buildings and		Side	1.5metres (4.9feet)	
	Structures		Side, Exterior	3.5metres (11.5feet)	
		Height, maximum		10.0metres (32.8feet)	
			Front	3.5metres (11.5feet)	
7.	Accessory	Setbacks,	Rear	1.5metres (4.9feet)	
,	<b>Buildings</b> and	Minimum	Side	1.5metres (4.9feet)	
	Structures		Side, Exterior	3.5metres (11.5feet)	
		Height, max	imum	4.5metres (14.8feet)	
8.	Conditions of Uses		use will require a upermitted units.	use analysis study to determine the maximum	

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	Area, minim	um	10.0hectares (24.7acres)
	Subdivision	<i>Frontage,</i> mi	nimum	10% of the perimeter of the <i>lot</i>
		Floor area ratio		0.1
4.	Density	Building GFA, maximum		Accessory buildings shall have a floor area not exceeding 10% of the lot area.
5.	Lot Coverage	Coverage, m	aximum	10%
6.	Principal Buildings and	Setbacks, Minimum	All lot lines	7.5metres (24.6feet)
	Structures	Height, maximum		10.0metres (32.8feet)
7.	Accessory Buildings and	Setbacks, Minimum	All lot lines	7.5metres (24.6feet)
	Structures	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 <i>lot</i> size is 8.0hectares (19.8acres) and the minimum <i>frontage</i> requirement is 59.0metres (193.6feet).		

End ● PA-2

### Part 12 Interchange Zones

## 12.1 IMU-1—Interchange Mixed Use

			iixcu Osc	
				Entertainment facility
				Hotels
				Institutional use
				Licensed premises
				Mixed use building
				Motel
				Multi-family dwelling
				Personal services
1 1	Principal Uses			Professional services
1. /	rincipui Oses			Restaurant, major
				Restaurant, minor
				Retail, convenience
				Retail, major
				Retail, minor
				Retail Liquor Outlet, major
				Retail Liquor Outlet, minor
				Snack bar
				Veterinary hospital
				Accessory buildings and structures
				Drive through facility
				Flex unit accessory to multi-family residential
2. /	Accessory Uses			dwellings
				Home occupation
				Residential use forming an integral part of a
				principal commercial use
			Commercial or	
		Area,	public	75.0square metres (807.3square feet)
	Lots Created by	minimum	assembly	
	Subdivision		All other uses	100.0square metres (1,076.4square feet)
Frontage, minimu			nimum	4.2metres (13.8feet)
				a) A total of 37,160.0 square metres
				(399,987.0square feet) of <i>GFA</i> for all
4	Danielt.	Use <i>GFA</i> , maximum		principal uses is permitted in this zone.
4. 1	Density	use GFA, ma	AIIIIUIII	b) A total of 18,574.0square metres
				(199,928.9square feet) of <i>GFA</i> for all
				dwelling units is permitted in this zone.

## 12.1 IMU-1—Interchange Mixed Use

4.	Density (cont'd)	Use <i>GFA</i> , ma	ximum (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,	Multi-family dwelling	65%
		IIIaxiiiiuiii	All other uses	80%
			Inland Island Highway	30.0metres (98.8feet)
		Setbacks,	Minto Road	10.0metres (32.8feet)
6.	Principal	Minimum	Front	0.0metres (0.0feet)
	Buildings and Structures		Side, Exterior	4.5metres (14.8feet)
	Structures		All other	1.5metres (4.9feet)
		Height,	Hotel	45.0metres (147.6feet)
		maximum	All other uses	20.0metres (65.6feet)
	<b>A</b>		Front	0.0metres (0.0feet)
		Setbacks, minimum	Rear	1.5metres (4.9feet)
7.			Side	1.5metres (4.9feet)
/.	Accessory Buildings and		Side, Exterior	3.0metres (9.8feet)
	Structures	Height, maximum	Non-habitable feature elements	25.0metres (82.0feet)
			All other cases	4.5metres (14.8feet)
8.	Conditions of Uses	<ul> <li>a) The lands in this shall not be subdivided unless this Bylaw is amended to assign the density permitted by this section to the <i>lot</i>s being created, or the owner grants a covenant to the <i>Village</i> under s.219 of the <u>Land Title</u> Act assigning the density permitted by this section to the <i>lot</i>s being created, in priority to all encumbrances of a financial nature. </li> <li>b) Where a <i>building</i> is <i>used</i> for combined commercial and <i>residential use</i>, the <i>residential use</i> shall: <ol> <li>i) be located over or to the rear of the <i>commercial use</i>; and</li> <li>ii) have a separate entrance from outside.</li> </ol> </li> </ul>		
		•	•	on each <i>lot</i> are as follows:
9.	Additional Regulations		·	highway: 30.0metres (98.8feet); and
	Negulations	ii) abut	ting Minto Road: 1	10.0metres (32.8feet).

End ● IMU-1

### 12.2 IMU-2—Interchange Mixed Use Two

	2 11010-2—1111	ici ci iange i	viixeu ose i w	
				Automobile service facility
				Institutional use
				Mixed use building
				Motel
				Multi-family dwelling
				Personal services
1	Dringinal Hoos			Professional services
1.	Principal Uses			Recreation vehicle sales facility
				Restaurant, major
				Restaurant, minor
				Retail, convenience
				Retail, major
				Retail, minor
				Snack Bar
				Accessory buildings and structures
			Home occupation	
			Drive through facility	
2.	Accessory Uses		Flex unit accessory to multi-family dwelling	
			Residential use forming an integral part of a	
				principal commercial use
		A	Multi-family	100.0square metres (1,076.4square feet)
		Area, minimum	dwelling	100.0344416 Metres (1,070.1344416 feet)
3.	Lots Created by		All other uses	2,000.0square metres (21,527.8square feet)
	Subdivision	Frontage, minimum	Multi-family	4.2metres (13.8feet)
			dwelling	4.2metres (15.6reet)
			All other uses	20.0metres (65.6feet)
4.	Density	Use <i>GFA</i> , ma	ximum	<ul> <li>a) A total of 32,500.0square metres         (349,827.1square feet) of <i>GFA</i> for all         principal uses is permitted in the IMU-2         zone with an additional maximum of         55,742.0square metres (600,001.9square         feet) <i>GFA</i> permitted exclusively for hospital         and hospital accessory uses only.</li> <li>b) A total of 9,300.0square metres</li> </ul>
				(100,104.4square feet) of <i>GFA</i> for all dwelling units is permitted in the IMU-2 zone.

## 12.2 IMU-2—Interchange Mixed Use Two

		ici ciiaiige i		
4.	Density (cont'd)	Use <i>GFA</i> , ma	ximum (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%
		maximum	All other uses	80%
		Setbacks, Minimum	Inland Island Highway	30.0metres (98.8feet)
		IVIIIIIIIIIIIIII	All other	4.5metres (14.8feet)
6.	Principal Buildings and Structures	Height, maximum	Commercial and institutional buildings, excluding hospital	10.0metres (32.8feet)
			Residential and Motel	15.0metres (49.2feet)
			Hospital	22.9metres (75.1feet)
	Accessory Buildings and Structures	Setbacks,	Inland Island Highway	30.0metres (98.8feet)
		minimum	All other	4.5metres (14.8feet)
7.		Height,	Non-habitable feature elements	22.9metres (75.1feet)
		maximum	Accessory to Hospitals	22.9metres (75.1feet)
			All other uses	4.5metres (14.8feet)
8.	Conditions of Use	<ul> <li>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 <i>lots</i> being created, or the owner grants a covenant to the <i>Village</i> under s.219 of the Land Title Act assigning the density permitted by this section to the <i>lots</i> being created, in priority to all encumbrances of a financial nature.</li> <li>b) On a <i>lot</i> where there is combined non-residential and <i>residential use</i>, all <i>dwelling units</i> shall: <ol> <li>i) be contained in the same <i>building</i> that contains the <i>principal use</i>;</li> <li>ii) be located over or to the rear of the <i>building</i> that contains the <i>principal use</i>;</li> <li>iii) have a separate entrance from the outside.</li> </ol> </li> </ul>		
9.	Additional Regulations	a) 30.0metr landscap		lot lines abutting Inland Island Highway shall be a

## 12.3 IMU-3—Interchange Mixed Use Three

12	2.3 IMU-3—	nterchange Mixed Use Three			
		Area 2a (se	e Schedule C)	Multi-family dwelling Single family dwelling	
		Area 2b (se	e Schedule C)	Mixed use building Multi-family dwelling Institutional use	
1.	Principal Uses	Any <i>lot</i> in A (see Schedu >8.0hectare		Aggregate extraction, gravel crushing and screening but no manufacturing or sales of concrete products.	
		Area 11 (se	e Schedule C)	Multi-family dwelling	
		Any <i>lot</i> in A (see Schedu >8.0hectare		Aggregate extraction, gravel crushing and screening but no manufacturing or sales of concrete products.	
2.	Accessory Uses	Accessory to Dwelling	o a Single Family	Home occupation One secondary suite <b>OR</b> one accessory dwelling unit	
		All other us	es	Accessory buildings and structures	
		Area, minimum	Single Family Dwelling	260.0square metres (2,798.6square feet)	
	Lots Created by Subdivision		Multi-family dwelling	600.0square metres (6,458.3square feet)	
3.		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 (80.1feet)	
		Area 2a, maximum		5 lots	
		Area 2b, ma	aximum	360 units	
		Area 11, ma	aximum	160 units	
4.	Density			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.	
		Use <i>GFA</i> , m	aximum	Accessory buildings and uses to a single family dwelling on lots ≤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.	

## 12.3 IMU-3—Interchange Mixed Use Three

	Lot Coverage	Covera	ige,	Multi-family dwelling	65%
		maxim	um	All other uses	35%
					Front <i>lot line</i> :4.0m (13.1ft)
					Front lot line, front porch:2.0m (6.6ft)
		Ę	On lot	ots ≤ 450.0m²	Front lot line, garage:6.0m (19.8ft)
		Single Family Dwellings Setbacks, Minimum	(4,84	3.9ft²) in <i>lot area</i>	Rear <i>lot line</i> :7.5m (24.6ft)
		Ξ			Side <i>lot line</i> :1.5m (4.9ft)
		acks			Exterior Side <i>lot line</i> :4.0m (13.1ft)
		Setb			Front <i>lot line</i> , no rear <i>lane</i> :7.5m (24.6ft)
		ngs	:	ots >450.0m²	Front lot line, with a rear lane:3.0m (9.8ft)
		velli		3.9ft²) or 4.0m² (0.5ac) in	Rear <i>lot line</i> :
		V D	lot a		Side <i>lot line</i> :1.5m (4.9ft)
6.	Principal	ami			Exterior Side <i>lot line</i> :7.5m (24.6ft)
0.	Buildings and	gle F			Front <i>lot line</i> :7.5m (24.6ft)
	Structures	Sing	On <i>lc</i>	On <i>lots</i> >2,024.0m <sup>2</sup> (0.5ac) in <i>lot area</i>	Rear <i>lot line</i> :
			(0.5a		Side <i>lot line</i> :
					Exterior side <i>lot line</i> :7.5m (24.6ft)
		iht, Setbacks, Minimum num		Front lot line, no rear lane:7.5m (24.6ft)	
				Front lot line, with a rear lane:3.0m (9.8feet)	
			All of	All other	Rear <i>lot line</i> :7.5m (24.6ft)
				Side <i>lot line</i> :3.5m (11.5ft)	
					Exterior side <i>lot line</i> :7.5m (24.6ft)
			1	ots ≤ to 450.0m² 3.9ft²) in <i>lot area</i>	Single family dwelling:8.0metres (26.2feet)
		Height, maximun		ots >450.0m²	Single family dwelling:10.0metres (32.8feet)
				3.9ft²) in <i>lot area</i>	Multi-family dwelling:15.0metres (49.2feet)
			Fron		7.5metres (24.6feet)
7		Setbacks, mir		, on <i>lots</i> 24.0m² (0.5ac) in <i>rea</i>	1.5metres (4.9feet)
	Accessory Buildings and Structures			, on <i>lots</i> 24.0m² (0.5ac) in rea	3.5metres (11.5feet)
				on <i>lots</i> 24.0m² (0.5ac) in rea	1.5metres (4.9feet)

## 12.3 IMU-3—Interchange Mixed Use Three

7. Accessory Buildings as Structures (cont'd)	Setb mini	Side, on <i>lots</i> >2,024.0m² (0.5ac) in <i>lot area</i> Side, Exterior  , maximum	3.5metres (11.5feet) 3.5metres (11.5feet) 4.5metres (14.9 feet)		
8. Conditions o	f N/A				
9. Additional Regulations	(O i)	(0.5acre) in <i>lot area</i> shall:  i) be located entirely to the rear of the <i>principal building</i> ; and			

End ● IMU-3

12.4 IMU-4—Interchange Mixed Use Four

	.4 IIVIU-4—IN	ter change i	viixea Use Fou	
				Automobile service facility
				Industrial, light
				Institutional use
				Mixed use building
				Office
1.	Principal Uses			Recreational vehicle sales facility
				Restaurant, major
				Restaurant, minor
				Retail, convenience
				Retail, major
				Retail, minor
2	Accordant			Accessory buildings and structures
2.	Accessory Uses			Drive through facility
3.	Lots Created by	Area, minimu	ım	2,000.0 square metres (0.5acres)
	Subdivision	Frontage, mir	nimum	15.0metres (49.2feet)
		Building nsity GFA, maximum	Area 3a (see Schedule C)	1,858.0square metres (19,999.3square feet)
4.	Donsity		Area 3b (see Schedule C)	7,664.2square metres (82,496.8square feet)
4.	Delisity		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.
		Coverage,	Industrial, light	60%
5.	Lot Coverage	maximum	All other uses	80%
		Industrial, light Setbacks, Minimum	All lot lines	7.5metres (24.6feet)
6.	Principal	ΛΙΙ <b>α+</b> h α-	Front	3.0metres (9.8feet)
J.	Buildings and Structures	All other cases Setbacks, Minimum	Rear	3.0metres (9.8feet)
			Side	1.5metres (4.9feet)
			Side, Exterior	3.0metres (9.8feet)
		Height,	Industrial, light	11.0metres (36.1feet)
		maximum	All other uses	10.0metres (32.8feet)

## 12.4 IMU-4—Interchange Mixed Use Four

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

End ● IMU-4

### 12.5 IMU-5—Interchange Mixed Use Five

	12.5 IIVIO-5—IIILEI CIIAIIGE IVIIXEU OSE FIVE				
				Automobile service facility	
				Hotel	
				Institutional use	
				Mixed use building	
				Motel	
				Multi-family dwelling	
1.	Principal Uses			Offices	
				Recreational vehicle sales facility	
				Restaurant, major	
				Restaurant, minor	
				Retail, convenience	
				Retail, major	
				Retail, minor	
				Home occupation	
2.	Accessory Uses			Accessory buildings and structures	
_,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			Drive through facility	
			Multi-family		
		Area, minimum	dwelling	450.0square metres (4,843.8square feet)	
3.	Lots Created by		All other uses	2,000.0square metres (21,527.8square feet)	
	Subdivision	Frontage,	Multi-family		
			dwelling	11.0metres (36.1feet)	
			All other uses	20.0metres (65.6feet)	
			7th other ases	20.011101103 (03.01001)	
				A total of 32,050.0square metres	
		Area 3c (see Schedule C)		(344,983.0square feet) of GFA for all principal	
				uses is permitted and of this total GFA a	
		,	·	maximum <i>GFA</i> of 6,270.0square	
				metres(67,489.7square feet) of <i>residential use</i> is permitted.	
4.	Density			•	
				A total of 21,832.0square metres(234,997.7square feet) of <i>GFA</i> for all	
		Areas 10a an	d 10h (see	principal uses is permitted and of this total	
		Schedule C)	a 200 (300	GFA, a maximum GFA of 10,660.0square	
				metres (114,743.3.0square feet) of <i>residential</i>	
				use is permitted.	

## 12.5 IMU-5—Interchange Mixed Use Five

4. Density (cont'd)	Areas 8a (see	e Schedule C)	A total of 7,432.2square metres (79,999.5square feet) of <i>GFA</i> for all <i>principal uses</i> is permitted and of this total <i>GFA</i> a maximum <i>GFA</i> of 3,715.0square metres (39,987.9square feet) of residential is permitted.
	Use <i>GFA</i> , ma	ximum	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,	Multi-family dwelling	65%
	maximum	All other uses	80%
	Residential	Front	3.0metres (9.8feet)
	Use	Rear	4.5metres (14.8feet)
	Setbacks,	Side	1.5metres (4.9feet)
	Minimum	Side, Exterior	3.0metres (9.8feet)
	Commercial	Front	0.0metres (0.0feet)
	Use	Rear	3.0metres (9.8feet)
6. Principal	Setbacks,	Side	0.0metres (0.0feet)
Buildings and	Minimum	Side, Exterior	0.0metres (0.0feet)
Structures	All other	Front	7.5metres (24.6feet)
	cases	Rear	7.5metres (24.6feet)
	Setbacks,	Side	4.5metres (14.8feet)
	minimum	Side, Exterior	4.5metres (14.8feet)
	Height, maximum	Multi-family dwelling	15.0metres (49.2feet)
	IIIaxiiiiuiii	All other uses	12.0metres (39.4feet)
			Residential uses: 3.0metres (9.8feet)
		Front	Commercial uses:0.0metres (0.0feet)
7. Accessory	Setbacks,		All other uses:7.5metres (24.6feet)
Buildings and	minimum	Rear	1.5metres (4.9feet)
Structures		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (9.8feet)
	Height, maxi	mum	4.5metres (14.8feet)

## 12.5 IMU-5—Interchange Mixed Use Five

		a)	Fuel service pumps or pump islands shall be located a minimum or 4.5metres (14.8feet) from any property line.
8.	Conditions of Uses	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 <i>lots</i> being created, or the owner enters into a covenant with the <i>Village</i> under s.219 of the <u>Land Title Act</u> assigning the density permitted by this section to the <i>lots</i> being created, in priority to all encumbrances of a financial nature.
9.	Additional	a)	A 30.0metres (98.4feet) landscaped area is required from <i>lot lines</i> abutting the Inland Island <i>Highway</i> .
	Regulations	b)	Any <i>lot line</i> abutting the Inland Island <i>Highway</i> shall have a minimum <i>setback</i> of 30.0metres (98.4feet).

End ● IMU-5

# 12.6 IMU-6—Interchange Mixed Use Six

			WIINEU USE SI	
				Automobile service facility
				Hotel Institutional use
				Mixed use building Motel
				Multi-family dwelling
				Office
1.	Principal Uses			Personal services
				Professional services
				Restaurant, major
				Restaurant, minor
				Retail, convenience
				Retail, major
				Retail, minor
				Accessory buildings
	<b>A</b>			Home occupation
2.	Accessory Uses			Drive through facility
				Flex units accessory to multi-family dwelling
		Area,	Residential Uses	100.0square metres (1,076.4square feet)
3.	Lots Created	minimum	All other uses	2,000.0square metres (21,527.8square feet)
	by Subdivision	Frontage, minimum	Residential Uses	11.0metres (36.1feet)
			All other uses	20.0metres (65.6feet)
4.	Density	GFA, maximum		A total of 13,652.1square metres (146,950.0square feet) of <i>GFA</i> for all <i>principal uses</i> and of this <i>GFA</i> , a total of 5,170.1square metres (55,650.5square feet) of <i>GFA</i> for all <i>dwelling units</i> is permitted.
	·	Use <i>GFA</i> , 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,	Multi-family dwelling	65%
		maximum	All other uses	80%
		Residential	Front	3.0metres (9.8feet)
6.	Principal	Use	Rear	4.5metres (14.8feet)
	Buildings and Structures	Setbacks,	Side	1.5metres (4.9feet)
		Minimum	Side, Exterior	3.0metres (9.8feet)

## 12.6 IMU-6—Interchange Mixed Use Six

		Front	0.0metres (0.0feet)	
	Commercial	Rear	3.0metres (9.8feet)	
	Uses Setbacks,	Side	0.0metres (0.0feet)	
	Minimum	Side, Exterior	0.0metres (0.0feet)	
		Front	7.5metres (24.6feet)	
5. Principal	All other			
Buildings and Structures	cases Setbacks,	Rear	7.5metres (24.6feet)	
(cont'd)	minimum	Side Syderica	4.5metres (14.8feet)	
		Side, Exterior  Multi-family dwelling	0.0metres (0.0feet) 15.0metres (49.2feet)	
	Height, maximum	Hotel and Motel	15.0metres (49.2feet)	
		All other uses	12.0metres (39.4feet)	
			Residential uses:3.0metres (9.8feet)	
		Front	Commercial uses:0.0metres (0.0feet)	
7. Accessory	Setbacks,		All other uses:7.5metres (24.6feet)	
<b>Buildings</b> and	minimum	Rear	1.5metres (4.9feet)	
Structures		Side	1.5metres (4.9feet)	
		Side, Exterior	3.0metres (9.8feet)	
	Height, maximum		4.5metres (14.8feet)	
8. Conditions of Uses	<ul> <li>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 <i>lots</i> being created, or the owner enters into a covenant with the <i>Village</i> under s.219 of the Land Title Act assigning the density permitted by this section to the <i>lots</i> being created, in priority to all encumbrances of a financial nature.</li> <li>b) On a <i>lot</i> where there is combined non-residential and <i>residential use</i>, all <i>dwelling units</i> shall: <ol> <li>i) be contained in the same <i>building</i> that contains the <i>principal use</i>;</li> <li>ii) be located over or to the rear of the <i>building</i> that contains the <i>principal use</i>; and</li> <li>iii) have a separate entrance from the outside.</li> </ol> </li> </ul>			
			np islands shall be located a minimum of	
9. Additional		es (14.8feet) from	•	
9. Additional Regulations		ine abutting the li of 30.0metres (98	nland Island Highway shall have a minimum 8.4feet).	
_	c) A 30.0m	etres (98.4feet) w	vide landscaped area is required from lot lines	
	abutting	g the Inland Island Highway.		

End ● IMU-6

## 12.7 IHR-1—Interchange Highway Residential One

1.	Principal Uses		giiway kesidelitia	Single family dwelling
2.	Accessory Uses			Accessory buildings Home occupation Urban agriculture One secondary suite or One accessory dwelling unit
3.	Lots Created	Area, minimum		0.2hectares (0.5acres)
	by Subdivision	Frontage, minin	num	25.0metres (82.0feet)
		Maximum numb	per of <i>lots</i>	25 lots may be created by subdivision
4.	Density	Use <i>GFA</i> , maxim	num	Accessory buildings shall not exceed a maximum combined floor area of 50.0metre²s (538.0square feet).
5.	Lot Coverage	Coverage, maxii	num	35% of the area of a <i>lot</i> that is not a covenanted lot area
			Front	7.5metres (24.6feet)
6.	Principal	Setbacks,	Rear	9.0metres (29.5feet)
	Buildings and	Minimum	Side	3.5metres (11.5feet)
	Structures		Side, Exterior	3.5metres (11.5feet)
		Height, maximu	m	10.0metres (32.8feet)
			Front	7.5metres (24.6feet)
		Setbacks,	Rear	4.5metres (14.8feet)
		minimum	Side	1.5metres (4.9feet)
			Side, Exterior	3.5metres (11.5feet)
7.	Accessory Buildings and Structures		One Story Accessory dwelling unit	6.5metres (21.3 feet)
		Height, maximum	Two Story Accessory 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

	12.0 INLC-1 Interchange Necreational 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	Area, minimum		30.0hectares (74.1acres)	
	by Subdivision	<i>Frontage,</i> minin	num	200.0metres (656.2feet)	
4.	Density	Building GFA, maximum		All buildings shall have a combined floor area no greater than 90.0square metres (968.8square feet)	
		Dwelling units p	er <i>lot,</i> maximum	1	
5.	Lot Coverage	Coverage, maxii	mum	2%	
6.	Principal Buildings and Structures	Setbacks,	Inland Island Highway	30.0metres (98.4feet)	
0.		Minimum	Royston Road	10.0metres (32.8feet)	
			All other uses	7.5metres (24.6feet)	
		Height, maximu	m	15.0metres (49.2feet)	
		Setbacks,	Inland Island Highway	30.0metres (98.4feet)	
7.	Accessory	minimum	Royston Road	10.0metres (32.8feet)	
	Buildings and Structures		All other uses	7.5metres (24.6feet)	
	Structures	Height,	Dwelling units	10.0metres (32.8feet)	
		maximum	All other uses	9.0metres (29.5feet)	
8.	Conditions of Uses	N/A			

End ● IREC-1

	12.9 ICR-1—Interchange Comprenensive Residential					
				Single family dwelling		
				Duplex dwelling		
1.	1. Principal Uses			Multi-family dwelling		
			Institutional use			
				Low impact recreation		
		All lots		Accessory buildings and structures Home occupation		
2.	Accessory	Single Family Dwe ≤2,024.0metre² (0	elling lots D.5acre) in lot area	One secondary suite		
	Uses	Multi-family dwel	ling lot	One <i>flex unit</i>		
		Single Family Dwelling lots >2,024.0square metres (0.5acre) in lot area		One secondary suite or accessory dwelling unit		
		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)		
3.	Lots Created by Subdivision		Single Family Dwelling, no lane	11.0metres (36.1feet)		
	Subulvision		Single Family Dwelling, with lane	9.1metres (29.9feet)		
			Duplex Dwelling	15.2metres (49.9feet)		
			Multi-family dwelling	24.4metres (80.0feet)		
		Number of Units, maximum		One secondary suite per single family dwelling		
4.	Density			<ul> <li>a) A combined maximum of 600 units may be constructed in the ICR-1 zone, excluding any accessory dwelling units, flex units, and secondary suites.</li> <li>b) Of these 600 units, a maximum of 300 dwelling units in Duplex dwellings and Multi-family units may be created in the ICR-1 zone, excluding flex units within the multi-family units.</li> </ul>		

4.	Density (cont'd)	Building GFA, max	imum	<ul> <li>a) Buildings accessory to single family dwellings and duplexes on lots         ≥2,024.0square 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.</li> <li>b) Buildings accessory to all other residential uses 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.</li> </ul>
		Coverage, maximum	Single Family Dwelling lots ≤450.0m² (4,843.8ft²) in lot area	40%
5.	Lot Coverage		Single Family Dwelling lots >450.0m² (4,843.8ft²) and ≤2,024.0m² (0.5acre) in lot area	35%
			Single Family Dwelling lots >2,024.0m² (0.5acre) in lot area	35%, any land part of a <i>covenanted lot</i> area does is excluded.
			Duplex Dwelling	40%
			Multi-family dwelling	65%
			Front	4.0metres (13.1feet)
6.	6. Principal	Single Family	Front, front porch	2.0metres (6.6feet)
	Buildings	Dwelling on lots ≤450.0m²	Front, garage	6.0metres (19.7feet)
	and Structures	(4,843.9ft²) in <i>lot</i>	Rear	7.5metres (24.6feet)
	Structures	area	Side	1.5metres (4.9feet)
			Side, Exterior	1.5metres (4.9feet)

	.9 ICR-1—	interchange co	mprenensive kesio	T
		Single Family Dwellings on lots >450.0m² (4,843.9ft²) ≤2,024.0m² (0.5acre) in lot area	Front, no rear lane	7.5metres (24.6feet)
			Front, rear <i>lane</i>	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 >2,024.0m² (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 <i>lots</i> ≤2,024.0m² (0.5acre) in <i>lot</i> area	Front, garage	6.0metres (19.7feet)
			Front, all other uses	3.0metres (9.8feet)
	Principal Buildings and Structures (cont'd)		Rear	7.5metres (24.6feet)
6.			Side, no rear <i>lane</i>	3.5metres (11.5feet)
			Side, rear <i>lane</i>	1.5metres (4.9feet)
			Side, Exterior, no rear <i>lane</i>	3.5metres (11.5feet)
			Side, Exterior, rear lane	1.5metres (4.9feet)
		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 <i>lots</i> with less than or equal to 450.0m <sup>2</sup> (4,843.9ft <sup>2</sup> ) in <i>lot area</i> ;	8.0metres (26.2feet)
			On <i>lots</i> greater than 450.0m² (4,843.9ft²) in <i>lot area</i>	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 <i>lots</i> ≤2,024.0square square metres (0.5acre) in <i>lot area</i>	1.5metres (4.9feet)	
			Side, all other uses	3.5metres (11.5feet)	
			Side, Exterior	3.5metres (11.5feet)	
		Height,	On <i>lots</i> >2,024.0square square metres (0.5acres) in <i>lot area</i>	8.0metres (26.2feet)	
		maximum	On <i>lots</i> ≤2,024.0square square metres (0.5acre) in <i>lot area</i>	4.5metres (14.8feet)	
	Conditions of Uses	a) Accessory buildings are not permitted within a front yard.			
8.		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 <i>lot</i> s being created, or the owner grants a covenant to the <i>Village</i> under s.219 of the <u>Land Title Act</u> assigning the density permitted by this section to the <i>lot</i> s 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	<b>24</b> <sup>TH</sup>	DAY OF	May,	2016	
READ A SECOND TIME THIS	<b>13</b> ™	DAY OF	JUNE,	2016	
AMENDED AT SECOND THIS	<b>11</b> ™	DAY OF	JULY,	2016	
PUBLIC HEARING HELD THIS	<b>27</b> ™	DAY OF	JULY,	2016	
AMENDED AND READ A THIRD TIME THIS	<b>8</b> <sup>TH</sup>	DAY OF	August,	2016	
APPROVED BY THE MOTI PURSUANT TO					
Sec 52 of the Transportation Act	18 <sup>TH</sup>	DAY OF	August,	2016	
		"Bre	"Brendan Kelly"		
			Signature for the Minister		
ADOPTED THIS	<b>6</b> ™	DAY OF	September	2016	
"Leslie Baird"		"Suna	"Sundance Topham"		
Mayor		Corporate Officer			