

**The Corporation of the Village of Cumberland
Regular Council Meeting Agenda**

**Monday, January 26, 2026, 5:30 p.m.
Cultural Centre
2674 Dunsmuir Avenue**



We are honoured to gather on the unceded traditional territory of the K'ómoks First Nation.
The public may view the meeting live on the [Village of Cumberland YouTube channel](#)

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1. Call To Order	
2. Agenda	
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Recommendation:	
THAT Council approve the agenda for the January 26, 2026 Regular Council Meeting.	
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Recommendation:	
THAT Council adopt the following minutes:	
• Regular Council Meeting, January 12, 2026	
4. Delegations	
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Inspector Scott Mercer, Officer in Charge, Comox Valley Detachment	
Recommendation:	
THAT Council receive the correspondence from Inspector Scott Mercer regarding letter of support request for new detachment.	
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Prepared by Joel Clarkston, Engineering Technologist	
Recommendation:	
i. THAT Council approve the award of the 2025 Roads and Utilities	

Capital Works Tender to Knappett Industries in the amount of \$1,769,929.00 (excluding GST); and

THAT Council Authorize the Chief Administration Officer to execute the contract.

- ii. THAT Council approve an additional funding of \$701,600 for a total expenditure of \$2,088,700 for the 2025 Roads and Utilities Capital Works, to be funded through:

- \$1,085,500 from Linear Asset Renewal Reserve
- \$705,000 from Community Works Fund
- \$200,000 from Growing Communities Fund
- \$87,400 from DCC – Water
- \$10,800 from other revenue, and

THAT Council approve changing the funding for the CRI roof repairs and / or replacement project included in the 2026 budget to have \$200,000 funded from the Facility Asset Renewal Reserve instead of the Growing Communities Fund, and

THAT Council direct staff to bring forward an amendment to the adopted 2026-2030 Financial Plan Bylaw to reflect these expenditures and funding reallocations.

8. Bylaws

- 8.1 Zoning Bylaw No. 1238, 2025 – Third Reading
Prepared by Courtney Simpson, Director of Development and Bylaw Services

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Recommendation:

1. THAT Council amend proposed Zoning Bylaw No. 1238, 2025:
 - a. in Section 4 Definitions, to the definition of Cultural and Community Services, by adding “Indigenous services” after “community halls,” and before “social clubs”;
 - b. in Section 4 Definitions, to the definition of Lot Line, delete substitute Figure 4-4. Lot Lines with the following: (see staff report)
 - c. in Section 4 Definitions, add the following definition in alphabetical order: “LOT LINE, CORNER CUT-OFF means a lot line that is common to a lot and the intersection of two highways.”;
 - d. in Section 4 Definitions, substitute the definition of “Lot Line, Exterior Side” with the following: “means a lot line abutting a highway other than a lane, which that is not the front, or rear, or corner cut-off lot line.”;
 - e. in Section 4 Definitions, to the definition of Lot Line, Front, add “,excluding the corner cut-off lot line,” after “line” and before “shall”;

- f. in Section 4 Definitions, to the definition of Lot Line, Side, add “corner cut-off” after “rear,” and before “or exterior”;
- g. in Section 4 Definitions, to the definition of Lot Width, substitute Figure 4-5. Lot Width with the following: (see staff report)
- h. in Section 4 Definitions, delete the definition of Sign, Real Estate;
- i. in Table 5.4(1) and all subsequent tables in this Bylaw, substitute the word “footnote” with “conditions”;
- j. in Table 5.4(1), to condition 11, delete “cantilevered”, and add “and cantilevered” at the end of the sentence;
- k. in Table 6.5(2) Home Occupation Regulations, add new condition 1 as follows and renumber the subsequent conditions, and the reference numbers in the table, accordingly:

“Where there are two or fewer dwelling units on a lot, a home occupation may:

- be conducted within a dwelling unit or accessory building;
- occupy 50.0 m² or 25% of the GFA of all buildings on the lot, whichever is less;
- employ a maximum of one non-resident employee; and
- allow for a maximum of two clients at any given time.”

- l. in Table 6.5(2) Home Occupation Regulations, condition 5, by adding the word “out” after “carried” and before “in”;
- m. in section 9.3 Location, Siting, Dimension, and Design standards, so subsection (5), insert “parking” after “no” and before “or loading”;
- n. in Table 9.4.1(1) Parking Requirements – Village Core, by substituting Table 9.4.1(1) with the following: (see staff report)
- o. in Table 9.4.1(2) Parking Requirements – All Other Areas, to the “Care Facility, Child” row, by substituting “greater” with “lesser”, and to the “Recreation Services, Indoor”, by substituting “10.0” with “7.0”;
- p. in Section 9.5 Bicycle Parking, subsection (5), substitute the reference to “Table 9.5.(5)” with “Table 9.5(6)”;
- q. in Table 9.5(4) Minimum Standards for Bicycle Parking, by deleting “a hydraulic” and replacing it with “an assisted”, and in the row labelled “Location”, by adding “Where seven or more long-term bicycle parking spaces are required,” before “must have an entry door that is a minimum width of 0.9 metres”;
- r. in Table 9.5(6) Bicycle Parking Requirements, to the rows labelled “Cultural and Community Services”, “Education Services”, “Entertainment Facility”, “Food Services”, “Gas Station”, “Health Services”, “Licensed Premises”, “Personal Services”, and “Retail Sales”, substitute “6.0” with “2.0”;
- s. in Table 10.2(1), footnote 2, by deleting “but not limited to”, by deleting “hogs”, and adding “but specifically excluding hogs, pigs, and peacocks” after “rabbits” and before the period, and by adding new condition 6 as follows “Subject to the secondary suite regulations

- prescribed in Section 6.8 of this Bylaw.”;
- t. in Table 10.5(1), footnote 3, by adding “for one dwelling unit” after “setback” and before “is 2.0 metres”;
- u. in Table 11.2(1) Permitted Uses, to the row for Veterinary Service, by removing the condition 12.
- v. in Table 11.2(1) Permitted Uses, to the list of conditions by:
- i. Adding new condition 15 as follows, and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the mobile vending regulations prescribed in Section 6.6 of this Bylaw.”, and further, that this condition is added the “Mobile Vending” row in this table;
- ii. adding new condition 18 as follows and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the cannabis retail regulations prescribed in Section 6.3 of this Bylaw.” and further, that this condition is added to the “Retail, Cannabis” row in this table.
- iii. adding new condition 22 as follows and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the secondary suite regulations prescribed in Section 6.8 of this Bylaw.” and further, that this condition is added to the “Secondary Suite” row in this table;
- w. in Table 12.2(1) Permitted Uses, to the list of conditions by:
- i. adding new condition 4 as follows and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the mobile vending regulations prescribed in Section 6.6 of this Bylaw.”, and further, that this condition is added the “Mobile Vending” row in this table;
- ii. adding new condition 5 as follows and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the refuse disposal facility regulations prescribed in Section 6.7 of this Bylaw.”, and further, that this condition is added the “Refuse Disposal Facility” row in this table;
- x. in Table 13.2(1) Permitted Uses, to the list of conditions by adding new condition 4 as follows and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the mobile vending regulations prescribed in Section 6.6 of this Bylaw.”, and further, that this condition is added the “Mobile Vending” row in this table;
- y. in Part 15 Interchange Zones, by substituting Figure 15-1. Interchange Zones and Sub-Areas with the following: (see staff report)
- z. in Table 15.2(1) Permitted Uses, to the list of conditions by adding new condition 11 as follows and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the

secondary suite regulations prescribed in Section 6.8 of this Bylaw.” and further, that this condition is added to the “Secondary Suite” row in this table; and

aa. in the table of contents titled “Contents”, page numbers are updated as needed as a result of the amendments to the bylaw.

2. THAT Council give third reading to Zoning Bylaw No. 1238, 2025 as amended.

3. THAT Council submit Zoning Bylaw No. 1238, 2025 to the Minister of Transportation and Transit for approval.

9. New Business

10. Notices, Motions and Announcements

Matters considered here may include notices or motions to hold a meeting of the Committee of the Whole, a Village Hall meeting, a Public Hearing, and noticed of motion introduced by a Council Member. Check cumberland.ca/meetings to confirm meetings.

- Notice of Motion: Councillor Therrien gives notice that the following motion will be introduced for Council debate and consideration at the meeting of February 9, 2026:

That Council amend the Open Meeting Video Recording Policy in section 2 to read:

2. Open Council meetings and open Committee of the Whole meetings will be recorded and live streamed through a link on cumberland.ca, the Village of Cumberland website;

And to delete section 2.1.

- Village Hall, February 2, 2026 at 7:00 p.m. in the Cultural Centre

11. Question Period

A member of the public may only inquire about items included on the agenda for that meeting during a question period.

- Please send questions by email to info@cumberland.ca using subject line “Question Period”; Note: please limit to questions only - comments will not be read.

12. Closed Portion

Recommendation:

THAT Council close the meeting to the public pursuant to Section 90 of the *Community Charter* to consider:

- (2) (d) a matter that, under another enactment, is such that the public must be excluded from the meeting.

13. Adjournment

Recommendation:

THAT Council adjourn the meeting.

The Corporation of the Village of Cumberland

Regular Council Meeting Minutes

January 12, 2026, 5:30 p.m.

Cultural Centre

2674 Dunsmuir Avenue



Council Present: Mayor Vickey Brown
Councillor Neil Borecky
Councillor Sean Sullivan
Councillor Troy Therrien
Councillor Nick Ward

Staff Present: Michelle Mason, Chief Administrative Officer
Courtney Simpson, Director of Development and Bylaw Services
Annie Berard, Director of Corporate Services
Kevin McPhedran, Director of Community Services
Rachel Parker, Corporate Officer
Karin Albert, Senior Planner
Seamus McConville, Planner 1
Jasmeen Sidhu, Planning Technician
Mike Williamson, Fire Chief

1. Call To Order

Mayor Brown called the meeting to order at 5:30 p.m. and recognized the unceded traditional territory of the K'ómoks First Nation and offered gratitude for the care and stewardship of this land since time immemorial.

2. Agenda

2.1 Agenda for Regular Council Meeting, January 12, 2026

Motion 26-001

Moved by: Borecky

Seconded by: Ward

THAT Council approve the agenda for the January 12, 2026 Regular Council Meeting.

Carried Unanimously

3. Minutes

3.1 Adoption of Minutes

Motion 26-002

Moved by: Therrien

Seconded by: Ward

THAT Council adopt the following minutes:

- Regular Council Meeting, December 8, 2025; and,
- receive the following minutes for information:
- Public Hearing December 15, 2025
 - Board of Variance, December 17, 2025

Carried Unanimously

4. Delegations

None

5. Correspondence

5.1 DIG FM (CVOX) Radio - Request for a CRTC Letter of Support

Motion 26-003

Moved by: Borecky

Seconded by: Ward

THAT Council direct staff to provide a letter of support for the DIG FM Radio application to operate a community radio station to the Canadian Radio-television and Telecommunications Commission (CRTC).

Carried Unanimously

5.2 Bylaw No. 900 being "Comox Valley Economic Development Service Conversion Bylaw No. 345, 2016, Amendment No. 4"

Motion 26-004

Moved by: Ward

Seconded by: Therrien

THAT Council consent to the adoption of the Comox Valley Regional District Bylaw No. 900 being "Comox Valley Economic Development Service Conversion Bylaw No. 345, 2016, Amendment No. 4" under section 346 of the Local Government Act.

Carried Unanimously

5.3 Comox Valley Airport Commission, Request for Funding application support

Motion 26-005

Moved by: Therrien

Seconded by: Ward

THAT Council direct staff to write a letter of support for the Comox Valley Airport Commission funding application to BC Air Access Program (BCAAP) for the acquisition of battery electric aircraft pushback tractors.

Carried Unanimously

5.4 Wounded Warrior Run BC 2026

Motion 26-006

Moved by: Ward

Seconded by: Borecky

THAT Council promote the Wounded Warriors Run BC 2026 through Village social media.

Carried Unanimously

6. Unfinished Business

None

7. Reports

7.1 Official Community Plan Amendment and Rezoning – Lot A Maple Street

Motion 26-007

Moved by: Therrien

Seconded by: Ward

THAT Council direct staff to proceed with rezoning application OCP-RZ2501 (Lot A- Maple Street) to facilitate a proposed apartment and townhouse development.

THAT Council refer the rezoning application OCP-RZ2501 (Lot A- Maple Street) to the Homelessness and Housing Committee as required.

Carried Unanimously

7.2 2025 Cumberland Community Heritage Register Additions

Motion 26-008

Moved by: Borecky

Seconded by: Therrien

THAT Council add the following, each documented with a Statement of Significance, to the Community Heritage Register:

- the Abbey Studio: 2687 Penrith Avenue,
- the Cumberland Electrical Light and Co. Hydro Plant Remnants: 49.61140° N, 125.05434° W (Cumberland Community Forest Park),
- the Marocchi Building: 3276 Second Street, and
- the Tarbell Building: 2705 Dunsmuir Avenue; and

THAT staff submit all the required documentation to the BC Heritage Branch.

Carried Unanimously

7.3 Japanese Canadian Legacy Project – Update and Referral to Heritage Committee

Motion 26-009

Moved by: Sullivan

Seconded by: Therrien

THAT Council refer the Japanese Canadian Legacy Project No. 1 Japanese Town Shelter concepts to the Heritage Committee for feedback; and,

THAT Council receive this report for information as an update on the Japanese Canadian Legacy Project, including the scopes for the Nikkei No Haka Japanese Cemetery, No. 1 Japanese Town in Coal Creek Historic Park, and Nikkei Park.

Carried Unanimously

7.4 Heritage Alteration Permit, Nikkei No Haka Japanese Cemetery

Motion 26-010

Moved by: Borecky

Seconded by: Ward

THAT Council refer the heritage alteration permit (HAP2505) application for the property described as Lot E Section 25, Township 10 Comox District Plan VIP65968, Except Part in Plan VIP67631 (Nikkei No Haka Japanese Cemetery) to the Heritage Committee.

Carried Unanimously

7.5 Resolutions to AVICC Convention – Active Travel on Provincial Highways

Motion 26-011

Moved by: Sullivan

Seconded by: Borecky

THAT Council submit the resolution Provincial Funding and Development of Inter-Community Active Transportation Corridors as drafted to the Association of Vancouver Island and Coastal Communities convention.

Carried Unanimously

7.6 2026 UBCM Community Emergency Preparedness Fund Regional Application

Motion 26-012

Moved by: Therrien

Seconded by: Ward

THAT Council support the following regional applications to the Union of BC Municipalities Community Emergency Preparedness Fund to be submitted for the:

- 2025 Emergency Support Services Equipment and Training stream in the amount of up to \$150,000;
- 2026 Emergency Operations Centre Training and Equipment stream in the amount of up to \$150,000;
- 2026 Public Notification and Evacuation Planning stream in the amount of up to \$200,000; and
- 2026 Indigenous Cultural Safety and Humility stream in the amount of up to \$150,000; and,

THAT Council support the primary applicant, the Comox Valley Regional District, to apply for, receive, and manage the grant funding for each successful grant in the Community Emergency Preparedness Fund stream on behalf of K'ómoks First Nation, City of Courtenay, Village of Cumberland, and the Town of Comox.

Carried Unanimously

7.7 Council Members Monthly Reports

Motion 26-013

Moved by: Borecky

Seconded by: Therrien

THAT Council accept the member monthly reports for December 2025.

Carried Unanimously

8. Bylaws

8.1 2026-2030 Financial Plan Bylaw 1243, 2025

Motion 26-014

Moved by: Therrien

Seconded by: Sullivan

THAT Council adopt 2026-2030 Financial Plan Bylaw 1243, 2025.

Carried Unanimously

8.2 Municipal Ticket Information Amendment Bylaw No. 1244, 2025

Motion 26-015

Moved by: Ward

Seconded by: Borecky

THAT Council adopt the Municipal Ticket Information Amendment Bylaw No. 1244, 2025

Carried Unanimously

8.3 Revenue Anticipation Borrowing Bylaw No. 1251, 2025

Motion 26-016

Moved by: Sullivan

Seconded by: Borecky

THAT Council adopt the Revenue Anticipation Borrowing Bylaw No. 1251, 2025.

Carried Unanimously

8.4 Official Community Plan Bylaw No. 1230, 2025 – Third Reading and Adoption

Motion 26-017

Moved by: Sullivan

Seconded by: Therrien

That Council amend Official Community Plan Bylaw No. 1230, 2025 in section 3.0 Vision Statement in the first sentence by inserting “built upon its rich and complex working class history, and” after “community” and before “shaped”.

Carried Unanimously

Motion 26-018

Moved by: Borecky**Seconded by:** Ward

That Council amend Official Community Plan Bylaw No. 1230, 2025 in section 7.4.1, Overview, under the subheading *The Coal Mining Era*, in the fifth paragraph, by inserting “forestry remained strong with both harvesting and reforestation workers keeping the Village vibrant, even as” after “declined,” and before “the local”.

Carried Unanimously

Motion 26-019

Moved by: Sullivan**Seconded by:** Ward

THAT Council amend the Official Community Plan Bylaw No. 1230, 2025:

a. in section 1.4 Plan Area, by deleting the second sentence in the third paragraph and replacing it with “Today’s K’ómoks include the PE’ntlatc, Sahtloot, Sasitla, and leeksun peoples” and by inserting at the end of the following sentence “and it is noted that the origin of the PE’ntlatc people was PE’ntlatc Lake.”

b. in section 1.11 Table 2 by inserting at the bottom of the row titled Housing in the second column titled Cumberland OCP Alignment:

“The Village of Cumberland’s Historic Village Commercial Core corresponds to the Town Centre concept in the RGS”

And inserting in the third column titled OCP Reference: “7.2.5 Growth Management”

c. in section 4.1.1 Reconciliation with First Nations by inserting “Cumberland is within the core traditional territory of the K’ómoks First Nation and overlapping territory with several other First Nations.” after the first sentence.

d. in section 4.1.3. by inserting “water conservation,” after “energy efficiency”.

- e. in section 6.1.2 (6) by inserting k. Comox Lake Drinking Watershed Protection Plan, 2022
- f. in section 6.1.4 (1) by striking “headwaters” and substituting “watersheds”
- g. in section 7.1 Table 4 by inserting “The area may also be appropriate for future recreation facilities that serve Cumberland and the region.” in the row labeled Interchange Lands and the column labeled *Development Intent* after “... that complement existing land uses in the Village.”
- h. in section 7.2.5 Growth Management Policies, Policy 8, by striking: “as shown on Map A: Land Use Designations. This” and substituting: “. The HVCC generally corresponds to the Town Centre concept in the Comox Valley Regional District Strategy and covers the area shown in figure 17 below. The HVCC”
- i. in section 7.2.5 Growth Management Policies, by inserting the following *figure 17: Historic Village Commercial Core (HVCC)* and caption at the end of subsection 7.2.5:



Figure 17: Historic Village Commercial Core (HVCC)

and renumbering the figures that follow in sequential order.

- j. in section 7.4 Heritage Conservation, under the subheading “K’ómoks First Nation Presence” by striking “traditional” and substituting “Treaty”; and in the third sentence of the first paragraph, by inserting “peoples” after “K’ómoks” and before “also”.
- k. in section 7.5.8 by inserting “Although work is underway to connect Royston to the CVRD water supply through the CVRD Water South Extension Project, projected to be completed in 2027/2028.” after “(through the sale of bulk water by the Village through the CVRD)”

- l. in section 9.2.2. by inserting “13. Work with the CVRD and other local municipalities to identify opportunities for regional recreational facilities and programs within the Village of Cumberland to serve a growing population.”
- m. in section 9.2.4 (6) by striking “a future regional parks plan” and substituting “the Regional Parks and Trails Strategic Plan, 2024.”
- n. in section 9.2.5 (3) by inserting “regionally significant” before “sensitive ecosystems”.
- o. in section 9.2.5 (6) by striking “(e.g. Comox Lake)” at the end of the existing policy and inserting: “At the same time, the type and intensity of recreational access should be managed in a way to minimize the potential risk to the integrity of environmentally sensitive ecosystems or the quality of Village’s and regional drinking water supplies.”
- p. in section 11.8 DPA 4 – Wildland-Urban Interface, D. 1 by inserting a new subsection x: “x. All exposed building openings, including eaves and deck undersides, should be enclosed with non-combustible sheathing with gaps no greater than 3 mm” and re-lettering the subsequent guidelines from xi to xvi.
- q. in section 11.11 E (6) by inserting “and structures on the same property” before “with materials, design and colours that are consistent with these guidelines...”

THAT Council amend the maps in Official Community Plan Bylaw No. 1230, 2025:

- a. on Map A:

by changing the land use designation of the property upland of Allan Lake (PID 024-623-903) from Working Forest to Parks, Greenways and Open Space.

by changing the 500m buffer surrounding existing, approved and planned possible future cells at the Comox Strathcona Waste Management Centre to buffer only the provincially approved cells 1 – 3.

- b. on Map D by deleting the Notice of Works, Mines Act Permit location within the landfill property.

c. on Map E:

by deleting the non-existent small stream below Solport Park, and
by deleting the non-existent water body on the southwest portion of the
landfill property.

d. on Map H by colouring the entire Wildland-Urban Interface DPA area
yellow and changing the legend to only show the yellow colour with the
label: DPA 4 – Wildland Urban Interface.

THAT Council amend Official Community Plan Bylaw No. 1230, 2025 by making
the following copy edits:

a. Add “K’ómoks” before “First Nation” in the Land Acknowledgement.

b. Delete the white space at the bottom of row 3 in Table 3.

c. Change “Recreational Residential” in Table 4 to “Recreation” to
correspond to the name of the designation in the remainder of the
document and on Map A.

d. Correct the section numbers on pages 37 and 38 by using sequential
numbering from 5.3.4 to 5.3.6.

e. in section 8.1, under the subheading “Economic Challenges and
Opportunities”, in the third paragraph, by capitalizing the three instances
of the word “treaty”.

f. Change the section number of DPA 1 – Environmental Protection from
11.1 to 11.5 and renumber the subsequent DPAs and renumber the
figures in accordance with the revised section numbers.

g. Change the section number of the HCA-1 to 11.13 and renumber the
figures in accordance with the revised section numbers.

h. Correct the numbering that restarts with 1 to 4 in section 1.11 HCA-1
Historic Village Commercial Core/E. Exemption/Other on page 185 by
changing the numbering to 12 to 14.

i. Add “and structures” after “buildings” under 11.13 HCA – 1 Historic
Village Commercial Core, E. Exemption (6).

j. On maps E to J, remove the # sign before the number following DPA.

k. Update the Table of Contents

Carried Unanimously

Motion 26-020

Moved by: Borecky

Seconded by: Ward

THAT Council give third reading to Official Community Plan Bylaw No. 1230, 2025 as amended.

Carried Unanimously

Motion 26-021

Moved by: Therrien

Seconded by: Ward

THAT Council adopt Official Community Plan Bylaw No. 1230, 2025.

Carried Unanimously

9. New Business

None

10. Notices, Motions and Announcements

Heritage Committee, January 15 at 4 p.m. at the Masonic Hall

11. Question Period

Questions were received on the following matters:

- Maple Street rezoning and subdivision application
- Japanese Cemetery Heritage Alteration Permit
- Japanese Canadian Legacy Project

12. Closed Portion

Motion 26-022

Moved by: Ward

Seconded by: Sullivan

THAT Council close the meeting to the public pursuant to Section 90 of the *Community Charter* to consider:

- (c) labour relations or other employee relations;

Carried Unanimously

13. Adjournment

Motion 26-023

Moved by: Borecky

Seconded by: Sullivan

THAT Council adjourn the meeting at 8:57 p.m.

Carried Unanimously

Mayor

Certified Correct by Corporate Officer



January 8, 2026

Mayor and Council
Village of Cumberland
2673 Dunsmuir Avenue
Cumberland, BC, V0R 1S0

Inspector Scott Mercer
Comox Valley Detachment Commander
Royal Canadian Mounted Police
800 Ryan Road, Courtenay BC

Greetings Your Worship and Councillors

Re: New Detachment Build

Since taking command in July 2024, I have had a number of informal conversations with this Council, Community partners and members of the General Public on the prospect of building a new RCMP Detachment that can meet today's policing needs.

Our current Detachment houses nearly two hundred police personnel in approximately 1700 square meters of working space. The building was constructed over 40 years ago in which in this time it has been refurbished, remodelled and subjected to various efficiency studies to maximize its use to align with the growing Communities it serves.

Through other studies, a number of critical infrastructure items have been identified to include structural instability and possible structure collapse from future seismic activity. In the event of a seismic event, our ability to respond and continue to provide a policing service would be severely diminished exposing a critical gap in our frontline response. This would also include a massive disruption in police communications for all North Vancouver Island – as our Detachment houses North Island RCMP Operational Communications Center.

In addition to major build issues, this Detachment has other significant problems that jeopardize workplace safety. Building water mains are contributing harmful lead additives to our water supply. Some measures have been put into place to reduce the lead content to make this water safe to drink and use – however it requires continual checks, filters and regular testing on what should be considered a basic need. This questionable water not only puts employees at risk but prisoners that are under our care as well.

Other issues to date include: asbestos in building materials, inconsistent heat and air flow, insufficient power supply, inadequate workspace, failing roof materials and the need to replace critical equipment such as a HVAC system. The projected cost for a new HVAC is estimated to be approximately two million dollars.

With the addition next door of a new purpose-built shelter and supportive housing complex in the coming year, the Detachment will require a secure fenceline that protects the integrity of the property and frontline equipment. This fence must be inline with Federal Government security standards and could cost the municipalities thousands of dollars.

Through Council discussions and Multi Year Financial Planning I have expressed our policing needs and the resources I feel are required to meet these needs now and in the immediate future.

The prospect of a new Detachment has moved beyond any general or informal conversations to a point where serious discussions need to be done on cost, feasibility and project planning. As your police force of choice, the burden of this need falls to you. Plainly spoken - Our Detachment structure is failing. The costs for repairs are increasing. The list of issues undermining workplace safety and our ability to effectively police is becoming unmanageable.

As the Detachment Commander, I am requesting formal Letters of Support from Municipal Leaders on a New Detachment Build to demonstrate their commitment to public safety. Furthermore, these Support Letters should be addressed directly to the responsible governing and administrative bodies that will recognize this same need and authorize "E" Division OSB Project Planning to commence necessary discussions with the City of Courtenay, the Town of Comox, the Village of Cumberland and the Province of British Columbia.

I believe these Letters of Support are important to emphasize our current needs as well illustrate the importance our Municipalities place on a healthy and functional RCMP Detachment which only serves to promote public safety in the Comox Valley.

Respectfully,

Mercer, Scott
Douglas
Michael, 000102777

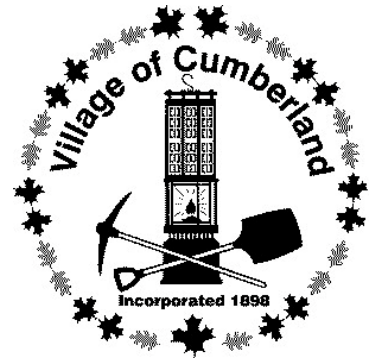


Digitally signed by Mercer, Scott
Douglas Michael, 000102777
Date: 2026.01.08 12:21:58 -08'00'

Insp. Scott Mercer
Officer in Charge – Comox Valley Detachment

CC: City of Courtenay – Mayor and Council
Town of Comox – Mayor and Council
K'omoks First Nation – Chief and Council
Comox Valley Regional District - Board
MLA Brennan Day
MLA Josie Osborne
MP Gord Johns
RCMP Island District Commanding Officer

COUNCIL REPORT



REPORT DATE: December 16, 2025

MEETING DATE: January 26, 2025

File No. 5200-Capital Projects

TO: Mayor and Councillors

FROM: Joel Clarkston, Engineering Technologist

SUBJECT: 2025 Roads and Utilities Capital Works Tender Results

RECOMMENDATION

- i. THAT Council approve the award of the 2025 Roads and Utilities Capital Works Tender to Knappett Industries in the amount of \$1,769,929.00 (excluding GST); and THAT Council Authorize the Chief Administration Officer to execute the contract.
- ii. THAT Council approve an additional funding of \$701,600 for a total expenditure of \$2,088,700 for the 2025 Roads and Utilities Capital Works, to be funded through:
 - \$1,085,500 from Linear Asset Renewal Reserve
 - \$705,000 from Community Works Fund
 - \$200,000 from Growing Communities Fund
 - \$87,400 from DCC – Water
 - \$10,800 from other revenue, and

THAT Council approve changing the funding for the CRI roof repairs and / or replacement project included in the 2026 budget to have \$200,000 funded from the Facility Asset Renewal Reserve instead of the Growing Communities Fund, and

THAT Council direct staff to bring forward an amendment to the adopted 2026-2030 Financial Plan Bylaw to reflect these expenditures and funding reallocations.

PURPOSE

The purpose of this report is to provide Council with the results of our 2025 Roads and Utilities Capital Works Tender for road and utility upgrade work and seek approval to award the construction to Knappett Industries. Further, staff is seeking approval for additional scope and additional expenditures for the projects that is over and above the current approved budget.

PREVIOUS COUNCIL DIRECTION

None

BACKGROUND

Design work was completed this year for the areas shown on the map below and include:

- First Street between Windermere and Penrith Avenue (roads and utilities project).
- Lane South of Ulverston Avenue between Third and Fourth Street (storm/sewer separation project).
- Ulverston Avenue between Fifth and Tenth Street (sidewalk infill and watermain replacement project).



These projects vary in scope but overall include the replacement of failing underground infrastructure, storm/sewer separation, as well as constructing new active transportation infrastructure, all in an effort to support current and future demand in the Village. Additionally, through the pre-construction process it was determined that the scope of work for these projects needed to expand to include work that originally wasn't considered in the overall project scope. This was done to be as efficient as possible by replacing additional failing infrastructure in nearby areas and including work slated for future years in the same areas to avoid disturbing the same residents multiple times. Staff are recommending an increase in the budget of \$701,600, of which approximately \$416,300 is attributable to cost increases and \$285,300 is attributable to scope increases (outlined below).

First Street between Windermere Avenue and Penrith Avenue

The underground utility work on First Street was expanded to include storm and sanitary separation work for the block between Windermere and Ulverston as well as storm and sanitary separation work in the lane south of Windermere between First Street and Second Street (not part of the requested budget increase). The 2025 and 2026 budgets include the lane south of Windermere between First and Fifth Street and the section between Second and Fifth Street is included in the 2026 Capital Works projects list. The existing underground infrastructure in these areas was found to be in failing condition and warranted the inclusion to the scope of work already slated for First Street. This additional work was originally planned to be replaced during the 2020 Roads and Utilities package but was removed at that time due to budgetary reasons.

Also, if this additional utility work were to be bumped to future years, then that would mean any road works completed as part of this project would need to be disturbed to access the underground utilities. The recommendation to include dual sidewalks on First Street between Penrith and Windermere was also made considering the feedback received during the Transportation Master Plan engagement process about this corridor being a well-used multi-modal block that would benefit from more accessible pedestrian infrastructure. The addition of curb, gutter, boulevards and formalized parking areas, more robust pedestrian safety and accessibility considerations, such as raised sidewalks, accessibility parking, wheelchair ramps, and a four-way stop at the intersection of First Street and Windermere Ave, were also included in the project design and were not part of the original project budget.

Ulverston Avenue Sidewalk

The Ulverston Avenue sidewalk project scope was expanded to include approximately 240m of new watermain between Fifth Street and Mill Street to partially complete the W5 Watermain Upgrade project outlined in the Development Cost Charge Background Report from July 2022. This is recommended to make the most efficient use of construction crews and to avoid having to return to the area in future years to complete the work which would require removing sections of the sidewalk being constructed. Additional pedestrian safety enhancements were also added to the project scope in the way of raised continuous crosswalks at the intersections of Ulverston and Eighth, Ninth and Tenth Streets. The intersection of Ulverston and Mill Street was also redesigned to intersect in a perpendicular manner to provide better sight lines for motorists as well as shorten the crossing distance for pedestrians.

Lane South of Ulverston between Third Street and Fourth Street

The scope of work for the storm and sanitary separation project in the lane south of Ulverston between Third and Fourth Street remains relatively unchanged. However, during the pre-construction process, higher volumes of shallow bedrock was discovered which adds cost, time and complexity to the construction, which is factored in the estimation.

It should also be noted that all the underground utility replacement work for each project is being sized to accommodate the potential future demand from population growth and development. This requires installing larger pipe sizes in most cases as well as larger excavations, and additional rock removal when encountered. This is departure from past practice that involved only constructing the minimum size required to achieve compliance whenever possible.

Competitive Procurement Process

Following completion of the designs, a tender package was completed by our design consultant, ISL Engineering, and was issued at the end of October, with the tender being extended in the first week of December.

Nine bid responses were received and ranged in value from \$1,858,425.45 up to \$3,437,121.45, inclusive of GST, as noted in the attachment below. Unfortunately, one bid did not meet the Village's tender requirements and therefore was considered non-compliant and not included for consideration.

The tender documents considered budget constraints permitting Council to reduce or remove projects included in the 2025 Capital Works Tender based on available funds. Staff doesn't recommend changing the scope of the individual projects included in the tender, due to implications of possible future disruptions as explained above.

Social procurement was considered as part of the tender process like in previous years capital works tenders. All but one of the contractors were able to demonstrate they met at least two of the goals outlined in the social procurement framework, while most were able to demonstrate more than two benefits.

Knappett Industries submission was able to demonstrate the following social procurement goals were met:

- Contributing to a stronger local economy.
- Increasing the number of local jobs that support young working families.
- Providing financial or in-kind support to not-for-profit community organizations that provide community benefit to Cumberland residents or businesses.
- Pay at least the current living wage.
- Employ residents of the Village of Cumberland.
- Employ apprentices or trainees on the project.

FINANCIAL IMPLICATIONS

The funding required for the proposed 2025 Roads and Utilities Capital Works must be increased significantly from the original budget approved for \$1,387,100 to \$2,088,700, inclusive of design and construction. An amount of \$50,000 is also included as contingency. As explained above, additional scopes were added for First Street and Ulverston Avenue and approved budgets, based on outdated estimations, are not sufficient to cover design and construction costs.

Staff recommend adjusting the funding as shown in the table below. Approved budgets from 2025 and 2026 are included in italic for reference.

Projects	Linear Asset Renewal Reserve	Community Works Fund	Growing Communities Fund	DCC – Water	Developers' contribution	ICBC and other grants	Total
First Street and Lane south of Windermere between 1st and 2 nd Street	537,200 <i>(788,880)</i>	600,000 <i>(250,040)</i>				tbd	\$1,137,200 <i>(1,038,920)</i>
Lane South of Ulverston Avenue	227,300 <i>(243,180)</i>						\$227,300 <i>(243,180)</i>
Ulverston Avenue	321,000	105,000 <i>(105,000)</i>	200,000 *	87,400	10,800	tbd	\$724,200 <i>(105,000)</i>
Total	\$1,085,500 <i>(1,032,060)</i>	\$705,000 <i>(355,040)</i>	\$200,000	\$87,400	\$10,800		\$2,088,700 <i>(1,387,100)</i>

The proposed funding includes reallocating the Growing Communities Fund (GCF) earmarked for the CRI gymnasium roof repair or replacement in 2026. It is expected that the GCF will be spent within five years of receipt, by March 2028 and GCF is suitable for the Ulverston Avenue project which includes new sidewalks and promotes active transportation.

Staff recommend using funding from the Facility Asset Replacement Reserve for the CRI roof project instead. Including this proposed funding change, the expected balance of the Facility Asset

Replacement Reserve is estimated at just over \$896,000 at the end of 2030. Staff will bring another report to Council once an assessment of the CRI roof condition is completed to provide some options for repairs and or replacement and recommend changes to the funding if required.

A larger contribution from the Community Works Fund is also proposed to fund the 2025 Capital Roads and Utilities projects and doesn't leave enough to fund all the projects currently included for the years 2028 to 2030 in the five-year plan, with a projected shortfall of \$99,600 for 2030. Staff will recommend a revised project schedule during the next budget discussions aligned with available funding.

The cost for the water looping at 3rd Street and Mill Street, included in the Ulverston Avenue project, is identified as a DCC projects and can be funded from DCC revenues up to 49%, which represents an amount of \$85,400. Based on the 2026-2030 Financial Plan and this proposed change, the estimated balance of the Water DCC reserve is \$894,800 at the end of 2030.

Also included in the Ulverston projects are some new sanitary sewer connections to be funded by the developer.

Grants

Once the 2025 Roads and Utilities Capital Works are completed, staff will submit a funding request application to ICBC for the sidewalk components of First Street and Ulverston Avenue. ICBC supports pedestrian safety and general road improvement by contributing to applicable local initiatives. The Village has been successful with similar applications to ICBC over the last few years.

Staff also applied to the federal Active Transportation Fund program in February 2025. Ulverston Avenue was listed as one of the projects with a potential grant funding eligible amount of \$661,500. Successful applicants are expected to be notified early 2026.

Any successful grant funding will be included in the financial plan as a budget amendment, and it is expected that grant funding will offset portions of the budget increase recommended in this report.

Five-year-plan

It is estimated the overall budget increase required to fund the 2025 Roads and Utilities Capital Works will leave enough funding available for the proposed 2026 Roads and Utilities Capital Works, which includes:

- Penrith street reconstruction 1st to 4th Street,
- Lane south of Maryport 3rd to 5th Street and 6th to 7th Street sewer / storm separation,
- Lane south of Windermere 2nd to 5th Street sewer / storm separation.

More information will be brought forward for Council consideration later in 2026. Based on the 2026-2030 Financial and this proposed funding increase, the estimated balance for the Linear Asset Renewal Reserve is \$2,090,000 at the end of 2030.

Staff will be revisiting the proposed five-year roads and utilities infrastructure capital replacement plan prior the 2027 budget discussions to ensure estimations are updated with current prices and in line with available funding and projects prioritized based on assessed condition. Staff will also review the amounts contributed to the linear asset replacement reserve and may recommend some adjustments during the 2027 budget discussions.

OPERATIONAL IMPLICATIONS

As with any capital work project, time from our Public Works crew will be required along with our Engineering staff, both during the project and upon completion, to inspect the completed works. The importance of these works occurring should be noted as we spend a fair amount of time maintaining old pipes, asphalt surfaces and reacting to sewer backup and watermain break calls.

CLIMATE CHANGE IMPLICATIONS

No real climate change implications for the proposed work other than adverse weather that may impact the construction schedule, have been identified and carbon emissions resulting from the work vehicles will be reported in the annual reporting for the Local Government Climate Action Plan.

ALTERNATIVES

- i. THAT Council approve the award of the 2025 Roads and Utilities Capital Works Tender to Knappett Industries for a reduced and specified scope; and
THAT Council Authorize the Chief Administration Officer to execute the contract.
 1. Cancel the tender and not award the construction work to Knappett.
 2. Not proceed with any action at this time.

STRATEGIC OBJECTIVE

- ☐ Diverse & Healthy Community
- ☒ Sustainable Service Delivery & Asset Management
- ☐ Community Planning

ATTACHMENTS

1. 2025 Roads and Utilities Capital Works Tender Summary and Recommendation, 2025

CONCURRENCE

Annie Bérard-Ball, Director of Corporate Services **ABB**

Respectfully submitted,

J. Clarkston

Joel Clarkston
Engineering Technologist

M. Mason

Michelle Mason
Chief Administrative Officer



December 12, 2025

Our Reference: 34277

Village of Cumberland

3673 Dunsmuir Avenue
Cumberland, BC V0R 1S0

Submitted via email: jclarkston@cumberland.ca

Attention: Joel Clarkston, Engineering Technologist

Dear J. Clarkston:

Reference: 2025 Roads and Utilities Package (25001)

As you are aware, tenders closed for the above contract on December 4, 2025 at 3:00 p.m. Eight completed tenders were received and reviewed by ISL for accuracy (detailed summary attached). The tender values appear as below:

<u>Contractors:</u>	<u>Tender price (inclusive of GST)</u>
Knappett Industries (2006) Ltd.	\$1,858,425.45
IWC Excavating Ltd.	\$2,070,310.88
Hazelwood Construction Services Inc.	\$2,258,221.14
Milestone Equipment Contracting Inc.	\$2,263,356.59
Edgett Excavating Ltd.	\$2,301,805.51
Copcan Civil Limited Partnership	\$2,457,667.28
Wacor Holdings Ltd.	\$2,572,490.55
BD Hall Constructors Corp.	\$3,437,121.45

All the tenders and the values have been checked and are correct arithmetically for the amounts shown above. Some tenders had minor discrepancies but these errors did not affect the ranking of the tenderers.

The submissions have been thoroughly reviewed and the lowest bidder has been found to be compliant. Based on the above, we recommend awarding the contract to the lowest bidder, which in this case is Knappett Industries, for the amount of \$1,858,425.45, inclusive of GST.

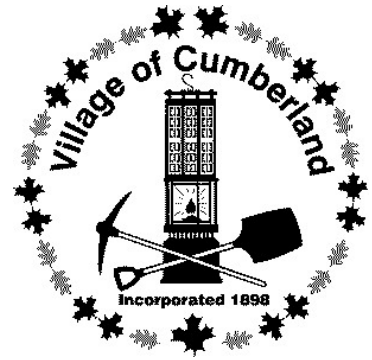
Sincerely,



Cory Mudge, ASCT
Contract Administrator

CTM/nn
Attachment

COUNCIL REPORT



REPORT DATE: December 8, 2025

MEETING DATE: January 26, 2025

File No. 3360-01

TO: Mayor and Councillors

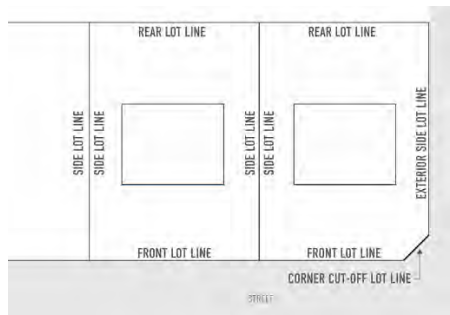
FROM: Courtney Simpson, Director of Development and Bylaw Services

SUBJECT: Zoning Bylaw No. 1238, 2025 – Third Reading

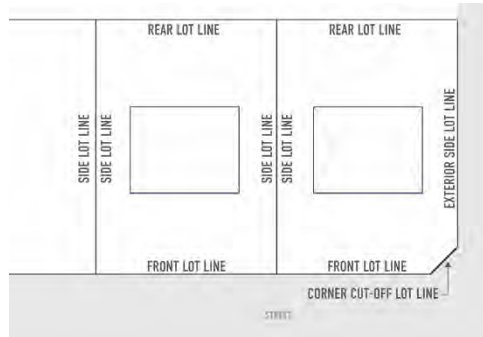
RECOMMENDATIONS

1. THAT Council amend proposed Zoning Bylaw No. 1238, 2025:

- a. in Section 4 Definitions, to the definition of Cultural and Community Services, by adding “Indigenous services” after “community halls,” and before “social clubs”;
- b. in Section 4 Definitions, to the definition of Lot Line, delete substitute Figure 4-4. Lot Lines with the following:



- c. in Section 4 Definitions, add the following definition in alphabetical order: “LOT LINE, CORNER CUT-OFF means a lot line that is common to a lot and the intersection of two highways.”;
- d. in Section 4 Definitions, substitute the definition of “Lot Line, Exterior Side” with the following: “means a lot line abutting a highway other than a lane, which that is not the front, or rear, or corner cut-off lot line.”;
- e. in Section 4 Definitions, to the definition of Lot Line, Front, add “,excluding the corner cut-off lot line,” after “line” and before “shall”;
- f. in Section 4 Definitions, to the definition of Lot Line, Side, add “corner cut-off” after “rear,” and before “or exterior”;
- g. in Section 4 Definitions, to the definition of Lot Width, substitute Figure 4-5. Lot Width with the following:



- h. in Section 4 Definitions, delete the definition of Sign, Real Estate;
- i. in Table 5.4(1) and all subsequent tables in this Bylaw, substitute the word “footnote” with “conditions”;
- j. in Table 5.4(1), to condition 11, delete “cantilevered”, and add “and cantilevered” at the end of the sentence;
- k. in Table 6.5(2) Home Occupation Regulations, add new condition 1 as follows and renumber the subsequent conditions, and the reference numbers in the table, accordingly:

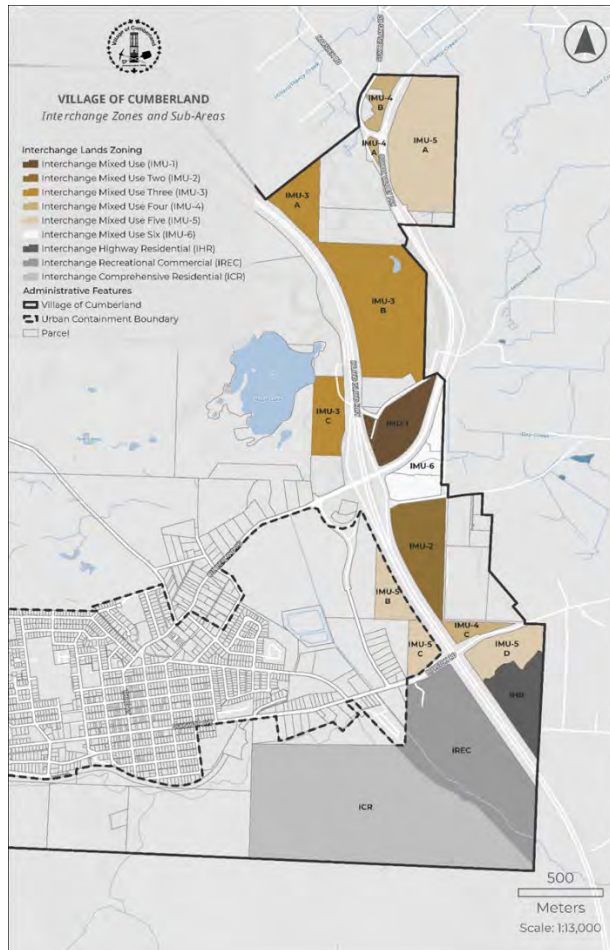
“Where there are two or fewer dwelling units on a lot, a home occupation may:

 - be conducted within a dwelling unit or accessory building;
 - occupy 50.0 m² or 25% of the GFA of all buildings on the lot, whichever is less;
 - employ a maximum of one non-resident employee; and
 - allow for a maximum of two clients at any given time.”
- l. in Table 6.5(2) Home Occupation Regulations, condition 5, by adding the word “out” after “carried” and before “in”;
- m. in section 9.3 Location, Siting, Dimension, and Design standards, so subsection (5), insert “parking” after “no” and before “or loading”;
- n. in Table 9.4.1(1) Parking Requirements – Village Core, by substituting Table 9.4.1(1) with the following:

Table 9.4.1(1) Parking Requirements – Village Core			
Use		Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
RESIDENTIAL AND RESIDENTIAL-RELATED USES			
Principal Dwelling Units	One detached dwelling unit	1.0 space per dwelling unit	
	Two attached dwelling units		
	Three or more attached dwelling units	0.8 spaces per dwelling unit	1.2 spaces per dwelling unit
Secondary Dwelling Units	Secondary Suites	1.0 space per dwelling unit	
Home Occupation	Minor	n/a	n/a
	Short-Term Rental Accommodation		0.6 spaces per sleeping unit
ALL OTHER USES			
Care Facility, Child		n/a	
Care Facility, Community		n/a	
Cultural and Community Services		n/a	
Education Services		n/a	
Entertainment Facility		n/a	
Farmer’s Market		n/a	
Food Services		n/a	
Health Services		n/a	
Hostel Hotel Motel		0.8 spaces per sleeping unit, plus parking space requirements of any ancillary uses	1.5 spaces per sleeping unit, plus parking space requirements of any ancillary uses

- o. in Table 9.4.1(2) Parking Requirements – All Other Areas, to the “Care Facility, Child” row, by substituting “greater” with “lesser”, and to the “Recreation Services, Indoor”, by substituting “10.0” with “7.0”;
- p. in Section 9.5 Bicycle Parking, subsection (5), substitute the reference to “Table 9.5(5)” with “Table 9.5(6)”;
- q. in Table 9.5(4) Minimum Standards for Bicycle Parking, by deleting “a hydraulic” and replacing it with “an assisted”, and in the row labelled “Location”, by adding “Where seven or more long-term bicycle parking spaces are required,” before “must have an entry door that is a minimum width of 0.9 metres”;
- r. in Table 9.5(6) Bicycle Parking Requirements, to the rows labelled “Cultural and Community Services”, “Education Services”, “Entertainment Facility”, “Food Services”, “Gas Station”, “Health Services”, “Licensed Premises”, “Personal Services”, and “Retail Sales”, substitute “6.0” with “2.0”;

- s. in Table 10.2(1), footnote 2, by deleting “but not limited to”, by deleting “hogs”, and adding “but specifically excluding hogs, pigs, and peacocks” after “rabbits” and before the period, and by adding new condition 6 as follows “Subject to the secondary suite regulations prescribed in Section 6.8 of this Bylaw.”;
- t. in Table 10.5(1), footnote 3, by adding “for one dwelling unit” after “setback” and before “is 2.0 metres”;
- u. in Table 11.2(1) Permitted Uses, to the row for Veterinary Service, by removing the condition 12.
- v. in Table 11.2(1) Permitted Uses, to the list of conditions by:
 - i. Adding new condition 15 as follows, and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the mobile vending regulations prescribed in Section 6.6 of this Bylaw.”, and further, that this condition is added the “Mobile Vending” row in this table;
 - ii. adding new condition 18 as follows and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the cannabis retail regulations prescribed in Section 6.3 of this Bylaw.” and further, that this condition is added to the “Retail, Cannabis” row in this table.
 - iii. adding new condition 22 as follows and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the secondary suite regulations prescribed in Section 6.8 of this Bylaw.” and further, that this condition is added to the “Secondary Suite” row in this table;
- w. in Table 12.2(1) Permitted Uses, to the list of conditions by
 - i. adding new condition 4 as follows and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the mobile vending regulations prescribed in Section 6.6 of this Bylaw.”, and further, that this condition is added the “Mobile Vending” row in this table;
 - ii. adding new condition 5 as follows and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the refuse disposal facility regulations prescribed in Section 6.7 of this Bylaw.”, and further, that this condition is added the “Refuse Disposal Facility” row in this table;
- x. in Table 13.2(1) Permitted Uses, to the list of conditions by adding new condition 4 as follows and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the mobile vending regulations prescribed in Section 6.6 of this Bylaw.”, and further, that this condition is added the “Mobile Vending” row in this table;
- y. in Part 15 Interchange Zones, by substituting Figure 15-1. Interchange Zones and Sub-Areas with the following:



- z. in Table 15.2(1) Permitted Uses, to the list of conditions by adding new condition 11 as follows and renumbering the subsequent conditions and the reference numbers in the table accordingly: “Subject to the secondary suite regulations prescribed in Section 6.8 of this Bylaw.” and further, that this condition is added to the “Secondary Suite” row in this table; and
 - aa. in the table of contents titled “Contents”, page numbers are updated as needed as a result of the amendments to the bylaw.
2. THAT Council give third reading to Zoning Bylaw No. 1238, 2025 as amended.
 3. THAT Council submit Zoning Bylaw No. 1238, 2025 to the Minister of Transportation and Transit for approval.

PURPOSE

This report provides recommended changes to proposed Zoning Bylaw No. 1238, 2025 (Zoning Bylaw) based on public hearing submissions and referral responses and recommends third reading and submission to the Minister of Transportation and Transit for approval.

PREVIOUS COUNCIL DIRECTION

Date	Resolution
November 24, 2025	<p>THAT Council amend Zoning Bylaw No. 1238, 2025 in Part 12 “Industry Zones”, table 12.2(1) “Permitted Uses”, by adding “Wholesale Services” as a secondary use to the I-2 zone by adding “S” to the I-2 column for the “Wholesale Services” row;</p> <p>THAT Council amend Zoning Bylaw No. 1238, 2025 in Schedule A Zoning Map, by changing the zoning of the following lots from “Service Industry I-1” to “Industry I-2”:</p> <ul style="list-style-type: none"> • 4634 Cumberland Road legally described as LOT 2 SECTION 25 TOWNSHIP 10 COMOX DISTRICT PLAN 35738; and • 4624 Cumberland Road legally described as LOT 3, SECTION 25, TOWNSHIP 10, COMOX DISTRICT, PLAN 35738; and <p>THAT Council give second reading to Zoning Bylaw No. 1238, 2025 as amended by this motion and the motions to amend the bylaw adopted on November 10, 2025.</p>
November 10, 2025	<p>THAT Council give first reading to Zoning Bylaw No. 1238, 2025.</p> <p>That Council amend Zoning Bylaw No. 1238, 2025, in table 6.4(2), the Operator Restrictions row, under the Short-Term Rental Accommodation column, by adding “and the principal resident is present” at the end of the sentence.</p> <p>That Council amend Zoning Bylaw No. 1238, 2025, Schedule A by changing the zoning from Service Industry (I-1) to Industrial (I-2) at 4620 Cumberland Rd, legally described as LOT A, SECTION 25, TOWNSHIP 10, COMOX DISTRICT, PLAN 50023.</p> <p>That Council give second reading to Zoning Bylaw No. 1238, 2025 as amended.</p> <p>THAT Council direct staff to schedule a public hearing for Zoning Bylaw No. 1238, 2025.</p>
October 6, 2025 COTW	THAT Council endorse pre-zoning the Bevan Industrial Lands to align with the Village’s long-term vision for this area, as established in the Bevan Industrial Lands Concept Plan (2020).
September 15, 2025	THAT Council direct staff to revise the Draft Zoning Bylaw to remove off-street parking and loading requirements for non-residential and non-hotel, hostel, and motel uses in the Village Core.
March 24, 2025 COTW	THAT the Committee of the Whole receive the presentation by Kara Gross and Brittany Tuttle, community planners with Urban Systems Ltd, on the Village’s Zoning Bylaw Review;

	<p>THAT the Committee of the Whole recommend that Council approve the increase to expenditure of up to \$39,000 for increased scope in the Zoning Bylaw Review Project with</p> <ul style="list-style-type: none"> • \$14,170 to be funded through Capacity Funding for Local Government Housing Initiatives grant reallocated from the Amenity Cost Charge Bylaw project; and • \$24,830 to be funded through Community Works Fund reserve. <p>THAT the Committee of the Whole recommend that Council approve the reallocation of \$60,000 in funds from Growing Communities Fund to Community Works Fund reserve for the Zoning Bylaw review; and,</p> <p>THAT the Committee of the Whole recommend that Council direct staff to bring forward an amendment to the adopted 2025-2029 Financial Plan Bylaw to reflect the increase in expenditures and funding reallocation for the Zoning Bylaw Review project.</p>
April 27, 2020	<p>THAT the Committee of the Whole recommend that Council consider reducing the minimum setback to 0 meters and establishing a maximum setback of 2 metres for the Camp Road neighbourhood during the next zoning bylaw update.</p>

BACKGROUND

Bylaw 1238 was referred to local governments, First Nations and senior government agencies for comments following first and second reading of the bylaw at the November 10, 2025 Council meeting. Bylaw 1238 was amended again at the November 25, 2025 Council meeting, and given second reading as amended. The comments received in response to the referral are posted in Attachment 2.

A public hearing was held on December 15, 2025. A report of the public hearing is included as Attachment 3. Submissions received after second reading and up to the close of the public hearing are in the public hearing page online at cumberland.ca/meetings/2-2025-ph/.

Submissions from the public and responses from referral agencies and First Nations are discussed below.

Pursuant to procedures in Local Government Act s.470, after a public hearing, Council may:

- (a) adopt or defeat the bylaw, or
- (b) alter and then adopt the bylaw, provided that the alteration does not
 - (i) do any of the following:
 - (A) alter the use;
 - (B) increase the density;
 - (C) without the owner's consent, decrease the density of any area from that originally specified in the bylaw, or

- (ii) alter the bylaw in relation to residential rental tenure in any area.

Community Engagement

Between August and October 2025, the Advisory Planning Commission, Homelessness and Affordable Housing Committee and Heritage Committee provided their input to the Zoning Bylaw, and the following community events were held: a local development workshop, in-person open house and virtual open house. Input from the public was sought at these events and on the project webpage.

Community engagement was supported by the Engage Comox Valley [Zoning Bylaw Update webpage](#) including a comment board where numerous comments and questions were submitted, and staff posted responses. Advertising for events, meetings, and the opportunity to review and comment on the draft was on social media post Currently Cumberland, the Comox Valley Record, and posters around the Village core.

The timing concurrent with the end stages of the multi-year Official Community Plan review allowed the engagement for the Zoning Bylaw update to be on a comparatively compressed schedule; many of the topics of the OCP are implemented through the Zoning Bylaw. The provincial deadline for the Zoning Bylaw to pre-zone to meet 20 year housing needs by the end of 2025 was also a factor in the project's timeline and scope.

ANALYSIS

Several amendments to Bylaw 1238 based on public comments referral responses, and omissions or clarification noticed by staff. They are listed below organized by section of the Bylaw. Other significant comments are discussed below even where no associated change is recommended.

Part 4 – Definitions

Cultural and Community Services: the addition of “Indigenous services” as an example of a cultural and community service is recommended, based on input received from K’ómoks First Nation.

Lot lines: several amendments are recommended to provide guidance on setback measurements where corner cut lot lines are present. The current bylaw does not address corner cut lot lines, and this update will help streamline development application by providing clarity.

Part 5 – General Regulations

Exemption from lot coverage of cantilevered balconies, decks, porches and verandas: this exemption is for these small amenity areas where they are projections from the main building. Where a deck is supported by other structural elements like posts or a wall instead of being cantilevered, it could be much larger and the land below would not be exempt from the calculation of lot coverage. A small change to wording is recommended as a result of a public comment. The exemption is consistent with current practice, although worded differently than in the current bylaw.

Part 6 – Use-Specific Regulations

Home Occupations Regulations - major: Public submissions raised concern that there had been a reduction in the permitted number of non-resident employees in a home occupation – major classification. Two non-resident employees are permitted in the current Zoning Bylaw, and this

has not changed for the major classification. Footnote 4 clarifies the following, which may address this public concern: *Employee restrictions are applicable only to persons who are employed in a home occupation which requires that the work be carried in the dwelling unit or accessory building associated with the home occupation. There is no limit to the number of employees associated with a home occupation where non-resident employees work off-site.*

Home Occupation Regulations – Minor:

Section 6.4 describes that minor home occupations are intended for multi-unit residential development such as apartments. Staff identified a concern in Table 6.4(2) with limiting the home occupation use to “minor” in the MU-1 Historic Village Commercial Core and MU-2 Neighbourhood Mixed Use zones and recommends that standard home occupations continue to be allowed in these zones for properties with duplex and single-detached dwelling use.

Table 11.2(1) lists the permitted uses for the mixed-use zones and shows that only minor home occupations are permitted in MU-1 and MU-2. These are transitional zones, meaning that although the zoning allows for mixed use, some single-residential uses remain and may choose to redevelop over time; most of the MU-2 zone is currently duplex or detached residential units.

Addition of the minor home occupation category is important to allow for a business to operate from an apartment as long as there are no non-resident employees and there is only one client at the business at any given time. Allowing the characteristics of a standard home occupation for properties with duplex and single-detached dwellings would be accomplished by the addition of the new Condition 1 in Table 6.4(2) Home Occupation Regulations.

Part 7 – Landscaping and Screening

No changes are recommended to this section.

Part 8 – Signage

Two copy edits only are recommended to this section, to remove imperial conversions.

Part 9 – Parking and Loading

Village core parking requirements: Table 9.4.1(1) *Parking Requirements – Village Core*, is missing several rows at the end of the table that list parking requirements for all non-residential uses.

Minimum number of vehicle parking spaces: in Table 9.4.1(2), two changes are recommended to the minimum number of parking spaces based on further staff analysis related on in-stream applications, to make them more similar to the current requirement. The requirement for childcare facility is changed to be the less or of 1 space per 8 children or 2.0 spaces per 100.0m² of floor area, instead of the greater of this requirement. Also, the requirement for indoor recreation services is changed from 10.0 spaces per 100m² to 7.0 spaces per 100m².

Bicycle parking standards and end-of-trip facilities – residential:

Several submissions commented that bicycle parking standards and end of trip facilities for residential development seem excessive, in Table 9.5(4), with the concern being focussed on three and four unit development. Long-term bicycle storage requirements do not apply to dwelling units that have individual attached garages. For multi-unit development without garages, there needs to be consideration for livability factors such as providing bicycle storage. Adequate bicycle storage

also contributes to regional mode-shift goals, where those who are not already confident cyclists have the facilities to encourage the shift away from vehicles.

One submission was concerned that a tri-plex would require a bike room with a shower, toilet, locker and wash station. This example is inaccurate. The requirement for toilets, sinks, shower, and lockers does not apply to dwelling units, hostel, hotel and motel.

A fourplex would require six long-term bicycle storage spaces. Of these, 25% (or 2) would be for oversized bicycles. The racks can be ground or wall-mounted, and 50% of spaces must include charging infrastructure of e-bikes. The required end-of-trip facilities for a fourplex are a bicycle repair station including tools for bikes, a commercial grade tire pump, and a dedicated area to undertake simple repairs and maintenance. The requirement for a bicycle wash station, access to water and bicycle cleaning area applies when there are 16 or more bicycle parking spaces required, which would apply to developments of 10 dwelling units or more.

Two changes are recommended to the bicycle parking requirements based on the public input:

- The requirement for an automatic or button-activated opening mechanism for the entry door to long-term bicycle parking is changed to only apply where there are seven or more long-term bicycle parking spaces required. This means that this will not be required for four-plex development.
- For wall mounted long-term bicycle parking racks, 70% of wall mounted racks are to be equipped with a mechanism that helps lift bicycles by taking the weight and guiding them into place. Instead of requiring these racks have a “hydraulic lift mechanism”, the recommended change is to require that they have an “assisted lift mechanism”. This will permit other mechanisms such as gas springs, other future innovations that may also be lower cost than hydraulics.

Minimum number of bicycle parking spaces - commercial: Table 9.5(6) lists the number of bicycle parking spaces required. A minimum number of six bicycle parking spaces is listed for several commercial uses, or a calculation based on floor area, whichever is greater. The bicycling parking calculations have changed from the current Zoning Bylaw with the aim of simplifying. On further consideration, while the new requirements do a good job of limiting the required number of bicycle parking spaces for a business with a large floor area, they set the minimum number of required spaces too high for a business with a small floor area. Instead of setting the minimum at six, it is recommended the minimum be set to two.

Part 10 – Residential Zones

Minimum lot size for R-1 zone: Several submissions expressed opposition to the increased to minimum lot area in the R-1 zone. This topic was discussed with Council during the November 10, 2025 Committee of the Whole meeting, as earlier submissions from the public had noted similar concerns. A separate submission expressed the opposite concern, noting that allowing four units on these small “narrow” lots might require taller buildings to accommodate the permitted units, creating too much of a contrast within existing neighbourhoods.

Table 10.3(1) sets the minimum lot area for subdivision in the new R-1 zone at 650m². This is an increase from the minimum lot area(s) required by the current Zoning Bylaw, which is 325m² for lots in the R-1A zone, 550m² for lots in the R-1 zone, and 450m² for lots in the R-2 zone. The reason for this increase is to better enable implementation of Bill 44 (known as the small-scale

multi unit housing initiative or SSMUH) in a way that compliments established neighbourhoods; Bill 44 which requires that local governments allow up to four units on all fully serviced residential lots on lots smaller than 4050m². For Cumberland, allowing four units on a 325m² lot would result in land-intensive development that puts stress on existing infrastructure and does not fit into the surrounding residential context. For example: it is anticipated that construction of a fourplex on a 325m² lot would trigger a parking variance request; approving the variance could put pressure on street parking, and denying parking variances for SSMUH development could be seen as undermining the intent of the provincial requirements. Development at this scale may also make it difficult to accommodate lot coverage maximums, outdoor amenity space, landscaping, and trees on a lot of this size, further impacting the character of Cumberland's neighbourhoods and putting additional pressure on public lands for urban tree canopy and outdoor community spaces.

Additionally, some developers in the region have said that a 325m² lot is unlikely to be able to accommodate more than two units in the form of a single-detached house and secondary suite, or single-detached house and a detached secondary dwelling. If residential development comprising four dwelling units isn't likely on a smaller lot, retaining the smaller minimum lot size could also be seen as undermining the intent of Bill 44.

Multiplexes (e.g., townhouses, or three or more attached units in any arrangement) are a different form of residential development that is often noted in Cumberland as being desirable yet in short supply. While the suite portion of a house-with-suite style of development provides a form of rental housing that serves the needs of one- and two-person households, small-scale multi-unit housing forms such as multiplexes and townhouses can support housing attainability by increasing the Village's rental stock, improving the supply of housing that can accommodate the needs of larger households and growing families, and providing a lower barrier of entry to home ownership. When constructed on a lot large enough to accommodate on-site parking, trees, landscaping, and outdoor amenity space, SSMUH has greater potential to improve housing outcomes for Cumberland's residents.

Uncertainty regarding the uptake potential of SSMUH is not unique to Cumberland; communities across the province echo resident submissions expressing concern that there will be no uptake on multi-plex development due to the higher capital investment, construction expertise, and experience required to build this form of housing. Although there is validity to these concerns, staff do not anticipate that uptake of SSMUH will be disproportionately less in Cumberland than the uptake of SSMUH experienced by other communities across the region.

Staff note that there has been low demand for subdivision in the areas subject to the new R-1 zone, with only three subdivision applications for lots smaller than 650m² in the past 5 years, resulting in 8 new lots (one subdivision created 6 new strata lots, the others were two-lot splits). Conversely, staff anticipate that increasing the minimum lot size to 650m² will support densification at a rate, scale, and form that complements the character of Cumberland's existing neighbourhoods while better accommodating the community's evolving housing needs.

Maximum setback for West Dunsmuir (Camp Rd): Table 10.5(1) *Development Regulations for Principal and Secondary Buildings and Structures*, footnote 3, states that the maximum front setback is 2.0m. This should only apply to one dwelling on the lot so that if there are multiple dwellings on a lot, only one dwelling must meet this minimum setback, and additional dwellings could be set behind.

Urban Agriculture on R-3 lots greater than 0.4ha: A public submission requested that this use excludes hogs, pigs, roosters and peacocks due to the noise nuisance they can cause. This change is recommended, but with the exclusion of roosters as male birds are already prohibited in table 6.9.

Reduced setback for one accessory building on a lot: One comment suggested there be a reduced setback for one accessory building below 10m² (not requiring a building permit) on a lot, to help accommodate buildings such as sheds and saunas. This was carefully considered and not recommended. While flexibility to allow people do use their property as desired is important, on the small lots in the Village. Interior side setbacks are only 1.5m and placing structures closer than this could have unintended consequences. Reducing rear and exterior side setbacks would not be generally recommended due to adjacency to roads. This kind of setback reduction would best be considered through a development variance permit and could meet the criteria for a delegated minor variance.

Saito House: Public submissions requested that rezoning of Saito House to allow subdivision is deferred until more information can be provided to the community about the alternative of retaining municipal ownership of the land. Creation of a new parcel would allow the Village to either sell or lease the land. Lease of the land allows the Village to retain ownership, but lease for longer than 3 years cannot be done without first creating this new lot by subdivision. It is recommended that the Zoning Bylaw enable the subdivision as proposed, and if the Village decides to sell or lease the lot in the future, public communications provide thorough information on alternative options. In the meantime, the Saito House Heritage Protection Initiative webpage at cumberland.ca/preserving-the-saito-house/ will continue to be updated to provide current information to the public.

Part 11 – Mixed- Use Zones

Coal Valley Estates: one submission included a list of requested changes to strengthen environmental protection in the Coal Valley Estates subdivision. As the writer notes, some of these changes would be to the Subdivision and Development Bylaw. Many of these requested changes are already captured in bylaw and required through the process. The Subdivision and Development Bylaw is currently undergoing a targeted update to be completed in 2026, and these comments will be taken into consideration in that process.

Veterinary Services on ground floor of building: on further reflection, the requirement that veterinary services are located above the first storey of a building is removed. This continues to apply to health services. The purpose of this is to activate the streetscape by locating uses such as dentist offices where curtains are typically drawn or windows shaded, away from the pedestrian level.

Part 13 – Public Use Zones

No changes are recommended to this section.

Part 14 – Rural Zones

No changes are recommended to this section.

Part 15 – Interchange Zones

Figure 15-1 that references the Interchange Zones and Sub-Areas was missing some labels, so has been corrected and recommended for replacement.

Agency and First Nation Referral Responses

K'ómoks First Nation Referral Response

Staff and the Mayor met with K'ómoks First Nation in September 2025 to seek feedback on the draft OCP. KFN engaged a planning consultant to review the Zoning Bylaw, and the project budget includes funding for this cost. Two changes were requested in follow up communication.

- That the definition of Cultural and Community Services in section 4 include terminology such as First Nations or Indigenous. This is recommended and described in the analysis section above.
- That the landscaping requirements in section 7 include reference to the use of indigenous plants and further, that the Urban Forest Management Plan, which is referenced in the landscaping requirements, emphasizes indigenous plant species. This change would be best left to a future update of the Urban Forest Management Plan. Similarly, a suggestion from the APC to mention native plants in the landscaping section was not recommended, because its effect is unclear the context of the Zoning Bylaw. It is not the goal of the landscaping requirements to only allow native or indigenous plants, so a recognition of or education about native plants is better suited to another document.

Comox Valley Regional District

The Comox Valley Regional District (CVRD) submitted a referral response that addresses both the Official Community Plan and Zoning Bylaw. The CVRD has a multi faceted relationship with land use in the Village of Cumberland: it is an adjacent local government as Electoral Areas A and C abut Village boundaries; it provides regional services that include Cumberland; and it is a landowner of two properties. The CVRD owns the Comox Valley Waste Management Centre and land at the mouth of Perseverance Creek on Comox Lake. Similarly to how the Village of Cumberland-owned Lake Park is subject to the Rural Comox Valley Zoning Bylaw No. 520, these CVRD-owned properties are subject to the Village of Cumberland Zoning Bylaw.

Coal Beach

The CVRD-owned property at Coal Beach was previously zoned Recreation and is proposed to be zoned Public Use 1 (PU-1). This change reflects the ownership change from private, historical recreational-residential property to ownership for the purpose of conservation. The CVRD expressed concern that some uses permitted in the zone, such as farmers market, food services, mobile vending and utilities, are not appropriate for a property whose primary purpose is conservation and suggests creating an additional zone for lands whose primary purpose is conservation. This change is not recommended, as one of the aims of the Zoning Bylaw Review was to limit and reduce the number of zones by combining like zones. While the CVRD retains ownership of the Coal Beach lot, they are in a position to prevent uses they do not support from occurring.

Comox Valley Waste Management Centre

The CVRD is concerned that the Refuse Industrial (I-3) zone within which the Comox Valley Waste Management Centre (CVWMC) is located does not adequately permit their current and planned uses. In 2021, the CVRD purchased a property adjacent and to the north of the CVWMC and applied to rezone it to I-3 for future waste management auxiliary uses and a leachate equalization pond. The Zoning Bylaw was amended accordingly in 2022. The CVRD is now concerned that the 2022 zoning does not meet their current and future needs for both the additional land and the pre-existing CVWMC land.

Review of the I-3 zone was not within the scope of this Zoning Bylaw Review project as the Village was not aware of any concerns from the CVRD. Concerns were first raised in November 2025. A comparison between the current Zoning Bylaw 1027 and the proposed Zoning Bylaw 1238 shows that the translation from the current Zoning Bylaw to the new Zoning Bylaw format was done accurately with no errors made.

The CVRD referral responses states that the CVRD is relying on lawfully non-conforming status for many of the normal activities of operating a landfill because they are not specifically listed as permitted uses in the zone, but that interpretation is not necessarily accurate. The permitted uses of operating a landfill are intended to include all aspects of normal landfill operation.

The CVRD referral response requests an increase in allowance for temporary storage of detached dwelling units and permitting the use of resource recovery. It requests amendment to definitions of recycling facility and wrecking yard. There is also a request to rezone some additional land purchased by the CVRD from Forest Stewardship Greenway (FSG) to I-3 to allow for expansion of the landfill operations.

There is a reference in the referral response to a future housekeeping update the Village is planning. Staff anticipate some amendments will be needed to address minor errors or omissions after a re-format of this scale to the Zoning Bylaw. Some of the requests related to the CVWM zoning could be addressed during this process, but anything substantial should be subject to a full public process such as through a rezoning application or the next comprehensive Zoning Bylaw update. Rezoning new land purchased by the CVRD to I-3 for example, should not be done through a housekeeping amendment.

Drinking Water Protection Zone

The CVRD referral response indicates support for the new Drinking Water Protection (DWP) Zone over Comox Lake but expresses concern that some uses permitted in all zones (section 5.1) would not be appropriate and requests that they are prohibited in the DWP zone. These uses are bicycle parking, renewable energy apparatuses, telecommunication towers and wires, traffic control devices, free-standing lightning poles, flag poles and clock towers. Many of these uses would not be practical on the water. Prohibiting some or all of these uses in the DWP could be considered in the next housekeeping update and has been added to an internal list.

Recreation and Tourism Zone

This zone applies to the Comox Lake Land Corporation property. The CVRD is supportive of removal of vacation rental, home occupation and urban agriculture as permitted uses, but request that campground, care facility, and dwelling units are prohibited. There is an active rezoning application for this property where these uses are being specifically addressed. No change to the

Recreation and Tourism Zone is recommended to Zoning Bylaw 1238 before adoption, as uses of campground, care facility and dwelling unit will be addressed through the active rezoning application.

Forest Stewardship Greenway Zone

The Working Forest (WF) and Forest Stewardship Greenway (FSG) zones were consolidated into one zone in proposed Zoning Bylaw 1238 as there were few differences between them. The WF zone was originally intended to cover the Private Managed Forest Lands (PMFL) and does not permit residential use. The residential density potential was reduced from the current FSG zone to reflect the new policy direction in the OCP that establishes a growth containment boundary where residential growth should be directed. The minimum lot area permitted by subdivision in the new FSG zone is 60ha, up from 40ha in the current WF and FSG zones, and the density bonus was removed from the FSG zone. Silviculture is currently permitted in both zones and remains permitted in the new FSG zone.

The CVRD referral response requests removing residential use from the FSG lands within the watershed or redesignating for watershed protection. The Comox Lake Drinking Watershed boundary was added to the proposed OCP land use designation map.

The proposed FSG zone allows for 2 dwelling units per lot or 0.024 per ha, whichever is greater. For a 60ha lot, only one dwelling would be permitted. A lot would need to be 82ha in area for two dwellings to be permitted.

A significant amount of WF zoned-land within the drinking watershed has been rezoned to PU-1 or FSG. This includes the land south of the Community Forest with the Village's drinking water surface water sources, and the parcel west of Perseverance Creek, south of Comox Lake Road. This leaves only one WF-zoned area that has been rezoned to FSG within the drinking watershed. It is to the west of the landfill and is approximately 86ha. Approximately 23 ha of this has been purchased by the CVRD for addition to the landfill property and the Comox Strathcona Waste Management referral responses requests that this 23ha portion is rezoned to Industrial 3 (I-3), the refuse industrial zone (discussed elsewhere in this report). In the remaining 63ha of former WF zone, a maximum of 1 dwelling would be permitted. The density potential of the FSG within the drinking watershed has been significantly reduced by removing the density bonus which more than compensates for the one dwelling that would be permitted in the former WF area.

Coal Valley Estates Mixed Use Zone

The CVRD referral response is not supportive of future development in the Coal Valley Estates neighbourhood due to the road network limiting bus accessibility and street connectivity. The density potential was established previously in the subdivision and development covenant for the entire original property. The current subdivision application includes build out of the Penrith Avenue extension creating a second way into and out of the subdivision. This has been discussed with Transit over the years, and Transit will be referred the proposed subdivision plan.

Public Use 1 Zone

The CVRD referral response suggests creating a new zone for conservation lands, noting the CVRD-owned Coal Beach property and the Comox Valley Land Trust Morrison Creek Headwaters would be good candidates for this zone. Both of these properties were rezoned in this Zoning Bylaw

update from other uses to Public Use 1 (PU-1) to reflect their recent purchase by conservation or public bodies for the purpose of conservation.

The current bylaw has only one park zone, PA-2 Park. This zone permits *low impact recreation, farmer's market, market garden and urban agriculture*. It was not in the scope of this Zoning Bylaw update to consider creating a new zone for conservation-focussed land. The short-term value of creating this separate zone is unclear, as the current ownership of these lands has a focus on conservation. In the long-term, a zone that restricts any use other than conservation could prevent future ownership from starting new uses that could take away from conservation goals. Limiting a conservation-focussed owner from some auxiliary uses complementary to conservation is something that would require further thought. While farmer's market use was listed as one use of concern, giving an owner flexibility for auxiliary uses that they deem complementary to conservation could be beneficial. This has been added to the internal housekeeping bylaw list.

Maple Lake rezone to PU-1

The CVRD referral response suggested amending the zoning for the Maple Lake area from FSG to PU-1 for environmental protection and low impact recreation. Maple Lake has been a desired park acquisition area for the Village for many years and is identified as such in relevant maps and plans. The lots containing Maple Lake are privately owned, and zoning to a use such as PU-1 where very little is permitted, and there is no residential use, is something not typically done by a municipality without consent of the owner. The Village and the region should look to purchase, donation, or acquisition of this land through development. The lake and associated wetland area are currently protected from development by provincial law and Development Permit Area 1 – Environmental Protection in the Village of Cumberland Official Community Plan.

FINANCIAL IMPLICATIONS

The \$119k project is funded by the Community Works Fund Reserve (\$60,000) and the BC Capacity Funding for Local Governments Housing Initiatives grant (\$59,000).

OPERATIONAL IMPLICATIONS

The Zoning Bylaw Review and Update has required Development Services staff resources to manage the project, review drafts, assist with and participate in community engagement activities to-date, and provide comments for the final drafts of the Bylaw. Additional staff resources will continue to be required to guide the new Zoning Bylaw through the formal adoption process.

CLIMATE CHANGE IMPLICATIONS

Overall, pre-zoning for higher density within the new Urban Containment Boundary (established in the new OCP) will help strengthen the Village's "complete community" score, which values locating housing and all daily needs within a close proximity. Several other specific changes to the OCP also contribute to reducing greenhouse gas emissions, such as updated requirements for end of trip facilities for cycling and for electric vehicle charging.

ALTERNATIVES

1. THAT Council make no change to the Zoning Bylaw
2. THAT Council direct staff to make the following amendments to the Zoning Bylaw:
 - a.
 - b.

STRATEGIC OBJECTIVE

- ☐ Diverse & Healthy Community
- ☐ Sustainable Service Delivery & Asset Management
- ☒ Community Planning

ATTACHMENTS

1. Village of Cumberland Zoning Bylaw No. 1238, 2025 at second reading
2. Referral responses
3. Public Hearing report, December 15, 2025
4. Village of Cumberland Zoning Bylaw No. 1238, 2025 with tracked changes showing recommended changes.

Respectfully submitted,

C. Simpson

Courtney Simpson
Director of Development and Bylaw Services

M. Mason

Michelle Mason
Chief Administrative Officer



Village of Cumberland

Zoning Bylaw No. 1238, 2025

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PART 1 ADMINISTRATION

1.1 Title

- (1) This Bylaw may be cited as “Village of Cumberland Zoning Bylaw No. 1238, 2025”.

1.2 Application

- (1) The **Village of Cumberland** is hereby divided into zones as shown on “Schedule A – Zoning Map” and “Schedule B – Zoning Map within the Urban Containment Boundary”, which are attached to and form an integral part of this Bylaw.
- (2) This Bylaw applies to all land, buildings, and **structures**, including the surface of water, within the boundaries of the **Village of Cumberland**.
- (3) No land, building, or **structure** within the **Village of Cumberland** shall be developed, used, constructed, erected, modified, converted, enlarged, re-constructed, altered, placed, maintained, or subdivided except in conformity with the provisions of this Bylaw.
- (4) Lawful non-conforming uses, buildings, and **structures** are subject to provisions of the *Local Government Act*.
- (5) This Bylaw shall not apply in the following situations:
- (a) alterations, maintenance and repair to any building or **structure**, provided that such work does not involve structural alterations, is wholly interior, and does not change the use or intensity of use of the building or **structure**;
 - (b) the use of a building or part thereof, as a temporary polling station, election official’s headquarters, candidate’s campaign office, and any other temporary use in connection with a federal, provincial, or municipal election, referendum, or census;
 - (c) the use of a building, or part thereof, as a constituency office for a federal Member of Parliament or a provincial Member of the Legislative Assembly when located in a **Mixed-Use, Industry, or Public Use** zone, subject to the signage requirements prescribed in **Part 8** of this Bylaw.
 - (d) a temporary **structure** or **container** which is incidental to the erection, maintenance, alteration, or sale of a building, **structure**, or utility for which a building or development

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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permit has been issued provided that they are removed within 30 days of project completion or one year following the issuance of a building permit, whichever is earliest;

- (e) the temporary use of a [container](#) for the limited purpose of loading and unloading household contents for a maximum of 30 days in a single calendar year;
- (f) the use of non-[Residential](#) zones for activities such as amusement carnivals, religious gatherings, and music festivals for less than seven days, provided a valid licence has been issued under the [Village's Business Licence Bylaw](#);
- (g) railways, pipelines, irrigation ditches, conduits, flumes, and pump houses;
- (h) telecommunication towers and wires, traffic control devices, free-standing lightning poles, flag poles, and clock towers; and
- (i) public [utilities](#), including those which are underground or within statutory rights-of-way and utility poles and anchors.

1.3 Severability

- (1) If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason found to be invalid by a decision of a Court of competent jurisdiction, the invalid portion shall be severed and the validity of the remaining portion of the Bylaw shall not be affected.

1.4 Compliance with Other Legislation

- (1) In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of all other applicable municipal bylaws, provincial statutes or regulations, and federal statutes or regulations.

1.5 Repeal

- (1) The Village of Cumberland Zoning Bylaw No. 1027, 2016, including all amendments, is hereby repealed.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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PART 2 ENFORCEMENT

2.1 General

- (1) Village Bylaw Enforcement Officers , Building Official and Planning Staff are authorized to enforce the provisions of this Bylaw.

2.2 Right of Entry

- (1) A Bylaw Enforcement Officer is authorized to enter, at all reasonable hours, onto any property to ascertain whether the provisions of this Bylaw are being adhered to.
- (2) No person shall interfere with or obstruct a Bylaw Enforcement Officer from entering upon property for the purpose of enforcing the provisions of this Bylaw.

2.3 Offences

- (1) No person shall contravene, cause, suffer, or permit a contravention of this Bylaw.
- (2) No person shall commence or undertake a use which is not permitted by this Bylaw.

2.4 Penalties

- (1) Each day that a contravention of this Bylaw occurs or is permitted to occur shall constitute a separate offence.
- (2) Any person who contravenes any provisions of this Bylaw is liable on summary conviction to a penalty not exceeding \$50,000.00 and the costs of prosecution.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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PART 3 INTERPRETATION

3.1 General

- (1) The headings of parts and sections in this Bylaw have been inserted as a matter of convenience and for reference only and in no way define or limit any of its provisions.
- (2) The following guidelines shall be applied in interpreting any use defined in [Part 4](#) of this Bylaw:
 - (a) typical uses listed in the definitions have been included as examples only and are not intended to be exclusive or restrictive; and
 - (b) where a specific use does not conform to the wording of any use defined in this Bylaw or generally conforms to the wording of two or more uses defined in this Bylaw, the use shall conform to and be included in the use class which is most appropriate in character and purpose.
- (3) Words or phrases not defined in this Bylaw, where defined by the *Community Charter* or the *Local Government Act*, shall have the same meaning as defined by those statutes.
- (4) Words or phrases not defined in this Bylaw, the *Community Charter*, or the *Local Government Act* shall be given their usual and customary meaning.

3.2 Zone Boundaries

- (1) The zone boundaries on the Zoning Map shall be interpreted as follows:
 - (a) where a zone boundary is shown as approximately following a [lot line](#), it follows the [lot line](#);
 - (b) where a zone boundary is shown as approximately following the [Village](#) boundary, it follows the [Village](#) boundary;
 - (c) where a zone boundary is shown as approximately following the natural boundary of a watercourse, it follows the natural boundary; and
 - (d) where a zone boundary follows a street, [lane](#), railway, pipeline, power line, utility right-of way, or easement, it follows the centre line, unless otherwise clearly indicated on the Zoning Map.

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- (2) Where a survey plan approved by the Surveyor General indicates the adjustment of a parcel boundary due to accretion or erosion, the zoning designation applicable to the parcel is deemed to extend to the new parcel boundary despite the zoning designation of the accreted or eroded area indicated on Schedule A.
- (3) Where a zone boundary does not follow a legally defined property line and where the distances are not specifically indicated, the location of the boundary is determined by scaling from the Zoning Map.
- (4) Where a lot is divided by a zone boundary on the Zoning Map, each area created by the division shall be considered a separate lot for the purpose of determining the applicable regulations of this Bylaw.

3.3 Units of Measurement

- (1) Metric units are used for all dimensions and measurements in this Bylaw.
- (2) For the purpose of this Bylaw, the following units of measure are abbreviated as follows:
 - (a) hectares – ha
 - (b) metres – m
 - (c) square metres – m²
 - (d) cubic metres – m³
 - (e) centimetres - cm
- (3) Regulations in this Bylaw provided to one decimal place must not be rounded to whole numbers.
- (4) Where a calculation has been made for the purposes of compliance with the provisions of this Bylaw and does not yield a whole number, metric fractions of one half or greater (≥ 0.5) shall be rounded up to the nearest whole number and fractions of less than one half (< 0.5) shall be rounded down to the nearest whole number.

3.4 Figures

- (1) All figures used in this Bylaw are for illustrative purposes only and are not to scale.

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PART 4 DEFINITIONS

4.1 Defined Terms

(1) In this Bylaw:

ACCESSORY means clearly incidental and subordinate to a principal building, [structure](#), or use on the same [lot](#).

ACCOMMODATION, BED AND BREAKFAST means the use of one or more [sleeping units](#) within a principal [dwelling unit](#) to provide temporary accommodation for remuneration, and may include the provision of breakfast.

ACCOMMODATION, SHORT-TERM RENTAL means the use of a [dwelling unit](#), a [secondary suite](#), or one or more [sleeping units](#) within a principal [dwelling unit](#) to provide temporary accommodation for remuneration.

AFFORDABLE HOUSING means housing that is subject to a [housing agreement](#) with the [Village of Cumberland](#).

AGRICULTURE, URBAN means the small-scale growing of crops or production of farm products and the keeping of bees and poultry within an urban or suburban environment. This use may include a [farm stand](#) but specifically excludes the production or sale of cannabis products.

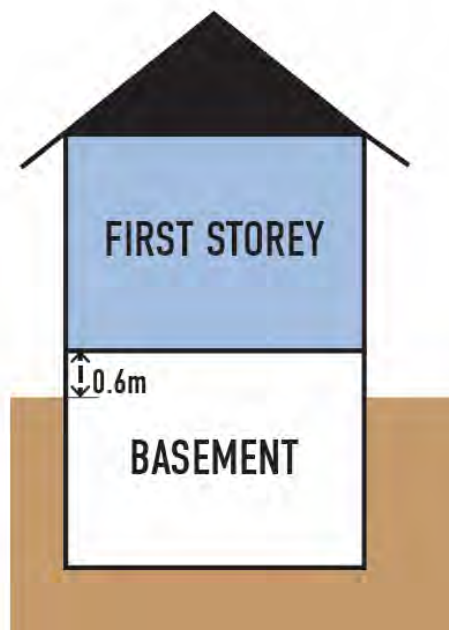
AUTOMOTIVE AND EQUIPMENT SERVICES, LIGHT means the provision of services associated with new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers, recreational vehicles, and similar vehicles, including but not limited to retail sale, rental, servicing, washing, installation, detailing, painting, and repair, as well as the sale, installation, or servicing of related parts and accessories.

AUTOMOTIVE AND EQUIPMENT SERVICES, INDUSTRIAL means the sale, rental, service, or repair of heavy vehicles, machinery, or mechanical equipment typically used for building, roadway, pipeline, oil field, and mining construction, manufacturing, assembling operations, processing operations, or agricultural production, but specifically excludes standard trucks, automobiles, or similar vehicles.

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BASEMENT means a portion of a building that is partially or completely underground and has a finished ceiling that is no more than 0.6 metres above [finished grade](#).

Figure 4-1. Basements



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.

BREEZEWAY means a covered, unenclosed connection between buildings.

BULK FUEL STORAGE means premises used for the bulk storage and subsequent distribution of petroleum products, water, chemicals, gases, or similar substances.

BUSINESS FRONTAGE means any part of an exterior wall of a building containing a business facing a [highway](#).

CALIPER means the diameter of a tree trunk measured at a point 0.3 metres above the top of the tree's root ball.

CAMPGROUND means the provision of designated sites and associated facilities for the temporary accommodation of visitors using tents, trailers, recreational vehicles, and cabins or cottages for recreational purposes.

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CARETAKER SUITE means a [dwelling unit](#) used to provide on-site accommodation for a single-person household, including a person employed on the property, a site caretaker, an operator of a commercial or industrial establishment, or an on-duty security personnel.

CARE FACILITY, CHILD means premises licensed as required under the *Community Care and Assisted Living Act* to provide care, educational services, or supervision for three or more children.

CARE FACILITY, COMMUNITY means premises licensed as required under the *Community Care and Assisted Living Act* to provide care, educational services, or supervision for three or more persons not related by blood or marriage.

CARE FACILITY, LICENCE-NOT-REQUIRED means a [home occupation](#) for the provision of care, educational services, or supervision, in accordance with the *Community Care and Assisted Living Act*, for:

- a maximum of two children or a sibling group, or
- a maximum of two persons not related by blood or marriage.

CARPORT means a [structure](#) used to shelter one or more parked vehicles which is enclosed on no more than three sides.

CEMETERY means lands used for the interment of human remains or memorialisation of the deceased, and may include the provision of graveside memorial services or community memorial events.

COMPOST FACILITY means premises used for processing organic matter to produce compost and includes the ancillary sale of compost produced on-site.

COMMUNITY GARDEN means land used by members of the public, either collectively or via individual plots, for the growing of plants and food crops, demonstration gardening, or instructional programming.

CONTAINER means a non-combustible, portable unit designed for the storage or intermodal transporting of goods, and includes sea cans and cargo or shipping containers, but specifically excludes dumpsters and recycling receptacles intended for municipal collection.

COOKING FACILITY means an area within a building or [structure](#) used for the storage, preparation, or cooking of food, including any fixtures or appliances reliant on a 220V electrical outlet or a permanent gas line.

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COOP means an enclosed, weatherproof [structure](#) used to house poultry, including but not limited to roosting areas, nesting boxes, and feeding areas.

CULTURAL AND COMMUNITY SERVICES means premises used or intended to be used for civic, cultural, recreational, or social purposes, including public or private clubs, spectator entertainment establishments, libraries, and cultural exhibits. Typical uses include but are not limited to municipal offices, community halls, social clubs, private clubs, libraries, museums, galleries, auditoria, and concert venues.

DATA CENTRE means a building or group of buildings used for the storage and operation of networked computers or data and transaction processing equipment, and may include telecommunications systems and associated components.

DENSITY means a measure of the development intensity of a [lot](#), including the number of [dwelling units](#) permitted on a [lot](#) measured in units per [lot](#), units per hectare, or [floor area ratio](#), as well as the maximum [floor area](#) of [dwelling units](#).

DRIVE AISLE means a pathway designated for use by vehicular traffic, within a [parking lot](#) or similar area, for the purpose of accessing individual [parking spaces](#).

DRIVEWAY means the portion of a [lot](#) between a [highway](#) or [lane](#) and a parking or loading area used for vehicular access and egress, but specifically excludes internal [manoeuvring aisles](#) within a [parking lot](#).

DRIVE THROUGH FACILITY means premises 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.

DWELLING UNIT means a building or self-contained portion thereof containing sleeping, sanitary, and cooking facilities, used or intended to be used as a residence for one household, but does not include [hostels](#), [hotels](#), [motels](#), or recreational vehicles.

EDUCATION SERVICES means the provision of training, instruction, education, or certification in a specific trade, skill, or service, including classrooms, administrative offices, gymnasiums, or maintenance and/or storage facilities ancillary to the primary education service. Typical uses include but are not limited to public or private schools, commercial schools, community colleges, universities, vocational schools, and adult education centres.

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EMERGENCY AND PROTECTIVE SERVICES means premises used as a base of operations for fire protection, police, ambulance, or other such services, including standard administrative and operational support functions, temporary staff accommodation, and other common spaces ancillary to the primary emergency and protective service.

END-OF-TRIP FACILITIES means complementary amenities necessary to support, and designated for use by, cyclists, joggers, walkers, and other active commuters at the end of their trip, including but not limited to common clothing lockers, changeroom, washroom, and shower facilities, bicycle repair space, and bicycle wash stations.

ENTERTAINMENT FACILITY means premises used or intended to be used to provide entertainment and amusement to patrons for remuneration, including but not limited to arcades, billiard and pool halls, bowling alleys, cinemas, miniature golf, nightclubs, and theatres, but specifically excludes gaming facilities such as casinos, bingo halls, video lottery terminals, slot machines, or teletheatre outlets.

FARM STAND means a building or [structure](#) used for the sale of seasonal crops and farm products grown or produced on-site.

FARMER'S MARKET means a market for the sale of locally produced goods typically produced on farms, with multiple vendors, operated in a fixed location on a periodic basis. This use includes but is not limited to the sale of arts and crafts and [mobile vending](#), but specifically excludes the sale of farm machinery, implements, and tools other than gardening supplies.

FENCE means a vertical [structure](#) used as a physical barrier or enclosure, or for screening purposes, including any moveable components such as a gate or door.

FLEET SERVICES FACILITY means premises used to dispatch, store, repair, clean, and otherwise maintain three or more vehicles used for the transport of people, goods, or services, but specifically excludes the production, display, sale, or rental of such vehicles. Typical uses include but are not limited to buses, couriers, limousines, taxis, or roadside assistance vehicles.

FLOOR AREA means the sum of all horizontal area with a clear ceiling height of 1.8 metres or more for each [storey](#) of a building, measured to the interior face of exterior walls.

FLOOR AREA RATIO (FAR) means the figure obtained when the [gross floor area](#) of a [lot](#) is divided by the total [lot area](#).

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FLOOR AREA, GROSS (GFA) means the sum of the total [floor area](#) for all buildings on a [lot](#), measured from the outside face of the exterior walls, excluding enclosed areas used to accommodate [parking areas](#) and any associated ramps used for vehicular access/egress.

FOOD SERVICES means premises used for the preparation, service, and sale of food and beverages to the public, where such premises may be licensed pursuant to the *Liquor Control and Licensing Act*. Typical uses include but are not limited to licensed restaurants, theatre restaurants, banquet facilities, cafes, delicatessens, lunchrooms, and take-out restaurants, but specifically excludes a [drive through facility](#).

GAS STATION means premises used for the selling and dispensing of vehicular fuels, lubricants, electricity, and automotive parts and accessories, and may include a car wash or the ancillary sale of food, tobacco, pharmaceuticals, periodicals, or other similar convenience items.

GRADE, FINISHED means the elevation of the ground following construction or land altering activities.

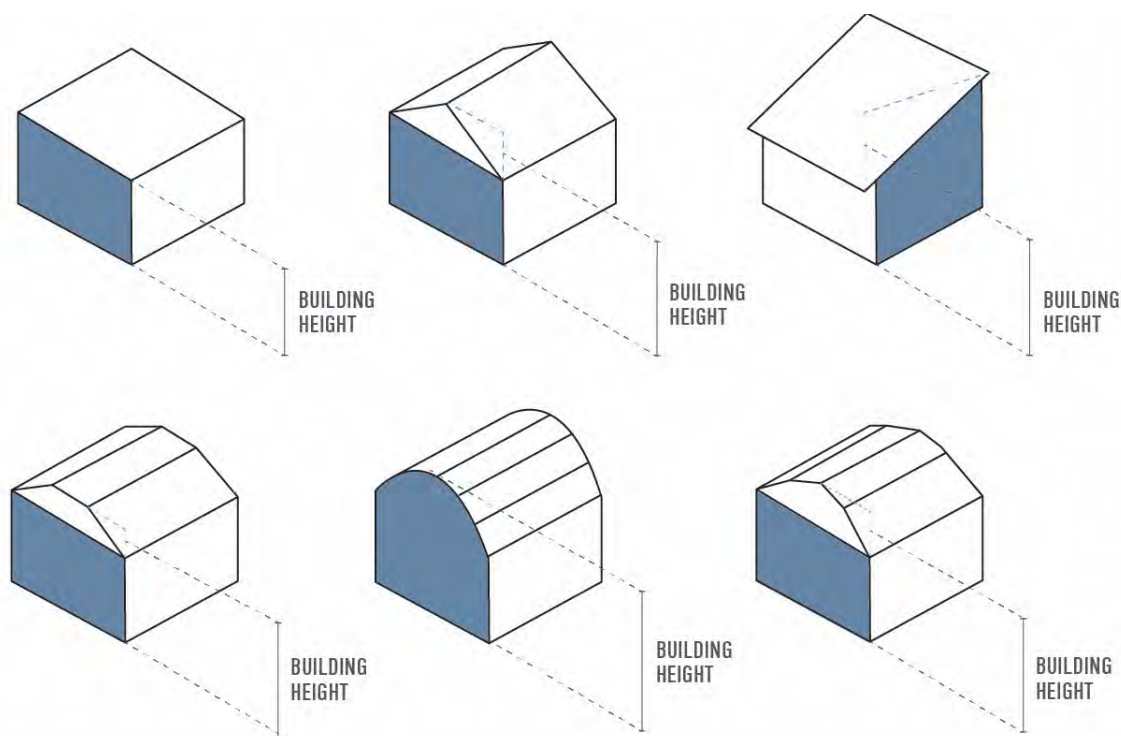
GRADE, NATURAL means the elevation of the ground surface in its natural state, prior to the commencement of any alteration or development, or on sloping sites, the plane angles prior to the commencement of any alteration or development. Where land alteration has occurred, [natural grade](#) is determined using historical records or interpolation based on surrounding [natural grades](#).

HEALTH SERVICES means the provision of physical or mental health services, on an out-patient basis, which may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature. Typical uses include but are not limited to medical and dental offices, chiropractors, massage therapists, acupuncture clinics, reflexology, health clinics, and counselling services.

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HEIGHT means the maximum vertical distance between the highest point of a **structure** and the lesser of **natural grade** or **finished grade**, or with respect to a building, the maximum vertical distance between the highest point of a non-sloping roof (less than 4% slope), or the mid-point of a sloping roof and the lesser of **natural grade** or **finished grade**.

Figure 4-2. Building Height



HIGHWAY means a highway under the *Land Title Act* which affords the principal access to abutting properties, including a thoroughfare, street, avenue, parkway, **driveway**, highway, road, viaduct, alley, **lane**, bridge, trestle way, or other public right of way which is ordinarily used for vehicular traffic and is located on publicly owned lands.

HIVE means an enclosed, manufactured receptacle or vessel used to house honey bees.

HOME OCCUPATION means the use of a portion of a **dwelling unit** or **accessory** building, by a resident of the premises, to operate a business.

HOSTEL means a building containing shared sleeping, living, sanitary, and cooking facilities, used or intended to be used as temporary accommodation for transient visitors, and where hostel staff are on the premises at all times.

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HOTEL means a building or group of buildings with a common entrance lobby and shared corridors, divided into self-contained [sleeping units](#) which may include cooking facilities, used or intended to be used as temporary accommodation for transient visitors, and where hotel staff are on the premises at all times. This use may also include ancillary facilities such as [food services](#), banquet halls, meeting and convention rooms, [personal services](#), and recreation facilities for the convenience of guests.

HOUSING AGREEMENT means an agreement authorized by bylaw and executed by a property owner and the [Village](#) in accordance with the *Local Government Act*.

IMPERMEABLE SURFACE means a surface which either prevents or impedes the entry of water into the soil mantle or causes water to run off the surface in greater quantities or at a rate of flow greater than the rate of flow present under natural conditions prior to development. Such surfaces include but are not limited to concrete, asphalt, and brick pavers with a joint of 12.0 millimetres or less.

INDUSTRIAL, HEAVY means the assembly, fabrication, manufacturing, processing, storage, and testing of materials or products predominantly from extracted, bulk, or raw materials, including the processing of animal products and byproducts and processes using hazardous materials or processes which may create hazardous or commonly recognized offensive conditions, and may include ancillary sales of such materials and products but specifically excludes the storage, processing, or handling of hazardous waste.

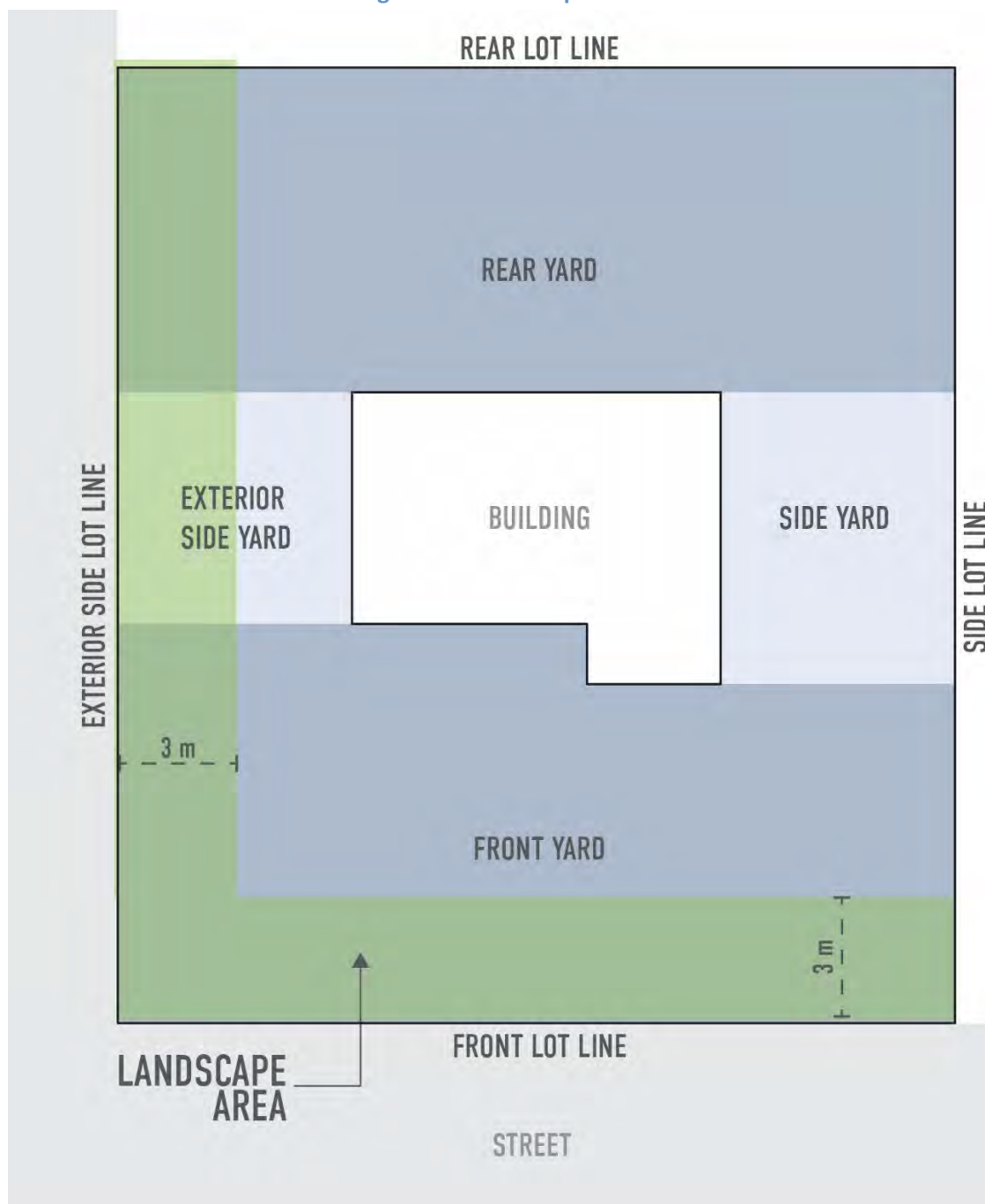
INDUSTRIAL, LIGHT means the assembly, fabrication, manufacturing, repair, servicing, maintenance, and testing of goods or materials where carried out wholly within an enclosed building or [structure](#), including processes using hazardous materials, or processes which may create hazardous or commonly recognized offensive conditions, and may include ancillary sales of such goods or materials but specifically excludes the processing of animal products and byproducts and the storage, processing, or handling of hazardous waste.

KENNEL means premises used for the breeding, buying, selling, or overnight boarding of domesticated animals, but specifically excludes livestock.

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LANDSCAPE AREA means the horizontal area located up to a maximum of 3.0 metres into any yard abutting a highway.

Figure 4-3. Landscape Area



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LANDSCAPE SCREEN means a continuous visual barrier consisting of natural vegetation, trees, shrubs, wooden or otherwise solid [fencing](#), or a combination of those elements, serving to effectively screen the area which it encloses.

LANDSCAPING means any combination of landscape features designed to enhance the visual appearance of a [lot](#), including [soft-landscaping elements](#), decorative paving, walkways, [fencing](#), patios, and other ornamental features used to beautify or screen the appearance of all or a portion of a lot, but specifically excludes enclosed [structures](#) or buildings.

LANE means an unnamed public thoroughfare or any other public [highway](#) that is otherwise undesignated, which may provide rear or side [yard](#) access to abutting [lots](#) and which is not intended for general traffic circulation.

LICENSED PREMISES means premises licensed pursuant to the *Liquor Control and Licensing Act* to serve alcoholic beverages to the public, where such premises may also serve food and non-alcoholic beverages and provide forms of live entertainment. Typical uses include but are not limited to bars, pubs, taprooms, and nightclubs.

LOADING SPACE means an on-site area reserved for temporary vehicular parking for the purpose of loading or unloading goods and materials.

LOT means a separate and distinct parcel of land which is legally defined by a recorded subdivision plan or description of land filed in the Provincial Land Title Office

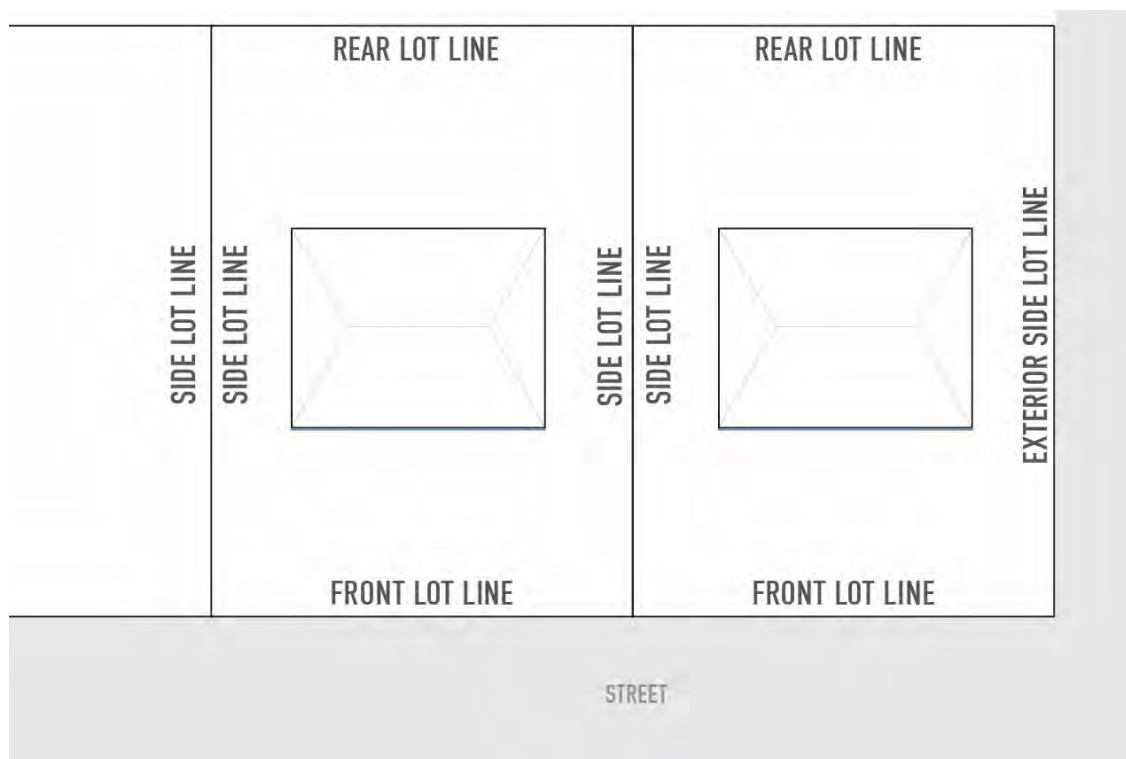
LOT AREA means the total horizontal area within the property boundaries of a [lot](#). In the case of a [panhandle lot](#), the access strip shall be excluded from the calculation of total lot area for the purpose of determining compliance with a minimum lot area requirement of this Bylaw.

LOT COVERAGE means the total horizontal area of a [lot](#) which may be built upon, expressed as a percentage of the total [lot area](#).

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LOT LINE means any line which forms the legally defined boundary of a lot.

Figure 4-4. Lot Lines



LOT LINE, EXTERIOR SIDE means a lot line abutting a highway that is not the front or rear lot line.

LOT LINE, FRONT means the lot line which is common to a lot and an abutting highway. Where two or more lot lines abut a highway, the shortest line shall be deemed to be the front lot line.

LOT LINE, SIDE means any lot line other than the front, rear, or exterior side lot lines.

LOT LINE, REAR means the lot line which is opposite to and most distant from the front lot line, or, where there is no such lot line, the point of intersection of any lot lines other than the front lot line which is opposite to and most distant from the front lot line.

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LOT WIDTH means the horizontal distance between the side lot lines at the minimum front yard setback, such distance being measured along a line parallel to the front lot line, except in the case of an irregularly shaped lot.

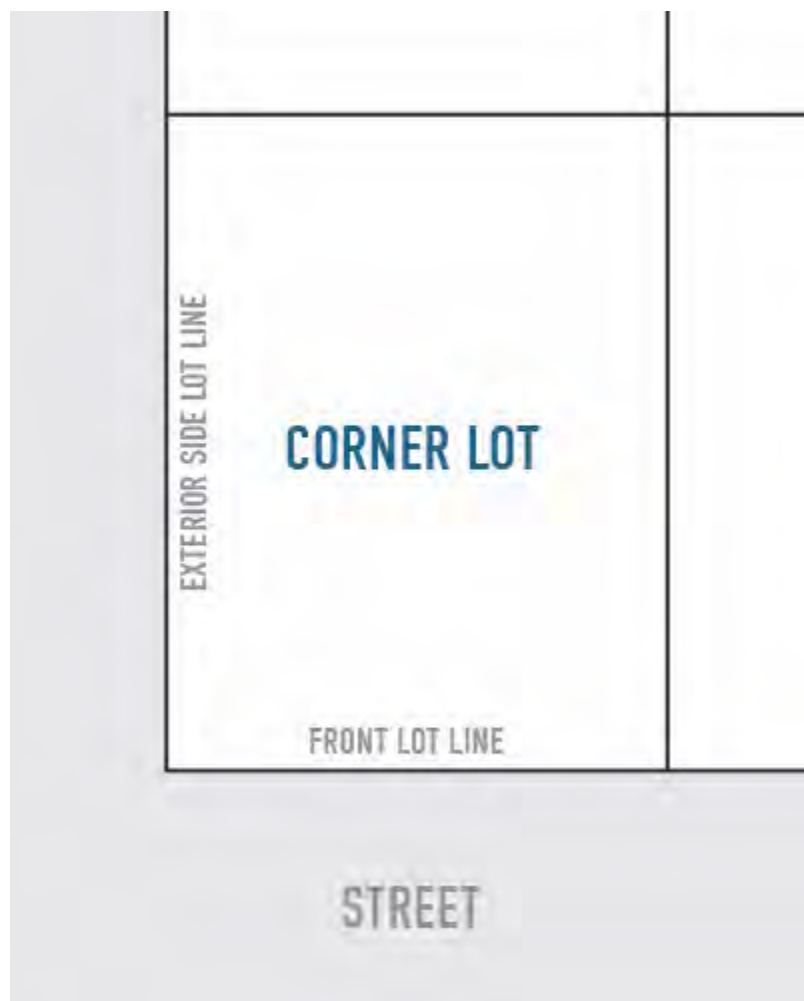
Figure 4-5. Lot Width



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LOT, CORNER means a lot situated at the intersection of two or more highways, or a lot that has two adjoining lot lines abutting a highway.

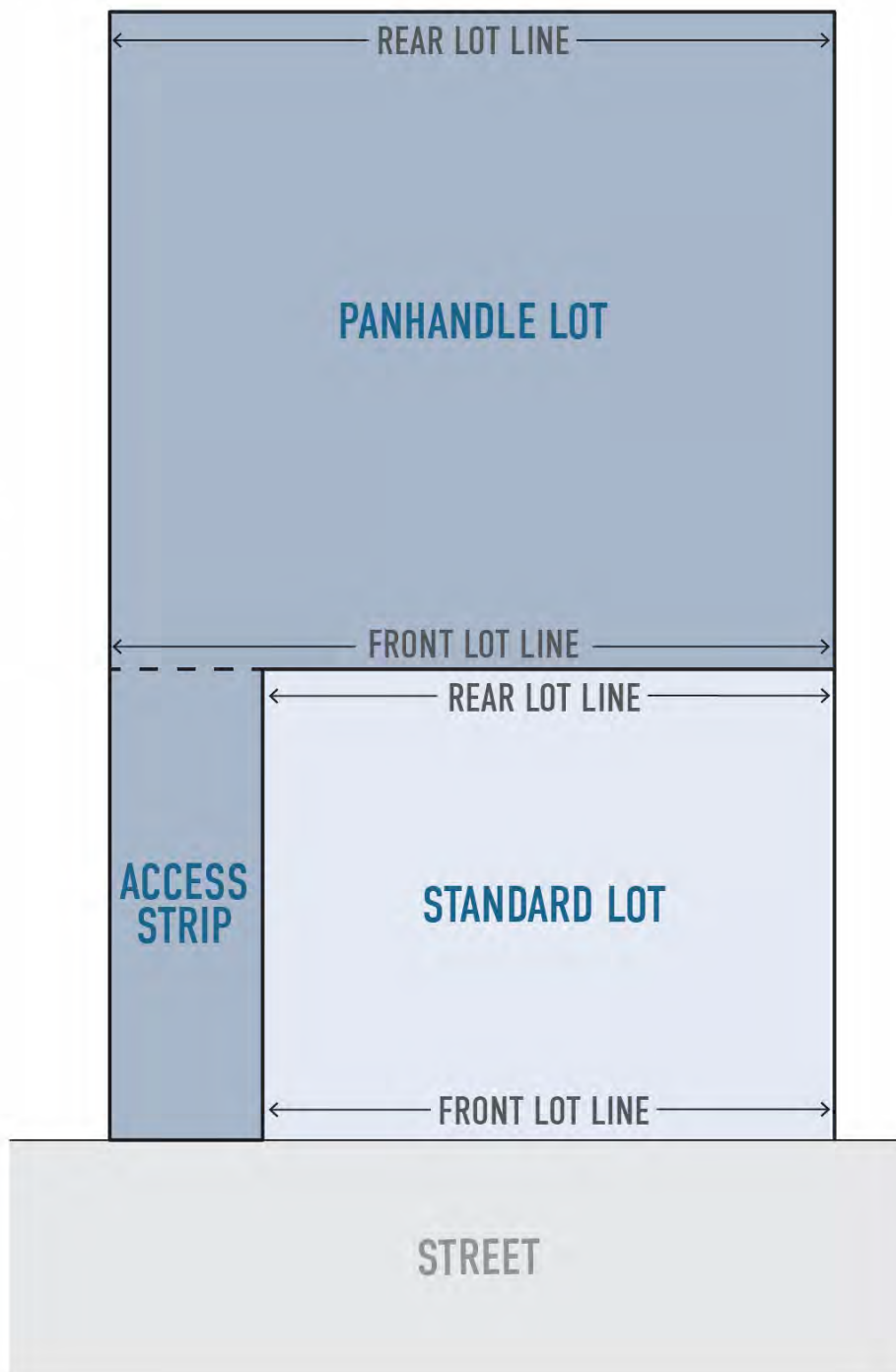
Figure 4-6. Corner Lot



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LOT, PANHANDLE means a lot which has its primary legal access from a highway through a narrow strip of land, referred to as the access strip, which is an integral part of the lot.

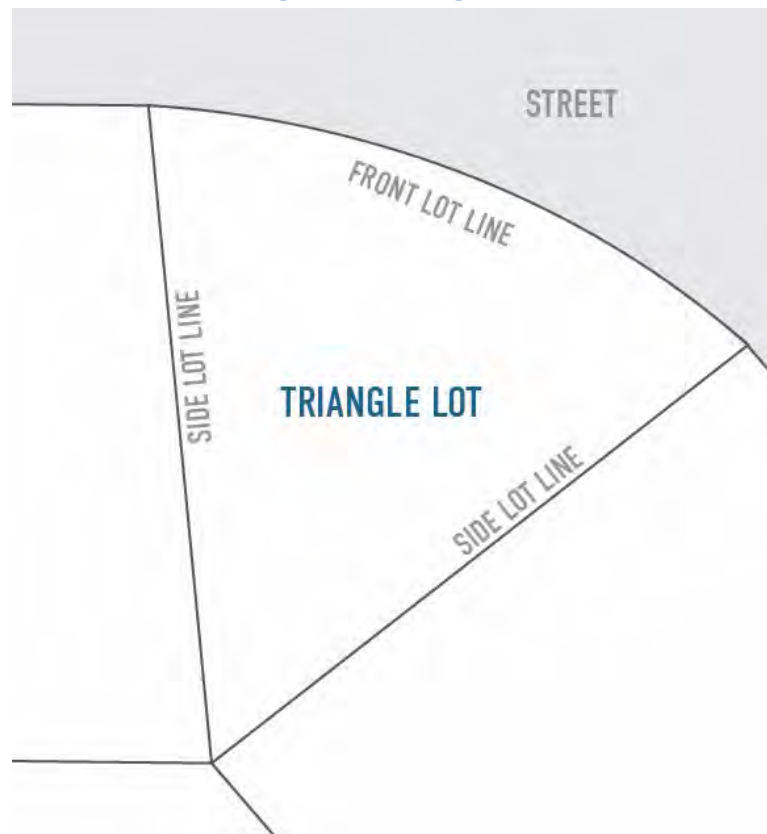
Figure 4-7. Panhandle Lot



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LOT, TRIANGLE means a lot which is generally configured such that its width at the rear lot line is lesser than at its front lot line.

Figure 4-8. Triangle Lot



MANEUVERING AISLE means a pathway designated for use by vehicular traffic, within a parking lot or parking area, for the purpose of accessing individual parking and loading spaces.

MANUFACTURED HOME means a building containing one dwelling unit, built in a factory environment in one or more sections, intended to be occupied in a place other than its manufacture and is constructed to the CAN/CSA Z-240 (Mobile Home) standard.

MOBILE VENDING means the sale or rental of goods or services from a mobile, non-permanent, and moveable apparatus such as a vehicle, trailer, or cart, but specifically excludes the sale of alcoholic beverages or cannabis products.

MOTEL means a building or group of buildings divided into self-contained sleeping units used or intended to be used as temporary accommodation for transient visitors, each with a separate exterior entrance and convenient access to on-site parking, and which may include cooking facilities. A motel may also contain ancillary facilities such as food services, banquet, beverage, meeting, or convention rooms, and personal service establishments for the convenience of guests.

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NATURAL RESOURCE EXTRACTION means the mining, quarrying, digging, removal, or processing of earth, gravel, sand, peat, rock, or other natural substances found on or under the site. Typical uses include but are not limited to quarries, gravel pits, and stripping of topsoil.

PARK means land or water used or intended to be used for passive or active recreation by the public, including but not limited to walkways, trails, watercourses, environmentally sensitive areas, forest reserves, wildlife sanctuaries, green belts, conservation areas, nature interpretation areas, sources of drinking water, and [landscaping](#).

PARKING AREA means the area of a [lot](#) used to accommodate [parking spaces](#) and associated [maneuvering aisles](#).

PARKING LOT means any [lot](#) or part of a [lot](#) used to temporarily park more than five vehicles.

PARKING SPACE means a designated area intended to be used to park one vehicle, exclusive of any [driveways](#), [drive aisles](#), or ramps.

PARKING, BARRIER-FREE means [parking spaces](#) designated for use by persons with disabilities.

PARKING, COURTESY means [parking spaces](#) designated for use by persons who are pregnant or who have young children.

PARKING, ELECTRICAL VEHICLE (EV) means [parking spaces](#) designated for use by electric vehicles.

PARKING, EV CHARGING STATION means a [parking space](#) equipped with electric vehicle supply equipment that provides Level 2 electrical vehicle charging in accordance with SAE International's J1772 Standard.

PARKING, EV PREPARED means a [parking space](#) equipped with the necessary conductors, connectors, devices, apparatuses, fittings, and electrical supply to support Level 2 electrical vehicle charging in accordance with SAE International's J1772 Standard.

PARKING, LONG-TERM BICYCLE means bicycle parking specifically provided and equipped for use by cyclists who typically stay at a site for extended periods of time; such facilities are easy to access for a range of users, are located in a secured or controlled area, and provide protection from inclement weather.

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PARKING, SHORT-TERM BICYCLE means bicycle parking specifically provided and equipped for use by cyclists who typically stay at a site for short periods of time; such facilities are readily visible and accessible for a range of users and are located within 25.0 metres of the main entrance of the premises they serve.

PARKING, TANDEM means two [parking spaces](#), one behind the other, with a common or shared point of access to a [drive aisle](#), [driveway](#), [lane](#), or [highway](#).

PERSONAL SERVICES means the provision of services which are related to the care and appearance of the body or the cleaning and repair of personal effects, including the sale of goods which are ancillary to the primary personal service operation. Typical uses include but are not limited to barber shops, hairdressers, tattoo parlours, manicurists, estheticians, tailors, shoe repair shops, dry cleaning establishments, and laundromats, but specifically excludes [health services](#).

PLANT NURSERY means premises used for the growing, harvesting, display, and wholesale or retail sale of plants, trees, sod, and similar plant materials, including the sale of goods which are ancillary to the primary nursery operation, but specifically excludes the production or sale of cannabis products.

PRODUCTION FACILITY, ALCOHOL means premises licensed under the *Liquor Control and Licensing Act* to produce, package, store, and distribute wine, beer, or spirits, and may include ancillary [retail sales](#), tours, tastings, or food and beverage service.

PRODUCTION FACILITY, CANNABIS means premises licensed under the *Cannabis Act* to grow, process, test, package, store, distribute, and destroy cannabis or cannabis-related products, but specifically excludes [cannabis retail](#).

PROFESSIONAL SERVICES, INTERNAL-FACING means the provision of technical, management, administrative, consulting, or financial services which do not include the servicing and repair of goods, the manufacturing or handling of a product, or on-site [retail sales](#), and where the provision of such services could function without directly servicing clients or customers entering the premises from the street. Typical uses include but are not limited to the offices of lawyers, accountants, architects, technology firms, planners, clerical, and secretarial agencies, but specifically excludes [health services](#), [personal services](#), or [public-facing professional services](#).

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PROFESSIONAL SERVICES, PUBLIC-FACING means the provision of technical, management, administrative, or financial services which may include ancillary functions such as the servicing and repair of goods, the manufacturing or handling of a product, or on-site [retail sales](#), and where the provision of such services functions by directly servicing clients and customers who enter the premises from the street and are accepted within a reception area. Typical uses include but are not limited to the offices of travel agents, real estate and insurance providers, financial institutions, household repair services, funeral services, and business support services, but specifically excludes [health services](#), [personal services](#), or [internal-facing professional services](#).

RECREATION SERVICES, INDOOR means indoor facilities used or intended to be used for recreational, cultural, or community activities, including but not limited to arenas, gymnasiums, swimming pools, ice rinks, rock climbing facilities, dance, fitness, and mixed martial arts studios, and indoor athletic fields and sport courts.

RECREATION SERVICES, OUTDOOR means facilities used or intended to be used for recreational, cultural, or community activities conducted outdoors, including but not limited to bandshells, amphitheatres, playgrounds, athletic fields and sport courts, swimming pools, and field houses, but specifically excludes [campgrounds](#).

RECYCLING FACILITY means premises used to collect, temporarily store, and distribute recyclable materials pursuant to the *Environmental Management Act*, where such activities are carried out wholly within an enclosed building or [structure](#). This use specifically excludes recyclable material processing and [outdoor storage](#).

REFUSE DISPOSAL FACILITY means premises registered as required under the *Environmental Management Act* as a sanitary landfill, modified sanitary landfill, hazardous waste management facility, or dry waste site for the processing, treatment, storage, recycling, or other such disposal of municipal, hazardous, or industrial waste, but specifically excludes a [wrecking yard](#).

RENEWABLE ENERGY APPARATUS means equipment or infrastructure which is used to generate, transmit, and use energy from renewable sources such as sunlight, wind, rain, tides and geothermal heat.

RESIDENTIAL RENTAL TENURE means, in relation to a [dwelling unit](#) in a multi-residential building, a tenancy governed by a landlord tenancy agreement that complies with the *Residential Tenancy Act*.

RETAIL, CANNABIS means premises licensed under the *Cannabis Act* for dispensing, selling, or distributing cannabis or cannabis-related products, but specifically excludes a [cannabis production facility](#).

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RETAIL SALES means the provision of goods, merchandise, and other materials for sale to the public, including uses ancillary to the primary retail operation such as on-site storage and/or limited seasonal outdoor sales. Typical uses include but are not limited to grocery, liquor, convenience, hardware, pharmaceutical, clothing, appliance, thrift, and used-goods stores, but specifically excludes [gas stations](#), [light automotive and equipment services](#), [wholesale services](#), and [cannabis retail](#).

RETAINING WALL means a human-made [structure](#) designed to support, stabilize, and restrain existing earth or imported fill materials as a result of differences in grade.

SAWMILL means premises used for the cutting, sawing, planing, drying, dressing, packaging, storage, and distribution of lumber products from raw timber, and may include ancillary sales of such lumber products.

SECONDARY means clearly in conjunction with and second to a principal use on the same [lot](#).

SECONDARY SUITE means a self-contained [dwelling unit](#) located within a building or portion of a building pursuant to the British Columbia Building Code.

SETBACK means the shortest horizontal distance between a building or [structure](#) and a [lot line](#).

SIGN means any [structure](#), device, advertisement, advertising device or visual representation intended to convey information or to advertise or attract attention to a product, service, place, event, person, institution or business and visible from any property other than the one on which it is located.

SIGN AREA means the total surface area of a [sign](#) within the outer edge of the [sign](#) frame or [sign](#) border. In the case of a double-face or multi-face [sign](#) only half of the total area of all [sign](#) faces will be counted.

SIGN, AWNING means a [sign](#) that is printed, painted, or otherwise affixed to the surface of an awning.

SIGN, CANOPY means a [sign](#) that is attached to, mounted on, or incorporated into a canopy, which is a permanent [structure](#) extending from a building.

SIGN, FASCIA means a [sign](#) which is painted on or attached to and supported by an exterior wall or fascia of a building provided the face of the [sign](#) is parallel to the wall and does not project more than 0.3 metres beyond the wall surface.

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SIGN, FREESTANDING means a self-supporting [sign](#) that is not attached to a building or any other [structure](#).

SIGN, HANGING means a [sign](#) suspended from a bracket, pole, or other supporting [structure](#), typically mounted perpendicular to a building or under an overhang for visibility.

SIGN, REAL ESTATE means a [sign](#) indicating the [lot](#) or [structure](#) where the [sign](#) is located is for lease, rent, or sale.

SIGN, THIRD PARTY ADVERTISING means a [sign](#) which directs attention to a product, service, place, event, person, institution or business which is conducted, sold or offered at a location other than the [lot](#) on which the [sign](#) is located.

SILVICULTURE means the growing, cultivation, development, maintenance, and harvesting of forest crops and forested areas.

SLEEPING UNIT means one or more rooms used or intended to be used for living and sleeping on either a temporary or permanent basis, but specifically excludes cooking facilities unless otherwise specified.

SOFT-LANDSCAPING ELEMENTS means any combination of horticultural elements requiring growing medium, including natural grasses, ground covers such as perennials and natural turf, and shrubs and trees. [Soft-landscaping elements](#) do not include areas that have been [landscaped](#) without growing medium and plant materials which are predominately rock, artificial turf, rubberized surfacing, or other such hard surface treatments.

SOIL VOLUME means the volume of growing medium material required to support plant growth, as calculated to include any continuous growing medium reachable by a plant's roots to a minimum depth of 1.0 metre.

STORAGE, INDOOR means a building or group of buildings which may include lockers available for rent, used or intended to be used to store commercial, industrial, or household goods and materials of a non-hazardous nature.

STORAGE, OUTDOOR means the storage of equipment, goods, materials, and merchandise in the open air where such storage does not involve the erection of permanent [structures](#) or the material alteration of the existing state of the land.

STORAGE, WAREHOUSE means a building or group of buildings, used or intended to be used to store commercial or industrial goods and materials of a non-hazardous nature.

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STOREY means the portion of a building between the top of any floor and the top of the floor above it, and if there is no floor above it, the portion between the top of such floor and the ceiling above it. Any portion of a building having its ceiling 1.0 metres or less above **finished grade** will not be counted as a storey.

STRUCTURE means anything that is constructed, placed, erected, supported by, or sunk into land or water, but specifically excludes areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt, or similar materials.

UTILITIES means the provision of utilities for public consumption, benefit, or convenience, including water treatment, wastewater collection or treatment, stormwater collection or detention, irrigation, solid waste management, district heat, electric power, and telecommunications, including any buildings or **structures** ancillary to the principal utility use.

VETERINARY SERVICES means premises licensed as required under the *Veterinarians Act* to provide preventative, diagnostic, treatment, therapeutic, rehabilitative, medical, or surgical care to animals, which may include temporary shelter facilities for animals receiving overnight care but specifically excludes a **kennel**.

VILLAGE means the Corporation of the Village of Cumberland.

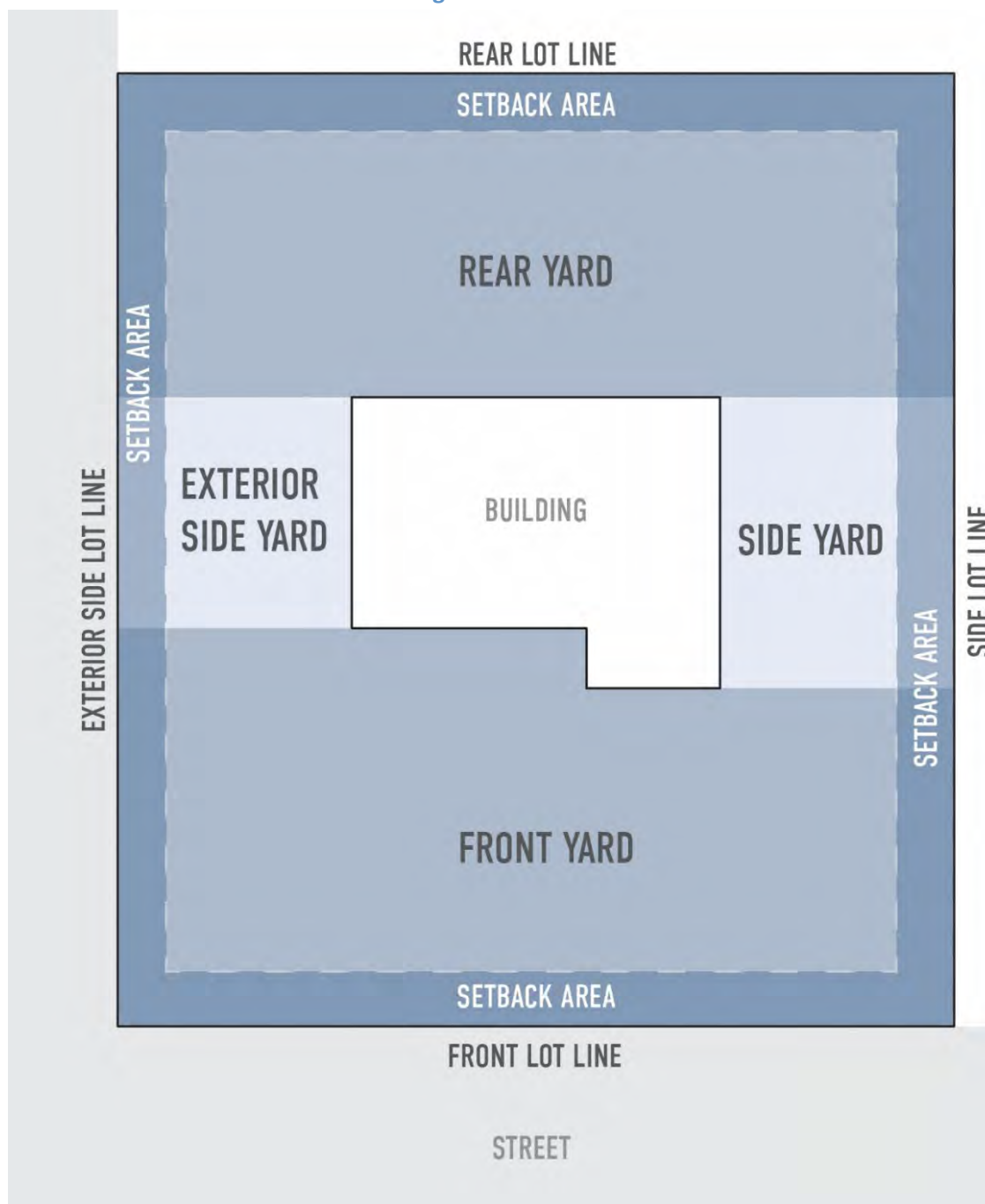
WHOLESALE SERVICES means premises used for the storage, sale, and distribution of goods, commodities, and merchandise to retail distributors, other wholesale distributors, or industrial, commercial, institutional, and professional business users.

WRECKING YARD means premises used for the collection, demolition, dismantlement, storage, salvage, recycling, or sale of waste materials including scrap metal, vehicles, machinery, and other discarded materials.

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YARD means the area on a lot between a lot line and the nearest wall or supporting member of a building or structure, extending across the full width of the lot in the case of a front or rear yard, and the full width of the building face in the case of a side yard.

Figure 4-9. Yards



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PART 5 GENERAL REGULATIONS

5.1 Uses Permitted in All Zones

- (1) The following uses, buildings, and **structures** are permitted in all zones:
- (a) **parks**, open space, **community gardens**, multi-use trails, and ecological reserves;
 - (b) **short-** and **long-term bicycle parking**;
 - (c) **renewable energy apparatuses**; and
 - (d) telecommunication towers and wires, traffic control devices, free-standing lightning poles, flag poles, and clock towers.

5.2 Uses Prohibited in All Zones

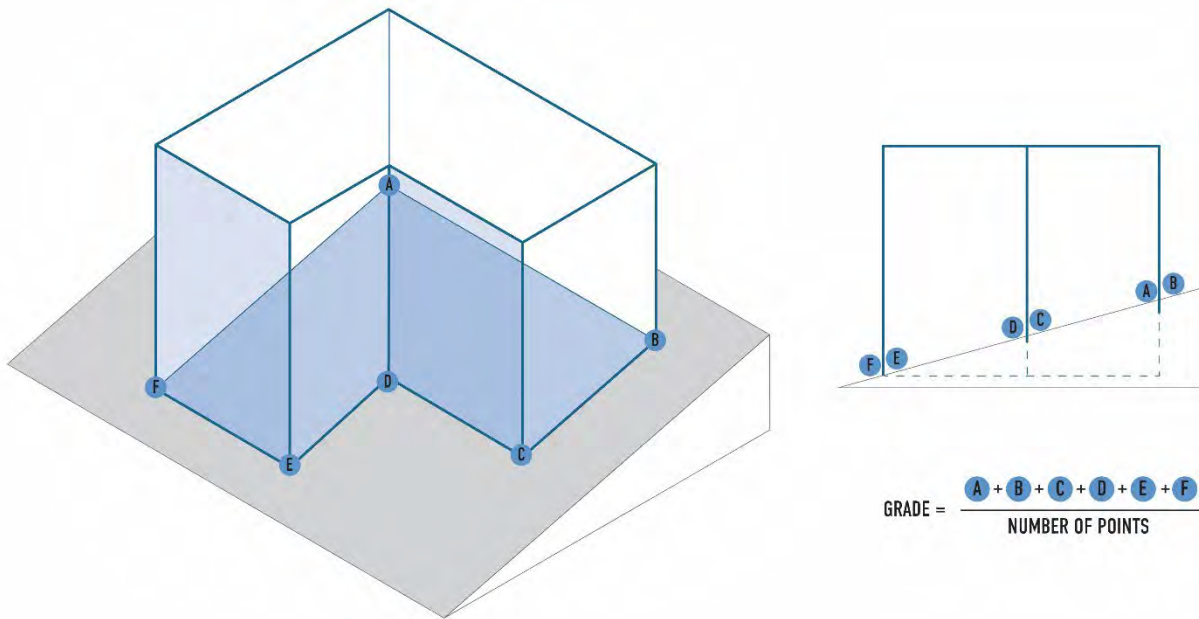
- (1) The following uses, buildings, and **structures** are prohibited in all zones:
- (a) a track for the racing of motor vehicles;
 - (b) **data centres**; and
 - (c) **drive through facilities**.

5.3 Development Standards

- (1) Where a zone establishes minimum **setback** regulations, no building or **structure** within that zone shall be placed, erected, constructed, sunk into, re-constructed, altered, or enlarged nearer to the **lot line** than the distance specified.
- (2) For certainty, all portions of a building or **structure**, whether located above or below **finished grade**, are subject to all **setbacks** for the zone in which it is located.
- (3) For the purposes of calculating **height**, grade shall be measured by averaging the elevation at any point at which the corner of a building or structure comes into contact with the surface of a lot, excluding any artificial mounds of earth or rocks placed at or near the face the building or **structure**, and excluding the minimum window well width and depth required by the British Columbia Building Code.

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Figure 5-1. Calculating Grade



- (4) Where a zone establishes maximum **height** regulations, no building or **structure** within that zone shall be placed, erected, constructed, sunk into, re-constructed, altered, or enlarged such that it exceeds the **height** specified.
- (5) Despite any other provision of this Bylaw, heating, ventilation and air conditioning equipment must be located to minimize their impact on adjacent **dwelling units** by avoiding proximity to windows and doors.

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5.4 Exemptions from Development Regulations

Table 5.4(1) Exemptions from Development Regulations					
E = exempt -- = not exempt					
Exemptible Features	Setbacks	Height	GFA	FAR	Lot Coverage
Accessory buildings and structures	--	--	--	--	E ¹
Arbours, trellises, and pergolas	n/a	--	n/a	n/a	E
Areas used to house a building's mechanical and electrical systems	--	E ²	--	E	--
Areas used to provide service access to a building	--	--	--	E	--
Bay windows, chimneys, headers, pilasters, and sills	E ³	E ⁴	--	--	E ⁵
Belfries, domes, and spires	--	E ²	--	--	--
Breezeways	--	--	E	E	--
Carports	--	--	E	E	--
Common amenity areas including storage, laundry, recreational, and end-of-trip facilities	--	--	--	E	--
Courtyards, patios, sidewalks, and other hard surfacing	n/a	n/a	n/a	n/a	E
Cornices, eaves, and gutters	E ⁶	--	n/a	n/a	E ⁵
Cranes	--	E ²	n/a	n/a	n/a
Enclosed parking areas, including ramps for vehicular access/egress	--	--	E	E	--
Exterior features used to facilitate barrier-free access to a building or structure in accordance with the BC Building Code	E ⁷	E ²	E	E	E
Exterior stairs	E ⁸	E ⁹	E	E	E

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Table 5.4(1) Exemptions from Development Regulations

E = exempt

-- = not exempt

Exemptible Features	Setbacks	Height	GFA	FAR	Lot Coverage
Farm stands	E	--	E	E	--
Fences and retaining walls	E	--	n/a	n/a	n/a
Flagpoles	n/a	E ²	n/a	n/a	n/a
Guardrails	n/a	E	n/a	n/a	n/a
Landscaping	E	--	n/a	n/a	n/a
Renewable energy apparatuses	--	E ²	n/a	n/a	--
Shared corridors, stairs, and elevator shafts	--	E ¹⁰	--	E	--
Stair and hose towers	--	E ²	--	E	--
Telecommunications towers	--	E ²	n/a	n/a	n/a
Uncovered driveways, manoeuvring aisles, and parking and loading spaces	E	n/a	n/a	n/a	E
Unenclosed balconies, decks, porches, and verandas	--	--	E	E	E ¹¹
Water towers or other such reservoirs	--	E	n/a	n/a	E

FOOTNOTES [Table 5.4(1)]:

- ¹ One accessory building having less than 10.0 square metres of floor area may be exempt from the calculation of lot coverage.
- ² Such features are permitted to exceed the height regulations of this Bylaw up to an overall maximum height of 18.0 metres.
- ³ Bay windows, chimneys, headers, pilasters, and sills are permitted to project 0.6 metres into a required yard, provided such features do not exceed 40% of the length of each building frontage, per storey.
- ⁴ Chimneys are permitted to exceed the height regulations of this Bylaw up to an overall maximum height of 18.0 metres.
- ⁵ To be exempt from the calculation of lot coverage, bay windows, chimneys, headers, pilasters, sills, cornices, eaves cannot extend to grade level.
- ⁶ Cornices, eaves, and gutters are permitted to project 0.6 metres into a required yard.

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Table 5.4(1) Exemptions from Development Regulations

E = exempt

-- = not exempt

Exemptible Features	Setbacks	Height	GFA	FAR	Lot Coverage
7	Exterior features used to facilitate barrier-free access to a building or structure in accordance with the BC Building Code are permitted within a required yard , provided such features are sited no closer than 0.3 metres to any lot line .				
8	Exterior stairs are permitted within a required front yard , exterior side yard , or rear yard .				
9	Exterior stairs are permitted to exceed the height regulations of this Bylaw, provided such stairs are required to facilitate rooftop access.				
10	Elevator shafts and their associated enclosures are permitted to exceed the height regulations of this Bylaw up to a maximum height of 18.0 metres.				
11	To be exempt from the calculation of lot coverage , unenclosed balconies, decks, porches, and verandas must be cantilevered at least 1.0 metre above finished grade .				

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PART 6 USE-SPECIFIC REGULATIONS

6.1 Accessory Buildings and Structures

- (1) Where expressly permitted in a zone, an **accessory** building or **structure** is only be permitted where a principal building, **structure**, or use has already been established, or is in the process of being established, on the same **lot**.
- (2) Despite **Section 6.1(1)**, one **accessory** building may be located on a **lot** where a principal building, **structure**, or use has not yet been established, provided:
 - (a) the **gross floor area** of the **accessory** building does not exceed 25.0 square metres; and
 - (b) the **accessory** building is only used for storage of non-hazardous materials.
- (3) No **accessory** building or **structure** can contain a **dwelling unit** or **sleeping unit**.
- (4) An **accessory** building or **structure** which is connected to a principal building or **structure** via **breezeway** is not be considered to comprise part of the principal building.

6.2 Cannabis Retail

- (1) A maximum of two **cannabis retail** establishments are permitted within the **Village**.
- (2) A maximum of one **cannabis retail** establishment is permitted per **lot**.
- (3) A **cannabis retail** establishment must be located a minimum of:
 - (a) 150.0 metres from any education service or care facility used to provide care, educational services, or supervision to children; and
 - (b) 50.0 metres from any other **cannabis retail** establishment.

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6.3 Caretaker Suites

- (1) The maximum **gross floor area** of a **caretaker suite** is 90.0 square metres.
- (2) Detached **caretaker suites** must be located within a rear **yard**.
- (3) Where a **caretaker suite** is integrated within a principal building, the **caretaker suite** must:
 - (a) be incidental to, and integrated with, such principal building, and must not be connected to the principal building via **breezeway** or other such unconditioned space;
 - (b) be located above or to the rear of the principal use associated with the **caretaker suite**; and
 - (c) have its own separate entrance.

6.4 Home Occupations

Table 6.4(1) Home Occupation Classifications		
Classification		Description
Minor		Minor home occupations are intended to be operated solely within a dwelling unit . Aspects of business operations must not be detectable from outside the property.
Standard		Standard home occupations are intended to be operated within a dwelling unit or accessory building.
Major		Major home occupations are intended to be operated within a dwelling unit or accessory building. Home occupations under this classification can occupy additional floor area and employ more on-site, non-resident employees than other home occupation classification types.
Accommodation	Bed and Breakfast	Bed and Breakfast Accommodation home occupations are intended to be operated solely within a dwelling unit .
	Short-Term Rental	Short-Term Rental Accommodation home occupations are intended to be operated within a dwelling unit or secondary suite in accordance with provincial short-term rental regulation.

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Table 6.4(2) Home Occupation Regulations

Criteria	Minor	Standard	Major	Accommodation	
				Bed and Breakfast	Short-Term Rental
Licencing Requirements	All home occupations must have a valid business licence issued by the Village of Cumberland .				
Location	Must be conducted entirely within a dwelling unit .	Must be conducted within a dwelling unit or accessory building.		Must be conducted entirely within a dwelling unit .	Must be conducted within a dwelling unit on the same lot as the dwelling unit in which the resident operator resides. ¹
Maximum GFA	20.0 m ² or 25% of the GFA of all buildings on the lot , whichever is less.	50.0 m ² or 25% of the GFA of all buildings on the lot , whichever is less.	100.0 m ² or 25% of the GFA of all buildings on the lot , whichever is less.	n/a	
Use of Outdoor Spaces	Must be conducted entirely within an enclosed building or structure . ²			Side and rear yards may be used by guests of the accommodation home occupation . ³	
Operator Restrictions	The home occupation must be operated by an individual whose principal residence is the dwelling unit associated with the home occupation .				The home occupation must be operated by an individual whose principal residence is on the same lot as the dwelling unit associated with the home occupation and the principal resident is present.

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Table 6.4(2) Home Occupation Regulations

Criteria	Minor	Standard	Major	Accommodation	
				Bed and Breakfast	Short-Term Rental
Employee Restrictions ⁴	No non-resident employees.	A maximum of one non-resident employee.	A maximum of two non-resident employees.	No non-resident employees.	
Client / Guest Restrictions ⁵	One client at any given time.	Two clients at any given time. ⁶		Two guests per sleeping unit, up to a maximum of two sleeping units.	Two guests per sleeping unit, up to a maximum of three sleeping units.
Nuisance Restrictions	No nuisance from noise, vibration, smoke, dust, odours, heat, glare, or electrical or radio disturbance can be produced by any home occupation, and, at all times, the privacy and enjoyment of adjacent properties must be preserved and in no instance must the home occupation adversely affect or interfere with the amenities of the surrounding neighbourhood.				
Storage Restrictions	Outdoor storage or use of containers is not permitted.				
Commercial Vehicle Restrictions	On-site parking of commercial vehicles larger than 5,500 kilograms gross vehicle weight is not permitted. ⁷				
Retail Sale Restrictions	The display and retail sale of goods is limited to goods that were produced or manufactured on-site incidentally to the home occupation, or goods produced or manufactured off-site which are directly related to the home occupation. In no instance must the display and sale of a good be the primary purpose of any home occupation.				
Other Restrictions	A food catering business operating lawfully within a dwelling may establish additional cooking facilities, provided the installation of such facilities is required by the Health Authority. Should the home occupation cease, the additional cooking facilities must be removed and are in no instance to be used to establish an additional dwelling.			No accommodation home occupation can be operated on the same lot as a care facility.	

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Table 6.4(2) Home Occupation Regulations

Criteria	Minor	Standard	Major	Accommodation	
				Bed and Breakfast	Short-Term Rental

FOOTNOTES [Table 6.4(2)]:

- ¹ No more than one dwelling unit per lot shall be used for a short-term rental accommodation home occupation.
- ² The use of a side or rear yard is permitted for care facility home occupations only, subject to the screening requirements prescribed in Part 7 of this Bylaw.
- ³ Guest use of outdoor space is subject to the screening requirements prescribed in Part 7 of this Bylaw.
- ⁴ Employee restrictions are applicable only to persons who are employed in a home occupation which requires that the work be carried in the dwelling unit or accessory building associated with the home occupation. There is no limit to the number of employees associated with a home occupation where non-resident employees work off-site.
- ⁵ There is no limit to the number of persons permitted at any given time for a child or community care facility home occupation, provided such facility holds a valid licence from the Health Authority.
- ⁶ A maximum of four clients are permitted at any given time for home occupations which are educational or instructional in nature, including but not limited to private music, dance, art, or tutoring classes.
- ⁷ No home occupation must cause goods or materials to be delivered to or from the dwelling associated with the home occupation in such a quantity as to require regular or frequent delivery by a commercial vehicle.

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6.5 Mobile Vending

- (1) Where expressly permitted in a zone, **mobile vending**:
- (a) must be located a minimum of 30.0 metres from any **food services** establishment, except where such establishment has provided written permission stating that the **mobile vendor** may be sited closer to its premises; and
 - (b) must be **setback** a minimum of 1.0 metre from all **lot lines**.

6.6 Refuse Disposal Facilities

- (1) Despite any other provision of this Bylaw, only the following uses may be located within 500.0 metres of a **refuse disposal facility**:
- (c) **automotive and equipment services, industrial**;
 - (d) **bulk fuel storage**;
 - (e) **compost facility**;
 - (f) **containers**;
 - (g) **fleet services facility**;
 - (h) **industrial, heavy**;
 - (i) **natural resource extraction**;
 - (j) **parking lot**;
 - (k) **recycling facility**;
 - (l) **sawmill**;
 - (m) **silviculture**;
 - (n) **storage, outdoor**;
 - (o) **storage, warehouse**; and
 - (p) **wrecking yard**.

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6.7 Secondary Suites

- (1) Where expressly permitted in a zone, a **secondary suite** must:
 - (a) be incidental to, and integrated with, a principal **dwelling unit**, and must not be connected to the principal **dwelling unit** via **breezeway**, garage, or other such unconditioned space; and
 - (b) have its own separate entrance.
- (2) A maximum of one **secondary suite** is permitted per principal **dwelling unit**.
- (3) No **secondary suite** can be subdivided from the principal **dwelling unit** under the *Strata Property Act*.

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6.8 Urban Agriculture

Table 6.8(1) Urban Agriculture Regulations

Criteria	Small-Scale Production of Food and Farm Products	Keeping of Bees	Keeping of Poultry
Siting Restrictions	n/a		The keeping of poultry is only permitted in a rear yard.
Minimum Lot Area	n/a	550.0 m ²	n/a
Accessory Buildings and Structures	All accessory buildings or structures used for urban agriculture must conform to the setbacks for accessory buildings and structures in each zone.		
	The maximum height of any accessory building or structure used for urban agriculture is 3.5 metres.		
	The maximum gross floor area of a greenhouse is 30.0 m ² .	A maximum of two hives and two nucs is permitted per lot.	Where opaque screening is provided, a coop and associated run may be located 0.0 metres from any lot line which abuts a lot in a non-Residential zone.
		Hives must be equipped with adequate ventilation and water supply, and must be securely located to prevent accidental disturbance or damage. ¹	Where opaque screening is not provided, a coop and associated run must be setback a minimum of 1.5 metres from all lot lines.
		All hives must be setback a minimum of 6.0 metres from all sidewalks, highways, and lots in a Residential or Public Use zone.	A coop and associated run must be setback a minimum of 4.5 metres from all lots in a Residential zone.

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Table 6.8(1) Urban Agriculture Regulations

Table 6.8(1) Urban Agriculture Regulations			
Criteria	Small-Scale Production of Food and Farm Products	Keeping of Bees	Keeping of Poultry
Composting	On-site composting must not utilize any mechanized process, and must consist only of plant matter, plant-based materials, or animal manure. ²		
	Where opaque screening is provided, on-site compost receptacles may be located 0.0 metres from any lot line.		
	Where opaque screening is not provided, on-site compost receptacles must be located at least 3.0 metres from any lot line.		
Food Processing Restrictions	Processing of food products produced on-site is prohibited unless in conjunction with an authorized home occupation. ³		
Nuisance Restrictions	No nuisance from noise, vibration, smoke, dust, odours, vermin, or visual disturbance can be produced by any urban agriculture activity, and, at all times, the privacy and enjoyment of adjacent properties must be preserved and in no instance must urban agriculture adversely affect or interfere with the amenities of the surrounding neighbourhood.		
Retail Sale Restrictions	The display and retail sale of goods via farm stand is limited to crops or farm products produced on-site.	The sale of honey and other products associated with the keeping of bees must be limited to products produced on-site.	The sale of eggs, manure, and other products associated with the keeping of poultry is limited to products produced on-site.
	The maximum floor area of a farm stand is 5.0 square metres.		
Storage Restrictions	No outdoor storage or use of containers are be permitted.		
Other Restrictions	n/a		A maximum of six female birds and zero male birds are permitted per lot.

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Table 6.8(1) Urban Agriculture Regulations

Criteria	Small-Scale Production of Food and Farm Products	Keeping of Bees	Keeping of Poultry
<p>FOOTNOTES [Table 6.8(1)]:</p> <p>¹ A “flyway barrier” comprised of a solid fence or dense hedge which is a minimum of 1.8 metres in height, must be placed, within 1.5 metres of the hive, along the side of the hive containing the hive’s entrance. The flyway barrier must extend 0.6 metres on either side of the hive. Where all hives are setback a minimum of 7.6 metres from all lot lines, or are located on a porch, balcony, or rooftop which is a minimum of 3.0 metres above finished grade and setback 1.5 metres from all lot lines, no flyway barrier is required.</p> <p>² Manure may be kept on-site in an enclosed receptacle, up to a maximum of 3.0 square metres. All manure must be disposed of at an appropriate refuse disposal facility.</p> <p>³ On-site slaughter of poultry is prohibited. Any deceased poultry must be disposed of at an appropriate refuse disposal facility or through the services of a veterinarian.</p>			

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PART 7 LANDSCAPING AND SCREENING

7.1 General

- (1) Landscaping and screening regulations, including provisions for fencing, retaining walls, and visual clearance at intersections, are intended to:
 - (a) ensure a reasonable standard of livability, aesthetic, and placement of landscaping;
 - (b) protect and strengthen the Village's urban tree canopy;
 - (c) support a healthy and resilient environment through microclimate stabilization, improved on-site stormwater management, and habitat protection and enhancement in support of increased biodiversity; and
 - (d) mask or separate incompatible land uses.
- (2) All required landscaping installations, including associated irrigation, must meet or exceed the Canadian Landscape Standard (CLS).
- (3) All required landscaping installations must be regularly maintained by property owners to meet or exceed the Canadian Landscape Standard throughout the year.
 - (a) Required landscaping maintenance for plant material must include watering, mulching, pruning, fertilizing, liming, and tree support, as well as weed, pest, and disease control.
 - (b) Required landscaping maintenance for lawn and grass areas must include mowing, trimming, edging, aeration, and repairs such as regrading, reseeding, resodding, as well as weed, pest, and disease control.
- (4) All required landscaping installations must consider the Village of Cumberland's Urban Forest Management Plan for species recommendations and planting guidelines.

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7.2 Landscaping Requirements

- (1) The **landscaping** requirements prescribed in **Table 7.2(4)** and **Table 7.2(5)** are only applicable to development comprising one or more new **dwelling units**, including the demolition and replacement of one or more existing **dwelling units**.
- (2) Erosion control and protection measures must be used during all on-site construction to prevent the pollution, degradation, or siltation of natural areas, including vegetation and water courses.
- (3) Where construction works are proposed within 10.0 metres of an existing tree that is to be retained to meet the requirements prescribed in **Table 7.2(4)**, temporary protective **fencing** must be erected around the dripline of the tree, or at a minimum radius equal to 1.0 metre for every 1.0 centimetre of trunk diameter measured from 1.37 metres above **natural grade**, whichever is greater.
 - (a) Temporary protective **fencing** must remain in place for the duration of construction and must be clearly marked and maintained to prevent damage to the trunk, roots, and canopy of the tree.

Table 7.2(4) Landscaping Regulations - Trees

Criteria	Residential Zones	All Other Zones
Minimum Number of Trees ¹	<p>≤ Three Dwelling Units: 1 tree per dwelling unit</p> <p>≥ Four Dwelling Units: 1 tree per 10.0 linear metres of landscape area ²</p>	1 tree per 10.0 linear metres of landscape area ²
	A minimum of one tree is required per lot .	
Minimum Tree Size ³	<p>Small Tree: expected mature canopy diameter of less than 6.0 metres</p> <p>Medium Tree: expected mature canopy diameter of 6.0 metres to 10.0 metres</p> <p>Large Tree: expected mature canopy diameter of greater than 10.0 metres</p>	
Minimum Tree Size Ratio	<p>Small Tree: maximum 25% of required trees</p> <p>Medium Tree: n/a</p> <p>Large Tree: minimum 50% of required trees</p>	
	Where only one tree is required, it must be a large tree or conifer.	
Minimum Deciduous Tree Caliper	<p>Small Tree: 3.0 cm</p> <p>Medium Tree: 4.0 cm</p> <p>Large Tree: 5.0 cm</p>	

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Table 7.2(4) Landscaping Regulations - Trees

Criteria	Residential Zones	All Other Zones	
	The minimum vertical distance between grade and the tree’s lowest limb is 1.5 metres for all deciduous trees.		
Minimum Coniferous Tree Height	2.5 m		
Minimum Soil Volume Per Tree		Single Tree	Shared ⁴
	Small Tree	15.0 m³	10.0 m³
	Medium Tree	18.0 m³	12.0 m³
	Large Tree	20.0 m³	15.0 m³
Minimum Setback from Buildings or Structures	Small Tree: 1.0 metre radius from centre of the tree Medium Tree: 2.0 metre radius from centre of the tree Large Tree: 3.0 metre radius from centre of the tree		
Tree Spacing	Minimum tree spacing must be based on site requirements for sightlines, accessibility, and standard planting practices for the selected tree species.		
Overhead Interference	Required trees must be planted where overhead electrical power lines or other such objects will not interfere with their growth.		
Exemptions	For development comprised of two or more two dwelling units, required trees may be accommodated within an irrigated boulevard.	Required trees may be accommodated within an irrigated boulevard.	

FOOTNOTES [Table 7.2(4)]:

- ¹ The minimum number of trees is inclusive of any existing trees on the lot that are to be retained, provided such trees meet all other landscaping regulations.
- ² The linear metre calculation is used to determine the minimum number of trees to be planted on the lot.
- ³ Tree size must be determined based on the expected mature canopy spread under local growing conditions, as classified in the Species Recommendations included in the Village's Urban Forest Management Plan, planting plan, nursery tag, or published species information from a reputable source (e.g., BC Landscape & Nursery Association or Canadian Landscape Standard plant database). All columnar, fastigate, or dwarf cultivars are considered small or medium trees, regardless of their height, unless otherwise demonstrated through nursery specifications or arborist verification
- ⁴ Soil volume may be shared amongst multiple plantings (trees, shrubs, etc.), provided continuous growing medium can be reached by the roots of such plantings.

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Table 7.2(5) Landscaping Regulations – All Other Requirements

Criteria	Residential Zones	All Other Zones
Minimum Planting Requirements for Landscape Areas ¹	75% of all landscape areas must be planted with soft-landscaping elements. ²	75% of all landscape areas must be planted with soft-landscaping elements. ^{3,4,5}
Minimum Planting Requirements for Tiered Retaining Walls	100% of the horizontal area between each tier of a retaining wall must be planted with soft-landscaping elements.	
Minimum Landscaping for Parking Areas	Parking Areas that Accommodate < 15 Vehicles: n/a Parking Areas that Accommodate ≥ 15 Vehicles: a contiguous, 1.5 metre wide landscape buffer planted with soft-landscaping elements shall be provided between the parking area and any abutting highways	
	A minimum of one tree must be included in a landscape island. ⁶	
	The maximum number of consecutive parking spaces is 15. A landscape buffer or drive aisle must separate the next 15 parking spaces.	
	Landscape buffers must be clearly delineated as separate and in addition to required parking and loading spaces.	
	Landscape buffers must be located such that loading and unloading vehicles can access the site without interference.	
Irrigation	All required landscaping installations must be equipped with a permanent, fully automatic, low-water requirement irrigation system. ⁷	
	Run-off onto sidewalks, highways, or parking and loading areas is not permitted.	
Outdoor Lighting	Flashing or blinking exterior lighting is not permitted.	
	All direct or ambient lighting must have a DarkSky seal and be directed or shielded to ensure direct light rays do not shine beyond the boundaries of the lot.	

FOOTNOTES [Table 7.2(4)]:

- ¹ Electrical transformers and driveways sited within the landscape area can be excluded from the total landscape area measurement used to calculate the minimum requirements for soft-landscaping elements.
- ² There are no planting requirements for landscape areas on lots where large trees have been planted in the boulevard.

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Table 7.2(5) Landscaping Regulations – All Other Requirements

Criteria	Residential Zones	All Other Zones
3	There are no planting requirements for landscape areas on lots where required trees have been wholly accommodated within the boulevard.	
4	For lots abutting the Inland Island Highway, a landscape area comprising the first 30.0 metres from the lot line abutting the Inland Island Highway must be 100% planted with soft-landscaping elements .	
5	For lots abutting Minto Road, a landscape area comprising the first 10.0 metres from the lot line abutting Minto Road must be 100% planted with soft-landscaping elements .	
6	The minimum number of trees required within parking islands is in addition to the minimum number of trees required for all development. Where applicable, trees in adjacent parking islands may share soil volume with an adjacent landscape area to meet the minimum trenched/shared soil volume amounts, provided no tree is counted twice when determining whether the overall tree requirements of a lot have been achieved.	
7	Areas of existing, undisturbed, native vegetation which wholly or partially achieve the landscaping requirements, as well as areas specifically designed as xeriscape or with drought resistant native species planting are exempt from requiring a permanent, fully automatic, low-water requirement irrigation system, provided the applicant demonstrates how the vegetation will be established and maintained.	

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7.3 Landscape Screens

Table 7.3(1) Landscape Screen Standards		
Type	Minimum Height	Maximum Height
Existing vegetation which provides a complete and permanent visual screen	2.0 m	n/a
Continuous row of native, drought-tolerant plants	2.0 m ¹	n/a
Solid, opaque fence or brick or stone wall	1.8 m	2.0 m
FOOTNOTES [Table 7.3(1)]: ¹ The minimum height at the time of planting is 1.0 metres.		

- (2) All required landscape screens must be regularly maintained by property owners to ensure a healthy, neat, and orderly appearance throughout the year.
- (a) Required maintenance for vegetative landscape screens includes watering, fertilizing, liming, pruning, and removal of dead or diseased plant material, as well as weed, pest, and disease control.
 - (b) Required maintenance for non-vegetative landscape screens includes structural repairs or replacements, aesthetic improvements such as painting or refinishing, and clearing of litter and other such debris.
- (3) Except where otherwise specified in this Bylaw, all required landscape screens must be continuous except to accommodate access/egress to or from the screened area.
- (4) No landscape screen in any zone other than the Industrial Refuse (R-3) zone can be comprised of or contain barbed wire, razor wire, electrified wire, sheet metal, or plywood.

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Table 7.3(5) Landscape Screen Regulations

Criteria or Use	Residential Zones	Industry Zones	All Other Zones
Adjacent Zones	-	A fence must be provided along all lot lines that abut a lot in a non-Industry zone.	-
Dwelling Units	<p>A landscape screen must be provided along all rear and interior side lot lines.¹</p> <p>Receptacles used for waste management must be screened from adjacent properties.²</p>	n/a	
Bulk Fuel Storage	n/a	A fence must be provided around all yards used for bulk fuel storage.	n/a
Care Facilities	A landscape screen must be provided around all rear and side yards used for a care facility.	n/a	A landscape screen must be provided around all rear and side yards used for a care facility that abuts a lot in a Residential zone.
Home Occupations	A landscape screen must be provided around all rear or side yards used for an accommodation home occupation.	n/a	
HVAC Equipment	A landscape screen must be provided around any heating, ventilation, and air conditioning equipment located within 3.0 metres of a window or door of a dwelling unit on an adjacent lot.		
Outdoor Storage	A landscape screen must be provided around all yards used for outdoor storage.		
Wrecking Yards	n/a	A fence must be provided around all wrecking yards.	n/a
FOOTNOTES [Table 7.3(5)]: ¹ Screening requirements only apply where there are two or more detached dwelling units on a lot. ² Screening requirements only apply where there are three or more attached dwelling units on a lot.			

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- (6) The **height** of a **fence** is determined by measuring the vertical distance between the highest point of the **fence** and **finished grade**, and, where such **fence** is constructed on top of a **retaining wall**, must include the **height** of such **retaining wall** (see **Figure 7-1**).

7-1. Fence Height

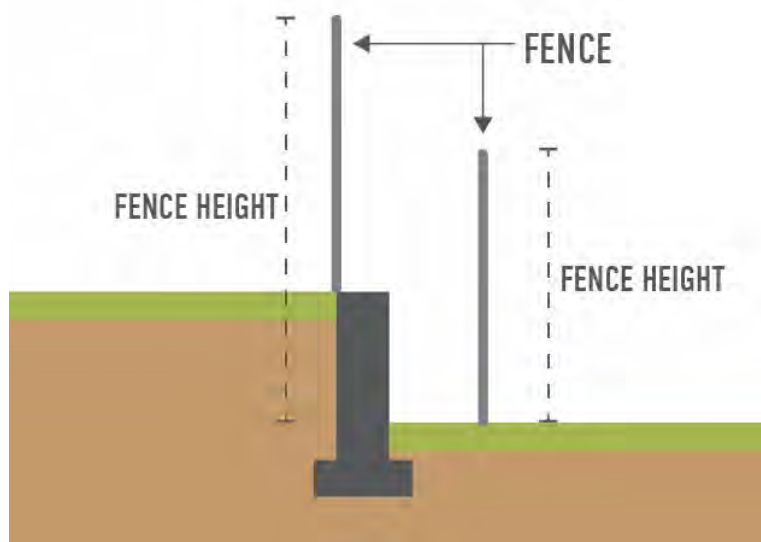


Table 7.3(7) Fence Standards

Zone(s)		Minimum Fence Height	Maximum Fence Height
Residential and Mixed-Use	Front Yard	-	1.2 m ¹
	All Other Yards	-	2.0 m ¹
Rural and Public Use	All Yards	-	2.0 m ¹
Industry	All Yards	2.5 m	3.5 m ¹
Interchange	All Yards	-	2.0 m ¹

FOOTNOTES [**Table 7.3(7)**]:

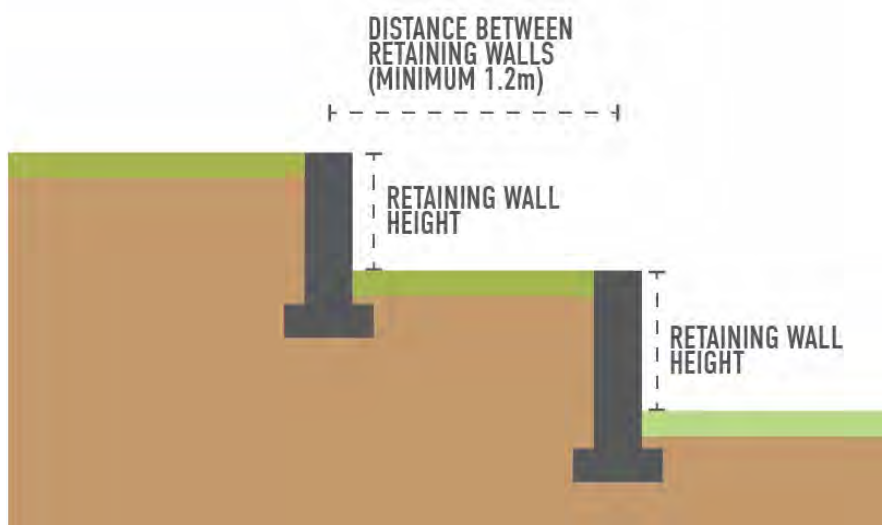
- ¹ The maximum **height** of a **fence** erected on a **lot** which abuts a neighbouring **lot** where the **finished grade** is higher than that of subject **lot**, is 3.0 metres, provided the **fence** does not protrude more than 2.0 metres above the **finished grade** of the neighbouring **lot** (see **Figure 7-1**).

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7.4 Retaining Walls

- (1) The **height** of a **retaining wall** is determined by measuring the vertical distance between the highest point of the **retaining wall** and **finished grade** on the lower side (see **Figure 7-2**).

7-2. Retaining Walls



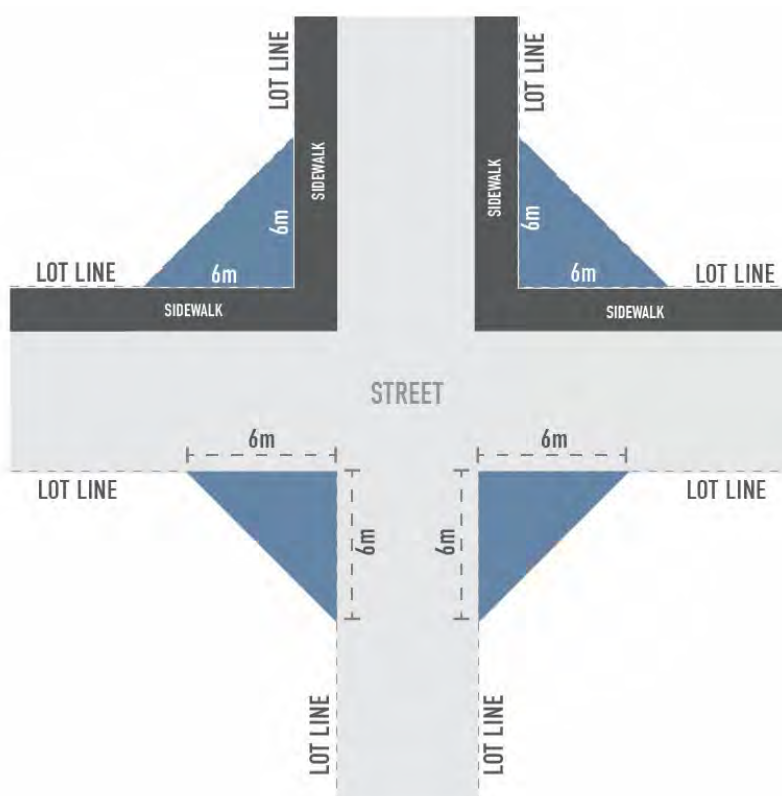
- (2) No **retaining wall** can exceed 1.2 metres, except as required as a condition of subdivision approval or development permit or where constructed in accordance with a professional design by a qualified professional engineer, up to a maximum **height** of 3.0 metres.
- (3) The maximum **height** of a **retaining wall** erected on a **lot** which abuts a neighbouring **lot** where the **finished grade** is higher than that of subject **lot** must not exceed 2.0 metres above the **finished grade** of the neighbouring **lot**.
- (4) No **retaining wall** exceeding 1.2 metres in **height** can be sited within 1.2 metres measured horizontally from another **retaining wall**.
- (5) The maximum number of **retaining wall** tiers that may be constructed without a professional design by a professional engineer is two, up to a maximum total **height** of 2.4 metres.
- (6) The maximum number of **retaining wall** tiers that may be constructed with a professional design by a professional engineer is two, up to a maximum total **height** of 3.0 metres.
- (7) **Retaining walls** constructed using lock blocks are permitted in all zones, provided:
- (a) the **retaining wall** does not exceed 1.2 metres in **height**; and
 - (b) the **retaining wall** is not located within an exterior side **yard**.

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7.5 Visual Clearance at Intersections

- (1) On any **corner lot**, no building, **structure**, **fence**, **retaining wall**, **landscaping**, screening, or other such object can be placed, planted, erected, sunk into, or constructed within the area formed by measuring 6.0 metres along the edge of the two adjoining property boundaries from the point of **highway** intersection and joining these points on the diagonal, as illustrated in **Figure 7-3**.

7-3. Sight Triangle



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PART 8 SIGNAGE

8.1 Third Party Signs

- (1) **Third party advertising signs** of any type, with the exception of public service and community announcements where signage is otherwise permitted, are not permitted on any **lot** or **structure**.

8.2 Home Occupation Signs

- (1) The regulations in this section apply to all **signs** associated with a **home occupation**.
- (a) maximum number of **signs** per **home occupation**: 1
 - (b) a minor, standard, or major **home occupation sign** is subject to the following regulations:
 - i. must only be in the physical form of a **fascia sign**, a **freestanding sign**, or a **sign** attached to a **fence**;
 - ii. must only be permitted for a **home occupation** holding a valid business licence;
 - iii. maximum **sign area** must not exceed 1.5 square metres; and
 - iv. maximum **height** of a **freestanding sign** must not exceed 1.5 metres.
 - (c) an accommodation **home occupation** must have one **sign** with the name of the accommodation **home occupation** and contact information for the operator posted on or adjacent to the **dwelling unit** where the accommodation **home occupation** is located, subject to the following regulations:
 - i. must only be in the physical form of a **fascia sign** or a **freestanding sign**;
 - ii. is only permitted for a **bed and breakfast accommodation** or **short-term rental accommodation home occupation** holding a valid business licence;
 - iii. maximum **sign area** must not exceed 1.5 square metres;
 - iv. maximum **height** of a **freestanding sign** must not exceed 1.5 metres; and
 - v. any **sign** illumination must be exterior, from the front, and downcast.

8.3 All Other Signs

- (1) The regulations in this section apply to all **signs** located on **lot** not in a **Residential** zone.
- (a) **Signs** pertaining to the commercial component(s) of a mixed-use development must only be located on those portions of the **lot** and building that contain the commercial component.

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- (b) The following **sign** types are permitted, up to a combined maximum of two **signs** per business:
- i. one **fascia sign**, subject to the following regulations:
 - a. maximum **sign area** must 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;
 - b. must have a minimum clearance of 2.4 metres if projection is more than 77.0 millimetres from the façade;
 - c. must not project more than 0.3 metres from the face of the wall; and
 - d. the **sign** must 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:
 - a. maximum **sign area** must not exceed 2.0 square metres;
 - b. must not project more than 77.0 millimetres from the surface of the awning; and
 - c. minimum vertical clearance of an awning from the nearest **finished grade** must be 2.4 metres (8.0feet).
 - iii. one **canopy sign**, subject to the following regulations:
 - a. maximum **sign area** must not exceed 2.0 square metres.
 - iv. one **hanging sign**, subject to the following regulations:
 - a. maximum **sign area** must not exceed 2.0 square metres;
 - b. minimum clearance must not be less than 2.4 metres ; and
 - c. must not have a vertical dimension which exceeds 0.6 metres .
 - v. one **freestanding sign**, subject to the following regulations:
 - a. maximum **height** must not exceed 4.0 metres ; and
 - b. maximum **sign area** must not exceed 4.0 square metres.
- (c) Sign illumination for new signs must be exterior, from the front, and downcast.
- i. Internally illuminated signs may include halo lighting or direct back lighting for individual letters and logos only.
- (d) Signs equipped with flashing, oscillating, or moving lights or beacons are discouraged.

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PART 9 PARKING AND LOADING

9.1 General

- (1) Except as otherwise specified in this Bylaw, off-street parking and loading spaces must be provided and maintained for any development, including new development, a change of use associated with an existing development, and the expansion of an existing development.
- (2) **Parking spaces** must not be credited as loading spaces or vice versa.
- (3) No parking or loading space required by this Bylaw must be used for access or egress, a **driveway** or other such maneuvering aisle, commercial repair work, displays, or the sale or storage of goods of any kind.
- (4) No parking or loading space required by this Bylaw can interfere with or obstruct any **landscaping** or screening installations prescribed in **Part 7** of this Bylaw.

9.2 Cash-in-Lieu

- (1) A property owner may pay to the **Village** a sum of money equal to the number of required spaces not provided multiplied by the applicable cash-in-lieu amount prescribed in **Table 9.2(2)** and **Table 9.2(5)**.

Table 9.2(2) Cash-in-Lieu Amounts per Parking Space, per Type of Required Parking				
Area	Conventional Parking	Visitor Parking	Courtesy Parking	Electric Vehicle Parking
Village Core Parking Area	n/a			
All Other Areas	\$10,000.00 per space ¹	\$10,000.00 per space ²	\$10,000.00 per space ²	\$24,900.00 per space ²
FOOTNOTES [Table 9.2(3)]: ¹ Cash-in-lieu may be provided for 100% of the required parking spaces associated with non-residential uses and a maximum of 30% of the required parking spaces associated with residential uses. ² A minimum of one parking space must be provided wherever more than one such parking space is required.				

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Table 9.2(3) Cash-in-Lieu Amounts for Bicycle Parking and End-of-Trip Facilities			
Zone	Short-Term Bicycle Parking	Long-Term Bicycle Parking	End-of-Trip Facilities
Village Core Parking Area	\$500.00 per space ¹	\$1,500.00 per space ¹	n/a
All Other Zones	\$250.00 per space ²	\$750.00 per space ²	
FOOTNOTES [Table 9.2(5)]:			
¹ Cash-in-lieu will be accepted for a maximum of 50% of all required short-term and long-term bicycle parking spaces.			
² Cash-in-lieu will be accepted for a maximum of 70% of all required short-term and long-term bicycle parking spaces.			

9.3 Location, Siting, Dimension, and Design Standards

- (1) Except as otherwise specified in this Bylaw, all parking and loading spaces must be located on the same lot as the building, structure, or use which they serve.
- (2) Despite Section 9.3(1), conventional or small vehicle parking spaces may be provided on a separate lot located within 120.0 metres of the lot on which the building, structure, or use which they serve is located, provided the following conditions are met:
 - (a) the building, structure, or use requiring the spaces is not on a lot within a Residential zone;
 - (b) the use requiring the spaces is not residential or residential-related;
 - (c) parking lot is a permitted use on the lot; and
 - (d) pursuant to Section 219 of the Land Title Act, a restrictive covenant is registered on the title of the lot to limit the use of all or a portion of said lot to the provision of parking spaces in accordance with the parking space requirements of this Bylaw.
- (3) All parking and loading spaces must have unobstructed access/egress to a highway via driveway, manoeuvring aisle, or lane.
- (4) Except in Residential zones, no individual parking or loading space can have direct access/egress to a highway.

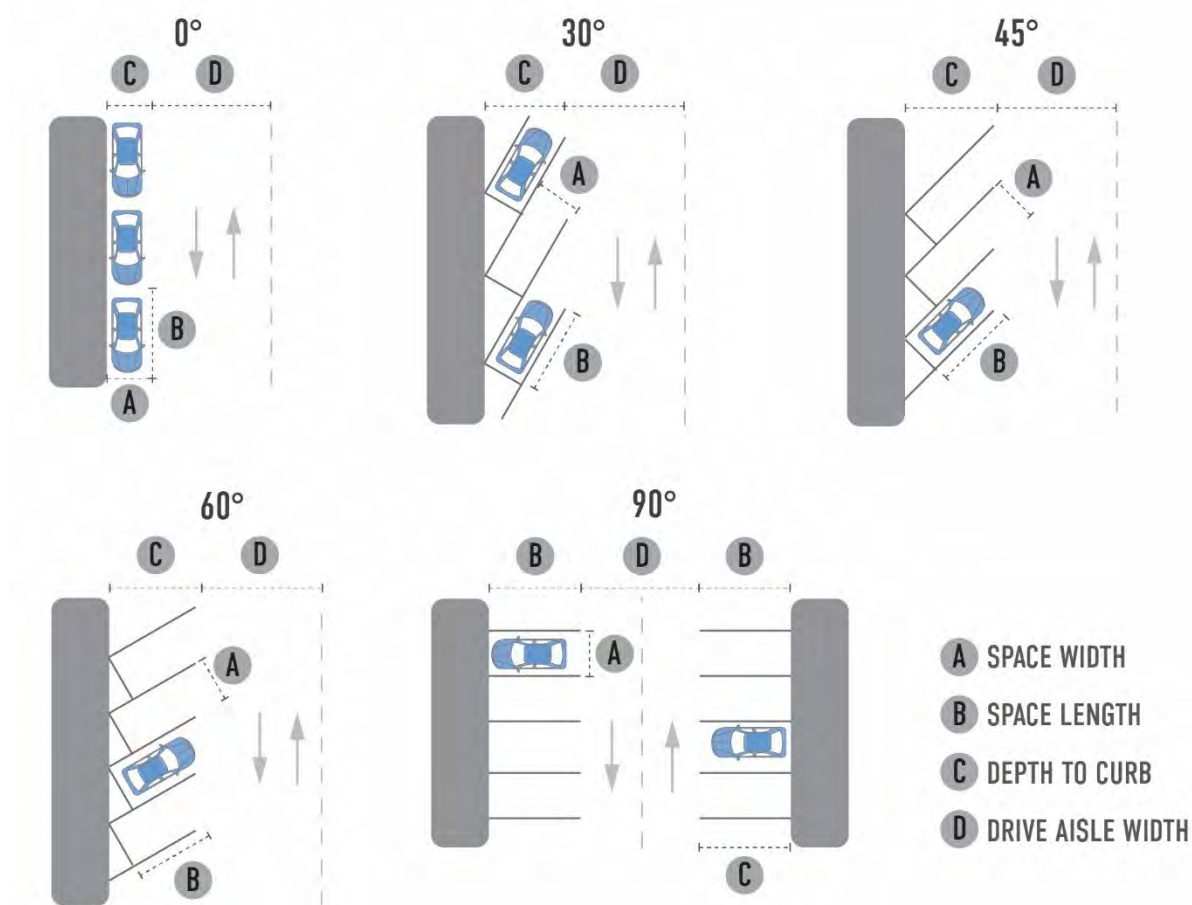
1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

- (5) No parking or loading space can be located within 1.0 metre of a highway.

Table 9.3(6) Minimum Dimensions for Conventional Parking Spaces ¹				
Parking Angle	Width	Length	Depth to Curb	Drive Aisle Width ²
0° (parallel parking)	2.6 m	7.0 m	2.6 m	3.7 m (one-way)
30°	2.6 m	5.5 m	5.2 m	3.7 m (one-way)
45°	2.6 m	5.5 m	5.7 m	3.7 m (one-way)
60°	2.6 m	5.5 m	6.0 m	6.1 m (one-way)
90°	2.6 m ³	5.5 m ³	5.5 m ³	7.0 m (two-way) ⁴
<p>FOOTNOTES [Table 9.3(6)]:</p> <p>¹ The minimum dimension requirements of a conventional parking space are applicable to all required courtesy parking spaces, electric vehicle (EV) parking spaces, small-vehicle parking spaces, tandem parking spaces, and visitor parking spaces.</p> <p>² Minimum drive aisle width dimensions are applicable to any drive aisle used to access any type of parking or loading space.</p> <p>³ For a small vehicle parking space, the minimum width is 2.4 metres and the minimum length and depth to curb is 4.5 metres. Small vehicle parking spaces provided at any other angle must be designed by a professional engineer.</p> <p>⁴ Where parking spaces are provided in a single row, the minimum drive aisle width is 6.75 metres.</p>				

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9-1. Parking Lot Configurations



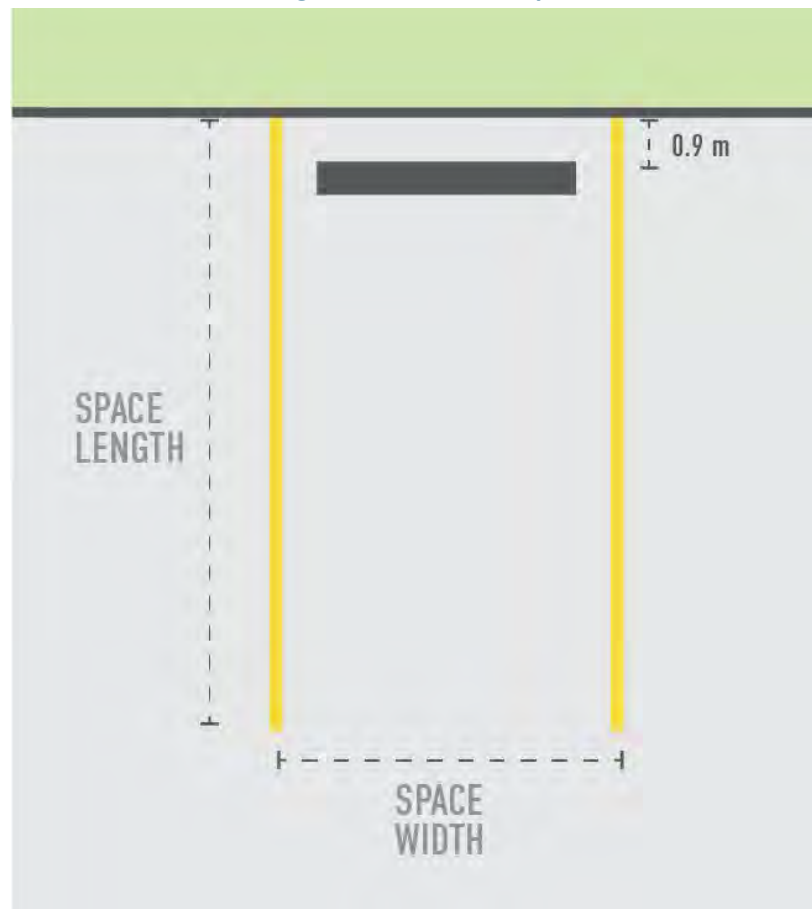
- (7) Dimensional requirements for parking and [loading spaces](#) and associated [drive aisles](#) must be clear of obstructions, including but not limited to columns, [lot lines](#), curbs, landscape islands, walls, pipes, roof features, [fences](#), and emergency exit areas. All parking or [loading space](#) measurements must be taken from the inside of any adjacent obstructions.

- (a) Where a parking or [loading space](#) abuts an obstruction, the width of such space must:
- be an additional 0.2 metres where there is an obstruction abutting just one side;
 - be an additional 0.5 metres where there is an obstruction abutting either side; and
 - be an additional 0.8 metres wider where the [parking space](#) abuts a doorway.

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- (8) Except in the Large Lot Residential (R-3) zone, every required parking and loading space, including areas used for access and egress, must:
- (a) have a durable, dust-free hard surface of concrete, asphalt, or semi-permeable material such as porous pavers, cobblestones, turf block, and honeycomb grid, constructed such that surface drainage is directed to an approved on- or off-site stormwater drainage system;
 - (b) not exceed a maximum grade of 8%;
 - (c) have fencing, curbs, or secured wheel stops to prevent vehicles from encroaching upon lot lines; and
 - (d) where there is no fencing or curb between a required parking or loading space and an abutting pedestrian walkway, sidewalk, or highway, a secured wheel stop that is 0.15 metres in height must be installed 0.9 metres from the abutting pedestrian walkway, sidewalk, or highway (Figure 9-2).

Figure 9-2. Wheel Stops



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

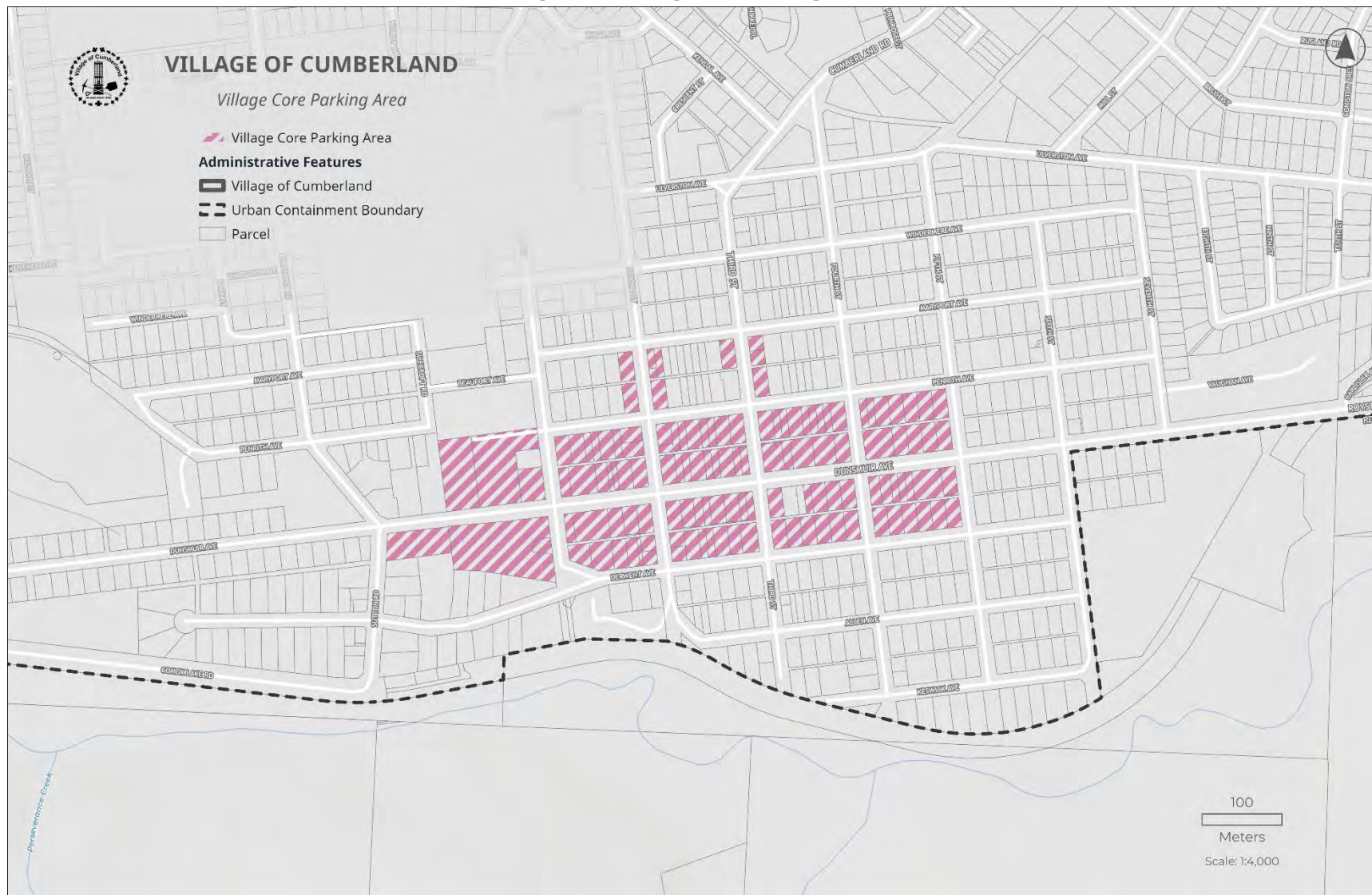
- (9) Every parking and loading area required to accommodate five or more vehicles, including areas used for access and egress, must:
- (a) clearly delineate individual [parking spaces](#), [loading spaces](#), [barrier-free parking spaces](#), [courtesy parking spaces](#), [electric vehicle parking spaces](#), [manoeuvring aisles](#), entrances, and exits with pavement markings, signage, or other physical means in accordance with the Manual of Uniform Traffic Control Devices for Canada (MUTCDC);
 - (b) be designed to allow forward access/egress directly to an abutting [highway](#) from the [lot](#) on which the parking or loading area is located; and
 - (c) be illuminated using DarkSky compliant lighting which is directed or shielded to ensure direct light rays do not shine beyond the boundaries of the [lot](#).

9.4 Parking and Loading Requirements

- (1) Parking and [loading spaces](#) must be provided in accordance with the number of parking and [loading spaces](#) required for a specific use as specified in **Table 9.4.1(1)** for the [Village Core](#) (**Figure 9-3**) and **Table 9.4.1(2)** for all other areas.
- (2) Parking and [loading spaces](#) for [secondary](#) uses must be provided in addition to the parking and [loading spaces](#) required for principal uses.
- (3) Where multiple uses are established on a single [lot](#) or a [parking area](#) collectively serves multiple uses established on a single [lot](#), the total number of required parking and [loading spaces](#) must be the sum of the parking and loading requirements for each use calculated separately.
- (4) Where a specific use is not listed, the parking and loading requirements applicable to the use which is most comparable in character and purpose apply.
- (5) For existing uses which have been lawfully established on a [lot](#), the number of required parking and [loading spaces](#) is the lesser of:
 - (a) the number of parking and [loading spaces](#) existing on the [lot](#) at the time that this Bylaw was adopted, provided such spaces satisfied the applicable regulations at the time that the uses were established; or
 - (b) the number of parking and [loading spaces](#) applicable to the existing uses in accordance with the regulations of this [Part](#).

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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Figure 9-3. Village Core Parking Area



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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9.4.1 Conventional Parking

Table 9.4.1(1) Parking Requirements – Village Core			
Use		Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
RESIDENTIAL AND RESIDENTIAL-RELATED USES			
Principal Dwelling Units	One detached dwelling unit	1.0 space per dwelling unit	
	Two attached dwelling units		
	Three or more attached dwelling units	0.8 spaces per dwelling unit	1.2 spaces per dwelling unit
Secondary Dwelling Units	Secondary Suites	1.0 space per dwelling unit	
Home Occupation	Minor	n/a	n/a
	Short-Term Rental Accommodation		0.6 spaces per sleeping unit

Table 9.4.1(2) Parking Requirements – All Other Areas			
Use		Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
RESIDENTIAL AND RESIDENTIAL-RELATED USES			
Principal Dwelling Units	One detached dwelling unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit
	Two attached dwelling units	0.9 spaces per dwelling unit	1.5 spaces per dwelling unit
	Three or more attached dwelling units		
	Manufactured homes ¹	1.0 space per dwelling unit	2.0 spaces per dwelling unit
Secondary Dwelling Units	Secondary suites ²	1.0 space per dwelling unit	
	Caretaker suites		
Care Facility, Licence-Not-Required		n/a	

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11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.4.1(2) Parking Requirements – All Other Areas

Table 9.4.1(2) Parking Requirements – All Other Areas			
Use		Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
Home Occupation	Minor	n/a	
	Standard	1.0 space per non-resident on-site employee	
	Major		
	Bed and Breakfast Accommodation	0.6 spaces per sleeping unit	
	Short-Term Rental Accommodation	0.6 spaces per sleeping unit	
ALL OTHER USES			
Automotive and Equipment Services, Light		1.0 space per 100.0 m ² of floor area	n/a
Automotive and Equipment Services, Industrial		1.0 space per 100.0 m ² of floor area	n/a
Bulk Fuel Storage		n/a	
Campground		1.0 space per campsite	n/a
Care Facility, Child		1.0 space per 8 children of capacity or 2.0 spaces per 100.0 m ² of floor area, whichever is greater	n/a
Care Facility, Community		1.0 space per 8 persons of capacity	n/a
Cemetery		n/a	0.5 spaces per 500.0 m ² of lot area
Compost Facility		0.5 spaces per 100.0 m ² of floor area, plus 2.5 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m ² of floor area, plus 3.0 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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Table 9.4.1(2) Parking Requirements – All Other Areas

Use	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
Cultural and Community Services	2.5 spaces per 100.0 m ² of floor area	n/a
Education Services	1.5 spaces per 100.0 m ² of floor area	n/a
Emergency and Protective Services	4.0 spaces per 100.0 m ² of floor area	n/a
Entertainment Facility	2.5 spaces per 100.0 m ² of floor area	5.0 spaces per 100.0 m ² of floor area
Farmer's Market	n/a	3.5 spaces per 100.0 m ² of lot area
Fleet Services Facility	1.0 space per 100.0 m ² of floor area, plus 1.0 space per fleet vehicle ³	n/a
Food Services	2.0 spaces per 100.0 m ² of floor area	3.5 spaces per 100.0 m ² of floor area
Gas Station	2.5 spaces per 100.0 m ² of floor area	n/a
Health Services	4.0 spaces per 100.0 m ² of floor area	5.0 spaces per 100.0 m ² of floor area
Hostel Hotel Motel	1.0 space per sleeping unit, plus parking space requirements of any ancillary uses	1.5 spaces per sleeping unit, plus parking space requirements of any ancillary uses
Industrial, Heavy	0.5 spaces per 100.0 m ² of floor area, plus 2.5 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m ² of floor area, plus 3.0 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Industrial, Light	0.5 spaces per 100.0 m ² of floor area, plus	1.0 space per 100.0 m ² of floor area, plus

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Table 9.4.1(2) Parking Requirements – All Other Areas

Use	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
	parking space requirements of any ancillary uses	parking space requirements of any ancillary uses
Kennel	1.0 space per 100.0 m ² of floor area	3.0 spaces per 100.0 m ² of floor area
Licensed Premises	2.0 spaces per 100.0 m ² of floor area	3.5 spaces per 100.0 m ² of floor area
Mobile Vending	n/a	
Natural Resource Extraction	1.0 space per 100.0 m ² of floor area devoted to ancillary activities such as reception areas and offices for administrative or technical support	n/a
Park	n/a	0.5 spaces per 100.0 m ² of lot area
Personal Services	1.0 space per 100.0 m ² of floor area	3.0 spaces per 100.0 m ² of floor area
Plant Nursery	3.0 spaces per 100.0 m ² of floor area	5.0 spaces per 100.0 m ² of floor area
Production Facility, Alcohol	0.5 spaces per 100.0 m ² of floor area, plus parking space requirements of any ancillary uses	1.5 spaces per 100.0 m ² of floor area, plus parking space requirements of any ancillary uses
Production Facility, Cannabis	0.5 spaces per 100.0 m ² of floor area, plus 1.0 space per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m ² of floor area, plus 2.0 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Professional Services, Internal-Facing	2.0 spaces per 100.0 m ² of floor area	n/a

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11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.4.1(2) Parking Requirements – All Other Areas

Use	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
Professional Services, Public-Facing	2.5 spaces per 100.0 m ² of floor area	3.0 spaces per 100.0 m ² of floor area
Recreation Services, Indoor	10.0 spaces per 100.0 m ² of floor area	n/a
Recreation Services, Outdoor	n/a	0.5 spaces per 100.0 m ² of lot area
Recycling Facility	0.5 spaces per 100.0 m ² of floor area, plus 2.5 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m ² of floor area, plus 3.0 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Refuse Disposal Facility	0.5 spaces per 100.0 m ² of floor area, plus 2.5 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m ² of floor area, plus 3.0 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Retail, Cannabis	2.0 spaces per 100.0 m ² of floor area	3.0 spaces per 100.0 m ² of floor area
Retail Sales	2.5 spaces per 100.0 m ² of floor area	5.0 spaces per 100.0 m ² of floor area
Sawmill	1.0 space per 100.0 m ² of floor area, plus 2.5 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	n/a

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Table 9.4.1(2) Parking Requirements – All Other Areas

Use	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
Silviculture	1.0 space per 100.0 m ² of floor area devoted to ancillary activities such as reception areas and offices for administrative or technical support	n/a
Storage, Indoor	0.5 spaces per 100.0 m ² of floor area, plus 2.5 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m ² of floor area, plus 3.0 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Storage, Outdoor	n/a	1.0 space per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Storage, Warehouse	0.5 spaces per 100.0 m ² of floor area, plus 2.5 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m ² of floor area, plus 3.0 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Veterinary Services	2.0 spaces per 100.0 m ² of floor area	3.5 spaces per 100.0 m ² of floor area
Wholesale Services	0.5 spaces per 100.0 m ² of floor area, plus 2.5 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices	1.0 space per 100.0 m ² of floor area, plus 3.0 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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Table 9.4.1(2) Parking Requirements – All Other Areas

Use	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
	for administrative or technical support, indoor display, and retail sales	for administrative or technical support, indoor display, and retail sales
Wrecking Yard	n/a	1.0 space per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales

FOOTNOTES [Table 9.4.1(2)]:

- ¹ In the **Manufactured Home Park Residential (R-MHP)** zone, the minimum number of parking spaces is 1.5 spaces per dwelling unit.
- ² Parking requirements for secondary suites are in addition to the parking requirements for the associated principal dwelling unit.
- ³ Where fleet vehicles exceed a gross vehicle weight of 5,500 kilograms, parking spaces must meet the minimum dimensions for recreational vehicle and bus parking spaces prescribed in **Table 9.4.6(1)**.

9.4.2 Barrier-Free Parking

Table 9.4.2(1) Minimum Dimensions for Barrier-Free Parking Spaces

Type of Barrier-Free Parking Space	Width	Length	Height Clearance ¹	Side Access Aisle Width
Conventional	3.1 m	5.5 m	2.75 m	1.5 m ²
Van-Accessible	3.9 m	5.8 m		

FOOTNOTES [Table 9.4.2(1)]:

- ¹ Refers to the minimum clearance that must be provided between the surface of the barrier-free parking space and the underside of any obstruction located directly above such parking space.
- ² Two adjacent barrier-free parking spaces may share a single side access aisle.

- (2) Barrier-free parking spaces must be provided as a function of the total number of required parking spaces prescribed in **Table 9.4.1(1)** and **Table 9.4.1(2)**, regardless of whether a property owner has opted to provide cash-in-lieu for some or all required parking spaces.

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Table 9.4.2(3) Barrier-Free Parking Requirements	
Total Number of Required Parking Spaces	Minimum Number of Barrier-Free Parking Spaces ¹
1 – 4	0 ²
5 – 10	1
11 – 20	2
> 20	10% of all spaces ³

FOOTNOTES [Table 9.4.2(3)]:

¹ Barrier-free parking spaces are included in the total number of required parking spaces. For example: where a development must provide five parking spaces, the total number of required parking spaces is five, one of which must be a barrier-free parking space.

² One barrier-free parking space per dwelling unit within a residential building must be constructed to the CSA/ASC B652:23 standard for Accessible Dwellings.

³ Where three or more barrier-free parking spaces are required, one such space must achieve the minimum dimensions of a van-accessible barrier-free parking space as prescribed in Table 9.4.2(1).

- (4) Despite Section 9.3(8), every required barrier-free parking space must:
- (a) have a firm and slip-resistant surface which does not exceed a 3% slope;
 - (b) have a side access aisle which is clearly marked with high contrast diagonal hatched pavement marking; and
 - (c) be clearly marked with high contrast pavement markings or upright/vertical signage displaying the International Symbol of Access.
- (5) Barrier-free parking spaces must be located within 10.0 metres of:
- (a) an elevator in an enclosed parking area;
 - (b) the primary entrance for the building are intended to serve; or,
 - (c) any another public entrance which provides barrier-free access to the building they are intended to serve.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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9.4.3 Courtesy Parking

- (1) **Courtesy parking** spaces must be provided as a function of the total number of required **parking spaces** prescribed in **Table 9.4.1(1)** and **Table 9.4.1(2)** for all uses in a **Mixed-Use** or **Public Use zone**.

Table 9.4.3(2) Courtesy Parking Requirements	
Total Number of Required Parking Spaces	Minimum Number of Courtesy Parking Spaces ¹
1 – 20	0
> 20	5% of all spaces
FOOTNOTES [Table 9.4.3(2)]: ¹ Courtesy parking spaces must be included in the total number of required parking spaces . For example: where a development must provide 30 parking spaces , the total number of required parking spaces is 30, two of which must be courtesy parking spaces.	

- (3) Despite **Section 9.3**, **courtesy parking** spaces must be clearly marked with pavement markings or upright/vertical signage designating the **parking space(s)** for exclusive use as **courtesy parking**.
- (4) **Courtesy parking** must be located as near to the primary entrance for the use, building, or structure they are intended to serve as is practicable.

9.4.4 Electric Vehicle Parking

- (1) **EV prepared parking** spaces and **EV charging station parking** spaces must be provided as a function of the total number of required **parking spaces**.

Table 9.4.4(2) Electric Vehicle Parking Requirements ¹			
Total Number of Required Parking Spaces	Minimum Number of EV Prepared Parking Spaces		Minimum Number of EV Charging Station Parking Spaces
	Parking Spaces for Dwelling Units	All Other Uses	All Uses
1 – 10	0	0	0
> 10	100% of all spaces	10% of all spaces	5% of all spaces
FOOTNOTES [Table 9.4.4(2)]:			

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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Table 9.4.4(2) Electric Vehicle Parking Requirements ¹

Total Number of Required Parking Spaces	Minimum Number of EV Prepared Parking Spaces		Minimum Number of EV Charging Station Parking Spaces
	Parking Spaces for Dwelling Units	All Other Uses	All Uses
¹ EV prepared parking spaces and EV charging station parking spaces must be included in the total number of required parking spaces. For example: where a residential development must provide 20 parking spaces and 2 visitor parking spaces, all 22 spaces must be EV prepared parking spaces, one of which must be an EV charging station parking space. Where a retail sales establishment must provide 11 parking spaces, one such space must be an EV charging station parking space.			

9.4.5 Recreational Vehicle (RV) and Bus Parking

Table 9.4.5(1) Minimum Dimensions for RV/Bus Parking Spaces

Type of Parking Space	Width	Length	Height Clearance ¹	Side Access Aisle Width
RV/Bus Parking Space	3.5 m	16.0 m	3.0 m	1.0 m
FOOTNOTES [Table 9.4.5(1)]: ¹ Refers to the minimum clearance that must be provided between the surface of the RV/bus parking space and the underside of any obstruction located directly above such parking space.				

- (2) RV/bus parking spaces may be provided in accordance with the regulations prescribed in Table 9.4.5(3). Where a specific use is not listed, the maximum number of RV/bus parking spaces permitted is zero.

Table 9.4.5(3) Recreational Vehicle/Bus Parking Regulations

Use		Number of RV / Bus Parking Spaces	
		Minimum	Maximum
Principal Dwelling Units	One detached dwelling unit	n/a	1.0 space per lot ¹
	Two attached dwelling units	n/a	0.0 spaces
	Three or more attached dwelling units	n/a	0.0 spaces
	Manufactured homes	n/a	0.0 spaces ¹

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Table 9.4.5(3) Recreational Vehicle/Bus Parking Regulations			
Use		Number of RV / Bus Parking Spaces	
		Minimum	Maximum
Secondary Dwelling Units	Secondary suites	n/a	0.0 spaces
	Caretaker suites	n/a	0.0 spaces
Campground		n/a	0.4 spaces per campsite
Cemetery		n/a	2.0 spaces per lot
Cultural and Community Services		n/a	2.0 spaces per lot
Education Services		n/a	
Farmer's Market		n/a	1.0 space per lot
Recreation Services, Indoor		n/a	1.0 space per lot
Recreation Services, Outdoor		n/a	1.0 space per lot
FOOTNOTES [Table 9.4.5(3)]: 1 A maximum of two RV/bus parking spaces are permitted per lot in the Large Lot Residential (R-3) zone.			

- (4) Despite Section 9.3, RV/bus parking spaces must be clearly marked with pavement markings or upright/vertical signage designating the parking space(s) for exclusive use as RV/bus parking.

9.4.6 Small Vehicle Parking

- (1) Small vehicle parking spaces may be provided as a function of the total number of required parking spaces prescribed in Table 9.4.1(1) and Table 9.4.1(2), up to a maximum of 50% of all required parking spaces.
- (2) Despite Section 9.3, small vehicle parking spaces must be clearly marked with pavement markings or upright/vertical signage designating the parking space(s) for exclusive use by small vehicles.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

9.4.7 Tandem Parking

- (1) Tandem parking spaces are permitted for residential developments with four or fewer dwelling units, provided:
- (a) only one tandem parking space is permitted in front of any garage or carport; and
 - (b) tandem parking spaces are not used to meet the parking requirements of two or more principal dwelling units.

9.4.8 Visitor Parking

- (1) Visitor parking spaces must be provided for residential developments as a function of and in addition to the total number of required parking spaces prescribed in Table 9.4.1(1) and Table 9.4.1(2).

Table 9.4.8(2) Visitor Parking Requirements	
Total Number of Required Parking Spaces	Minimum Number of Visitor Parking Spaces ¹
1 – 4	0
5 – 10	1
11 – 20	2
> 20	10% of total number of required spaces
FOOTNOTES [Table 9.4.8(2)]: ¹ Visitor parking is calculated in addition to the total number of required parking spaces. For example: where a residential development must provide 15 parking spaces, the total number of required parking spaces is 17, two of which must be designated as visitor parking.	

- (3) Where one or more visitor parking spaces are required, a minimum of one of such visitor parking space must achieve the standards of a barrier-free parking space.
- (4) Despite Section 9.3, visitor parking spaces must be clearly marked with pavement markings or upright/vertical signage designating the parking space(s) for exclusive use as visitor parking.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

9.4.9 Loading

Table 9.4.9(1) Minimum Dimensions for Loading Spaces				
Type of Loading Space	Width	Length	Height Clearance ¹	Side Access Aisle Width
Conventional	2.6 m	5.5 m	2.75 m	0.5 m
Oversize	3.5 m	16.0 m	3.0 m	1.0 m
FOOTNOTES [Table 9.4.9(1)]: ¹ Refers to the minimum clearance that must be provided between the surface of the loading space and the underside of any obstruction located directly above such loading space. ² Two adjacent barrier-free parking spaces may share a single side access aisle.				

- (2) Loading spaces must be provided in addition to the total number of required parking spaces prescribed in Table 9.4.1(1) and Table 9.4.1(2). Zero loading spaces are required for specific uses not listed in Table 9.4.9(3).

Table 9.4.9(3) Loading Requirements			
Use	Floor Area	Minimum Number of Loading Spaces	
		Conventional	Oversize
RESIDENTIAL AND RESIDENTIAL-RELATED USES			
Dwelling Units ¹	n/a	1	0
ALL OTHER USES – Minimal Loading			
Automotive and Equipment Services, Light Care Facility, Child Care Facility, Community Cultural and Community Services	< 235.0 m ²	0	0
Education Services Entertainment Facility Farmer’s Market Food Services	235.0 m ² – 465.0 m ²	1	0

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.4.9(3) Loading Requirements

Use	Floor Area	Minimum Number of Loading Spaces	
		Conventional	Oversize
Health Services Licensed Premises Personal Services Plant Nursery Professional Services, Internal-Facing	465.0 m ² – 2,800.0 m ²	2	0
Professional Services, Public-Facing Recreation Services, Indoor Retail, Cannabis Retail Sales Veterinary Services	> 2,800.0 m ²	2	1
ALL OTHER USES – Oversize Loading			
Automotive and Equipment Services, Industrial Bulk Fuel Storage Campground Compost Facility Emergency and Protective Services Fleet Services Facility Hostel Hotel Motel Industrial, Heavy Industrial, Light	< 2,325.0 m ²	1	1

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.4.9(3) Loading Requirements

Use	Floor Area	Minimum Number of Loading Spaces	
		Conventional	Oversize
Natural Resource Extraction Production Facility, Alcohol Production Facility, Cannabis Recreation Services, Outdoor Recycling Facility Refuse Disposal Facility Sawmill Silviculture Storage, Indoor Storage, Warehouse Wholesale Services Wrecking Yard	$\geq 2,325.0 \text{ m}^2$	n/a	1
FOOTNOTES [Table 9.4.9(3)]: 1 Loading requirements apply to residential developments comprising ten or more attached dwelling units.			

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

9.5 Bicycle Parking

Table 9.5(1) Minimum Dimensions for Bicycle Parking				
Feature	Ground Anchored Rack		Wall Mounted Rack	
Angle of Rack	> 45 degrees	≤ 45 degrees	> 45 degrees	≤ 45 degrees
Minimum Space Depth	1.8 m	1.45 m	1.2 m	
Minimum Aisle Width	1.5 m			
Minimum Distance Between Bicycle Racks	0.9 m	1.3 m	0.9 m	1.3 m
Minimum Distance Between a Bicycle Rack and an Obstruction	0.6 m			

- (2) Despite **Table 9.5(1)**, a minimum of 25% of all required long-term bicycle parking spaces must be designed to accommodate oversized bicycles in accordance with the minimum dimensions prescribed in **Table 9.5(3)**.

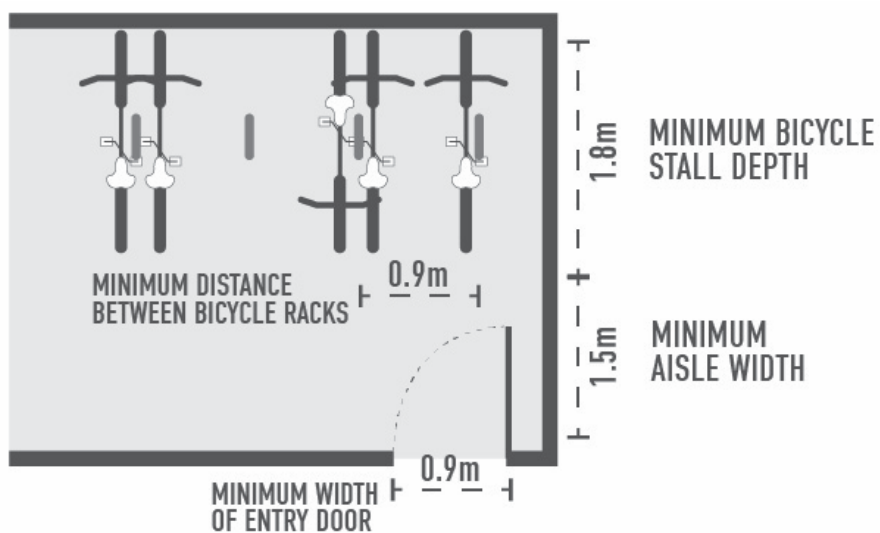
Table 9.5(3) Minimum Dimensions for Oversize Bicycle Parking				
Feature	Ground Anchored Rack		Wall Mounted Rack	
Angle of Rack	> 45 degrees	≤ 45 degrees	> 45 degrees	≤ 45 degrees
Minimum Space Depth	1.8 m	2.4 m	2.4 m	
Minimum Aisle Width	1.5 m			
Minimum Distance Between Bicycle Racks	0.9 m	1.3 m	0.9 m	1.3 m
Minimum Distance Between a Bicycle Rack and an Obstruction	0.6 m			

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Figure 9-4. Short-Term Bicycle Parking Configuration Example



Figure 9-5. Long-Term Bicycle Parking Configuration Example



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.5(4) Minimum Standards for Bicycle Parking

Feature	Short-Term Bicycle Parking	Long-Term Bicycle Parking
Materials and Design	Must be constructed of theft resistant materials and designed to support two points of the bicycle frame and enable the bicycle frame and at least one wheel to be securely locked to the rack with a single U-style lock.	
	n/a	70% of all required long-term bicycle parking spaces provided in the form of a wall mounted rack must be equipped with a hydraulic lift mechanism.
		50% of all required long-term bicycle parking space must include charging infrastructure for e-bikes.
Installation	Must be permanently anchored to the ground or a wall with secure, tamper-proof hardware.	
Location	Must be conveniently located within 25.0 metres of any main entrances, whether inside or outside of the building, and in a well-lit area.	Must be located inside a building or within a secure, weather-protected, dedicated facility accessible to residents, employees, or other identified users of the building.
		Must have an entry door that is a minimum width of 0.9 metres and is equipped with an automatic or button-activated opening mechanism.
		Must have a minimum unobstructed height clearance of 1.9 metres between the floor and the ceiling.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

- (5) Bicycle parking spaces must be provided in accordance with the number of short-term and long-term bicycle parking spaces required for a specific use as specified in **Table 9.5(5)**.
- (a) Bicycle parking spaces for secondary uses must be provided in addition to the bicycle parking spaces required for principal uses.
 - (b) Where multiple uses are established on a single lot, the total number of required bicycle parking spaces must be the sum of the bicycle parking requirements for each use calculated separately.
 - (c) Where a specific use is not listed, the bicycle parking requirements applicable to the use which is most comparable in character and purpose will apply.

Table 9.5(6) Bicycle Parking Requirements			
Use		Short-Term Bicycle Parking	Long-Term Bicycle Parking
RESIDENTIAL AND RESIDENTIAL-RELATED USES			
Principal Dwelling Units	One detached dwelling unit	n/a	
	Two attached dwelling units	0.25 spaces per dwelling unit	1.0 space per dwelling unit ¹
	Three or more attached dwelling units	0.25 spaces per dwelling unit	1.5 spaces per dwelling unit ¹
	Manufactured homes	n/a	
Secondary Dwelling Units	Secondary suites ^{2,3}	n/a	1.0 space per dwelling unit
	Caretaker suites	n/a	1.0 space per dwelling unit
Care Facility, Licence-Not-Required		n/a	
Home Occupation	Minor	n/a	
	Standard	n/a	1.0 space per non-resident on-site employee
	Major	n/a	1.0 space per non-resident on-site employee
	Bed and Breakfast Accommodation	0.6 spaces per sleeping unit	n/a

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.5(6) Bicycle Parking Requirements

Use		Short-Term Bicycle Parking	Long-Term Bicycle Parking
	Short-Term Rental Accommodation	0.6 spaces per sleeping unit	n/a
ALL OTHER USES			
Automotive and Equipment Services, Light		n/a	0.1 space per 100.0 m ² of floor area
Automotive and Equipment Services, Industrial		n/a	0.1 space per 100.0 m ² of floor area
Campground		0.2 spaces per campsite	n/a
Care Facility, Child		0.4 spaces per 100.0 m ² of floor area	
Care Facility, Community		0.4 spaces per 100.0 m ² of floor area	
Compost Facility		n/a	0.1 space per 100.0 m ² of floor area
Cultural and Community Services		0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
Education Services		0.8 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
Emergency and Protective Services		n/a	0.4 spaces per 100.0 m ² of floor area
Entertainment Facility		0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	n/a
Farmer's Market		0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	n/a
Fleet Services Facility		n/a	0.1 space per 100.0 m ² of floor area
Food Services		0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	n/a
Gas Station		0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	n/a

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.5(6) Bicycle Parking Requirements

Use	Short-Term Bicycle Parking	Long-Term Bicycle Parking
Health Services	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
Hostel Hotel Motel	0.4 spaces per sleeping unit or 6.0 spaces, whichever is greater	0.6 spaces per sleeping unit
Industrial, Heavy	n/a	0.1 space per 100.0 m ² of floor area
Industrial, Light	n/a	0.2 space per 100.0 m ² of floor area
Licensed Premises	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	n/a
Natural Resource Extraction	n/a	0.1 space per 100.0 m ² of floor area
Personal Services	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
Plant Nursery	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
Production Facility, Alcohol	0.6 spaces per 100.0 m ² of floor area	0.2 spaces per 100.0 m ² of floor area
Production Facility, Cannabis	0.4 spaces per 100.0 m ² of floor area	
Professional Services, Internal-Facing	0.4 spaces per 100.0 m ² of floor area	
Professional Services, Public-Facing	0.6 spaces per 100.0 m ² of floor area	0.4 spaces per 100.0 m ² of floor area
Recreation Services, Indoor	0.6 spaces per 100.0 m ² of floor area	0.2 spaces per 100.0 m ² of floor area
Recreation Services, Outdoor	0.6 spaces per 100.0 m ² of floor area or 10.0 spaces, whichever is greater	n/a
Recycling Facility	n/a	0.1 space per 100.0 m ² of floor area

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.5(6) Bicycle Parking Requirements

Use	Short-Term Bicycle Parking	Long-Term Bicycle Parking
Refuse Disposal Facility	n/a	0.1 space per 100.0 m ² of floor area
Retail, Cannabis	0.6 spaces per 100.0 m ² of floor area	0.2 spaces per 100.0 m ² of floor area
Retail Sales	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
Sawmill	n/a	0.1 space per 100.0 m ² of floor area
Silviculture	n/a	0.1 space per 100.0 m ² of floor area
Veterinary Services	n/a	0.2 spaces per 100.0 m ² of floor area
Wholesale Services	n/a	0.2 spaces per 100.0 m ² of floor area
Wrecking Yard	n/a	0.1 space per 100.0 m ² of floor area

FOOTNOTES [Table 9.5(5)]:

- ¹ Long-term bicycle parking is not required for principal dwelling units that have individual attached garages.
- ² Bicycle parking requirements for secondary suites are in addition to the bicycle parking requirements for the associated principal dwelling unit.
- ³ Bicycle parking requirements for secondary suites apply to residential developments comprising two or more attached principal dwelling units.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

9.6 End of Trip Facilities

- (1) End-of-trip facilities must be provided as a function of the total number of required long-term bicycle parking spaces prescribed in **Table 9.5(5)**.

Table 9.6(2) End-of-Trip Facility Requirements					
Use	Number of Long-Term Bicycle Parking Spaces	Number of Toilets	Number of Sinks	Number of Showers	Number of Storage Lockers
Dwelling Units Hostel Hotel Motel	0 – 3	0	0	0	0
	4 – 15 ¹				
	16 – 30 ^{1,2}				
	> 30 ^{1,2}				
All Other Uses	0 – 3	0	0	0	0
	4 – 15 ¹	1	1	1	0.5 lockers per space
	16 – 30 ^{1,2}	2	2	2	
	> 30 ^{1,2}	4, plus 2 for each additional 30 spaces	4, plus 2 for each additional 30 spaces	4, plus 2 for each additional 30 spaces	

FOOTNOTES [**Table 9.6(2)**]:

¹ End-of-trip facilities must include a bicycle repair station including tools for bikes, a commercial grade tire pump, and a dedicated area to undertake simple repairs and maintenance.

² End-of-trip facilities must include a bicycle wash station including access to water and a dedicated bicycle cleaning area.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

PART 10 RESIDENTIAL ZONES

10.1 Intent of Zones

Table 10.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
R-1	Infill Residential	This zone is intended to support the gentle densification of existing low-density neighbourhoods by accommodating up to four dwelling units through either the renovation of existing residences or infill redevelopment in the form of small-scale multi-unit housing which complements the character of adjacent properties.
R-2	West Dunsmuir Residential	This zone is intended to accommodate up to three dwelling units in existing residential areas where there are known infrastructure constraints limiting further densification.
R-3	Large Lot Residential	This zone is intended to accommodate low-density residential uses on lots which are larger, not connected to community water or community sewer systems, or are outside of the Urban Containment Boundary.
R-MHP	Manufactured Home Park Residential	This zone is intended to accommodate manufactured home parks in accordance with the <i>Village's Manufactured Home Park Bylaw</i> .
R-RTMU	Rental Tenure Multi-Unit Residential	This zone is intended to support the provision of dwelling units under Residential Rental Tenure and prohibit bareland or building stratification.
R-MU	Multi-Unit Residential	This zone is intended to support multi-unit residential development in the form of low-rise apartments and ground-oriented or stacked townhouses.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

10.2 Permitted Uses

Table 10.2(1) Permitted Uses P = permitted as a principal use S = permitted as an secondary use -- = use not permitted						
Use	R-1	R-2	R-3	R-MHP	R-RTMU	R-MU
Accessory Buildings and Structures	S	S	S	S	S	S
Agriculture, Urban ¹	S	S	S ²	S	S	S
Care Facility, Child ³	S	S	S	S	--	S
Care Facility, Community	S	S	S	S	--	S
Care Facility, Licence-Not-Required	S	S	S	S	--	S
Dwelling Units	P	P	P	P	P	P
Home Occupation ⁴	Minor	S	S	S	S	S
	Standard	S	S	S	--	--
	Major	--	--	S	--	--
	Bed and Breakfast Accommodation	S	S	--	--	--
	Short-Term Rental Accommodation	S ⁵	S ⁵	--	--	--
Manufactured Homes	P	P	P	P	--	--
Parking Lot	n/a	n/a	n/a	S	S	S
Secondary Suite	S	S	S	--	S	S
FOOTNOTES [Table 10.2(1)]:						

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 10.2(1) Permitted Uses

P = permitted as a principal use

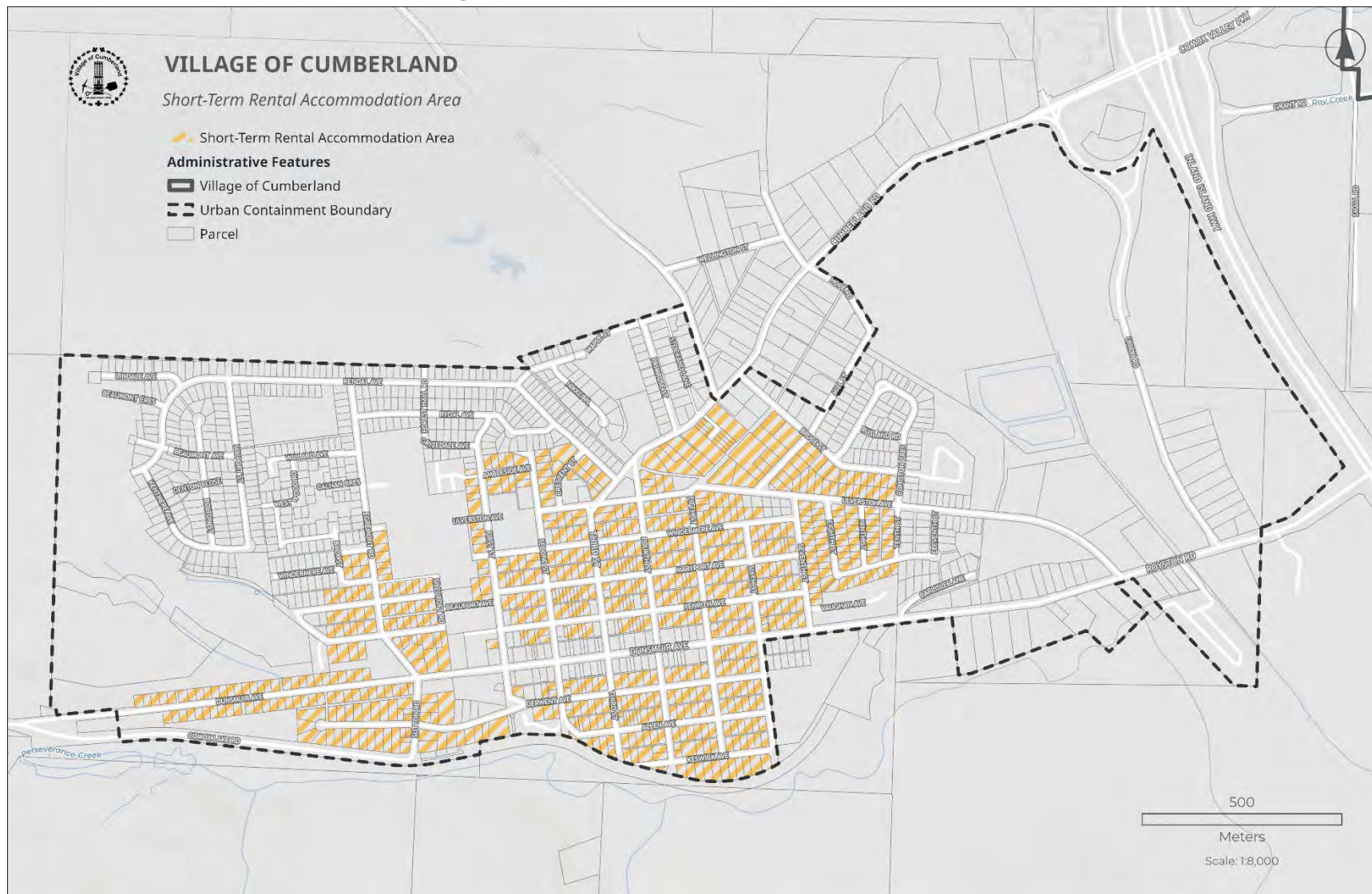
S = permitted as an secondary use

-- = use not permitted

Use	R-1	R-2	R-3	R-MHP	R-RTMU	R-MU
¹ Subject to the urban agriculture regulations prescribed in Section 6.8 of this Bylaw. ² For lots larger than 0.4 hectares, urban agriculture may include the keeping of animals used in the production of food, fur, or similar products, including but not limited to horses, cattle, hogs, sheep, goats, and rabbits. ³ Subject to the screening requirements for care facilities prescribed in Section 7.3 of this Bylaw. ⁴ Subject to the home occupation regulations prescribed in Section 6.4 of this Bylaw. ⁵ Short-term rental accommodation home occupations are only be permitted in the areas indicated in Figure 10-1 .						

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Figure 10-1. Short-Term Rental Accommodation Area



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

10.3 Subdivision Standards

Table 10.3(1) Minimum Standards for Subdivision						
Criteria	R-1	R-2	R-3	R-MHP	R-RTMU	R-MU
Minimum Lot Area	650.0 m ²	650.0 m ²	2,024.0 m ²	1.0 ha	1,570.0 m ²	2,024.0 m ²
Minimum Lot Width	15.0 m	15.0 m	25.0 m	40.0 m	10% of lot perimeter	10% of lot perimeter

10.4 General Regulations

Table 10.4(1) General Regulations						
Criteria	R-1	R-2	R-3	R-MHP	R-RTMU	R-MU
Maximum Lot Coverage	50%	40%	35%	45%	65%	65%
Maximum Lot Coverage including Impermeable Surfaces	70%	70%	50%	70%	80%	80%
Maximum No. of Dwelling Units ¹	4 per lot	3 per lot	2 per lot ²	20 per ha ³	89 per ha ^{4,5}	50 per ha ^{6,7}

FOOTNOTES [Table 10.4(1)]:

- ¹ For buildings containing three or more principal dwelling units accessed through shared corridors, stairs, and elevators, 10% of all dwelling units must be constructed in accordance with the Adaptable Dwelling Unit standard specified in the BC Building Code.
- ² A maximum of three dwelling units are permitted on lots that are connected to both community water and community sewer systems or are 1.0 hectare or larger in size.
- ³ Subject to the Village's Manufactured Home Park Bylaw.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 10.4(1) General Regulations

Criteria	R-1	R-2	R-3	R-MHP	R-RTMU	R-MU
<p>⁴ All dwelling units must be under residential rental tenure.</p> <p>⁵ For the lot legally described as LOT 1, DISTRICT LOT 24, NELSON DISTRICT, PLAN 28034, EXCEPT PART IN PLAN VIP82131 (2782 Ulverston Avenue):</p> <ul style="list-style-type: none"> 1/3 of dwelling units must be provided at below market rent, as established through a housing agreement held between the property owner and the Village; and dwelling units provided at below market rent must be subject to a rental agreement requiring such units to be managed by a non-profit housing society and rented to low- or medium-income families. <p>⁶ For the lot legally described as LOT A, DISTRICT LOT 24, NELSON DISTRICT, PLAN EPP103460 (3345 Second Street), the maximum number of dwelling units is 145 units per hectare and may be increased by 25 units per hectare provided a minimum of 20% of all dwelling units are provided as affordable housing units.</p> <p>⁷ For the lot legally described as STRATA LOTS 1-84, DISTRICT LOT 24, NELSON DISTRICT, STRATA PLAN EPS4795 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V (2607 Kendal Avenue), the maximum number of dwelling units is 96 and may be increased by 10 units per hectare provided a minimum of 30% of all dwelling units are provided as affordable housing units.</p>						

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

10.5 Development Standards

Table 10.5(1) Development Regulations for Principal and Secondary Buildings and Structures

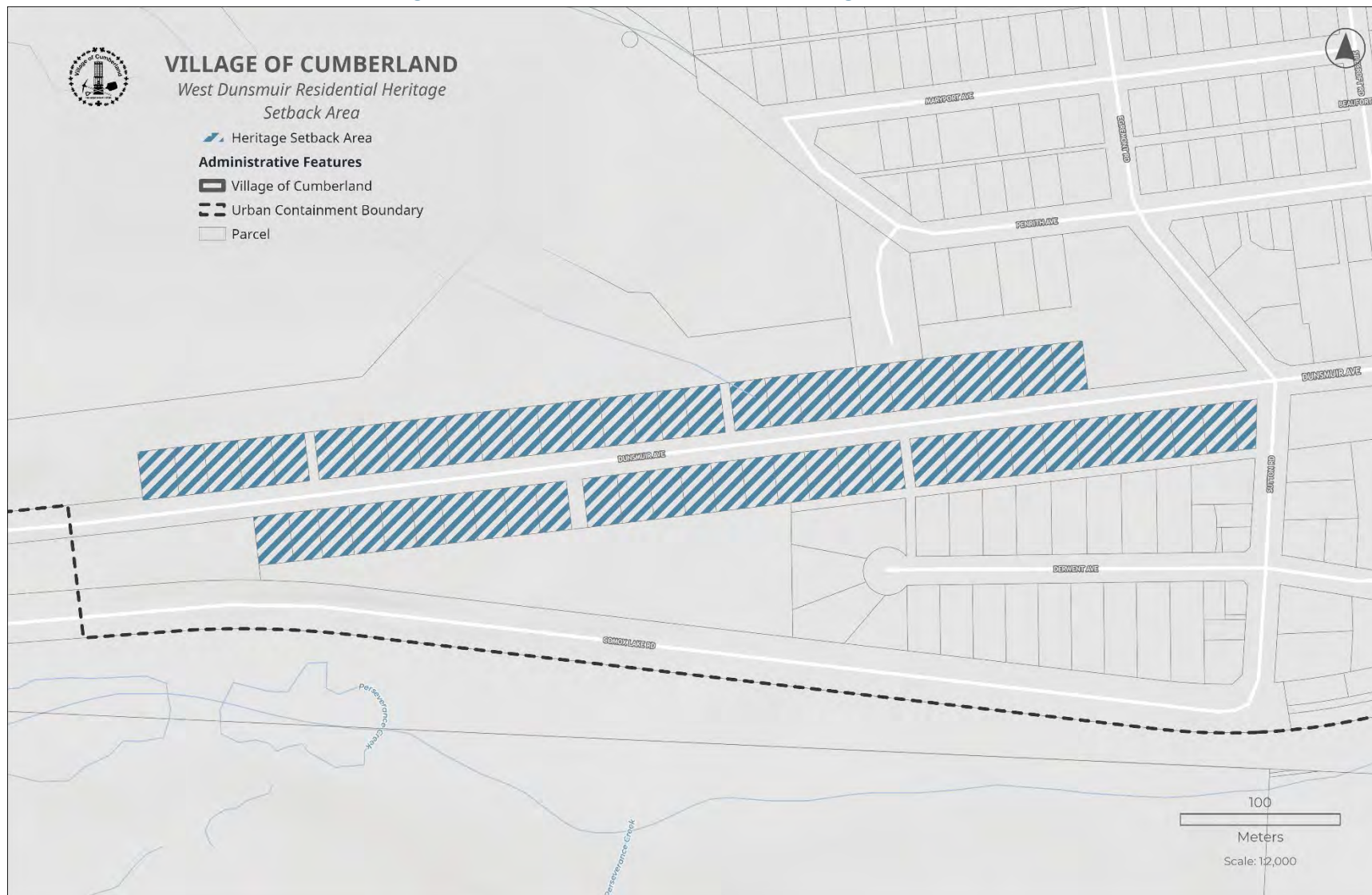
Criteria		R-1	R-2	R-3	R-MHP	R-RTMU	R-MU
Maximum Floor Area of Each Additional Detached Dwelling Unit		n/a	90.0 m ²	90.0 m ²	n/a	n/a	n/a
Maximum Height		11.0 m	10.0 m	10.0 m	4.5 m	10.0 m	15.0 m
Maximum Number of Storeys		3	2	2	1	2	4
Minimum Front Setback	1 st – 2 nd storey	3.0 m ¹	3.0 m ^{2,3}	7.5 m	7.5 m	3.0 m	3.0 m
	3 rd storey and above	4.5 m	n/a			n/a	
	garage / carport	3.0 m ¹	3.0 m ^{2,3}			3.0 m	4.5 m
Minimum Rear Setback	1 st – 2 nd storey	4.5 m	4.5 m	4.5 m		7.5 m	4.5 m
	3 rd storey and above	6.0 m	n/a	n/a			6.0 m
Minimum Side Setback		1.5 m	1.5 m	1.5 m		1.5 m	1.5 m
Minimum Exterior Side Setback	1 st – 2 nd storey	3.0 m	3.0 m	3.0 m		3.0 m	3.0 m
	3 rd storey and above	4.5 m	n/a	n/a		n/a	4.5 m

FOOTNOTES [Table 10.5(1)]:

- ¹ The minimum front setback is 7.5 metres for the lot legally described as LOT 1 BLOCK 4 SECTION 25 TOWNSHIP 10 COMOX DISTRICT AND OF DISTRICT LOT 24 NELSON DISTRICT PLAN 4222 EXCEPT PLAN EPP103982 (4681 Cumberland Road).
- ² The minimum front setback is 0.0 metres for the lots indicated in Figure 10-2.
- ³ The maximum front setback is 2.0 metres for the lots indicated in Figure 10-2.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Figure 10-2. West Dunsmuir Residential Heritage Setback Area



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 10.5(2) Development Regulations for Accessory Buildings and Structures

Criteria	R-1	R-2	R-3	R-MHP	R-RTMU	R-MU
Maximum Floor Area ¹	50.0 m ² ²	50.0 m ²	100.0 m ²	25.0 m ²	50.0 m ²	50.0 m ²
Maximum Height	4.5 m ²	4.5 m	6.0 m	4.5 m	4.5 m	4.5 m
Minimum Front Setback	3.0 m	3.0 m	3.0 m	7.5 m	3.0 m	3.0 m
Minimum Rear Setback	1.5 m	1.5 m	1.5 m		1.5 m	1.5 m
Minimum Side Setback	1.5 m	1.5 m	1.5 m		1.5 m	1.5 m
Minimum Exterior Side Setback	4.5 m	4.5 m	4.5 m		3.0 m	3.0 m

FOOTNOTES [Table 10.5(2)]:

- ¹ Maximum floor area refers to the combined floor area of all accessory buildings and structures on a lot.
- ² For the lot legally described as LOT 5, BLOCK 5, DISTRICT LOT 24, NELSON DISTRICT, PLAN 4222 (4699 Cumberland Road):
- the maximum floor area is 100.0 square metres; and
 - the maximum height is 6.0 metres.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

PART 11 MIXED-USE ZONES

11.1 Intent of Zones

Table 11.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
MU-1	Historic Village Commercial Core Mixed-Use	The intent of this zone is to support a vibrant, pedestrian-oriented Village Core through development comprised of commercial uses on the ground-level with residential uses above or to the rear.
MU-2	Neighbourhood Mixed-Use	The intent of this zone is to promote mixed-use development which serves as a transition between the Village Core and surrounding residential neighbourhoods.
MU-3	Coal Valley Estates Mixed-Use	The intent of this zone is to implement a Comprehensive Development Agreement which identifies a mixed-use node in the area known as Coal Valley.

11.2 Permitted Uses

Table 11.2(1) Permitted Uses			
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted			
Use	MU-1 ¹	MU-2	MU-3
Accessory Buildings and Structures	S	S	S
Agriculture, Urban ²	S	S	S
Care Facility, Child ³	P	P	P
Care Facility, Community ³	P	P	P
Care Facility, Licence-Not-Required	S	S	S
Caretaker Suite	--	--	S ⁴
Containers	S ⁵	S ⁵	--
Cultural and Community Services	P	P	--
Dwelling Units	P ⁶	P ⁷	P ⁷

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 11.2(1) Permitted Uses

P = permitted as a principal use

S = permitted as an secondary use

-- = use not permitted

Use		MU-1 ¹	MU-2	MU-3
Education Services		P	P	--
Emergency and Protective Services		-- ⁸	--	--
Entertainment Facility		P	--	--
Farmer's Market		S	--	S
Food Services		P	p ⁹	p ¹⁰
Gas Station		-- ¹¹	--	--
Health Services		p ¹²	P	P
Home Occupation ¹³	Minor	S	S	S
	Standard	--	--	S
	Bed and Breakfast Accommodation	--	--	S
	Short-Term Rental Accommodation	-- ¹⁴	--	--
Hostel		P	--	--
Hotel		P	--	--
Licensed Premises		P	--	P
Mobile Vending		P	P	--
Motel		P	--	--
Parking Lot		S ¹⁵	S ¹⁵	S
Personal Services		P	P	P
Production Facility, Alcohol		p ¹⁶	--	--
Professional Services, Internal-Facing		p ¹²	P	P
Professional Services, Public-Facing		P	P	P
Recreation Services, Indoor		P	P	P
Retail, Cannabis		P	--	--
Retail Sales		p ^{17,18}	p ^{17,18}	p ^{18,19}
Secondary Suite		n/a	n/a	S

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 11.2(1) Permitted Uses

P = permitted as a principal use
 S = permitted as an secondary use
 -- = use not permitted

Use	MU-1 ¹	MU-2	MU-3
Storage, Outdoor	S ²⁰	--	S ²⁰
Veterinary Services	P ¹²	P	--

FOOTNOTES [Table 11.2(1)]:

- ¹ Non-residential principal uses, where located within the first **storey** of a principal building, must be oriented towards the portion of a **lot** which abuts a **highway**. The primary access for any such use must be located within the front or exterior side **business frontage**.
- ² Subject to the **urban agriculture** regulations prescribed in **Section 6.8** of this Bylaw.
- ³ Subject to the screening requirements for care facilities prescribed in **Section 7.3** of this Bylaw.
- ⁴ **Caretaker suites** must be integrated within a principal building.
- ⁵ **Containers** are permitted to supplement the commercial storage capacity of a principal use occurring on the same **lot**, provided:
- there are no residential uses occurring within the first **storey** of any building on the **lot**;
 - the **container** is clad in the same materials as the building in which the associated principal use is located;
 - the **container** is located to the rear of any principal building on the **lot**; and
 - the maximum length of the **container** is 6.1 metres.
- ⁶ **Dwelling units** must be integrated within a principal building where there are other non-residential uses occurring, subject to the following regulations:
- they are located above or to the rear of a non-residential use occurring on the first **storey**;
 - they are accessed through a separate entrance from all non-residential uses occurring within the same building, so long as areas used for residential access must not exceed a combined 25% of the first **storey business frontage**; and
 - **dwelling units** located on the first **storey** must not exceed 40% of the total first **storey floor area**.
- ⁷ Where **dwelling units** are integrated within a principal building where there are non-residential uses occurring, they must:
- be located above, below, or to the rear of a non-residential use occurring on the first **storey**; and
 - be accessed through a separate entrance from all non-residential uses occurring within the same building, so long as areas used for residential access must not exceed a combined 25% of the first **storey business frontage**.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 11.2(1) Permitted Uses

P = permitted as a principal use
 S = permitted as an secondary use
 -- = use not permitted

Use	MU-1 ¹	MU-2	MU-3
8	Emergency and protective services is permitted as a principal use on the lot legally described as LOT 7, BLOCK 12, DISTRICT LOT 21, NELSON DISTRICT, PLAN 522A (2757 Dunsmuir Avenue).		
9	The maximum floor area for food services is 65.0 square metres.		
10	The maximum floor area for food services is 150.0 square metres.		
11	Gas station is permitted, provided all fuel service pumps or pump island are located a minimum, of 4.5 metres from all lot lines, as a principal use on the lot legally described as LOT A, DISTRICT LOT 21, NELSON DISTRICT, PLAN VIP84120 (2766 Dunsmuir Avenue).		
12	Uses must be located above the first storey of a principal building.		
13	Subject to the home occupation regulations prescribed in Section 6.4 of this Bylaw.		
14	Short-term rental accommodation is permitted for the lots legally described as: <ul style="list-style-type: none"> • 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); and • THE EASTERLY ½ OF LOT 10, BLOCK 16, DISTRICT LOT 21, NELSON DISTRICT, PLAN 522A (2773 Dunsmuir Avenue). 		
15	Parking lots must be located to the rear of a principal building.		
16	The maximum floor area for an alcohol production facility is 450.0 square metres.		
17	The maximum floor area for retail sales is 2,800.0 square metres.		
18	Outdoor displays ancillary to retail sales must not obstruct a landscaped area or pedestrian walkway, driveway, or highway.		
19	The maximum floor area for retail sales is 300.0 square metres.		
20	Outdoor storage is only permitted where secondary to a farmer's market.		

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

11.3 Subdivision Standards

Table 11.3(1) Subdivision Standards				
Criteria		MU-1	MU-2	MU-3
Minimum Lot Area	One detached dwelling unit	325.0 m ²	325.0 m ²	550.0 m ² ¹
	Two attached dwelling units			
	Three or more attached dwelling units			800.0 m ²
	All other uses			2,000.0 m ²
Minimum Lot Width	One detached dwelling unit	9.0 m	9.0 m	15.0 m
	Two attached dwelling units			20.0 m
	Three or more attached dwelling units			
	All other uses			

FOOTNOTES [Table 11.3(1)]:
¹ The minimum lot area is 450.0 square metres for up to 50% of lots created in any given plan of subdivision.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

11.4 General Regulations

Table 11.4(1) General Regulations				
Criteria		MU-1	MU-2	MU-3
Maximum Lot Coverage	One detached dwelling unit	n/a	50%	35%
	Two attached dwelling units			
	Three or more attached dwelling units	90%	65%	65%
	All other uses			80%
Maximum Lot Coverage including Impermeable Surfaces		95%	75%	n/a
Maximum No. of Dwelling Units	Buildings comprising one detached dwelling unit	n/a	4 per lot	263 ¹
	Buildings comprising two or more attached dwelling units ²			592
	Caretaker suites		n/a	15
Maximum FAR ²		2.0	1.5	n/a
FOOTNOTES [Table 11.4(1)]: ¹ The total number of dwelling units permitted does not include secondary suites. ² For buildings containing three or more principal dwelling units accessed through shared corridors, stairs, and elevators, 10% of all dwelling units must be constructed in accordance with the Adaptable Dwelling Unit standard specified in the BC Building Code.				

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

11.5 Development Standards

Table 11.5(1) Development Regulations for Principal and Secondary Buildings and Structures				
Criteria		MU-1	MU-2	MU-3
Maximum Floor Area	Community care facility	n/a	n/a	13,900.0 m ²
	All other non-residential uses			7,900.0 m ² ¹
Maximum Floor Area of Each Additional Detached Dwelling Unit		n/a	100.0 m ²	100.0 m ²
Maximum Height		15.0 m	12.5 m ²	15.0 m ²
Minimum Ground Storey Height		3.7 m	n/a	3.7 m
Minimum Front Setback	1 st – 2 nd storey	0.0 m ³	1.0 m	4.5 m ^{4,5,6}
	3 rd storey		1.5 m	
Minimum Rear Setback		4.5 m	4.5 m	4.5 m ⁶
Minimum Side Setback		0.0 m	1.5 m	1.5 m ⁶
Minimum Exterior Side Setback		0.0 m ³	1.5 m	3.0 m ⁶
<p>FOOTNOTES [Table 11.5(1)]:</p> <p>¹ The maximum floor area for any one non-residential use is 371.6 square metres.</p> <p>² The maximum height of a residential building comprising four or fewer dwelling units is 10.0 metres.</p> <p>³ The maximum front and exterior side setback is 10.0 metres, provided the resulting front yard is landscaped open space which supports a principal non-residential use occurring on the lot.</p> <p>⁴ The minimum setback is 6.0 metres for any portion of a building comprising one detached dwelling unit that is used as a garage or carport.</p> <p>⁵ The minimum setback for internal-facing professional services, public-facing professional services, and retail sales is 0.0 metres.</p> <p>⁶ The minimum setback from all lot lines for food services, health services, and licensed premises is 7.5 metres.</p>				

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 11.5(2) Development Regulations for Accessory Buildings and Structures			
Criteria	MU-1	MU-2	MU-3
Maximum Floor Area ¹	100.0 m ²	100.0 m ²	50.0 m ² ²
Maximum Height	6.0 m	4.5 m	4.5 m
Minimum Front Setback	3.0 m	3.0 m	3.0 m
Minimum Rear Setback	1.5 m	1.5 m	1.5 m
Minimum Side Setback	1.5 m	1.5 m	1.5 m
Minimum Exterior Side Setback	3.0 m	3.0 m	3.0 m
FOOTNOTES [Table 11.5(2)]: ¹ Maximum floor area refers to the combined floor area of all accessory buildings and structures on a lot. ² The maximum floor area for all accessory buildings is 50.0 square metres or 10% of lot area, whichever is less.			

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

PART 12 INDUSTRY ZONES

12.1 Intent of Zones

Table 12.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
I-1	Service Industry	This zone is intended to accommodate a range of service commercial and low-impact industrial uses on larger lots predominantly located outside of the Urban Containment Boundary.
I-2	Industrial	This zone is intended to designate and preserve land for intensive industrial development.
I-3	Refuse Industrial	This zone is intended to accommodate the Comox Valley Regional District's (CVRD) Waste Facility.

12.2 Permitted Uses

Table 12.2(1) Permitted Uses			
P = permitted as a principal use			
S = permitted as a secondary use			
-- = use not permitted			
Use	I-1	I-2	I-3
Accessory Buildings and Structures	S	S	S
Automotive and Equipment Services, Light	P	--	--
Automotive and Equipment Services, Industrial	--	P	--
Bulk Fuel Storage	--	S	--
Care Facility, Child ¹	P	P	--
Care Facility, Community ¹	P	P	--
Caretaker Suite	S	S	S
Compost Facility	--	--	P
Containers	S	S	S
Education Services	S	S	S
Fleet Services Facility	P	P	--

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 12.2(1) Permitted Uses

P = permitted as a principal use

S = permitted as a secondary use

-- = use not permitted

Use	I-1	I-2	I-3
Food Services	S ²	--	--
Gas Station	-- ³	--	--
Industrial, Heavy	--	P	--
Industrial, Light	P	--	--
Kennel	P	--	--
Mobile Vending	S	S	--
Natural Resource Extraction	--	P	--
Parking Lot	S	S	S
Plant Nursery	P	--	--
Production Facility, Alcohol	P	--	--
Production Facility, Cannabis	P	--	--
Professional Services, Public-Facing	S	S	S
Recreation Services, Indoor	P	--	--
Recycling Facility	--	P	P
Refuse Disposal Facility	--	--	P ⁴
Retail Sales	P ⁵	--	--
Sawmill	--	S	--
Silviculture	--	P	--
Storage, Indoor	P	-- ⁶	--
Storage, Outdoor	S	S ⁷	S
Storage, Warehouse	S	P	--
Veterinary Services	P	--	--
Wholesale Services	P	S	--
Wrecking Yard	--	P	--

FOOTNOTES [Table 12.2(1)]:

¹ Subject to the screening requirements for care facilities prescribed in [Section 7.3](#) of this Bylaw.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

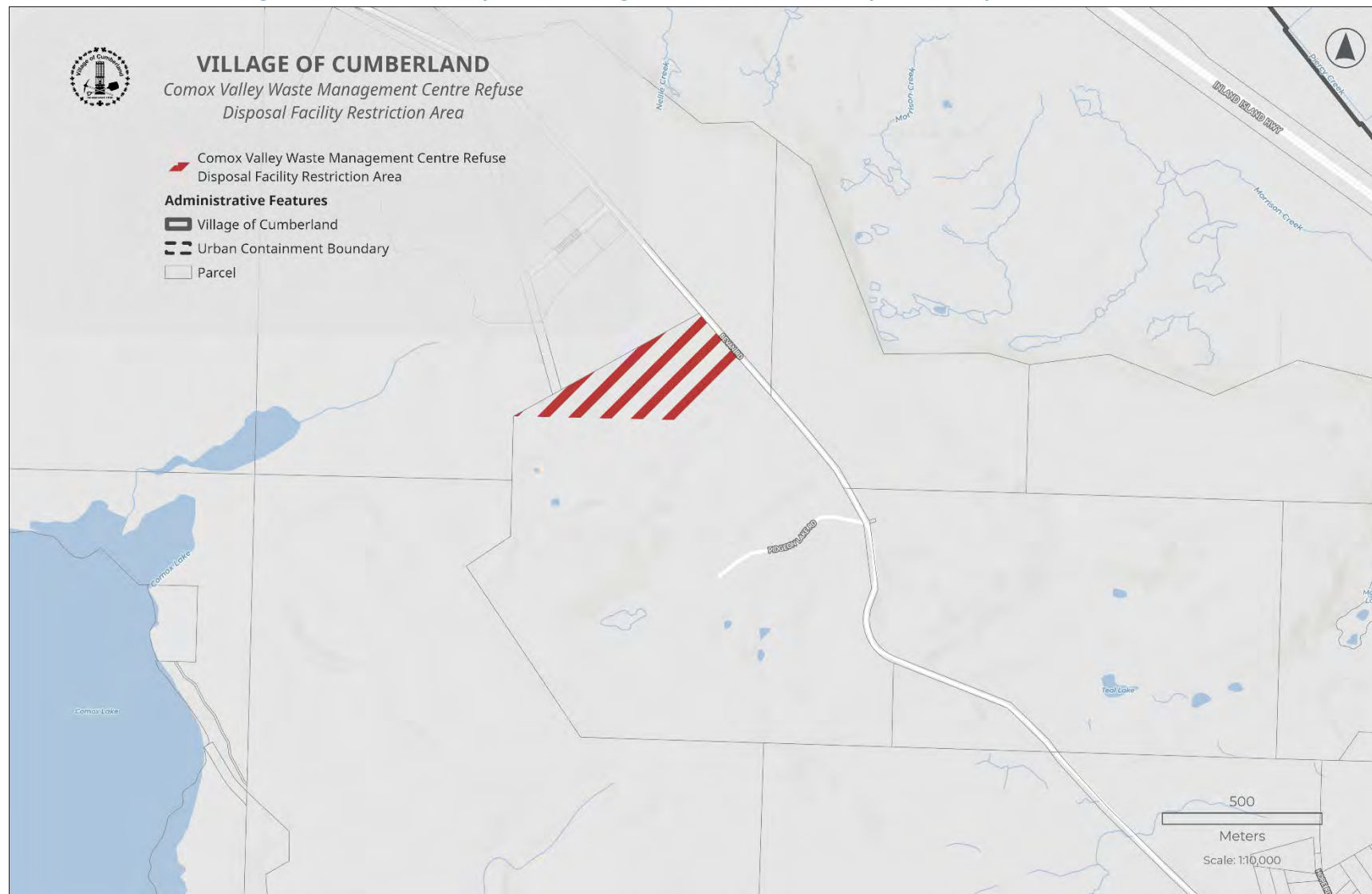
Table 12.2(1) Permitted Uses

P = permitted as a principal use
 S = permitted as an secondary use
 -- = use not permitted

Use	I-1	I-2	I-3
2 The maximum floor area for food services is 150.0 square metres.			
3 Gas station is permitted as a principal use, provided all fuel service pumps or pump island are located a minimum of 4.5 metres from all lot lines, on the lot legally described as LOT A OF SECTION 25, TOWNSHIP 10, COMOX DISTRICT AND OF DISTRICT LOT 24, NELSON DISTRICT, PLAN 5444 (4690 Cumberland Road).			
4 With the exception of a leachate equalization pond, refuse disposal facility is not permitted within the northern portion of the lot legally described as LOT A, SECTIONS 26, 27, 34 AND 35, TOWNSHIP 10, COMOX DISTRICT, PLAN EPP111857 (Comox Valley Waste Management Centre) as indicated in Figure 12-1. For clarity, this is the portion of land that was added to the Comox Valley Waste Management Centre property in 2021 in Plan EPP111857.			
5 The maximum floor area for retail sales is 930.0 square metres.			
6 Indoor storage is permitted as a principal use on the lots legally described as STRATA LOTS 1-50, SECTION 34, TOWNSHIP 10, COMOX DISTRICT, STRATA PLAN EPS10779 (2794 Beck Avenue).			
7 Outdoor storage may include the temporary storage of detached dwelling units being moved from one lot to another, up to a maximum of three detached dwelling units per lot.			

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Figure 12-1. Comox Valley Waste Management Centre Refuse Disposal Facility Restriction Area



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

12.3 Subdivision Standards

Table 12.3(1) Subdivision Standards			
Criteria	I-1	I-2	I-3
Minimum Lot Area	4,000.0 m ²	7,500.0 m ²	7,500.0 m ²
Minimum Lot Width	30.0 m	30.0 m	10% of lot perimeter

12.4 General Regulations

Table 12.4(1) General Regulations			
Criteria	I-1	I-2	I-3
Maximum Lot Coverage	60%	60% ¹	50%
Maximum Lot Coverage including Impermeable Surfaces	80%	70%	n/a
Maximum No. of Dwelling Units ²	1 per lot	1 per lot	1 per lot
Maximum FAR	1.0	0.75	0.75
FOOTNOTES [Table 12.4(1)]: ¹ Greenhouses are exempt from lot coverage. ² Dwelling units are permitted in the form of a caretaker suite.			

12.5 Development Standards

Table 12.5(1) Development Regulations for Principal and Secondary Buildings and Structures			
Criteria	I-1	I-2	I-3
Maximum Height	15.0 m	12.0 m	15.0 m
Minimum Front Setback	7.5 m	7.5 m ¹	15.0 m
Minimum Rear Setback	7.5 m		
Minimum Side Setback	7.5 m		
Minimum Exterior Side Setback	7.5 m		

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 12.5(1) Development Regulations for Principal and Secondary Buildings and Structures

Criteria	I-1	I-2	I-3
FOOTNOTES [Table 12.5(1)]: ¹ Buildings and structures associated with heavy industrial, natural resource extraction, recycling facility, silviculture, and wrecking yard uses must be setback a minimum of 50.0 metres from all lot lines abutting a Residential, Mixed-Use, or Public Use zone.			

Table 12.5(2) Development Regulations for Accessory Buildings and Structures

Criteria	I-1	I-2	I-3
Maximum Floor Area ¹	10% of lot area	10% of lot area	10% of lot area
Maximum Height	15.0 m	15.0 m	15.0 m
Minimum Front Setback	7.5 m	7.5 m ²	15.0 m
Minimum Rear Setback	7.5 m		
Minimum Side Setback	7.5 m		
Minimum Exterior Side Setback	7.5 m		

FOOTNOTES [Table 15.2(2)]:

¹ Maximum floor area refers to the combined floor area of all accessory buildings and structures on a lot.

² Buildings and structures associated with heavy industrial, natural resource extraction, recycling facility, silviculture, and wrecking yard uses must be setback a minimum of 50.0 metres from all lot lines abutting a Residential, Mixed-Use, or Public Use zone.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

PART 13 PUBLIC USE ZONES

13.1 Intent of Zones

Table 13.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
PU-1	Parks and Open Space	This zone is intended to preserve and enhance the community's parks and open space assets while providing for a range of low impact recreational uses.
PU-2	Civic Uses	This zone is intended to accommodate a range of civic functions, including both publicly and privately operated institutional, cultural, educational, and recreational uses.
PU-3	Utility and Services	This zone is intended to accommodate emergency and protective services operations and public and private utilities.

13.2 Permitted Uses

Table 13.2(1) Permitted Uses			
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted			
Use	PU-1	PU-2	PU-3
Accessory Buildings and Structures	S	S	S
Care Facility, Child ¹	--	P	--
Care Facility, Community ¹	--	P	--
Caretaker Suite	--	--	S
Cemetery	--	P	--
Cultural and Community Services	S	P	--
Dwelling Units	-- ²	--	--
Education Services	S	P	S
Emergency and Protective Services	--	P	P
Farmer's Market	S	S	--
Food Services	S ³	S ⁴	--

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 13.2(1) Permitted Uses

P = permitted as a principal use
 S = permitted as an secondary use
 -- = use not permitted

Use	PU-1	PU-2	PU-3
Health Services	--	P	S
Mobile Vending	S	S	--
Parking Lot	S	S	S
Recreation Services, Indoor	--	P	--
Recreation Services, Outdoor	S	P	--
Utilities	S	S	P

FOOTNOTES [Table 13.2(1)]:

- 1** Subject to the screening requirements for care facilities prescribed in [Section 7.3](#) of this Bylaw.
- 2** One detached [dwelling unit](#) is permitted as a principal use on the lot legally described as LOT 1, SECTION 3 AND DISTRICT LOT 24, NELSON DISTRICT, PLAN VIP74169 (Coal Creek Historic Park).
- 3** The maximum [floor area](#) for [food services](#) is 20.0 square metres.
- 4** The maximum [floor area](#) for [food services](#) is 150.0 square metres.

13.3 Subdivision Standards**Table 13.3(1) Subdivision Standards**

Criteria	PU-1	PU-2	PU-3
Minimum Lot Area	n/a	325.0 m ²	325.0 m ²
Minimum Lot Width	n/a	9.0 m	9.0 m

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

13.4 General Regulations

Table 13.4(1) General Regulations			
Criteria	PU-1	PU-2	PU-3
Maximum Lot Coverage	10%	60%	65%
Maximum Lot Coverage including Impermeable Surfaces	15%	70%	75%
Maximum Dwelling Units ¹	n/a	n/a	1 per lot
Maximum FAR	0.1	1.5	1.5
FOOTNOTES [Table 13.4(1)]: ¹ Dwelling units are permitted in the form of a caretaker suite.			

13.5 Development Standards

Table 13.5(1) Development Regulations for Principal and Secondary Buildings and Structures			
Criteria	PU-1	PU-2	PU-3
Maximum Height	n/a	10.0 m	10.0 m
Minimum Front Setback		3.5 m ¹	7.5 m
Minimum Rear Setback		4.5 m	
Minimum Side Setback		1.5 m	
Minimum Exterior Side Setback		3.5 m ¹	

FOOTNOTES [**Table 13.5(1)**]:

¹ The minimum front and exterior side setbacks are 0.0 metres for the lots legally described as:

- LOT 2, DISTRICT LOTS 21 AND 24, NELSON DISTRICT, PLAN EPP33288 (2673 Dunsmuir Avenue); and
- LOT 7, BLOCK 11, DISTRICT LOT 21, NELSON DISTRICT, PLAN 522A (2757 Dunsmuir Avenue).

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 13.5(2) Development Regulations for Accessory Buildings and Structures

Criteria	PU-1	PU-2	PU-3
Maximum Floor Area ¹	10% of lot area	10% of lot area	10% of lot area
Maximum Height	4.5 m	4.5 m	4.5 m
Minimum Front Setback	7.5 m	3.5 m	3.5 m
Minimum Rear Setback		1.5 m	1.5 m
Minimum Side Setback		1.5 m	1.5 m
Minimum Exterior Side Setback		3.5 m	3.5 m

FOOTNOTES [Table 13.5(2)]:

¹ Maximum floor area refers to the combined floor area of all accessory buildings and structures on a lot.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

PART 14 RURAL ZONES

14.1 Intent of Zones

Table 14.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
FSG	Forest Stewardship Greenway	This zone is intended to accommodate forest management and any associated residential uses, as well as appropriate, low impact, recreational activities in the forested areas outside of the Urban Containment Boundary.
RT	Recreation and Tourism	This zone is intended to accommodate existing recreational accommodation and associated recreational activities adjacent to Comox Lake.
DWP	Drinking Water Protection	Comox Lake is a drinking water source for the Comox Valley. This zone is intended to accommodate low impact recreational uses while limiting development in and on Comox Lake to protect its water quality.

14.2 Permitted Uses

Table 14.2(1) Permitted Uses				
P = permitted as a principal use				
S = permitted as a secondary use				
-- = use not permitted				
Use		FSG	RT	DWP
Accessory Buildings and Structures		S	S	-- ¹
Agriculture, Urban ²		S	--	--
Campground		--	P	--
Care Facility, Child ³		P	P	--
Care Facility, Community ³		P	--	--
Care Facility, Licence-Not-Required		S	--	--
Dwelling Units		P	P	--
Home Occupation ⁴	Minor	S	--	--
	Standard	S	--	--

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 14.2(1) Permitted Uses

P = permitted as a principal use
 S = permitted as an secondary use
 -- = use not permitted

Use		FSG	RT	DWP
	Major	S	--	--
Park		P	P	P
Plant Nursery		P	--	--
Sawmill		S ⁵	--	--
Silviculture		P	--	--

FOOTNOTES [Table 14.2(1)]:

- ¹ A maximum of two docks are permitted in the **Drinking Water Protection (DWP)** zone; one dock each within the northern and southern portions of the lot legally described as FRACTIONAL SECTION 28, TOWNSHIP 10, COMOX DISTRICT, PLAN 552H TOGETHER WITH THAT PORTION OF THE BED OF COMOX LAKE INCLUDED WITHIN THE AREA SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 1983 EXCEPT PARTS IN PLANS 21 RW, 788 RW, 26178, VIP57417 AND EPP82213 (Comox Lake).
- ² Subject to the **urban agriculture** regulations prescribed in **Section 6.8** of this Bylaw.
- ³ Subject to the screening requirements for care facilities prescribed in **Section 7.3** of this Bylaw.
- ⁴ Subject to the **home occupation** regulations prescribed in **Section 6.4** of this Bylaw.
- ⁵ A **sawmill** is only permitted when **secondary** to a **silviculture** operation.

14.3 Subdivision Standards**Table 14.3(1) Subdivision Standards**

Criteria	FSG	RT	DWP
Minimum Lot Area	60.0 ha	40.0 ha	n/a
Minimum Lot Width	10% of lot perimeter	100.0 m	n/a

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

14.4 General Regulations

Table 14.4(1) General Regulations				
Criteria		FSG	RT	DWP
Maximum Lot Coverage	Residential uses	10%	5%	n/a
	Silviculture and sawmill	30% ¹	n/a	
	All other uses	25%	35%	
Maximum Dwelling Units		2 per lot or 0.024 per ha, whichever is less	1 per lot	n/a
Maximum FAR		n/a	1.0	n/a
FOOTNOTES [Table 14.4(1)]:				
¹ Greenhouses ancillary to a principal silviculture operation are exempt from lot coverage.				

14.5 Development Standards

Table 14.5(1) Development Regulations for Principal and Secondary Buildings and Structures			
Criteria	FSG	RT	DWP
Maximum Floor Area of Each Additional Detached Dwelling Unit	100.0 m ²	n/a	n/a
Maximum Height	10.0 m	10.0 m	n/a
Front Setback	30.5 m ^{1,2}	7.5 m	n/a
Rear Setback			
Side Setback			
Exterior Side Setback			

FOOTNOTES [Table 14.5(1)]:

¹ Buildings and structures associated with silviculture must be setback a minimum of 50.0 metres from any dwelling unit.

² Buildings and structures associated with silviculture must be setback a minimum of 50.0 metres from all lots in a Residential or Mixed-Use zone.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 14.5(2) Development Regulations for Accessory Buildings and Structures

Criteria	FSG	RT	DWP
Maximum Floor Area ¹	100.0 m ²	100.0 m ² ²	n/a
Maximum Height	6.0 m	4.5 m	n/a
Front Setback	30.5 m ^{3,4,5}	7.5 m	n/a
Rear Setback			
Side Setback			
Exterior Side Setback			

FOOTNOTES [Table 14.5(2)]:

- ¹ Maximum floor area refers to the combined floor area of all accessory buildings and structures on lot.
- ² The maximum floor area for all accessory buildings is 50% of the largest principal building or 100.0 square metres, whichever is greater.
- ³ Buildings and structures accessory to a principal residential use must be located within 20.0 metres of the associated principal building.
- ⁴ Buildings and structures associated with silviculture must be setback a minimum of 50.0 metres from any dwelling unit.
- ⁵ Buildings and structures associated with silviculture must be setback a minimum of 50.0 metres from all lots in a Residential or Mixed-Use zone.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

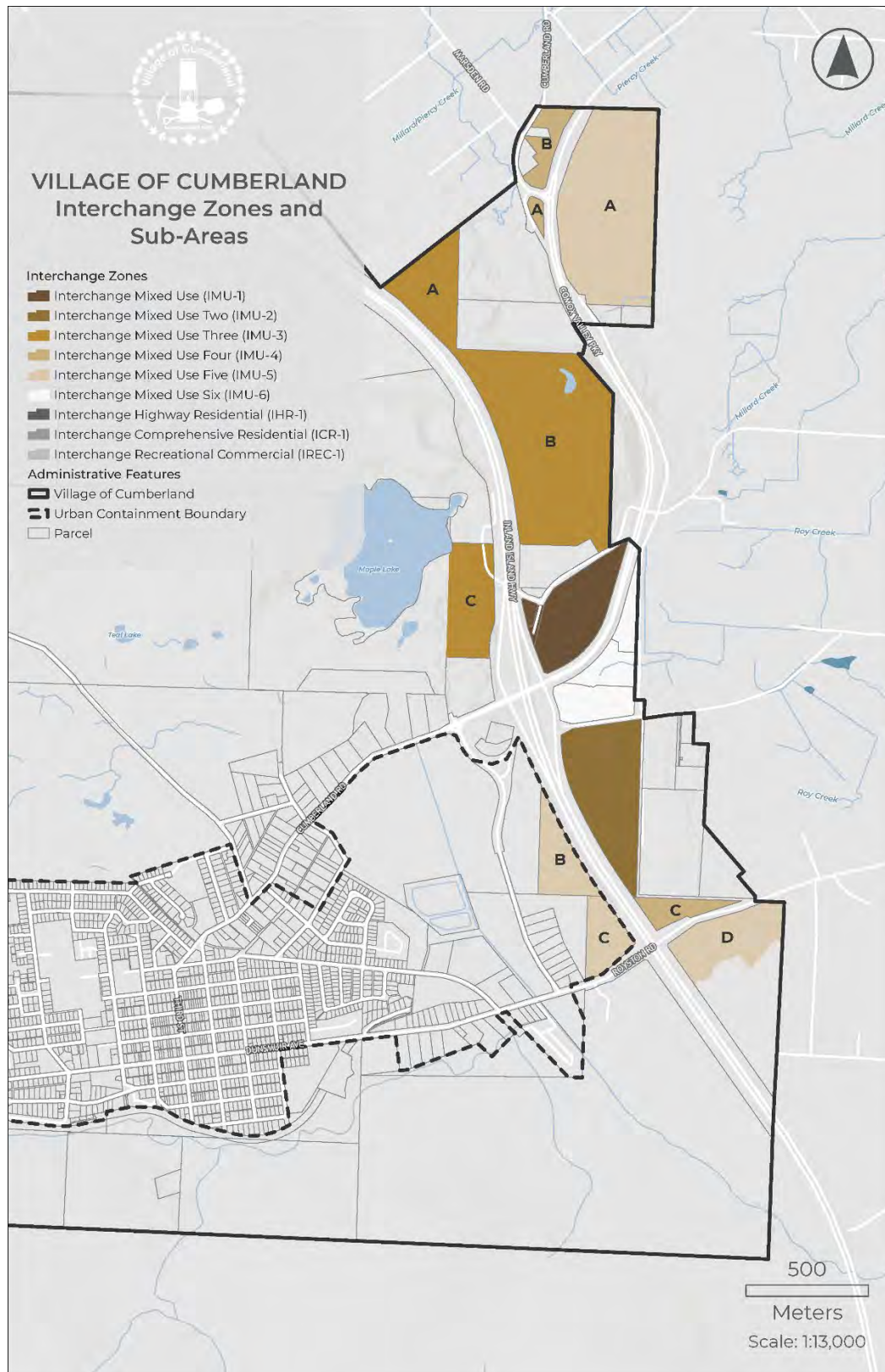
PART 15 INTERCHANGE ZONES

15.1 Classification of Zones

Table 15.1(1) Classification of Interchange Zones	
Zone	Zone Name and Sub-Areas ¹
IMU-1	Interchange Mixed Use
IMU-2	Interchange Mixed Use Two
IMU-3	Interchange Mixed Use Three <ul style="list-style-type: none"> • Area A • Area • Area C
IMU-4	Interchange Mixed Use Four <ul style="list-style-type: none"> • Area A • Area B • Area C
IMU-5	Interchange Mixed Use Five <ul style="list-style-type: none"> • Area A • Area B • Area C • Area D
IMU-6	Interchange Mixed Use Six
IHR	Interchange Highway Residential
IREC	Interchange Recreational Commercial
ICR	Interchange Comprehensive Residential
FOOTNOTES [Table 15.1(1)]: ¹ Where applicable, specific regulations apply to the sub-areas identified in Figure 15-1.	

Figure 15-1. Interchange Zones and Sub-Areas

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

15.2 Permitted Uses

Table 15.2(1) Permitted Uses																	
P = permitted as a principal use																	
S = permitted as an secondary use																	
-- = use not permitted																	
Use		IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
				Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Accessory Buildings and Structures		S	S	S ¹	S ¹	S ¹	S	S	S	S	S	S	S	S	S	S	S ²
Agriculture, Urban ³		S	S	S	S	S	--	--	--	S	S	S	S	S	S	--	S
Care Facility, Child ⁴		P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P
Care Facility, Community ⁴		P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P
Care Facility, Licence-Not-Required		S	S	S	S	S	--	--	--	S	S	S	S	S	S	--	S
Caretaker Suite		--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S
Cultural and Community Services		P	P	--	P	--	--	--	--	P	P	P	P	P	--	--	P
Dwelling Units		P ⁵	P ⁶	P	P	P	--	--	--	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P	--	P
Education Services		P	P	--	P	--	P	P	P	P	P	P	P	P	--	--	P
Emergency and Protective Services		--	--	--	--	--	P	P	P	--	--	--	--	--	--	--	--
Entertainment Facility		P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Food Services		P	P	--	--	--	P	P	P	P	P	P	P	P	--	--	--
Health Services		P	P	--	--	--	P	P	P	P	P	P	P	P	--	--	--
Home Occupation ⁷	Minor	S	S	S	S	S	--	--	--	S	S	S	S	S	S	--	S
	Standard	S	S	S	S	S	--	--	--	S	S	S	S	S	S	--	S
	Major	S	S	--	--	--	--	--	--	--	--	--	--	--	S	--	--
Hotel		P	--	--	--	--	--	--	--	P	P	P	P	P	--	--	--
Industrial, Light		--	--	--	--	--	P	P	P	--	--	--	--	--	--	--	--
Licensed Premises		P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Motel		P	P	--	--	--	--	--	--	P	P	P	P	P	--	--	--
Natural Resource Extraction		--	--	--	P ⁸	P ⁸	--	--	--	--	--	--	--	--	--	--	--
Personal Services		P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Plant Nursery		P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 15.2(1) Permitted Uses																
P = permitted as a principal use																
S = permitted as an secondary use																
-- = use not permitted																
Use	IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
			Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Professional Services, Internal-Facing	P	P	--	--	--	P	P	P	P	P	P	P	P	--	--	--
Professional Services, Public-Facing	P	P	--	--	--	P	P	P	P	P	P	P	P	--	--	--
Recreation Services, Outdoor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P ⁹	--
Retail Sales ¹⁰	P	P	--	--	--	--	--	--	P	P	P	P	P	--	--	--
Secondary Suite	--	--	S	S	S	--	--	--	--	--	--	--	--	S	--	S
Veterinary Services	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
FOOTNOTES [Table 15.2(1)]:																
¹ Accessory buildings ancillary to any residential use must be located to the rear of the associated principal building.																
² Accessory buildings are not permitted in a front yard.																
³ Subject to the urban agriculture regulations prescribed in Section 6.8 of this Bylaw.																
⁴ Subject to the screening requirements for care facilities prescribed in Section 7.3 of this Bylaw.																
⁵ Where dwelling units are integrated within a principal building where non-residential uses exist, they must:																
<div><div>• be located above or to the rear of a non-residential use occurring on the first storey; and</div><div>• be accessed through a separate entrance from all non-residential uses occurring within the same building, so long as areas used for residential access must not exceed a combined 25% of the first storey business frontage.</div></div>																
⁶ Dwelling units must be integrated within a principal building where other non-residential uses are occurring, provided:																
<div><div>• they are located above or to the rear of a non-residential use occurring on the first storey; and</div><div>• they are accessed through a separate entrance from all non-residential uses occurring within the same building, so long as areas used for residential access must not exceed a combined 25% of the first storey business frontage.</div></div>																
⁷ Subject to the home occupation regulations prescribed in Section 6.4 of this Bylaw.																
⁸ Natural resource extraction is only be permitted on lots that are 8.0 hectares or larger in size.																
⁹ Outdoor recreation services is limited to a golf course, including any buildings, structures, or facilities accessory to the principal golf course use.																
¹⁰ Outdoor displays ancillary to retail sales must not obstruct a landscaped area or pedestrian walkway, driveway, or highway.																

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

15.3 Subdivision Standards

Table 15.3(1) Subdivision Standards																	
Use		IMU-1 ¹	IMU-2 ¹	IMU-3			IMU-4			IMU-5 ¹				IMU-6 ¹	IHR ³	IREC	ICR ¹
				Area A ²	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Minimum Lot Area	One detached dwelling unit	100.0 m²	n/a	260.0 m²			2,024.0 m²			n/a				n/a	0.2 ha	30.0 ha	260.0 m²
	Two attached dwelling units			n/a													465.0 m²
	Three or more attached dwelling units		100.0 m²	600.0 m²						450.0 m²				100.0 m²			600.0 m²
	All other uses	75.0 m²	2,000.0 m²	n/a						2,000.0 m²				2,000.0 m²			n/a
Minimum Lot Width	One detached dwelling unit	4.2 m	n/a	11.0 m ⁴			15.0 m			n/a				n/a	25.0 m	200.0 m	11.0 m
	Two attached dwelling units			n/a													15.2 m ⁴
	Three or more attached dwelling units		4.2m	24.4m						11.0 m				11.0 m			24.4 m
	All other uses		20.0m	n/a						20.0 m				20.0 m			n/a

FOOTNOTES [Table 15.3(1)]:

¹

The lands in this zone must not be subdivided unless this Bylaw is amended to assign the density permitted by this section to the lots being created, or the owner grants a covenant to the Village under Section 219 of the Land Title Act assigning the density permitted by this section to the lots being created, in priority to all encumbrances of a financial nature.

²

The maximum number of lots permitted to comprise Area A is five.

³

The maximum number of lots permitted to comprise the IHR-1 zone is 25.

⁴

Where a lot does not abut a lane, the minimum lot width is 9.1 metres.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

15.4 General Regulations

Table 15.4(1) General Regulations																	
Use		IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
				Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Maximum Lot Coverage	One detached dwelling unit	n/a	n/a	35%			n/a			n/a				n/a	35%	n/a	40% ¹
	Two attached dwelling units			n/a			n/a			n/a				n/a			40%
	Three or more attached dwelling units ²	65%	65%	65%			n/a			65%				65%			65%
	Light industrial	n/a	n/a	n/a			60%			n/a				n/a		n/a	2%
	All other uses	80%	80%	35%			80%			80%				80%			
Maximum No. of Dwelling Units ²		n/a	n/a	n/a	360	160	n/a			n/a				n/a	n/a	1 per lot ³	600 ⁴

FOOTNOTES [Table 15.4(1)]:

¹

Maximum lot coverage is 35% for lots larger than 450.0 square metres.

²

For buildings containing three or more principal dwelling units accessed through shared corridors, stairs, and elevators, 10% of all dwelling units must be constructed in accordance with the Adaptable Dwelling Unit standard specified in the BC Building Code.

³

Dwelling units are permitted in the form of a caretaker suite.

⁴

A maximum of 300 dwelling units may be in the form of buildings comprising two or more attached principal dwelling units as well as secondary suites.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

15.5 Development Standards

Table 15.5(1) Development Regulations for Principal and Secondary Buildings and Structures																	
Use		IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
				Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Maximum Floor Area		37,160.0 m ² ¹	88,242.0 m ² ^{2,3}	n/a			1,858.0 m ²	7,664.2 m ²	2,787.0 m ²	32,050.0 m ² ⁴	21,832.0 m ² ⁵		7,432.2 m ² ⁶	13,652.1 m ² ⁷	n/a	90.0 m ² ⁸	n/a
Maximum Height	Detached residential buildings	20.0 m	15.0 m	8.0 m ⁹			n/a			15.0 m				15.0 m	10.0 m	n/a	8.0 m ¹⁰
	Hospital	n/a	22.9 m	n/a			n/a			n/a				n/a	n/a	n/a	n/a
	Hotel Motel	45.0 m	15.0 m	n/a			n/a			12.0 m				15.0 m	n/a	n/a	n/a
	Light industrial	n/a	n/a	n/a			11.0 m			n/a				n/a	n/a	n/a	n/a
	All other uses	20.0 m	10.0 m	10.0 m			10.0 m			12.0 m				12.0 m	10.0 m	15.0 m	15.0 m
Minimum Front Setback		0.0 m	4.5 m	3.0 m ^{11,12}			3.0 m ¹³			7.5 m ^{14,15}				7.5 m ^{14,15}	7.5 m	7.5 m	15.0 m ^{16,17,18}
Minimum Rear Setback		1.5 m		7.5 m ¹²			3.0 m ¹³			7.5 m ^{14,15}				7.5 m ^{14,15}	9.0 m		
Minimum Side Setback		1.5 m		3.5 m ¹²			1.5 m ¹³			4.5 m ^{14,15}				4.5 m ^{14,15}	3.5 m		
Minimum Exterior Side Setback		4.5 m		7.5 m ¹²			3.0 m ¹³			4.5 m ^{14,15}				0.0 m ^{14,15}	3.5 m		
Inland Island Highway Setback		30.0 m	30.0 m	n/a			n/a			30.0 m				30.0 m	n/a	30.0 m	n/a

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 15.5(1) Development Regulations for Principal and Secondary Buildings and Structures																
Use	IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
			Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Minto Road Setback	10.0 m	n/a	n/a			n/a			n/a				n/a	n/a	n/a	n/a
Royston Road Setback	n/a	n/a	n/a			n/a			n/a				n/a	n/a	10.0 m	n/a

FOOTNOTES [Table 15.5(1)]:

1

The maximum combined floor area for dwelling units is 18,574.0 square metres.

2

A total of 32,500.0 square metres combined floor area is permitted for all principal uses. An additional maximum of 55,742.0 square metres of floor area is permitted exclusively for hospital and ancillary hospital uses only.

3

The maximum combined floor area for dwelling units is 9,300.0 square metres.

4

The maximum combined floor area for dwelling units is 6,270.0 square metres.

5

The maximum combined floor area for dwelling units is 10,660.0 square metres.

6

The maximum combined floor area for dwelling units is 3,715.0 square metres.

7

The maximum combined floor area for dwelling units is 5,170.1 square metres.

8

The maximum combined floor area for principal and accessory buildings is 90.0 square metres.

9

For lots larger than 450.0 square metres, the maximum height is 10.0 metres for a building comprising one detached principal dwelling unit and 15.0 metres for a building comprising three or more attached principal dwelling units.

10

For lots larger than 450.0 square metres, the maximum height is 10.0 metres.

11

Where a lot does not abut a lane, the minimum front setback is 7.5 metres.

12

The minimum setbacks for one detached principal dwelling unit are as follows:

Lots ≤ 450.0 m ² in lot area	Minimum Front Setback	porch	2.0 m
		garage / carport	6.0 m
		all other portions of a building	4.0 m
	Minimum Rear Setback		7.5 m
	Minimum Side Setback		1.5 m
Lots > 450.0 m ² and ≤ 2,024.0 m ² in lot area	Minimum Exterior Side Setback		4.0 m
	Minimum Front Setback	where a lot does not abut a lane	7.5 m
		where a lot abuts a rear lane	3.0 m
	Minimum Rear Setback		7.5 m

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
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Table 15.5(1) Development Regulations for Principal and Secondary Buildings and Structures																	
Use		IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
				Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
		Minimum Side Setback					1.5 m										
		Minimum Exterior Side Setback					7.5 m										
	Lots > 2,024.0 m ² in lot area	Minimum Front Setback					7.5 m										
		Minimum Rear Setback					7.5 m										
		Minimum Side Setback					3.5 m										
		Minimum Exterior Side Setback					7.5 m										
	13 The minimum setback for light industrial uses is 7.5 metres.																
14 The minimum setbacks for detached residential buildings are as follows:																	
		Minimum Front Setback					3.0 m										
		Minimum Rear Setback					4.5 m										
		Minimum Side Setback					1.5 m										
		Minimum Exterior Side Setback					3.0 m										
15 The minimum setbacks for food services , health services , hotel , motel , internal-facing professional services , public-facing professional services , and retail sales , as well as any building where dwelling units are integrated with such uses, are as follows:																	
		Minimum Front Setback					0.0 m										
		Minimum Rear Setback					3.0 m										
		Minimum Side Setback					0.0 m										
		Minimum Exterior Side Setback					0.0 m										
16 The minimum setbacks for one detached principal dwelling unit are as follows:																	
Lots ≤ 450.0 m ² in lot area		Minimum Front Setback	porch				2.0 m										
			garage / carport				6.0 m										
			all other portions of a building				4.0 m										
	Minimum Rear Setback					7.5 m											
	Minimum Side Setback					1.5 m											
	Minimum Exterior Side Setback					1.5 m											
Lots > 450.0 m ² and ≤ 2,024.0 m ² in lot area	Minimum Front Setback	where a lot does not abut a lane				7.5 m											
		where a lot abuts a rear lane				3.0 m											

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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Table 15.5(1) Development Regulations for Principal and Secondary Buildings and Structures																	
Use		IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
				Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
17		Minimum Rear Setback			7.5 m												
		Minimum Side Setback			1.5 m												
		Minimum Exterior Side Setback			1.5 m												
	Lots > 2,024.0 m ² in lot area	Minimum Front Setback			7.5 m												
		Minimum Rear Setback			7.5 m												
		Minimum Side Setback			3.5 m												
		Minimum Exterior Side Setback			3.5 m												
	The minimum setbacks for a building comprising two attached principal dwelling units are as follows:																
18	Lots ≤ 2,024.0 m ² in lot area	Minimum Front Setback	garage / carport		6.0 m												
			all other portions of a building		3.0 m												
		Minimum Rear Setback			7.5 m												
		Minimum Side Setback	where a lot does not abut a lane		3.5 m												
			where a lot abuts a rear lane		1.5 m												
		Minimum Exterior Side Setback	where a lot does not abut a lane		3.5 m												
			where a lot abuts a rear lane		1.5 m												
		The minimum setbacks for a building comprising two attached principal dwelling units are as follows:															
Minimum Front Setback	where a lot does not abut a lane			7.5 m													
	where a lot abuts a rear lane			3.0 m													
Minimum Rear Setback			7.5 m														
Minimum Side Setback			3.5 m														
Minimum Exterior Side Setback			3.5 m														

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Table 15.5(2) Development Regulations for Accessory Buildings and Structures																	
Use		IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
				Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Maximum Floor Area		50.0 m ² ¹	50.0 m ² ¹	50.0 m ² ^{2,3}			10% of lot area			50.0 m ² ¹				50.0 m ² ¹	50.0 m ²	90.0 m ² ⁴	50.0 m ² ^{1,5}
Maximum Height	Hospital	n/a	22.9 m	4.5 m			n/a			n/a				n/a	n/a	n/a	n/a
	Non-habitable feature elements	25.0 m	22.9 m				n/a			n/a				n/a	n/a	n/a	n/a
	All other uses	4.5 m	4.5 m				4.5 m			4.5 m				4.5 m	4.5 m	9.0 m ⁶	4.5 m ⁷
Minimum Front Setback		0.0 m	4.5 m	7.5 m			3.0 m			7.5 m ⁸				7.5 m ⁸	7.5 m	7.5 m	n/a
Minimum Rear Setback	Lots ≤ 2,024.0 m ² in lot area	1.5 m		1.5 m			1.5 m			1.5 m				1.5 m	4.5 m		3.5 m
	Lots > 2,024.0 m ² in lot area			3.5 m													
Minimum Side Setback	Lots ≤ 2,024.0 m ² in lot area	1.5 m		1.5 m			1.5 m			1.5 m				1.5 m	1.5 m		1.5 m
	Lots > 2,024.0 m ² in lot area			3.5 m													3.5 m
Minimum Exterior Side Setback		3.0 m		3.5 m			3.0 m			3.0 m				3.0 m	3.5 m		3.5 m
Inland Island Highway Setback		n/a	30.0 m	n/a			n/a			30.0 m				30.0 m	n/a	30.0 m	n/a
Royston Road Setback		n/a	n/a	n/a			n/a			n/a				n/a	n/a	10.0 m	n/a

FOOTNOTES [Table 15.5(1)]:

- ¹ The maximum floor area for all accessory buildings is 50.0 square metres or 10% of lot area, whichever is less.
- ² For lots 2,024.0 square metres or smaller, the maximum floor area for all accessory buildings ancillary to any residential use is 50.0 square metres or 10% of lot area, whichever is less.
- ³ For lots larger than 2,024.0 square metres, the maximum floor area for all accessory buildings ancillary to any residential use is 100.0 square metres or 10% of lot area, whichever is less.
- ⁴ The maximum combined floor area for principal and accessory buildings in 90.0 square metres
- ⁵ For lots 2,024.0 square metres or larger, the maximum floor area for all accessory buildings ancillary to any residential use is 100.0 square metres or 10% of lot area, whichever is less.
- ⁶ The maximum height is 10.0 metres for a caretaker suite.

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Table 15.5(2) Development Regulations for Accessory Buildings and Structures																
Use	IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
			Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
7 For lots larger than 2,024.0 square metres, the maximum height is 8.0 metres.																
8 The minimum setback is 3.0 metres for detached residential buildings and 0.0 metres for food services, health services, hotel, motel, internal-facing professional services, public-facing professional services, and retail sales, as well as any building where dwelling units are integrated with such uses.																

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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PART 16 – EFFECTIVE DATE

READ FOR A FIRST TIME this 10th day of NOVEMBER 2025.

AMENDED THIS 10th day of NOVEMBER 2025.

READ FOR A SECOND TIME AS AMENDED this 10th day of NOVEMBER 2025.

SECOND READING RESCINDED THE 24TH DAY OF NOVEMBER 2025.

AMENDED THE 24TH DAY OF NOVEMBER 2025.

READ FOR A SECOND TIME AS AMENDED THE 24TH DAY OF NOVEMBER 2025.

PUBLIC HEARING HELD this 15th day of DECEMBER, 2025.

READ FOR A THIRD TIME this XX day of MONTH, 2025.

MINISTRY OF TRANSPORTATION AND TRANSIT APPROVAL received this XX day of MONTH, 2025.

ADOPTED this XX day of MONTH, 2025.

Mayor

Corporate Officer

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
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VILLAGE OF CUMBERLAND

Schedule A - Zoning Map

Zoning

Industry Zones

- Service Industry (I-1)
- Industrial (I-2)
- Refuse Industrial (I-3)

Interchange Zones

- Interchange Mixed Use (IMU-1)
- Interchange Mixed Use Two (IMU-2)
- Interchange Mixed Use Three (IMU-3)
- Interchange Mixed Use Four (IMU-4)
- Interchange Mixed Use Five (IMU-5)
- Interchange Mixed Use Six (IMU-6)
- Interchange Highway Residential (IHR)
- Interchange Comprehensive Residential (ICR)
- Interchange Recreational Commercial (IREC)

Mixed-Use Zones

- Historic Village Commercial Core (MU-1)
- Neighbourhood Mixed-Use (MU-2)
- Coal Valley Estates Mixed-Use (MU-3)

Public Use Zones

- Parks and Open Space (PU-1)
- Civic Uses (PU-2)
- Utility and Services (PU-3)

Residential Zones

- Infill Residential (R-1)
- Large Lot Residential (R-3)
- West Dunsmuir Residential (R-2)
- Rental Tenure Multi-Unit Residential (R-RTMU)
- Manufactured Home Park Residential (R-MHP)
- Multi-Unit Residential (R-MU)

Rural Zones

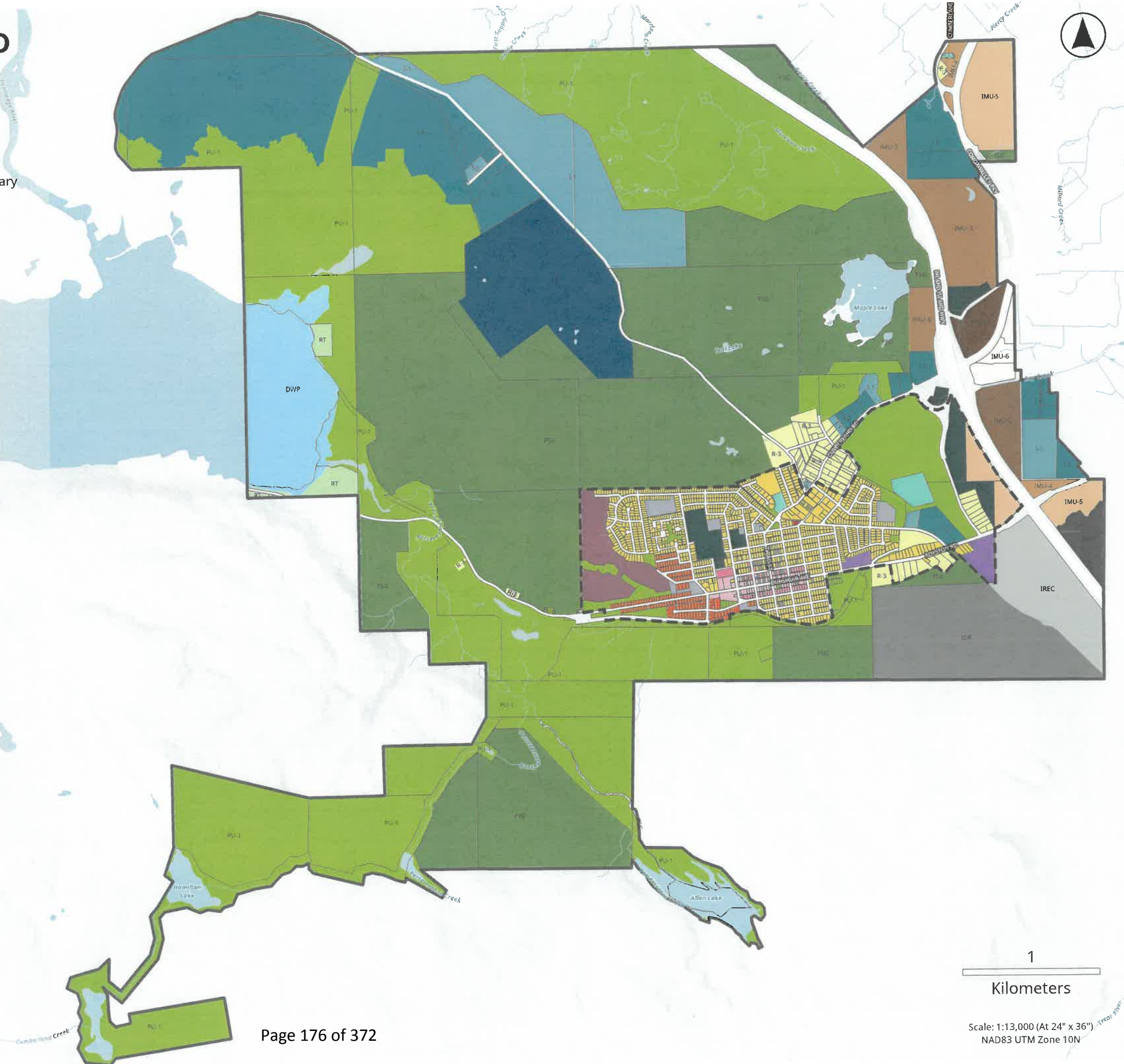
- Forest Stewardship Greenway (FSG)
- Recreation and Tourism (RT)
- Drinking Water Protection (DWP)

Administrative Features

- Village of Cumberland
- Urban Containment Boundary
- Parcel

Environmental Features

- Waterbody / Reservoir
- Stream



1

Kilometers

Scale: 1:13,000 (At 24" x 36")
NAD83 UTM Zone 10N



VILLAGE OF CUMBERLAND

Schedule B - Zoning Map Within the Urban Containment Boundary

Zoning

Industry Zones

Service Industry (I-1)

Industrial (I-2)

Interchange Zones

Interchange Mixed Use Five (IMU-5)

Mixed-Use Zones

Historic Village Commercial Core (MU-1)

Neighbourhood Mixed-Use (MU-2)

Coal Valley Estates Mixed-Use (MU-3)

Public Use Zones

Parks and Open Space (PU-1)

Civic Uses (PU-2)

Utility and Services (PU-3)

Residential Zones

Infill Residential (R-1)

Large Lot Residential (R-3)

West Dunsmuir Residential (R-2)

Rental Tenure Multi-Unit Residential (R-RTMU)

Manufactured Home Park Residential (R-MHP)

Multi-Unit Residential (R-MU)

Administrative Features

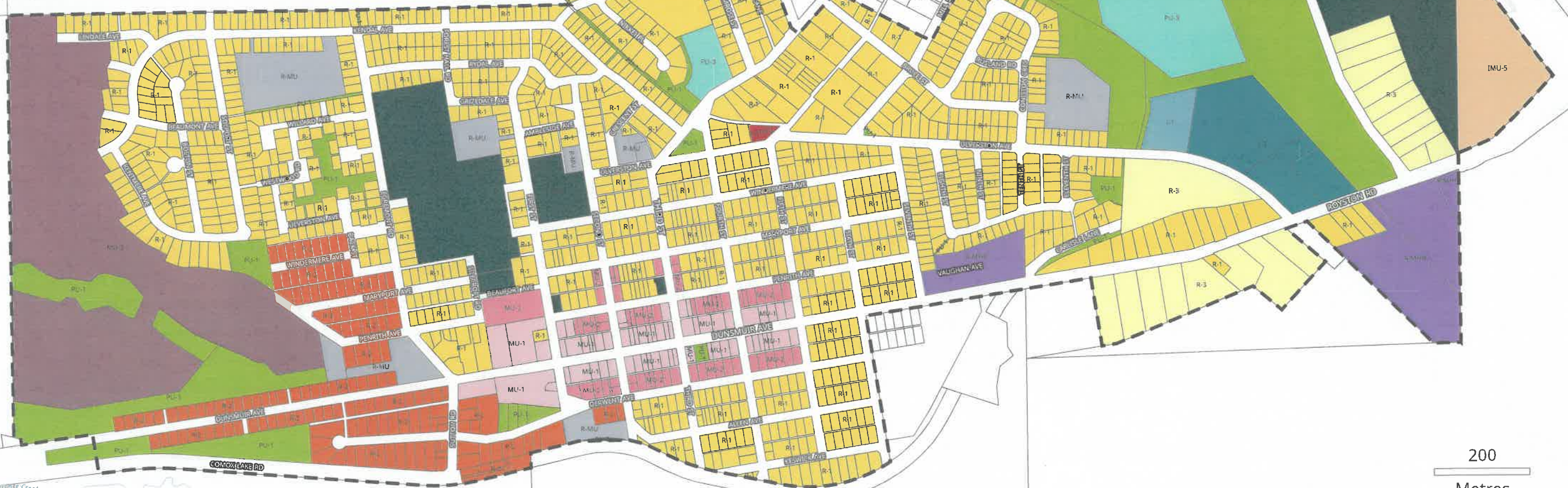
Urban Containment Boundary

Parcel

Environmental Features

Waterbody / Reservoir

Stream



Re: Referral - Village of Cumberland Zoning Bylaw 1238

From Tribal Admin <tribaladmin@danaxdaxw.com>
Date Fri 11/14/2025 2:13 PM
To Courtney Simpson <CSimpson@cumberland.ca>

We have no comment.

Robert Duncan, Administrator

Danaxdaxw First Nation

778-348-6588

From: Courtney Simpson <CSimpson@cumberland.ca>
Sent: Friday, November 14, 2025 2:05 PM
To: Courtney Simpson <CSimpson@cumberland.ca>
Subject: Referral - Village of Cumberland Zoning Bylaw 1238

Dear Madam or Sir,

Attached is the referral for the Village of Cumberland Zoning Bylaw No. 1238.

Given the provincial deadline for adoption of OCPs by the end of the year (to pre-zone sufficient lands to meet the projected 5- and 20-year housing need), we would appreciate any feedback you may have at your earliest Convenience or by Thursday, December 11. Referral responses received before the public hearing, tentatively scheduled for December 15, will be included in the public hearing package for Council and public review.

The attached referral links to the Zoning Bylaw on our [Official Community Plan Review | Engage Comox Valley](#) site. To help you with your review, the webpage also includes reports to Council that highlight key changes in the new Zoning Bylaw.

I look forward to receiving your comments. If you have any questions, please do not hesitate to contact me by email or the number below.

Best regards,
Courtney

Courtney Simpson, RPP, MCIP (she/her) | Director of Development and Bylaw Services
p: 250.336.3019 | c: 250.897.8031 | e: csimpson@cumberland.ca

Village of Cumberland

OUR STRATEGIC PRIORITIES: **Diverse and Healthy Community** | **Sustainable Service Delivery** | **Community Planning**

The Village of Cumberland respectfully acknowledges that the land we gather on is on the Unceded Traditional Territory of the K'ómoks First Nation, the traditional keepers of this land.

This transmission (including any attachments) may contain confidential information, privileged material (including material protected by the FOI act or other applicable privileges), or constitute non-public information. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this transmission in error, please immediately reply to the sender and delete this information from your system. Use, dissemination, distribution, or reproduction of this transmission by unintended recipients is not authorized and may be unlawful.

Office of the Chair

770 Harmston Avenue, Courtenay, BC V9N 0G8
Tel: 250-334-6000 Fax: 250-334-4358
Toll free: 1-800-331-6007
www.comoxvalleyrd.ca



File: 6470-20/Cumberland

December 10, 2025

Sent via email only: info@cumberland.ca

Mayor Vickey Brown
PO Box 340
Cumberland, BC V0R 1S0

Dear Mayor and Council:

Re: Referral Comments – Village of Cumberland Official Community Plan and Zoning Bylaw

On behalf of the Comox Valley Regional District (CVRD) Board, thank you for the opportunity to review the Village of Cumberland's draft Official Community Plan (OCP) and zoning bylaw.

At its meeting on December 9, 2025, the CVRD Board accepted the Regional Context Statement (RCS) contained in Section 1.11 of the OCP. By accepting the RCS, the Board confirms that the proposed OCP is consistent with the goals, vision, and objectives of the Comox Valley Regional Growth Strategy (RGS) Bylaw No. 120, 2010.

Resolution

THAT the Board forward the letter with staff's comments attached as Appendix A of the staff report dated December 3, 2025, to the Village of Cumberland regarding Bylaw No. 1230, "Village of Cumberland Official Community Plan Bylaw No. 1230, 2025," and Bylaw No. 1238, "Village of Cumberland Zoning Bylaw No. 1238, 2025";

THAT the Board request that Village of Cumberland staff engage Comox Valley Regional District staff early in the subsequent Official Community Plan and zoning bylaw amendment process to support regional collaboration and ensure regional comments, interests, operations, and services are addressed; and

AND FINALLY THAT the Board accept the Regional Context Statement contained in Section 1.11 of Bylaw No. 1230 as required under section 448(2) of the *Local Government Act* (RSBC 2015, c.1).

Based on the analysis attached as Schedules A and B to the aforementioned staff report (enclosed), the Board is satisfied that the draft OCP and RCS are substantively consistent

with the Comox Valley Regional Growth Strategy. In particular, the Board recognises that the OCP:

- Directs growth to Cumberland's Municipal Area within the Core Settlement Area and supports compact, complete community development.
- Provides sufficient land use capacity to meet estimated twenty-year housing needs and supports a more diverse housing mix.
- Integrates climate action, transportation, infrastructure, and hazard management directions that align with regional objectives.
- Confirms Cumberland's role as an employment and industrial centre within the regional structure.

The Board recognises that the Village is proceeding toward bylaw adoption by December 31, 2025, and that a further round of minor amendments is planned following adoption.

Given the range of comments identified below, the Board encourages the Village to engage CVRD staff at the outset of that amendment process to support coordinated implementation and ensure that regional interests, operations, and services are reflected. This engagement will help confirm shared understanding, address technical refinements, and maintain alignment across jurisdictions. CVRD staff look forward to working with Village staff through the next update and ongoing implementation.

Key themes for collaboration identified in Schedules A and B include:

1. Regional growth management and housing
 - Clarify how the Historic Village Commercial Core, or a defined Town Centre area, will meet RGS Town Centre density expectations, with supporting land use designations and zoning tools that enable higher densities over time.
 - Communicate how Cumberland's housing directions and zoning patterns contribute to the regional 40–30–30 housing mix objective for Municipal Areas, while recognising this as a regional, rather than municipal, target.
 - Align OCP and RGS time horizons by acknowledging that the OCP extends to 2050, and committing to review and update the RCS and related policies following future RGS amendments, including the next planned RGS review in 2027.
2. Watershed protection, environmental mapping, and conservation-oriented zoning
 - Complete and update watershed, freshwater, and DPA mapping so boundaries, ecological features, and hazard areas are accurate and consistently applied across the OCP and zoning bylaw.
 - Ensure that OCP designations and zoning within the watershed, including Parks and Open Space, Greenway, Working Forest, Recreation and Tourism, and Forest Stewardship Greenway, reflect a conservation-first approach. This may include

removing residential use as a principal use, reinstating greenway buffers, and considering a distinct watershed or conservation zone where protection is the primary purpose.

- Align land use and zoning near Coal Beach, Bevan, and other sensitive areas so that permitted uses and recreation expectations support drinking water protection and do not create unintended development potential.
 - Strengthen water conservation and servicing policies by recognising indoor and outdoor efficiency measures and reflecting planned integration of Royston into the regional water system.
 - Update supporting references and policy foundations, including the Comox Lake Watershed Protection Plan, regional drinking water context, and land acknowledgement, to ensure they reflect current regional and Indigenous partnerships.
3. Comox Strathcona Waste Management (CSWM) interests and landfill-related policy
- Update the solid waste management section of the OCP so that any reference to the Host Community Agreement recognises it as an operational agreement rather than land use policy, and remove or revise policy wording that may be ultra vires or imply re-negotiation of contractual terms.
 - Refine OCP policies and zoning provisions to ensure they do not unintentionally constrain long-term landfill operations or required diversion activities, while still recognising local impacts and the need for ongoing mitigation and communication.
 - Amend mapping around the Comox Valley Waste Management Centre, including removal of a non-existent waterbody, refinement of buffers, and resolution of park and ecosystem designations within active industrial areas.
 - Clarify zoning for the Waste Management Centre by updating I-3 definitions, footnotes, and permitted principal and secondary uses, and consider extension of the I-3 zone across the entire site to support planned diversion activities in alignment with the Solid Waste Management Plan.
4. Transportation, transit, and road connectivity
- Prioritize compact, transit-supportive growth within existing serviced and connected neighbourhoods and along identified transit corridors, supported by both land use policy and zoning.
 - Ensure that future road networks provide continuous connections and meet BC Transit geometric and operational requirements, particularly west of Coal Hill and within Coal Valley Estates, so that future zoning-enabled densities can be served by transit.
 - Enhance active transportation links that connect new development areas to existing transit corridors within a walkable distance, including pedestrian and cycling connections and cut-throughs that support all-ages and abilities travel.

5. Parks, trails, and community amenities

- Update references to regional plans to include the Regional Parks and Trails Strategic Plan, 2024, and ensure that park, trail, and open space policies align with regional priorities.
- Refine language around regional park acquisition to focus on regionally significant sensitive ecosystems, using land use designations and zoning to distinguish between recreation-oriented park lands and conservation-oriented lands, particularly within the Comox Lake watershed, Maple Lake, and the Morrison Creek Headwaters corridor.
- Continue coordination on trail connections and recreational access where regional parks, the Comox Lake watershed, and municipal parks interface, in a manner that supports both recreation and long-term watershed protection.

6. Rural fire services and Wildland–Urban Interface implementation

- Strengthen Wildland–Urban Interface development permit requirements so that all exposed building openings, including eaves and deck undersides, are enclosed with non-combustible sheathing with limited gaps, to reduce wildfire risk across jurisdictions.
- Ensure alignment with regional fire risk reduction practices and maintain consistency between Cumberland’s development permit guidelines and CVRD expectations in adjacent areas.

7. Recreation services

- Strengthen recognition of long-term regional recreation needs.
- Identify where future regional-scale facilities could be accommodated.
- Ensure recreation services keep pace with population growth.
- Reinforce collaboration with regional partners.
- Clarify highway-interface parcels for potential recreation use.
- Exempt CVRD regional facilities from Development Permit Area 6.

Overall, the CVRD Board acknowledges the significant effort that has gone into preparing the proposed OCP and zoning bylaw. The Board is confident that, with continued collaboration and coordination between our respective staffs, these remaining matters can be addressed in a way that supports both Cumberland’s local priorities and the shared regional vision set out in the RGS and other Regional Strategies (including the Solid Waste Master Plan).

For questions or further details, please contact Alana Mullaly, General Manager of Planning and Development Services, at amullaly@comoxvalleyrd.ca or 250-334-6051.

Thank you again for the opportunity to comment. The Board looks forward to continued

work together as the Village moves through adoption and implementation.

Sincerely,



Will Cole-Hamilton
Chair

Enclosure December 3, 2025 - CVRD Staff Report

cc: Michelle Mason, CAO of Village of Cumberland, mmason@cumberland.ca
Courtney Simpson, Director of Development and Bylaw Services of Village of Cumberland, csimpson@cumberland.ca

James Warren, Chief Administrative Officer
Alana Mullaly, General Manager of Planning and Development Services
Robyn Holme, Manager of Long-Range Planning and Sustainability
Brian Chow, Planner II - Long Range
Stephanie Pawluk, Planner II

DATE: December 3, 2025**FILE:** 6470-20**TO:** Chair and Directors
Regional District BoardSupported by James Warren
Chief Administrative Officer**FROM:** James Warren
Chief Administrative Officer***J. Warren*****RE: Cumberland Official Community Plan and Zoning Bylaw Referral;
and Acceptance of Regional Context Statement**

Purpose

To provide the Board with staff's comments on [Village of Cumberland Bylaw No. 1230 \(Village of Cumberland Official Community Plan Bylaw\)](#) and [Bylaw No. 1238 \(Village of Cumberland Zoning Bylaw\)](#), and to seek Board acceptance of the Regional Context Statement (RCS) in relation to the Comox Valley Regional Growth Strategy (RGS).

Recommendations from the Chief Administrative Officer:

THAT the Board forward the letter with staff's comments attached as Appendix A of the staff report dated December 3, 2025 to the Village of Cumberland regarding Bylaw No. 1230, "Village of Cumberland Official Community Plan Bylaw No. 1230, 2025," and Bylaw No. 1238, "Village of Cumberland Zoning Bylaw No. 1238, 2025";

AND THAT the Board request that Village of Cumberland staff engage Comox Valley Regional District staff early in the subsequent Official Community Plan and zoning bylaw amendment process planned for 2026 to support regional collaboration and ensure regional comments, interests, operations, and services are addressed; and

AND FINALLY THAT the Board accept the Regional Context Statement contained in Section 1.11 of Bylaw No. 1230 as required under section 448(2) of the *Local Government Act* (RSBC 2015, c.1).

Executive Summary

- Bill 44 requires most municipalities to permit small-scale multi-unit housing, and to update their OCPs by December 31, 2025, to reflect 20-year housing needs and the implications of the zoning changes. These timing requirements do not apply to regional districts, although future OCP updates must align with Bill 44.

- On November 10, 2025, the Village of Cumberland Council gave first and second reading to its proposed [OCP](#) and [zoning bylaws](#), and referred them to the CVRD for review, including the RCS under the *Local Government Act* (RSBC 2015, c.1) (LGA) for Board acceptance. The RCS outlines how the OCP aligns with the RGS. Referral of the RCS is a statutory requirement.
- CVRD staff in planning and development services, community services, and engineering services collaborated on the review of both proposed bylaws and assessed the RCS against the RGS.
- CVRD staff have flagged several items (e.g., split zoning, mapping updates, and drinking watershed protection) for further refinement, both bylaws are generally consistent with the RGS, and the RCS is also substantially consistent. Most comments relate to drinking watershed protection and Comox Strathcona Waste Management (CSWM) land use considerations.
- Staff understand that Cumberland is advancing these bylaws to meet the provincial deadline and will undertake a follow-up amendment process to address outstanding matters. This report recommends that CVRD staff be engaged early in that process to support collaborative resolution of the comments identified in the analysis and maintain alignment with regional services (e.g. solid waste, parks, transit, regional growth, recreation).
- Staff recommend that the Board accept the RCS and forward the letter with staff's comments to Cumberland Council (Appendix A). The letter confirms regional consistency and signals key items for the next OCP update cycle. .

Prepared by:

B. Chow

Brian Chow
Planner II – Long Range

Prepared by:

S. Pawluk

Stephanie Pawluk
Planner II

Concurrence:

R. Holme

Robyn Holme
Manager of Long Range Planning
and Sustainability

Concurrence:

A. Mullaly

Alana Mullaly
General Manager of Planning and
Development Services

Government and Community Interests Distribution (Upon Agenda Publication)

Village of Cumberland	✓
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Background/Current Situation

Provincial housing legislation context

Bill 44 forms part of the Province's *Homes for People* plan and requires municipalities to plan for increased housing capacity and align land use with identified needs. Key requirements include:

- Small-scale multi-unit housing: Zoning must permit three to four units on most residential lots in communities with more than 5000 people, and up to six units near qualifying transit stops (no CVRD member municipalities meet the transit criteria).
- Housing needs alignment: Municipalities must prepare an interim housing needs report by January 1, 2025, and update their OCPs and zoning bylaws by December 31, 2025, to accommodate twenty-year housing needs. Updates are required every five years (this was completed for the Region by the CVRD in 2024).
- These timing requirements do not apply to regional districts; however, any future regional district OCP updates must align with Bill 44 where applicable.

Cumberland is updating its OCP and zoning bylaw to:

- implement provincial housing requirements;
- integrate updated land use, climate, and infrastructure direction to a 2050 horizon; and
- confirm alignment with the RGS through an updated RCS.

On November 10, 2025, Cumberland Council granted first and second reading to both bylaws and referred them to the CVRD for comment under Division 5 of Part 13 of the LGA. Under section 448(2), the Board must respond within 120 days by either accepting the RCS or identifying objections with reasons. Staff understands that Cumberland intends to adopt the bylaws by December 31, 2025, and will bring forward additional amendments in 2026.

CVRD staff in planning and development services, community services, and the engineering services branches provided input. Key themes are summarised below and fulsome analysis is provided in Schedules A and B. A draft comment letter is appended to this report (Appendix A).

RCS Alignment and Recommendation

The RCS in Section 1.11 of the draft OCP is substantively consistent with the RGS.

The draft OCP:

- supports compact, complete community development;

- provides sufficient capacity to meet estimated twenty-year housing needs;
- aligns climate, transportation, infrastructure, and hazard policies with regional objectives; and
- recognises Cumberland's role as an employment and industrial centre.

Staff recommend that the Board accept the RCS and provide a supportive response to the Village. No inconsistencies with the RGS have been identified. Although the CVRD has identified several items that would strengthen regional alignment and coordination for a future update based on service-area comments. These range from resolving split zoning and refining land use definitions to strengthening policies that support regional objectives.

CVRD requests that the Village allocate staff resources to involve CVRD in early consultation during the next round of OCP and zoning bylaw amendments. Early engagement will support coordinated input from solid waste, Comox Lake watershed planning, transit, rural fire services, regional emergency management, regional growth, recreation, and parks, and will help ensure that updates align with regional service delivery.

Detailed analysis is provided in Schedule A (OCP) and Schedule B (Zoning Bylaw).

OCP analysis and key themes for future amendments

Regional growth management and housing

Clarify how the Historic Village Commercial Core, or a defined Town Centre, aligns with RGS density expectations; communicate Cumberland's contribution to the regional 40-30-30 housing mix; and align OCP and RGS time horizons following the next RGS review.

Comox Lake drinking watershed and environmental mapping

Strengthen watershed protection language and relevant development permit areas; include mapping of watershed boundaries and freshwater features; and continue to update hazard and ecosystem mapping to maintain consistency across jurisdictions.

Comox Strathcona Waste Management (CSWM)

Update the solid waste management section to clarify that the Host Community Agreement is an operational contract, not land-use policy. Refine any OCP or zoning language that implies enforceability over regional waste services or constrains long-term landfill operations beyond municipal authority. Correct mapping around the Waste Management Centre to reflect current CSWM Board direction.

These refinements reflect and implement the CSWM Board's November 20, 2025, direction to complete a legal review and incorporate necessary updates to protect CSWM's long-term operational interests as part of the final submission to the Village.

Transportation, Transit, and Connectivity

Prioritise growth in serviced, connected neighbourhoods (e.g., with infill and multi-unit housing) before accommodating additional westward development; ensure future road networks avoid dead-ends and meet BC Transit requirements; and strengthen active transportation links to existing transit corridors.

Parks, Trails, and Regional Amenities

Update references to include the Regional Parks and Trails Strategic Plan, 2024; focus regional acquisition language on regionally significant ecosystems; and continue coordination where regional and municipal park systems interface.

Rural Fire Services

Strengthen development permit requirements for enclosing exposed building openings with non-combustible materials to align with regional fire risk reduction practices.

Recreation Services

Community Services supports the draft OCP and recommends strengthening its recognition of long-term regional recreation needs. The plan should better signal where future regional-scale facilities could be located, ensure recreation services keep pace with growth, and reinforce collaboration with regional partners. Minor mapping and permitting adjustments would clarify expectations along the highway interface and avoid unnecessary barriers for regional facilities.

Zoning Bylaw analysis and key themes for future amendments

Drinking Water and Watershed Interests

Staff reviewed the Zoning Bylaw through the lens of protection of the Comox Lake Drinking Watershed. The intent of these comments is to ensure that the proposed Bylaw supports effective watershed protection and that the region's drinking-water interests are adequately safeguarded. Staff recommend that changes are made to four proposed zones that contain key lands within the Comox Lake Watershed boundary to ensure the proposed Bylaw aligns with the Comox Lake Watershed Protection Plan.

Comox Strathcona Waste Management Services (CSWM)

The Comox Valley Waste Management Centre is located within the Village of Cumberland jurisdiction (PID 031-451-918). The intent of these comments is to

ensure that the proposed Zoning Bylaw enables CSWM to continue to meet existing and long-term operational requirements, allow for future expansion or upgrades, and that CSWM's interests are adequately protected. Staff have proposed a series of zoning amendments for future consideration to ensure the proposed Bylaw supports the intended waste management operations, in alignment with the Solid Waste Management Plan.

These zoning considerations are consistent with the CSWM Board's approved direction for staff to undertake detailed review and integrate required amendments, ensuring the Zoning Bylaw fully supports CSWM's existing operations and the long-term needs identified through the Solid Waste Management Plan renewal.

Transit Service

Transit Service supports increased densification along transit corridors and major road networks to encourage public and active transportation and recommends that the Zoning Bylaw prioritize infill and multi-unit housing within areas already served by transit before accommodating additional westward development.

Community Parks Services

Staff's comments emphasize the need to distinguish lands intended primarily for conservation from those meant for recreation, noting that Cumberland's PU-1 zoning—applied to both the Coal Beach property (PID 030-565-481) and the parcel adjacent to the Morrison Creek Headwaters (PID 031-936-008)—generally fits their intended use but permits some inappropriate land uses. Staff recommend establishing a new and separate conservation zone for lands where the primary purpose is conservation, as opposed to lands used primarily for recreation purposes.

Timing

Cumberland has requested comments by December 10, 2025. A draft letter for the Board Chair is included as Appendix A. If the Board accepts the RCS and authorises the letter, staff will submit it immediately following the Board meeting.

Cumberland staff has indicated intent to proceed to bylaw adoption by December 31, 2025, with "housekeeping" amendments anticipated to be brought to Cumberland Council in 2026.

Given the breadth of items identified in the analysis (from resolving split zoning and correcting mapping to strengthening watershed protection and refining regional servicing policies), staff note the value of early engagement at the outset of the next amendment cycle. While every effort has been made to provide

comprehensive comments at this stage, additional considerations will likely emerge through further detailed review and early engagement with Village staff. CVRD staff respectfully encourage the Village to enable its staff to prioritise this work to support timely coordination and ensure that regional interests and services are addressed in a practical and efficient manner.

Options

1. Accept the RCS and send OCP and zoning bylaw comments (recommended)
 - Accept the RCS in Section 1.11 of Bylaw No. 1230 as consistent with the RGS.
 - Authorise the Board Chair to sign and forward the letter in Appendix A.
 - This approach supports cooperative implementation and maintains Cumberland's adoption timeline.
2. Do not accept the RCS or request bylaw changes prior to the provincial deadline
 - The Board must identify specific provisions and reasons.
 - This would trigger the legislated settlement process under section 449 of the LGA and extend timelines for both governments.
 - This would delay Cumberland's adoption of bylaws to after the fixed deadline.
 - Staff do not recommend this option.

Staff recommend Option 1. Acceptance maintains a collaborative relationship, supports timely bylaw adoption, and enables continued regional coordination in the next bylaw amendments.

Financial Factors

Preparation of this report and attachments have been completed within existing Function 512 (RGS Services) and 500 (Planning) budgets. No additional financial implications are anticipated.

Strategic Considerations - Strategic Drivers							
Fiscal Responsibility		Climate Crisis and Environmental Stewardship and Protection	✓	Community Partnerships	✓	Indigenous Relations	Accessibility, Diversity, Equity and Inclusion

Climate Crisis and Environmental Stewardship and Protection: The Cumberland OCP and zoning bylaw amendments strengthen protection of the Comox Lake drinking watershed and other sensitive areas by updating environmental mapping, clarifying land use designations, and ensuring zoning reflects conservation priorities. These changes reduce future risk, direct growth to appropriate locations, and align local decisions with regional climate adaptation goals. The result is a clearer, more resilient framework that supports long-term

watershed health and ecosystem protection.

Community Partnerships: Supporting member municipalities in updating their OCPs and zoning bylaw to ensure regional alignment strengthens coordination on growth, regional servicing, environmental stewardship, drinking watershed protection, and related land use matters.

Strategic Considerations - Regional Growth Strategy Goals							
Housing	✓	Ecosystems, Natural Areas and Parks	✓	Local economic development	✓	Transportation	✓
Infrastructure	✓	Food Systems	✓	Public Health and Safety	✓	Climate Change	✓

The proposed Cumberland OCP and zoning bylaw advance regional objectives across all eight RGS goal areas and maintain alignment with the regional growth management framework.

Intergovernmental Factors

Section 448 of the LGA requires municipal councils to include a RCS in their OCPs and submit it to the regional district for acceptance. The Board must respond within 120 days. Municipal councils must review their RCS at least once every five years and, if unchanged, resubmit it for continued acceptance. Acceptance of Cumberland's RCS fulfils this statutory requirement, reinforces coordinated regional planning, and enables the Village to proceed with its bylaw adoption timeline.

Citizen and Public Relations

The Village of Cumberland is leading its OCP and zoning bylaw update, including public engagement with residents and interested parties. Information and materials are available through [Engage Comox Valley](#). The CVRD's role is limited to ensuring regional alignment, protecting regional service interests, and confirming consistency with the RGS. Staff's recommendations support the Village's process while maintaining clarity on regional responsibilities and expectations for future collaboration.

Attachments: Appendix A – Draft Letter to Cumberland

Schedule A – OCP Analysis Relative to RGS
Schedule B – Zoning Bylaw Analysis

Schedule A
OCP Analysis

RGS and Regional Context Statement (RCS) Analysis:

Staff have reviewed the RCS in Section 1.11 of the proposed OCP, with reference to the RGS, and key supporting sections of the OCP (growth management, housing, climate, infrastructure, transportation, and employment).

The RCS is substantively consistent with the RGS. In broad terms, the OCP:

- advances compact, complete community development;
- directs growth to Cumberland’s Municipal Area within the Core Settlement Area; and
- supports regional objectives for housing, climate action, infrastructure, food systems, local economic development, and public health and safety.

This Schedule provides more detailed analysis to support the Board’s decision to accept the RCS and to identity items for collaboration with the Village of Cumberland to address in their next OCP updates.

1. RCS High-Level Alignment

The RCS:

- states that there are no inconsistencies between the OCP and the RGS and that Cumberland intends to keep the OCP consistent with the RGS over time; and
- provides a table and rationale linking OCP sections to each of the eight RGS goals (housing; ecosystems, natural areas and parks; local economic development; transportation; infrastructure; food systems; public health and safety; climate change).

At a high level, the table captures the main points of alignment:

	OCP Content	RGS Consistency
Housing	<ul style="list-style-type: none">• Draws on the 2024 Housing Needs Report to inform land use and growth assumptions• Designates sufficient land to accommodate Cumberland’s estimated twenty-year housing needs• Supports a mix of ground-	<ul style="list-style-type: none">• Aligns with the RGS housing goal to increase housing diversity and supply in Municipal Areas• Aligns with provincial direction under Bill 44 to plan for twenty years of housing need

	<p>oriented and multi-unit housing, including infill, secondary suites, multiplexes, and apartments</p> <ul style="list-style-type: none"> • Recognises the role of partnerships with non-profit and senior government providers 	
Ecosystems and natural areas	<ul style="list-style-type: none"> • Applies to aquatic, terrestrial, and connectivity areas • Includes guidelines to avoid, minimise, or mitigate development impacts • Supports restoration of environmentally sensitive areas where feasible 	<ul style="list-style-type: none"> • Consistent with RGS objectives to protect and enhance natural areas and ecological networks • Reinforces these objectives in and around Core Settlement Areas
Local economic development	<ul style="list-style-type: none"> • Supports local small business, tourism, arts, and culture • Identifies the Bevan industrial area and other employment lands as key industrial and employment nodes 	<ul style="list-style-type: none"> • Aligns with RGS recognition of Cumberland as a Municipal Area with industrial and employment capacity • Supports the intent to focus most new employment growth in Core Settlement Areas
Transportation	<ul style="list-style-type: none"> • Embeds the 2024 Transportation Master Plan • Maps the active transportation and road network • Highlights a priority corridor between Cumberland and Courtenay for walking, cycling, and potential transit 	<ul style="list-style-type: none"> • Reflects the RGS goal of building a multi-modal regional network linking Core Settlement Areas and Town Centres • Supports transit-ready, walkable community development
Infrastructure	<ul style="list-style-type: none"> • Focuses public investment within the urban area • Discourages extending major services outside Village boundaries • Allows extensions only where 	<ul style="list-style-type: none"> • Supports the RGS direction for efficient and fiscally responsible infrastructure • Reinforces compact growth within established settlement areas

	required for health and safety or to address existing commitments	<ul style="list-style-type: none"> Avoids premature or fragmented servicing in rural areas
Food systems	<ul style="list-style-type: none"> Includes policies for local food production, food-related businesses, and agricultural interface management Complements regional food system objectives 	<ul style="list-style-type: none"> Consistent with the RGS goal to strengthen local and regional food systems Supports protection of agricultural capacity
Public health and safety	<ul style="list-style-type: none"> Links land use, parks and trails, active transportation, and hazard management to health and safety outcomes Updates wildfire and other natural hazard DPAs 	<ul style="list-style-type: none"> Aligns with RGS goals for safe and healthy communities Supports managing development in hazard-prone areas
Climate change	<ul style="list-style-type: none"> Adopts the 2024 Climate Action Plan targets Commits to a 45 percent reduction in community GHG emissions from 2018 levels by 2030 and net-zero by 2050 Incorporates mitigation and adaptation actions across land use, transportation, buildings, and green infrastructure 	<ul style="list-style-type: none"> Supports the RGS goal of reducing emissions and adapting to climate change Links compact growth with low-carbon transportation and infrastructure

2. Growth Management and Core Settlement Area Consistency

RGS direction

- Cumberland is identified as a Municipal Area within the Core Settlement Area, with significant residential and employment capacity, including the region's largest supply of vacant industrial land
- At least 90 percent of new regional growth is to be located in Core Settlement Areas
- Town Centres are expected to develop as walkable, mixed-use, transit-supportive areas with minimum combined residents-and-jobs density ranges
- Settlement Expansion Areas (SEAs) are long-term reserves, with any future

incorporation and servicing to be phased and coordinated to avoid undermining compact growth in Municipal Areas

OCP response

- Establishes an urban containment framework directing most new growth, particularly higher-density forms, within walking distance of the Historic Village Commercial Core
- Demonstrates that twenty-year housing needs can be met within existing municipal boundaries through Residential Infill, Multi-Unit Residential, Mixed Use, and other urban designations
- Links infrastructure investment to compact growth and states that public funds for major servicing are to be focused in the urban area
- Identifies adjacent SEAs and states that no expansion is anticipated within the OCP horizon, while committing to coordinated planning with the CVRD if SEA incorporation is considered in future

Assessment

- Strong alignment with the RGS emphasis on compact growth in Core Settlement Areas
- Deferral of SEA use is consistent with the RGS intent for SEAs to function as long-term reserves
- The primary gap is the absence of a clear density target or mapped Town Centre policy area to reflect RGS Town Centre expectations; this is a refinement rather than a condition of acceptance

3. Housing, Diversity, and Affordability

RGS direction

- A more balanced new housing mix in Municipal Areas by 2030 (40 percent low density, 30 percent medium, 30 percent high)
- Increased affordable and special-needs housing
- Expanded use of secondary suites, multi-family housing, and infill in Core Settlement Areas

OCP response

- Uses the 2024 Housing Needs Report to identify demand, gaps, and affordability and displacement issues
- Sets objectives to improve housing attainability for low and moderate income households, meet twenty-year needs, expand rental supply, and support non-

market and supportive housing

- Supports infill, secondary suites, accessory units, multiplexes, apartments, and mixed-use housing, particularly in and around the Village core
- Includes policies on rental protection, tenant impacts during redevelopment, and special-needs and supportive housing

Assessment

- Consistent with RGS direction and Bill 44 requirements to plan for twenty years of housing need and enable small-scale multi-unit housing
- Does not restate the RGS 40–30–30 mix numerically, but policy direction supports a higher share of medium- and higher-density units
- Explicitly referencing how Cumberland contributes to the regional housing mix would improve transparency for monitoring, but the omission does not create an inconsistency

4. Environment, Climate, and Hazard Management

RGS direction

- Protection of ecosystems and natural areas, support for food systems, public health and safety, and climate mitigation and adaptation
- Links compact growth to reduced land disturbance and lower GHG emissions

OCP response

- Adopts Climate Action Plan targets and includes mitigation and adaptation actions across land use, transportation, buildings, and green infrastructure
- Applies DPA 1 and related environmental policies to protect sensitive ecosystems, riparian areas, and habitat connectivity
- Applies hazard-related DPAs for flooding, steep slopes, and wildfire interface, guiding development away from high-risk areas or requiring mitigation
- Concentrates growth in existing serviced areas, limiting conversion of greenfield land and reducing pressure on environmental assets

Assessment

- Strong alignment with RGS climate and environmental objectives
- No environmental inconsistencies identified
- Continued coordination on hazard and ecosystem mapping will support consistency across jurisdictions

5. Transportation, Infrastructure, and Regional Connections

RGS direction

- A multi-modal regional network connecting Core Settlement Areas and Town Centres
- Infrastructure that is efficient, cost-effective, and supportive of compact growth

OCP response

- Integrates the 2024 Transportation Master Plan and identifies a connected active transportation and major road network
- Highlights a priority walking, cycling, and potential transit corridor between Cumberland and Courtenay
- Aligns land use and transportation by focusing growth within walking distance of the Historic Village Commercial Core
- Links infrastructure investment and asset management to compact growth and long-term fiscal responsibility

Assessment

- Clear support for RGS transportation and infrastructure goals
- Timing, design, and funding of the Cumberland–Courtenay corridor are implementation matters requiring regional coordination

6. Industrial lands, Food systems, and Community Well-Being

Industrial lands and employment

- RGS recognises Cumberland as an employment and industrial centre
- OCP identifies the Bevan industrial area and other employment lands, supports a range of uses, and links servicing and access to environmental and fiscal considerations

Food systems

- OCP policies support food-related businesses, community and urban agriculture, and agricultural interface management, consistent with RGS objectives

Community well-being

- Links parks, public spaces, active transportation, and land use to health, safety, and quality of life, consistent with RGS goals for complete and healthy communities

Assessment

- Regionally consistent and supportive of concentrating employment in Municipal Areas
- The main regional risk is operational: uncoordinated servicing or access near the Bevan area could result in fragmented rural development in adjacent CVRD electoral areas; this requires ongoing joint planning rather than conditions on the RCS

7. RGS Related Collaboration Items Future OCP Updates

The following items are recommended for collaboration with the Village as part of its next OCP updates. These are opportunities for refinement and implementation.

1. Town Centre density clarity

- Confirm how the Historic Village Commercial Core, or a defined Town Centre area, will meet RGS Town Centre density expectations
- Reference the land use designations and zoning tools intended to support higher density over time

2. Housing mix communication

- Acknowledge how Cumberland's housing direction contributes to the regional 40-30-30 housing mix objective for Municipal Areas
- Clarify that the RGS mix is a regional measure rather than a municipal quota

3. OCP and RGS time horizons

- Note that the OCP extends to 2050 while key RGS targets extend to 2030
- Commit to reviewing and updating the RCS following future RGS amendments, including the next planned RGS review in 2027
- LGA Section 448(1)(c) requires the RCS to be reviewed every five years after the Board last accepted it. Even if no amendments are proposed, the RCS must still be resubmitted for continued acceptance. Any amendments to the RGS or the RCS will restart the five-year review cycle

4. SEA monitoring and triggers

- Confirm how growth, servicing capacity, and industrial demand will be monitored jointly
- Identify the conditions under which SEA planning or boundary expansion would be considered, consistent with RGS policy

5. Ongoing regional implementation

- Continue coordination with the CVRD and member municipalities on:
 - active transportation and potential transit corridors between Cumberland and Courtenay
 - industrial land and servicing planning for Bevan area
 - shared environmental and hazard mapping and policy alignment

8. Other CVRD Departmental Interests and Comments

A. Drinking Watershed Interests

Watershed protection and policy direction

- Support the inclusion and eastward shift of the Comox Lake watershed boundary.
- Consider creating a dedicated watershed designation that prohibits residential, commercial, and institutional uses, or establish a Drinking Watershed Zone to simplify implementation.
- Require professional studies and review by the Watershed Protection Advisory Group for any development within the watershed boundary.
- Replace “headwaters” with “watershed” in Section 6.1.4 to reflect the broader hydrological system.
- Extend the groundwater protection DPA to all watershed lands and amend DPA 5 mapping where boundaries overlap or are incomplete.
- Note that wildfire and wildland–urban interface provisions contribute positively to watershed protection.

Water conservation and servicing

- Strengthen water conservation language across climate, natural environment, and servicing policies.
- Add water efficiency to the climate-responsible community statement and address indoor water use, not only landscaping or infiltration.
- Update servicing context to reflect that Royston’s integration into the CVWS is underway.
- Revise DPA purposes to “promote water conservation and protect water quality and hydrological function.”
- Note that indoor water reductions decrease sewage flows, which supports long-term regional supply capacity and future servicing pressures.

Technical references and supporting documents

- Add the Comox Lake Watershed Protection Plan to Section 6.1.2.6.
- Reference Comox Lake as the regional drinking water source in Section 7.5.8.
- Update the land acknowledgement to name K'ómoks and overlapping Nations.

Land Use Designations and Zoning Alignment

Core alignment issues

- Support limiting development within the Recreational Residential (RT) area and remove campground use to reduce risk exposure.
- Remove residential uses from Forest Stewardship Greenway (FSG) lands within the watershed, or redesignate them for watershed protection.
- Resolve misalignment where lands near Coal Beach are designated Parks, Greenway, and Open Space but remain zoned FSG, which allows residential and other incompatible uses.
- Correct parcels mapped as WF where this does not reflect intended future use.
- Apply the "Freshwater" designation consistently to all wetlands, riparian corridors, and streams.

Specific OCP-zoning inconsistencies

- The proposed OCP splits FSG-zoned lands near Coal Beach into Parks, Greenway, and Open Space vs Working Forest, which conflicts with FSG's permissive residential uses. Address this inconsistency to avoid unintended development potential.
- Reinstate the previous greenway buffer surrounding the northwest industrial lands in the Bevan area, which has been removed in the proposed mapping.
- Correct the small industrial parcel in the northwest corner of OCP Map A that falls within the watershed and appears to be a mapping oversight.

Mapping Corrections and DPA Issues

General mapping corrections

- Correct all DPA map references and boundaries (Maps E, F, H, I) to reflect actual watershed, riparian, and hazard features.
- Apply drinking-water protection DPAs to the full watershed, not only shoreline areas.
- Align the Black Lake conservation corridor with industrial DPA mapping.
- Remove the non-existent lake previously mapped within the landfill footprint (confirmed completed).
- Correct watershed boundaries for the Trent River and Maple Lake systems to match the southeastern boundary of the landfill watershed area.

DPA implementation and accuracy

- Review new trail construction annually given broad DPA exemptions to ensure low-impact access.
- Note that the Industry DPA boundary extends into the watershed near the Fish and Game Club or Hydro dam and requires correction.
- Correct the DPA purpose numbering error where item (i) should be (c).
- Ensure DPA mapping does not inadvertently permit intensified recreation or access within sensitive zones.

Recreation, Access, and Parks

- Avoid increasing recreational pressure at Comox Lake through general pathway or greenway references; qualify all access as low-impact.
- Ensure greenway and shoreline policies do not conflict with watershed protection objectives.
- Refine Policy 9.2.5(6) or define permitted low-impact use to avoid ambiguity.
- Identify Black Lake as a high-value conservation or acquisition priority.
- Apply sanctioned low-impact access at Coal Beach only, consistent with watershed protection direction.

Parcel-Specific Corrections

- Redesignate the small area at the west edge of the industrial lands along Comox Lake as park where this supports watershed protection and corrects mapping inconsistencies.
- Reinstate the historic greenway buffer in the northwest portion of the Bevan industrial area (now removed).
- Provide justification for terrestrial ecosystem mapping within the landfill site and ensure that datasets used are accurate and current.

B. Rural Fire Services

- DPA 4 Wildland-Urban Interface should require that all exposed building openings, including eaves and deck undersides, be enclosed with non-combustible sheathing with gaps no greater than 3 mm.

C. Transit Services

- Neighbourhoods further from the core are not transit-supportive due to their distance from existing transit routes and road networks design which includes cul-de-sacs and limited street connectivity; the OCP should prioritise infill and

multi-unit housing within existing transit-served areas before supporting further growth.

- Require road networks in new development to provide continuous connections and avoid dead-end layouts to enable future bus routing.
- Revise Policy 7.6.6(15)(a) to state that new road layouts and standards must meet BC Transit geometric and operational requirements for them to be considered for future transit service.
- Emphasise pedestrian and cycling connections, including cut-throughs, to link emerging residential areas to existing transit corridors within approximately 500 metres of current routes.
- Any future expansion into Coal Valley Estates should only proceed with improved road connectivity to support transit service.

D. Community Parks Services

- Update 9.2.4 (4):

From: Support the implementation of the Rural Comox Valley Parks and Greenways Strategic Plan, 2011-2030, or successor plan, and a future regional parks plan.

To: Support the implementation of the Rural Comox Valley Parks and Greenways Strategic Plan, 2011-2030, or successor plan, and the Regional Parks and Trails Strategic Plan, 2024.

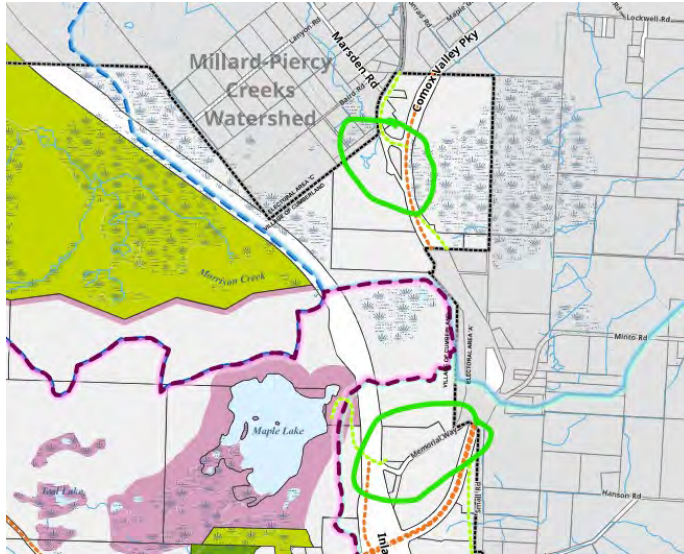
- Revise 9.2.5 (3):

From: Work with the CVRD parks department to identify sensitive ecosystems for regional park acquisition.

To: Work with the CVRD parks department to identify ****regionally significant**** sensitive ecosystems for regional park acquisition.

- Map 3:

Cumberland may wish to evaluate opportunities for additional municipal trails in the locations highlighted (green circles).



E. Community Services

- Section 7.1: Interchange Lands: recreation facilities can be considered here as the community grows. Appropriate facilities are facilities that would be large in scale and serve a region wide function.
- Section 7.1: Mixed Use – Civic Facilities: add language to highlight recreation infrastructure
- Section 7.2.4: Growth Management Objectives: consider language to provide adequate recreation facilities for population growth
- Section 9.2.2: add language to work with regional partnerships for enhanced recreational facilities that also benefit the residents of Cumberland
- Map A: Land Use Designations: all parcels within the Village of Cumberland boundary abutting the Inland Island Highway to allow for recreation facility use
- Development Permit Area 6: Residential and Commercial: would recommend providing exemption for CVRD owned regional facilities as well

F. Comox Strathcona Waste Management (CSWM)

On November 20, 2025, CSWM Board passed the following resolutions (staff report attached to this schedule), and:

“THAT the Board approve feedback to the Village’s Official Community Plan and Zoning Bylaws such that staff:

- Complete a legal review of the proposed language to ensure Comox Strathcona Waste Management’s long-term interests are protected; and

- Incorporate updates and findings from the legal review, in alignment with the staff report dated November 19, 2025, into the final submission to the Village;

AND FURTHER THAT the Co-Chairs be authorized to sign the final submission to the Village from Comox Strathcona Waste Management.”

A summary of the staff report includes the following comments:

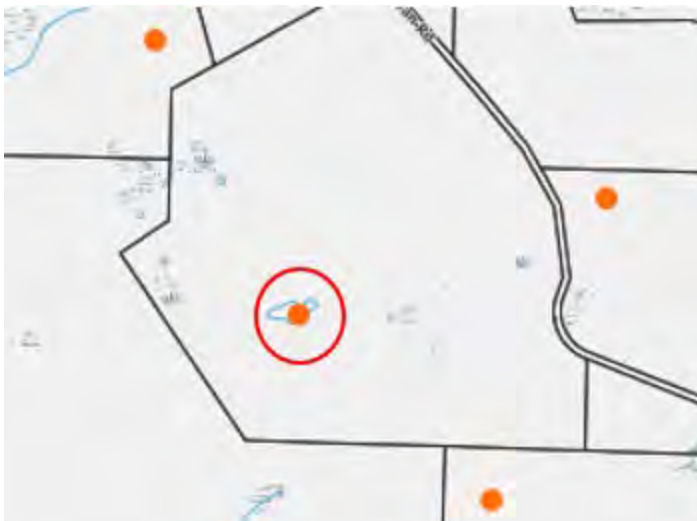
- Amend the solid waste management section to clarify that the Host Community Agreement is an operational contract, not land-use policy. Suggested edits include [emphasis added to show suggested changes]:

The host community agreement with the CVRD is an operational contract, which should balance the impacts the Village may experience in hosting the CVWMC against the advantages received by the users of the facility. Current and potential impacts to the Village of hosting the CVWMC in the community include visual quality impacts as the cells reach their maximum height, reduced development potential of adjacent properties, odours within the Village, litter along Bevan and Cumberland Roads, and impacts on Bevan and Cumberland Roads from large trucks and landfill traffic.

- Amend the solid waste management section to reference the Host Community Agreement, as well as the initial and annual contributions to the Village. accurately and confirm whether it appears in the current OCP.
- Replace Policy 7 wording that frames “benefits versus impacts” to avoid implying re-negotiation, draft alternative language jointly.
- Confirm that Policy 7 may be ultra vires and requires legal review rather than only reframing.
- Correct mapping errors, including the non-existent waterbody within the landfill footprint and inaccurate watershed boundaries.
- Update Pigeon Pond hydrology to reflect that it does not drain toward Black Lake or Comox Lake due to subsurface conditions.
- Provide justification for terrestrial ecosystem mapping within operational areas or remove it to prevent unintended restrictions.
- Ensure the 500-metre buffer reflects landfill master plan boundaries for cells 1–5 rather than lot lines and confirm associated exclusions.
- Remove or relocate the municipal park shown within industrial lands, as it is incompatible with landfill operations.
- Confirm that non-conforming use is not acceptable for long-term operations

and that zoning must explicitly list all core and accessory uses to avoid regulatory risk.

- Identify that the restrictive I-3 and I-4 footnote unintentionally limits required diversion activities and should be reworded before adoption.
- Note CSWM's preference to correct these items in the current OCP and zoning update rather than deferring to the 2026 housekeeping process to avoid future uncertainty.
- It is requested that the following 'Notice of Works, Mines Act Permits' be removed from OCP Map D 'Areas Suitable for Sand and Gravel Extraction' as it has been abandoned.



Further, in Schedule B (Zoning Bylaw Analysis), there is a comment that has an implication to the OCP.

I-3 zoning for the entire Waste Management Centre parcel (PID 031-451-918) to support future CSWM operational needs

- The 100-metre strip on the west side of the property and the triangular area in the southwest were consolidated into the parcel in 2021. These areas remain zoned Forest Stewardship Greenway (FSG). CSWM requests that these portions be rezoned to I-3 so that the entire parcel is consistently zoned and better aligned with long-term operational requirements.
- Corresponding updates to the OCP land use designation are also requested to ensure the OCP and zoning bylaw remain aligned for the full parcel.

DATE: November 19, 2025

FILE: 5360-30/Host

TO: Chair and Directors
Comox Strathcona Waste Management Board

FROM: James Warren
Chief Administrative Officer

RE: **CSWM Feedback for the Village of Cumberland OCP
and Zoning Bylaws**

Purpose

To provide the Comox Strathcona Waste Management (CSWM) Board an overview of the preliminary feedback to the Village of Cumberland's (Village) Official Community Plan (OCP) and Zoning Bylaws, authorizing staff to complete a legal review and incorporate necessary updates to support CSWM's long-term interests and operational requirements at the Comox Valley Waste Management Centre in alignment with both the Solid Waste Management Plan (SWMP) and the Village's vision.

Recommendation from the Chief Administrative Officer:

THAT the Board approve feedback to the Village's Official Community Plan and Zoning Bylaws such that staff:

- Complete a legal review of the proposed language to ensure Comox Strathcona Waste Management's long-term interests are protected; and
- Incorporate updates and findings from the legal review, in alignment with the staff report dated November 19, 2025, into the final submission to the Village;

AND FURTHER THAT the Co-Chairs be authorized to sign the final submission to the Village from Comox Strathcona Waste Management.

Executive Summary

The Village of Cumberland is currently undertaking a comprehensive review of its OCP and Zoning Bylaws. These reviews are being driven by provincial legislative deadlines related to new housing targets and density requirements (Bill 44) for municipalities with population over 5,000. The Village must ensure its land use planning bylaws align with these new mandates. The update process was referred

to CSWM on November 12 and 14 for the OCP and Zoning Bylaws respectively, and returned comments are due December 1, 2025. This review process timeline imposes time constraints on CSWM for providing thorough feedback.

Given the substantive nature of these proposed bylaws and their far-reaching implications, this compressed timeline necessitates focused internal review, prioritizing areas that ensure the long-term consistency between the Village's planning framework and CSWM's operations and SWMP work. Staff need additional time to properly review these proposed bylaws and to seek necessary legal review, ensuring that the final OCP and Zoning Bylaws fully consider CSWM's long-term interests and operational requirements and that they are adequately protected.

Zoning Bylaw

Staff have conducted an internal review of the Village's new draft Zoning Bylaw (granted second reading on November 10) and have identified specific areas in the I3 (Refuse Industrial) zone where minor language adjustments would enhance clarity and ensure the Village's intent to support both CSWM's existing operations and planned waste diversion expansion.

The review highlights two main areas where zoning clarity is imperative to ensure the bylaw supports the intended waste management function, in alignment with the SWMP renewal work that is nearing completion:

- The designation of the Northern Parcel (purchased in 2021) for future diversion activities contemplated within the SWMP (i.e. construction and demolition waste staging, sorting, high grading) that will require outdoor processing. The current I3 zone's wording is ambiguous, as it limits recycling to enclosed buildings and includes a restrictive footnote on the Northern Parcel. The language must be clarified to ensure that the zoning permits the planned waste diversion expansion, which is necessary to achieve the SWMP diversion goals. Note that this expansion is consistent with the objectives of the Regional Growth Strategy. Staff recommend that the Village reword the restrictive footnote on the Northern Parcel to achieve the necessary land use certainty. Note that Village staff have suggested that the zoning ambiguity can be addressed at a later date and/or that non-conforming use provisions of the Local Government Act can be applied. CVRD planning staff recommend that clarification be addressed prior to bylaw adoption.
- While CSWM's existing activities (equipment repair, fueling) are currently covered by legally non-conforming status, this protection is limited. The non-conforming provisions of the *Local Government Act* prohibits expansion and revokes protection if use is discontinued for six consecutive months. The intent of non-conforming use provisions is to phase out non-conforming

uses over time. Furthermore, the Village's interpretation guidelines leave room for subjective judgment. To mitigate long-term regulatory risk, CSWM would like to see explicit listing of all core and accessory operational uses in the I3 zone (including those currently protected by non-conforming status) to eliminate regulatory uncertainty. CVRD planning staff suggest that it is not in the public interest to leave the ambiguity in place nor to require that future planned expansions be subject to future zoning amendment applications.

OCP Bylaw

The OCP is a fundamental land use bylaw guiding future land use, development patterns and policy over the next decade or more. It is imperative that the Village's OCP is supportive of the SWMP renewal work that is ongoing (and that the OCP is working towards consistency with the Regional Growth Strategy, including Goal 5, Infrastructure, Objective 5-E "reduce solid waste and improve landfill performance").

Collaboration with Village staff on the OCP update has resulted in significant and favourable policy inclusions that secure the long-term viability and protect CSWM's operational interests. Important considerations, including the landfill height and the establishment of the 500-meter buffer per the *Landfill Criteria*, have been successfully integrated into the draft OCP (also granted second reading on November 10).

Based on initial internal staff review, there is an identified need for corrections related to mapping errors, specifically concerning a non-existent waterbody within the landfill footprint and the precise boundaries of the watershed. Staff are consulting with the CVRD watershed team to confirm the correct legal and ecological delineation before submission.

Options

The board has the following options for consideration:

1. Following consultation with Village, the Village proposed that CSWM defer the amendment until the Village's administrative housekeeping process (anticipated late 2026/early 2027).
2. CSWM to provide detailed comments for consideration by the Village for incorporation into the current process for both Zoning and OCP bylaw updates.

The OCP is a fundamental land use bylaw guiding future land use, development patterns and policy over the next decade or more. It is imperative that the Village's OCP is supportive of the SWMP renewal work that is ongoing. As such, option 2 is recommended.

Staff will prepare a detailed list of these necessary clarifications for separate review by the Co-Chairs prior to submission to Village, keeping with the intent as outlined in this staff report.

Prepared by:

V. Schau

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Senior Manager
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Concurrence:

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Concurrence:

M. Rutten

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Schedule B

Proposed Zoning Bylaw Analysis

Staff have reviewed the proposed Village of Cumberland Zoning Bylaw No. 1238, 2025 through the lens of the CVRD's regional objectives and servicing delivery and interests including watershed protection, solid waste, transportation and transit, and parks and protected areas.

In broad terms, the Zoning Bylaw:

- Ensures the Village can demonstrate that sufficient lands have been zoned to accommodate the 20-year housing need identified by December 31, 2025, per the requirements of the Local Government Act;
- Proactively implements the small-scale multi-unit housing (SSMUH) legislative requirements to permit three or four units per lot within the Urban Containment Boundary for a community with a population over 5,000 people, even though they have not yet crossed this population threshold; and
- Aligns with the proposed Official Community Plan (OCP).

This Schedule provides more detailed analysis to support the Board's draft comment letter and identifies specific areas for collaboration with the Village of Cumberland for improved alignment with the CVRD's interests.

1. Drinking Water and Watershed Interests

The following comments are offered through the lens of protection of the Comox Lake Drinking Watershed, the region's drinking-water source, and are guided by the Comox Lake Watershed Protection Plan. Recommendations are made to four of the proposed zones regarding key lands within the Comox Lake Watershed boundary.

- Drinking Water Protection (DWP) zone:
 - The newly proposed Drinking Water Protection zone that covers Comox Lake and its intent to limit development in and on Comox Lake to protect its water quality is strongly supported.
 - S. 5.1 "Uses Permitted in All Zones" includes short-and long-term bicycle parking; renewable energy apparatuses; telecommunication towers and wires; traffic control devices; free-standing lightning poles; flag poles;

and clock towers. These uses are not suitable in the DWP zone, and as such, it is requested that these uses are prohibited in the DWP Zone.

- The DWP zone includes “Park” as a permitted use. The definition of Park is “land or water used or intended to be used for passive or active recreation by the public”. Staff wants to ensure that if, at some future point, the CVRD were to determine that recreation use associated with the Coal Beach property in the DWP zone is harmful to water quality, we would not be prevented from limiting recreation in this area by the permitted Park use, or the language around the DWP zone’s intent, which includes recreation.
- Recreation and Tourism (RT) zone:
 - This zone is intended to accommodate existing recreational accommodation and associated recreational activities adjacent to Comox Lake.
 - There is only one legal lot within the RT zone, split into two areas (PID 006-687-393). These lands are directly lakefront on Comox Lake and the land uses are therefore of significant concern from the watershed protection perspective. The removal of vacation rental as a principal use and home occupation and urban agriculture as secondary uses is strongly supported. The CVRD is not supportive of any permitted residential, commercial, or industrial uses in this zone. Specifically, it is requested that the following uses are also removed from this zone: Campground; Care Facility, Child; and Dwelling Units.
 - The CVRD is not supportive of zoning which allows for subdivision or extension of the existing residential uses on this property (PID 006-687-393) due to the direct adjacency to the region’s drinking water supply. The CVRD respectfully requests that the Village keep the CVRD informed as to the progress of any existing or future rezoning applications for this property.



- Parks and Open Space (PU-1) Zone:
 - This zone is intended to preserve and enhance the community's parks and open space assets while providing for a range of low impact recreational uses.
 - This zone is of significance for watershed protection given that the CVRD's lakefront land holding is zoned PU-1 (PID 030-565-481). This includes the Coal Beach property. The intent of this land holding for the CVRD is for the purpose of conservation and watershed protection.
 - Some uses in the PU-1 zone are not appropriate uses within the Comox Lake Drinking Watershed. This includes Farmer's Market, Food Services, Mobile Vending and Utilities. Staff suggest the creation of a separate zone for lands whose primary purpose is conservation, rather than further restricting the PU-1 zone, which affects all lands zoned PU-1, or relying on restrictive covenants for protective purposes of these lands.
- Forest Stewardship Greenway (FSG) Zone:
 - This zone is intended to accommodate forest management and any associated residential uses, as well as appropriate, low impact, recreational activities in the forested areas outside of the Urban Containment Boundary.
 - The FSG zone's minimum lot size has increased from 40ha to 60ha; this change is supported.

- Some of these proposed FSG zoned lands are currently zoned Working Forest (WF), which is preferred to the proposed FSG due to its stronger environmental focus. The current WF zone does not permit any residential, commercial or institutional uses, which aligns with the Comox Lake Watershed Protection Plan's recommendation that there be no new development in the watershed.
- A significant amount of land zoned FSG exists within the Comox Lake Watershed boundary. For this reason, there is significant concern regarding the permitted uses in this zone. Staff are not supportive of the following uses in this zone for lands within the Comox Lake Drinking Watershed boundary: residential, commercial, and institutional uses, including Urban Agriculture; Care Facility, Child; Care Facility, Community; Care Facility, Licence-Not-Required; Dwelling Units; Home Occupation; and Plant Nursery. The Comox Lake Watershed Protection Plan recommends no new development in the watershed, and this proposed zoning does not adhere to this recommendation. It is recommended that these uses be removed from the FSG zone with this update to prevent the establishment of non-conforming land uses.
- For future consideration, staff recommend that a new zone be created for the proposed FSG-zoned lands within the Comox Lake Drinking Watershed. The zone would correspond with the Comox Lake Drinking Watershed boundary. This is an alternative, more targeted approach to the above request for the removal of uses that would negatively impact the watershed. The above request would impact the whole FSG zone, which would impact lands outside of the watershed. Staff would be available to support the drafting of such a zone.
- The residential, commercial, and institutional uses within the FSG zone do not seem to align with the intention of the Working Forest OCP Land Use Designation. The Working Forest OCP Land Use Designation is intended for privately managed working forests and low impact recreational uses, and staff suggest that the above-noted permitted uses in the FSG zone do not align with this intent.

2. Comox Strathcona Waste Management Services (CSWM)

The Comox Valley Waste Management Centre (CVWMC) is located within the Village of Cumberland jurisdiction (PID 031-451-918). The proposed Bylaw split-

zones this property between Refuse Industrial (I-3) where the CVWMC is located, and Forest Stewardship Greenway (FSG) where the 100m strip of land to the west and the triangle in the southwest of the subject property were consolidated with the subject property in 2021. The I-3 zone is intended to accommodate the CVWMC; the name and intent of this zone is very similar to the current Zoning Bylaw's Refuse Industrial (I-4) zoning of the property.

The intent of the following comments is to ensure that the proposed Zoning Bylaw enables CSWM to continue to meet existing and long-term operational requirements, allow for future expansion or upgrades, and that CSWM's interests are adequately protected.

For regulatory consistency, we note that the Environmental Management Act (section 37) sets out that an approved Solid Waste Management Plan (SWMP) prevails over conflicting provisions in a zoning bylaw. Three main areas have been identified to ensure clarity and eliminate any potential legal uncertainty, and our suggestions aim to proactively ensure the proposed Bylaw supports the intended waste management operations, in alignment with the SWMP:

1. Proposed I-3 Zone's Permitted Uses & Definitions Limit CSWM Uses

- It is important that the I-3 zone expressly permits all essential CVWMC activities which are currently undertaken or are necessary to support solid waste management and diversion, such as equipment repair, fuel storage for equipment/vehicle refueling, maintenance and storage of equipment and vehicles, repair of heavy machinery, and natural resource extraction. These are not expressly permitted uses under the proposed I-3 zoning of the site.
- While CSWM's essential activities, as noted above, are currently covered by legally non-conforming status, this protection is limited. The non-conforming provisions of the Local Government Act prohibit expansion and revokes protection if use is discontinued for six consecutive months. The intent of non-conforming use provisions is to phase out non-conforming uses over time. Furthermore, the Village's interpretation leaves room for subjective judgment. To mitigate long-term regulatory risk, CSWM would like to see all essential CVWMC operations explicitly listed as permitted uses in the I-3 zone (including those currently protected by legal non-conforming status) to eliminate regulatory uncertainty and provide transparency to adjacent landowners. Staff suggest that it is not in the public interest to leave the ambiguity in place

nor to require that future planned expansions be subject to future zoning amendment applications.

- Staff propose a new principal use and associated definition in place of "Refuse Disposal Facility" and "Recycling Facility" that more accurately reflects the CSWM's current and long-term operational requirements and allow for future expansion and upgrades as prescribed in the SWMP. The proposed zoning bylaw permits the use of the CVWMC as a recycling facility; however, the definition of that use specifies that the collection, storage, and distribution of recyclable materials must be carried out wholly within an enclosed building or structure, and further prohibits recyclable material processing and outdoor storage. This prevents the management of materials at the CVWMC such as construction waste, wood waste grinding, or scrap metal. Identifying the principal use as a "Solid Waste Management Facility" would more accurately reflect the fact that the site is used for a variety of solid waste management purposes that include the disposal, recycling and diversion of solid waste. By differentiating the CVWMC's operations from a "recycling facility", the limitations on the outdoor processing and storage of recyclable materials could be removed, while leaving those restrictions in place for the purpose of a "recycling facility", as allowed in the I-2 zone. A reference to "resource recovery" (see proposed definition below) would make it clear that separating materials from solid waste for reuse, as well as recovering landfill gas for energy production, are inherent uses of the operation of the solid waste management facility. A potential definition could be:
 - "Solid Waste Management Facility" means premises where the disposal, landfilling, processing, treatment, storage, collection, recycling, management, and diversion of municipal solid waste, hazardous waste, industrial waste, demolition waste, construction waste, and organics are conducted under a permit, operational certificate or solid waste management plan under the Environmental Management Act, and includes the collection, storage and management of recyclable materials, and resource recovery operations, that are conducted in conjunction with the operation of a Solid Waste Management Facility.
- Staff propose the addition of "Solid Waste Management Support Facility" as a permitted secondary use in the I-3 zone in order to expressly permit these required accessory uses that actively occur on the property: "Solid Waste Management Facility Support Services means uses that are

accessory to the operation of a Solid Waste Management Facility, including fuel storage, and the storage, maintenance, and repair of machinery, vehicles and equipment."

- To promote house moving and the reduction of demolition waste going to landfill as contemplated in the SWMP, staff recommend that the I-3 zone increase the allowance for temporary storage of detached dwelling units that are in the process of being moved from one site to another. This could be achieved by amending the footnote to the permitted secondary "Storage, Outdoor" use (Table 12.2(1), such as:

"Outdoor storage may include the temporary storage, on no more than x percent of the lot area, of detached dwelling units being moved from one lot to another."

- Defined Terms:
 - Add "Resource Recovery" as a new defined term to support the proposed "Solid Waste Management Facility" principal use definition, as follows:
 "Resource Recovery means the process of separating, sorting and recovering useable materials or energy from waste."
 - The following definition amendment to "Recycling Facility" is suggested for the following purposes:
 - to avoid uncertainty arising from the potential overlap with the definition of "Solid Waste Management Facility" and "Recycling Facility", and
 - to address CSWM's concerns about the restrictions (within an enclosed building, no outdoor storage) that "Recycling Facility" includes:
 "Recycling Facility means premises, other than those used as a Solid Waste Management Facility, that are used to collect, temporarily store, and distribute recyclable materials pursuant to the Environmental Management Act, including facilities for the collection of products under the Recycling Regulation B.C. Reg. 449/2004 from members of the general public."
 - The following definition amendment to "Wrecking Yard" (which is not a permitted use in the I-3 zone, but is in other zones) is suggested to avoid uncertainty arising from the potential overlap with the definition of "Solid Waste Management Facility":
 "Wrecking Yard means premises, other than those used for Solid Waste Management Facility operations, that are used for the collection, demolition, dismantlement, storage, salvage, recycling,

or sale of waste materials including scrap metal, vehicles, machinery, and other discarded materials.”

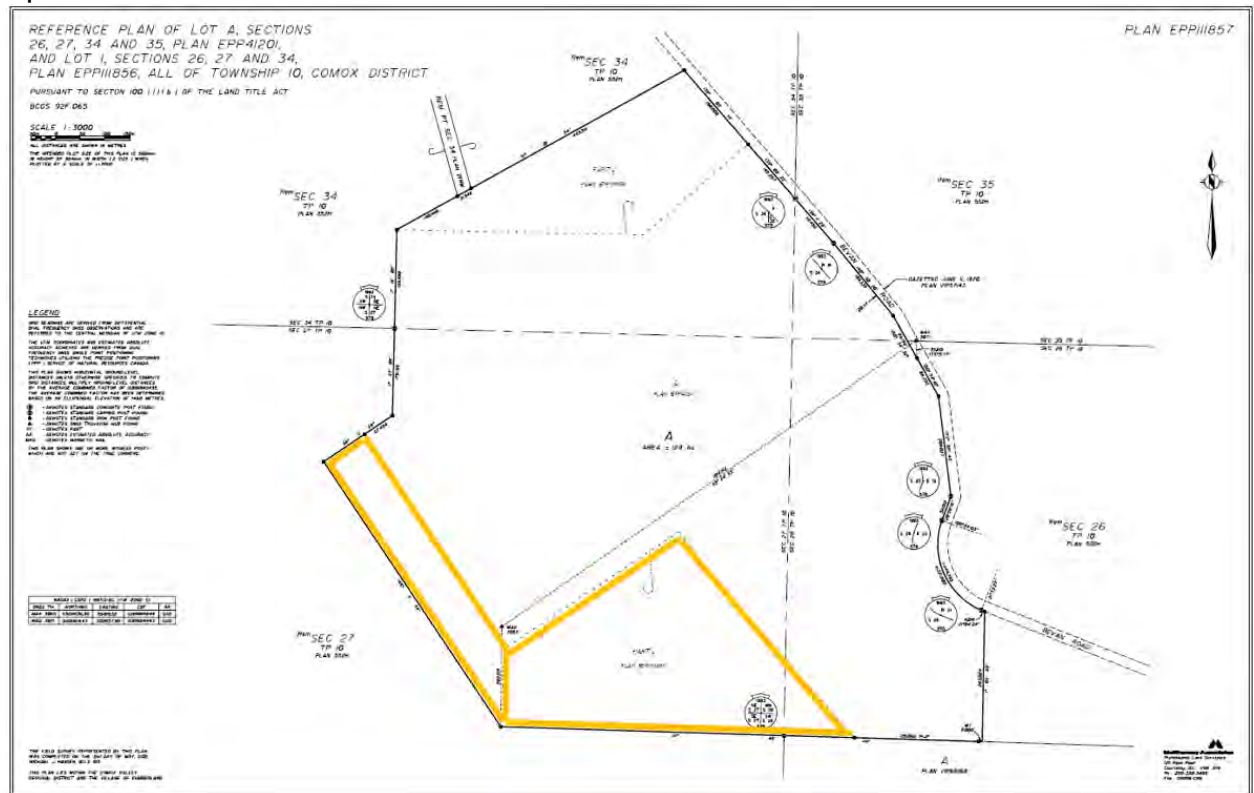
2. *Restrictive Footnote 4 Limits CSWM Uses*

- The use of the northern portion of the subject property (purchased in 2021) for future diversion activities that will require outdoor processing is contemplated within the SWMP (i.e. construction and demolition waste staging, sorting, high grading). As such, it is important that this use be permitted. There are two main areas of concern that limit this use: permitted uses and definitions in the I-3 zone as currently proposed (addressed above) and the restrictive footnote within the I-3 zone (Table 12.2(1), Footnote 4) on the northern portion of the subject property, restricting ‘Refuse Disposal Facility’. It is requested that this restrictive footnote be amended to ensure that the zoning permits the planned waste diversion expansion to the northern portion of the parcel (including outdoor staging and sorting of construction and demolition waste), which is necessary to achieve the SWMP diversion goals. The waste diversion expansion is consistent with the objectives of the Regional Growth Strategy.
- A further requested edit of this footnote is requested for clarity on which portion of land is being referred to. Plan EPP111857 consolidated three separate parcels of land with the subject property (CVWMC site): the northern parcel, which this footnote is intended to reference, the 100m strip of land to the west and the triangle in the south west. The requested amendment to the footnote to the new definition of “Solid Waste Management Facility” is as follows: "Landfilling of municipal solid waste is not permitted within the northern portion of the lot legally described as LOT A, SECTIONS 26, 27, 34 AND 35, TOWNSHIP10, COMOX DISTRICT, PLAN EPP111857 (Comox Valley Waste Management Centre) as indicated in Figure 12-1. For clarity, this is the northern portion of land that was added to the Comox Valley Waste Management Centre property in 2021 in Plan EPP111857."

3. *I-3 Zoning for Entire Comox Valley Waste Management Centre Parcel to Enable CSWM's Future Operational Needs (PID 031-451-918)*

- As aforementioned, the 100m strip of land to the west and the triangle in the southwest of the subject property were consolidated with the subject property in 2021. These portions of the property are zoned Forest Stewardship Greenway (FSG). It is requested that consideration be given

to amending the zoning of these lands to I-3, so that the entire subject property is under the I-3 zone. This would future-proof CSWM's operational needs.



Staff welcome collaboration with the Village regarding drafting and implementation and can share more detailed information including draft proposed definitions and further rationale upon request.

3. Transit Service

- Transit Service is supportive of densification along transit corridors and major road networks to promote public and active transportation.
- It is noted that the Coal Valley Estates Mixed-Use (MU-3) zone is located above an area that is not conducive to transit due to the road network design limiting bus accessibility and street connectivity. As such, there is concern about this future development area adding significant density and not having the ability to be connected to the transportation network.
- The Zoning Bylaw should prioritise infill and multi-unit housing within existing transit-serviced areas before supporting further westward growth.



4. Community Parks Services

The primary purpose of the following comments is to highlight the need for zoning differentiation between lands where the primary purpose is conservation and lands used primarily for recreation purposes.

- The CVRD's lakefront land holding is zoned PU-1 (PID 030-565-481). This includes the Coal Beach property, which is primarily intended for environmental watershed protection purposes. This proposed zoning generally aligns with the intended uses of this property; however, the following PU-1 permitted uses including Farmer's Market, Food Services, Mobile Vending and Utilities are not appropriate for conservation lands, including this property.
- It is noted that the proposed zoning of the property (PID 031-936-008) directly adjacent to the Comox Valley Land Trust's Morrison Creek Headwaters holding has changed from the current Industrial (I-2) zoning to PU-1. This proposed change to PU-1 zoning is supported; however, it is noted that the following PU-1 permitted uses including Farmer's Market, Food Services, Mobile Vending and Utilities are not appropriate for conservation lands, including this property.
- The CVRD is supportive of the corridor identified between Comox Lake and the Morrison Creek Headwaters that have been zoned PU-1; however, the following PU-1 permitted uses including Farmer's Market, Food Services, Mobile Vending and Utilities are not appropriate for conservation lands, including this property.
- Staff recommend that consideration be given to amending the zoning of the Maple Lake area from the proposed Forest Stewardship Greenway (FSG) to PU-1 for environmental protection and low impact recreation.
- In line with the above comments under 'Drinking Water and Watershed Interests', staff suggest the creation of a separate zone for lands where the primary purpose is conservation, rather than further restricting the PU-1 zone,

which affects all lands zoned PU-1, or relying on restrictive covenants for protective purposes of these lands. Map B in the draft OCP shows municipal parks and conservation lands. Staff suggest that this delineation could be used to create a separate zone for conservation lands and that the PU-1 zone be allocated to the designated park lands.

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File: 5360-30/Host

December 10, 2025

Sent via email only: mayor.brown@cumberland.ca

Mayor Vickey Brown
PO Box 340
Cumberland, BC V0R 1S0

Dear Mayor and Council:

Re: Referral Comments – Village of Cumberland Official Community Plan and Zoning Bylaw

On behalf of the Comox Strathcona Waste Management (CSWM) Board, thank you for the opportunity to review the Village of Cumberland's (Village) draft Official Community Plan (OCP) and zoning bylaw.

At its meeting on November 20, 2025, the CSWM Board received a report outlining an overview of preliminary feedback to the Village's Official Community Plan (OCP) and Zoning Bylaws, authorizing staff to complete a legal review and incorporate necessary updates to support CSWM's long-term interests and operational requirements at the Comox Valley Waste Management Centre (CVWMC) in alignment with both the Solid Waste Management Plan (SWMP) and the Village's vision.

Resolution

THAT the Board approve feedback to the Village's Official Community Plan and Zoning Bylaws such that staff:

- Complete a legal review of the proposed language to ensure Comox Strathcona Waste Management's long-term interests are protected; and
- Incorporate updates and findings from the legal review, in alignment with the staff report dated November 19, 2025, into the final submission to the Village;

The Comox Strathcona Waste Management service area is located in the Coast Salish, Kwakwaka'wakw, and Nuuchah-nulth territories.

AND FURTHER THAT the Co-Chairs be authorized to sign the final submission to the Village from Comox Strathcona Waste Management.

Results of the staff and legal review are identified in Schedule A (OCP) and Schedule B (Zoning) as attached to this letter.

The Board recognizes that the Village is proceeding toward bylaw adoption by December 31, 2025, and that a further round of minor amendments is planned following adoption.

Given the range of comments identified below, the Board encourages the Village to engage CSWM staff at the outset of that amendment process to support coordinated implementation and ensure that regional interests, operations and services are reflected. This engagement will help confirm shared understanding, address technical refinements and maintain alignment across jurisdictions. CVRD staff look forward to working with Village staff through the next update and ongoing implementation.

Overall, the CSWM Board acknowledges the significant effort that has gone into preparing the proposed OCP and zoning bylaw. The Board is confident that, with continued collaboration and coordination between our respective staffs, these remaining matters can be addressed in a way that supports both Cumberland's local priorities and the shared regional waste management vision set out in the updated Solid Waste Management Plan.

For questions or further details, please contact Vivian Schau, Senior Manager of CSWM Services, at vschau@comoxvalleyrd.ca or 250-334-6025.

Thank you again for the opportunity to comment. The Board looks forward to continued work together as the Village moves through adoption and implementation.

Sincerely,

W. Cole-Hamilton

Will Cole-Hamilton
Co-Chair

M. Baker

Mark Baker
Co-Chair

Enclosure

cc: Courtenay Simpson, Director of Development and Bylaw Services
Karin Albert, Senior Planner

Schedule A – OCP Comments

It is imperative that the Village's OCP is supportive of the SWMP renewal work that is ongoing. Collaboration with Village staff on the OCP update has resulted in significant policy inclusions that secure the long-term viability and protect CSWM's operational interests. Important considerations, including the landfill height and the establishment of the 500-meter buffer per the Landfill Criteria, have been successfully integrated into the draft OCP.

CSWM staff review of the OCP has identified the following areas for further collaboration with the Village:

- Amend the solid waste management section to clarify that the Host Community Agreement is an operational contract, not land-use policy. Suggested edits include:

The host community agreement with the CVRD is an operational contract, which should balance the impacts the Village may experience in hosting the CVWMC against the advantages received by the users of the facility. Current and potential impacts to the Village of hosting the CVWMC in the community include visual quality impacts as the cells reach their maximum height, reduced development potential of adjacent properties, odours within the Village, litter along Bevan and Cumberland Roads, and impacts on Bevan and Cumberland Roads from large trucks and landfill traffic.

- Amend the solid waste management section to reference the Host Community Agreement, as well as the initial and annual contributions to the Village.
- Replace Policy 7 wording that frames “benefits versus impacts” to avoid implying re-negotiation and draft alternative language jointly.
- Confirm that Policy 7 may be ultra vires and requires legal review rather than only reframing.
- Correct mapping errors, including the non-existent waterbody within the landfill footprint and inaccurate watershed boundaries.
- Update Pigeon Pond hydrology to reflect that it does not drain toward Black Lake or Comox Lake due to subsurface conditions.
- Provide justification for terrestrial ecosystem mapping within operational areas or remove it to prevent unintended restrictions.
- Ensure the 500-metre buffer reflects landfill master plan boundaries for cells 1–5 rather than lot lines and confirm associated exclusions.
- Remove or relocate the municipal park shown within industrial lands, as it is incompatible with landfill operations.
- Confirm that non-conforming use is not acceptable for long-term operations and that zoning must explicitly list all core and accessory uses to avoid regulatory risk.
- Identify that the restrictive I-3 and I-4 footnote unintentionally limits required

diversion activities and should be reworded before adoption.

- Note CSWM's preference to correct these items in the current OCP and zoning update rather than deferring to the 2026 housekeeping process to avoid future uncertainty.
- It is requested that the following "Notice of Works, Mines Act Permits" be removed from OCP Map D "Areas Suitable for Sand and Gravel Extraction" as it has been abandoned.



Further, in Schedule B (Zoning Bylaw Analysis), there is a comment that has an implication to the OCP.

I-3 zoning for the entire waste management centre parcel (PID 031-451-918) to support future CSWM operational needs

- The 100-metre strip on the west side of the property and the triangular area in the southwest were consolidated into the parcel in 2021. These areas remain zoned Forest Stewardship Greenway (FSG). CSWM requests that these portions be rezoned to I-3 so that the entire parcel is consistently zoned and better aligned with long-term operational requirements.
- Corresponding updates to the OCP land use designation are also requested to ensure the OCP and zoning bylaw remain aligned for the full parcel.

Schedule B – Zoning Bylaw Comments

The intent of the following comments is to ensure that the proposed Zoning Bylaw enables CSWM to continue to meet existing and long-term operational requirements, allow for future expansion or upgrades, and that CSWM's interests are adequately protected.

The Comox Valley Waste Management Centre (CVWMC) is located within the Village of Cumberland jurisdiction (PID 031-451-918). The proposed Bylaw split-zones this property between Refuse Industrial (I-3) where the CVWMC is located, and Forest Stewardship Greenway (FSG) where the 100m strip of land to the west and the triangle in the southwest of the subject property were consolidated with the subject property in 2021. The I-3 zone is intended to accommodate the CVWMC; the name and intent of this zone is very similar to the current Zoning Bylaw's Refuse Industrial (I-4) zoning of the property.

For regulatory consistency, CSWM staff note that the Environmental Management Act (section 37) sets out that an approved Solid Waste Management Plan (SWMP) prevails over conflicting provisions in a zoning bylaw. Three main areas have been identified to ensure clarity and eliminate any potential legal uncertainty, and the suggestions below aim to proactively ensure the proposed Bylaw supports the intended waste management operations, in alignment with the SWMP:

1. *Proposed I-3 Zone's Permitted Uses & Definitions Limit CSWM Uses*

- It is important that the I-3 zone expressly permits all essential CVWMC activities that are currently undertaken or are necessary to support solid waste management and diversion, such as equipment repair, fuel storage for equipment/vehicle refueling, maintenance and storage of equipment and vehicles, repair of heavy machinery, and natural resource extraction. These are not expressly permitted uses under the proposed I-3 zoning of the site.
- While CSWM's essential activities, as noted above, are currently covered by legally non-conforming status, this protection is limited. The non-conforming provisions of the *Local Government Act* prohibit expansion and revokes protection if use is discontinued for six consecutive months. The intent of non-conforming use provisions is to phase out non-conforming uses over time. Furthermore, the Village's interpretation leaves room for subjective judgment. To mitigate long-term regulatory risk, CSWM would like to see all essential CVWMC operations explicitly listed as permitted uses in the I-3 zone (including those currently protected by legal non-conforming status) to eliminate regulatory uncertainty and provide transparency to adjacent landowners. Staff suggest that it is not in the public interest to leave the ambiguity in place nor to require that future planned expansions be subject to future zoning amendment applications.

- Staff propose a new principal use and associated definition in place of "Refuse Disposal Facility" and "Recycling Facility" that more accurately reflects the CSWM's current and long-term operational requirements and allow for future expansion and upgrades as prescribed in the SWMP. The proposed zoning bylaw permits the use of the CVWMC as a recycling facility; however, the definition of that use specifies that the collection, storage, and distribution of recyclable materials must be carried out wholly within an enclosed building or structure, and further prohibits recyclable material processing and outdoor storage. This prevents the management of materials at the CVWMC such as construction waste, wood waste grinding, or scrap metal. Identifying the principal use as a "Solid Waste Management Facility" would more accurately reflect the fact that the site is used for a variety of solid waste management purposes that include the disposal, recycling and diversion of solid waste. By differentiating the CVWMC's operations from a "recycling facility," the limitations on the outdoor processing and storage of recyclable materials could be removed, while leaving those restrictions in place for the purpose of a "recycling facility," as allowed in the I-2 zone. A reference to "resource recovery" (see proposed definition below) would make it clear that separating materials from solid waste for reuse, as well as recovering landfill gas for energy production, are inherent uses of the operation of the solid waste management facility. A potential definition could be:
 - "Solid Waste Management Facility" means premises where the disposal, landfilling, processing, treatment, storage, collection, recycling, management and diversion of municipal solid waste, hazardous waste, industrial waste, demolition waste, construction waste and organics are conducted under a permit, operational certificate or solid waste management plan under the *Environmental Management Act*, and includes the collection, storage and management of recyclable materials, and resource recovery operations, that are conducted in conjunction with the operation of a Solid Waste Management Facility.
- Staff propose the addition of "Solid Waste Management Support Facility" as a permitted secondary use in the I-3 zone in order to expressly permit these required accessory uses that actively occur on the property:
 - "Solid Waste Management Facility Support Services" means uses that are accessory to the operation of a Solid Waste Management Facility, including fuel storage, and the storage, maintenance, and repair of machinery, vehicles and equipment.
- To promote house moving and the reduction of demolition waste going to landfill as contemplated in the SWMP, staff recommend that the I-3 zone increase the allowance for temporary storage of detached dwelling units that are in the process of being moved from one site to another. This could be achieved by amending the footnote to the permitted secondary "Storage, Outdoor" use (Table 12.2(1), such as:

"Outdoor storage may include the temporary storage, on no more than x percent of the lot area, of detached dwelling units being moved from one lot to another."

- Defined Terms:
 - Add "Resource Recovery" as a new defined term to support the proposed "Solid Waste Management Facility" principal use definition, as follows:
 - "Resource Recovery" means the process of separating, sorting and recovering useable materials or energy from waste.
 - The following definition amendment to "Recycling Facility" is suggested for the following purposes:
 - to avoid uncertainty arising from the potential overlap with the definition of "Solid Waste Management Facility" and "Recycling Facility", and
 - to address CSWM's concerns about the restrictions (within an enclosed building, no outdoor storage) that "Recycling Facility" includes:
 - "Recycling Facility" means premises, other than those used as a Solid Waste Management Facility, that are used to collect, temporarily store and distribute recyclable materials pursuant to the *Environmental Management Act*, including facilities for the collection of products under the *Recycling Regulation B.C. Reg. 449/2004* from members of the general public.
 - The following definition amendment to "Wrecking Yard" (which is not a permitted use in the I-3 zone, but is in other zones) is suggested to avoid uncertainty arising from the potential overlap with the definition of "Solid Waste Management Facility":
 - "Wrecking Yard" means premises, other than those used for Solid Waste Management Facility operations, that are used for the collection, demolition, dismantlement, storage, salvage, recycling, or sale of waste materials including scrap metal, vehicles, machinery, and other discarded materials.

2. Restrictive Footnote 4 Limits CSWM Uses

- The use of the northern portion of the subject property (purchased in 2021) for future diversion activities that will require outdoor processing is contemplated within the SWMP (i.e. construction and demolition waste staging, sorting, high grading). As such, it is important that this use be permitted. There are two main areas of concern that limit this use: permitted uses and definitions in the I-3 zone as currently proposed (addressed above) and the restrictive footnote within the I-3 zone (Table 12.2(1), Footnote 4) on the northern portion of the subject property, restricting "Refuse Disposal Facility." It is requested that this restrictive footnote be amended to ensure that the zoning permits the planned waste diversion

expansion to the northern portion of the parcel (including outdoor staging and sorting of construction and demolition waste), which is necessary to achieve the SWMP diversion goals. The waste diversion expansion is consistent with the objectives of the Regional Growth Strategy.

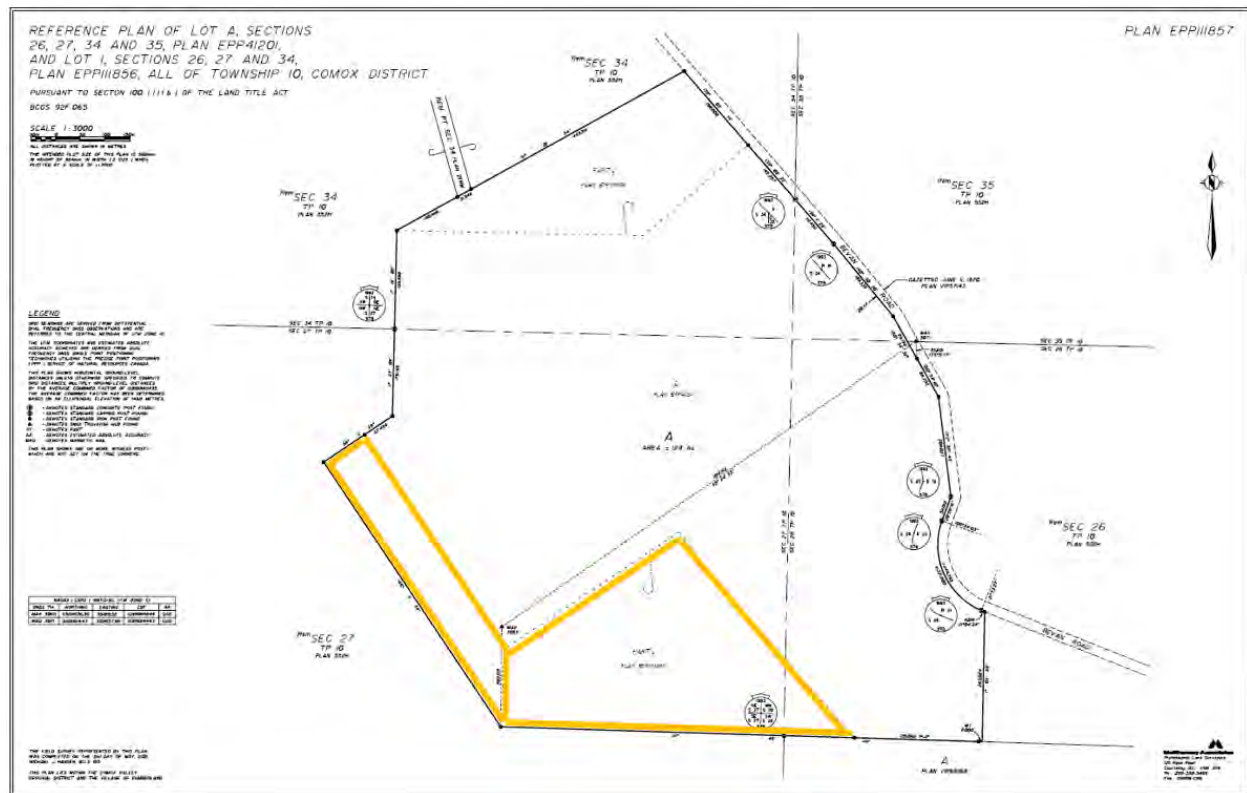
- A further requested edit of this footnote is requested for clarity on which portion of land is being referred to. Plan EPP111857 consolidated three separate parcels of land with the subject property (CVWMC site): the northern parcel, which this footnote is intended to reference, the 100m strip of land to the west and the triangle in the southwest.

The requested amendment to the footnote to the new definition of "Solid Waste Management Facility" is as follows:

- "Landfilling of municipal solid waste is not permitted within the northern portion of the lot legally described as LOT A, SECTIONS 26, 27, 34 AND 35, TOWNSHIP10, COMOX DISTRICT, PLAN EPP111857 (Comox Valley Waste Management Centre) as indicated in Figure 12-1. For clarity, this is the northern portion of land that was added to the Comox Valley Waste Management Centre property in 2021 in Plan EPP111857."

3. *I-3 Zoning for Entire Comox Valley Waste Management Centre Parcel to Enable CSWM's Future Operational Needs (PID 031-451-918)*

- As aforementioned, the 100m strip of land to the west and the triangle in the southwest of the subject property were consolidated with the subject property in 2021. These portions of the property are zoned Forest Stewardship Greenway (FSG). It is requested that consideration be given to amending the zoning of these lands to I-3, so that the entire subject property is under the I-3 zone. This would future-proof CSWM's operational needs.



CSWM welcomes collaboration with the Village regarding drafting and implementation and can share more detailed information including draft proposed definitions and further rationale upon request.

REFERRAL



File No. 3360-01

DATE: November 14, 2025

FROM: Courtney Simpson, Director of Development and Bylaw

SUBJECT: Village of Cumberland Zoning Bylaw No. 1238, 2025

Please provide responses to csimpson@cumberland.ca.

We would appreciate any feedback you may have by Monday, December 1 to help us meet provincial timelines for adoption of Zoning Bylaws. We understand that is a very tight timeline. Referral responses received before the public hearing, tentatively scheduled for December 15, will be included in the public hearing package for Council and public review.

You may complete the attached response form or reply in the body of your return email.

The Village of Cumberland Council gave first and second reading to Zoning Bylaw No. 1238, 2025 (Bylaw 1238) on Monday, November 10, 2025. If adopted, this bylaw will replace the Zoning Bylaw No. 1027, 2016. Bylaw 1238 is posted at engagecomoxvalley.ca/zoning-bylaw-update

The primary purpose of the new Zoning Bylaw is to ensure the Village can demonstrate that sufficient lands have been zoned to accommodate the 20-year housing need identified by December 31, 2025, per the requirements of the *Local Government Act*.

A secondary objective is to proactively implement the small scale multi-unit housing legislative requirements ahead of the 2026 Census, when it is anticipated that the Village's population will surpass 5,000. The additional infill density that will be permitted through SSMUH is one of the ways that the Village will accommodate its 20-year housing need. The new Zoning Bylaw also aligns with the newly updated OCP (*in progress*), along with modernizing the Bylaw to integrate best practices to improve its overall clarity, transparency, and ease of use.

To assist you with your review, you may wish to read the reports to Council on September 15, 2025 and November 10, 2025 for a summary of key changes. These are posted on the project website under "Documents Library".

Comments received from this referral will be presented to Council in advance of the public hearing of Bylaw 1238, tentatively scheduled for December 15, 2025.

ATTACHMENTS

1. Referral Response Form



REFERRAL RESPONSE FORM

REFERRAL

Village of Cumberland Zoning Bylaw No. 1238, 2025

From:



Interests Unaffected



Interests Affected

Comments / Requested Changes:

The City of Courtenay's Development Services department appreciates the opportunity to provide comment on the "Village of Cumberland Zoning Bylaw No. 1238, 2025". This Bylaw update appears consistent with current planning practices and supports a clear regulatory framework for future development. Staff provide the following comments:

Land- Use Interface

Land-use interface considerations between the Village and the City of Courtenay (the City) are anticipated to be limited, as City lands are not directly adjacent to the Village of Cumberland boundaries and are separated by Comox Valley Regional District Electoral Areas A and C.

Residential

Acknowledge this bylaw update will modernize the Village's approach to land use zoning by incorporating provisions aligned with the provincial mandate of pro-active planning to accommodate additional residential density within the Village's boundary.

Transportation and Infrastructure

The proposed increase in residential density may increase traffic flow to and from Courtenay and related infrastructure investment, particularly along the Comox Valley Parkway and in major commercial areas. The City encourages continued coordination between regional partners regarding transportation networks, active transportation connectivity, and regional servicing.

Environment and Watershed

Acknowledge the proposed rezoning of lands from Industrial (I-2) and Working Forest (WF) to Parks and Open Space (PU-1) is anticipated to yield positive ecological benefits. Several important wetlands and creek systems—including Morrison Creek within the Bevan Industrial Lands area and Perseverance Creek—ultimately flow into the City and play a critical role in shaping local hydrologic conditions. Updating the land use zoning in this way supports watershed protection, strengthens natural ecosystem functions, and aligns with the City's broader environmental management objectives.

We look forward to learning of your progress with the Bylaw update. If you have any questions regarding these comments, please do not hesitate to contact us directly.

Sincerely,

Andrew Stewart-Jones, Planner 2

'cc'ed

Jamai Schile, Manager of Development Planning

Kate O'Connell, Acting Director of Development Services

The Corporation of the Village of Cumberland

Public Hearing Report

December 15, 2025, 5:30 p.m.

Cultural Centre, 2674 Dunsmuir Avenue

Bylaws: Official Community Plan Bylaw No.1230 2025
Zoning Amendment Bylaw No.1238, 2025



Council Present: Mayor Vickey Brown
 Councillor Nick Ward
 Councillor Sean Sullivan
 Councillor Troy Therrien

Regrets: Councillor Neil Borecky

Staff Present: Michelle Mason, Chief Administrative Officer
 Courtney Simpson, Director of Development and Bylaw Services
 Karin Albert, Senior Planner
 Rachel Parker, Corporate Officer
 Melissa Roeske, Legislative Services Coordinator

Mayor Brown called the public hearing to order at 5:30 p.m. and recognized the unceded traditional territory of the K'ómoks First Nation and offered gratitude for the care and stewardship of the land since time immemorial.

Mayor Brown stated that all persons who believe their interest in property is affected by the proposed bylaws will be afforded a reasonable opportunity to be heard or to present written submissions respecting the matters contained in the bylaws that is subject to the hearing.

The following submissions were received:

D. Flowers expressed concern about the Saito House and suggested storage of the museum collection at the property and does not want the property to be residential.

A. Kitto, Hope Road, expressed opposition to the proposed urban containment boundary and that the Hope Road should be included within the boundary to allow for suites and accessory dwelling units, and opposition to the vacation home regulation as all residential zones should be permitted to have vacation rentals.

N. Pegram expressed opposition to the vacation rentals regulation and that regulation should allow vacation rental without the owner being present onsite so that a vacation rental could be permitted without a secondary suite or accessory dwelling unit.

S. Morgan, Dunsmuir Ave, opposed the Official Community Plan Bylaw change to remove the 30-60 m boundaries from park areas for subdivision and the proposed reliance on a qualified professional.

McNamara, Nikkei Place, expressed value in policies for housing for everyone and importance of speed and traffic management.

K. Greening, Cumberland Road, opposed the Official Community Plan Bylaw No. 1230 as written, including opposition to the urban containment boundary including Ecogift lands and parkland, permitting subdivision of the Saito House, residential use in zoning for working forest, groundwater protection not including the water supply lakes, development of Village-owned Union Road lands, redevelopment of civic block on Dunsmuir, restriction of woodstoves, zero carbon step code, design of infrastructure not requiring adequate replacement of utilities, flood risk for only 10 year levels, lack of oversight for Village property development permits, not including history in the vision and inaccurate historic neighbourhoods, not including map of Ecogift lands, and permitting subdivision of Coal Creek Historic Park for Saito House.

K. Greening, Cumberland Road, expressed concerns about Zoning Bylaw No. 1238 including lack of definition of affordable housing, soil volume depth, definitions, minimum tree size, lack of protection of Village drinking water supply area, designation of ICR-1 and ICR-2, landscaping requirements, no inclusion of boulevard regulations, no inclusion that requirements are for new builds only, and consistency with terminology for forest lands, and supported not including R3 in the urban containment boundary.

A. Pateman, Derwent Avenue, opposed the change to the minimum lot size and minimum frontage for subdivision in the R1 zone.

N. Hock, Rydal Avenue, asked for summary of changes to the Zoning Bylaw to understand changes and opposed requirement for night staff for hotel and hostel, that structures include fences and are over-regulated, that all mobile-vendors require permission from food businesses, requirement for individual loading zones, and requirements for bicycle parking.

S. Straathof, Ulverston Avenue, opposed the new minimum lot size and minimum frontage for subdivision, home occupation regulations for maximum number of employees, bicycle requirements, and the maximum setback on Camp Road (Dunsmuir Avenue).

A. Howe, Keswick Ave, asked for strong limit on heights of buildings.

N. Pegram, expressed concern about significant changes to character of the Village without a summary of changes for residents to understand impacts of new bylaw.

L. Monk, Allen Avenue, asked for confirmation that fire servicing and infrastructure servicing review be done on new zones, expressed that the multi-family form and character DP requirement for articulation is contradictory to energy conservation, and asked for encouraging language rather than requiring language.

K. Greening expressed opposition of the rewrite of the bylaws.

N. Pegram asked for another opportunity for submissions if changes made to the bylaws at third reading.

Mayor Brown called three times for further submissions and hearing none, the public hearing was adjourned at 6:50 pm.

Certified Fair and Accurate by Corporate Officer



**Village of Cumberland
Zoning Bylaw No. 1238, 2025**

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PART 1 ADMINISTRATION

1.1 Title

- (1) This Bylaw may be cited as “Village of Cumberland Zoning Bylaw No. 1238, 2025”.

1.2 Application

- (1) The [Village of Cumberland](#) is hereby divided into zones as shown on “Schedule A – Zoning Map” and “Schedule B – Zoning Map within the Urban Containment Boundary”, which are attached to and form an integral part of this Bylaw.
- (2) This Bylaw applies to all land, buildings, and [structures](#), including the surface of water, within the boundaries of the [Village of Cumberland](#).
- (3) No land, building, or [structure](#) within the [Village of Cumberland](#) shall be developed, used, constructed, erected, modified, converted, enlarged, re-constructed, altered, placed, maintained, or subdivided except in conformity with the provisions of this Bylaw.
- (4) Lawful non-conforming uses, buildings, and [structures](#) are subject to provisions of the *Local Government Act*.
- (5) This Bylaw shall not apply in the following situations:
- (a) alterations, maintenance and repair to any building or [structure](#), provided that such work does not involve structural alterations, is wholly interior, and does not change the use or intensity of use of the building or [structure](#);
 - (b) the use of a building or part thereof, as a temporary polling station, election official’s headquarters, candidate’s campaign office, and any other temporary use in connection with a federal, provincial, or municipal election, referendum, or census;
 - (c) the use of a building, or part thereof, as a constituency office for a federal Member of Parliament or a provincial Member of the Legislative Assembly when located in a [Mixed-Use](#), [Industry](#), or [Public Use](#) zone, subject to the signage requirements prescribed in [Part 8](#) of this Bylaw.
 - (d) a temporary [structure](#) or [container](#) which is incidental to the erection, maintenance, alteration, or sale of a building, [structure](#), or utility for which a building or development

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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permit has been issued provided that they are removed within 30 days of project completion or one year following the issuance of a building permit, whichever is earliest;

- (e) the temporary use of a [container](#) for the limited purpose of loading and unloading household contents for a maximum of 30 days in a single calendar year;
- (f) the use of non-[Residential](#) zones for activities such as amusement carnivals, religious gatherings, and music festivals for less than seven days, provided a valid licence has been issued under the [Village's Business Licence Bylaw](#);
- (g) railways, pipelines, irrigation ditches, conduits, flumes, and pump houses;
- (h) telecommunication towers and wires, traffic control devices, free-standing lightning poles, flag poles, and clock towers; and
- (i) public [utilities](#), including those which are underground or within statutory rights-of-way and utility poles and anchors.

1.3 Severability

- (1) If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason found to be invalid by a decision of a Court of competent jurisdiction, the invalid portion shall be severed and the validity of the remaining portion of the Bylaw shall not be affected.

1.4 Compliance with Other Legislation

- (1) In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of all other applicable municipal bylaws, provincial statutes or regulations, and federal statutes or regulations.

1.5 Repeal

- (1) The Village of Cumberland Zoning Bylaw No. 1027, 2016, including all amendments, is hereby repealed.

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PART 2 ENFORCEMENT

2.1 General

- (1) Village Bylaw Enforcement Officers , Building Official and Planning Staff are authorized to enforce the provisions of this Bylaw.

2.2 Right of Entry

- (1) A Bylaw Enforcement Officer is authorized to enter, at all reasonable hours, onto any property to ascertain whether the provisions of this Bylaw are being adhered to.
- (2) No person shall interfere with or obstruct a Bylaw Enforcement Officer from entering upon property for the purpose of enforcing the provisions of this Bylaw.

2.3 Offences

- (1) No person shall contravene, cause, suffer, or permit a contravention of this Bylaw.
- (2) No person shall commence or undertake a use which is not permitted by this Bylaw.

2.4 Penalties

- (1) Each day that a contravention of this Bylaw occurs or is permitted to occur shall constitute a separate offence.
- (2) Any person who contravenes any provisions of this Bylaw is liable on summary conviction to a penalty not exceeding \$50,000.00 and the costs of prosecution.

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PART 3 INTERPRETATION

3.1 General

- (1) The headings of parts and sections in this Bylaw have been inserted as a matter of convenience and for reference only and in no way define or limit any of its provisions.
- (2) The following guidelines shall be applied in interpreting any use defined in [Part 4](#) of this Bylaw:
 - (a) typical uses listed in the definitions have been included as examples only and are not intended to be exclusive or restrictive; and
 - (b) where a specific use does not conform to the wording of any use defined in this Bylaw or generally conforms to the wording of two or more uses defined in this Bylaw, the use shall conform to and be included in the use class which is most appropriate in character and purpose.
- (3) Words or phrases not defined in this Bylaw, where defined by the *Community Charter* or the *Local Government Act*, shall have the same meaning as defined by those statutes.
- (4) Words or phrases not defined in this Bylaw, the *Community Charter*, or the *Local Government Act* shall be given their usual and customary meaning.

3.2 Zone Boundaries

- (1) The zone boundaries on the Zoning Map shall be interpreted as follows:
 - (a) where a zone boundary is shown as approximately following a [lot line](#), it follows the [lot line](#);
 - (b) where a zone boundary is shown as approximately following the [Village](#) boundary, it follows the [Village](#) boundary;
 - (c) where a zone boundary is shown as approximately following the natural boundary of a watercourse, it follows the natural boundary; and
 - (d) where a zone boundary follows a street, [lane](#), railway, pipeline, power line, utility right-of way, or easement, it follows the centre line, unless otherwise clearly indicated on the Zoning Map.

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- (2) Where a survey plan approved by the Surveyor General indicates the adjustment of a parcel boundary due to accretion or erosion, the zoning designation applicable to the parcel is deemed to extend to the new parcel boundary despite the zoning designation of the accreted or eroded area indicated on Schedule A.
- (3) Where a zone boundary does not follow a legally defined property line and where the distances are not specifically indicated, the location of the boundary is determined by scaling from the Zoning Map.
- (4) Where a lot is divided by a zone boundary on the Zoning Map, each area created by the division shall be considered a separate lot for the purpose of determining the applicable regulations of this Bylaw.

3.3 Units of Measurement

- (1) Metric units are used for all dimensions and measurements in this Bylaw.
- (2) For the purpose of this Bylaw, the following units of measure are abbreviated as follows:
 - (a) hectares – ha
 - (b) metres – m
 - (c) square metres – m²
 - (d) cubic metres – m³
 - (e) centimetres – cm
- (3) Regulations in this Bylaw provided to one decimal place must not be rounded to whole numbers.
- (4) Where a calculation has been made for the purposes of compliance with the provisions of this Bylaw and does not yield a whole number, metric fractions of one half or greater (≥ 0.5) shall be rounded up to the nearest whole number and fractions of less than one half (< 0.5) shall be rounded down to the nearest whole number.

3.4 Figures

- (1) All figures used in this Bylaw are for illustrative purposes only and are not to scale.

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PART 4 DEFINITIONS

4.1 Defined Terms

(1) In this Bylaw:

ACCESSORY means clearly incidental and subordinate to a principal building, [structure](#), or use on the same [lot](#).

ACCOMMODATION, BED AND BREAKFAST means the use of one or more [sleeping units](#) within a principal [dwelling unit](#) to provide temporary accommodation for remuneration, and may include the provision of breakfast.

ACCOMMODATION, SHORT-TERM RENTAL means the use of a [dwelling unit](#), a [secondary suite](#), or one or more [sleeping units](#) within a principal [dwelling unit](#) to provide temporary accommodation for remuneration.

AFFORDABLE HOUSING means housing that is subject to a [housing agreement](#) with the [Village of Cumberland](#).

AGRICULTURE, URBAN means the small-scale growing of crops or production of farm products and the keeping of bees and poultry within an urban or suburban environment. This use may include a [farm stand](#) but specifically excludes the production or sale of cannabis products.

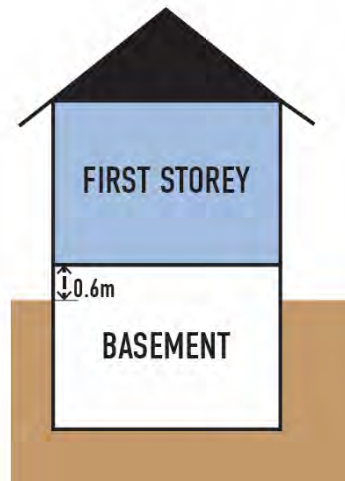
AUTOMOTIVE AND EQUIPMENT SERVICES, LIGHT means the provision of services associated with new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers, recreational vehicles, and similar vehicles, including but not limited to retail sale, rental, servicing, washing, installation, detailing, painting, and repair, as well as the sale, installation, or servicing of related parts and accessories.

AUTOMOTIVE AND EQUIPMENT SERVICES, INDUSTRIAL means the sale, rental, service, or repair of heavy vehicles, machinery, or mechanical equipment typically used for building, roadway, pipeline, oil field, and mining construction, manufacturing, assembling operations, processing operations, or agricultural production, but specifically excludes standard trucks, automobiles, or similar vehicles.

BASEMENT means a portion of a building that is partially or completely underground and has a finished ceiling that is no more than 0.6 metres above [finished grade](#).

Figure 4-1. Basements

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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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.

BREEZEWAY means a covered, unenclosed connection between buildings.

BULK FUEL STORAGE means premises used for the bulk storage and subsequent distribution of petroleum products, water, chemicals, gases, or similar substances.

BUSINESS FRONTAGE means any part of an exterior wall of a building containing a business facing a [highway](#).

CALIPER means the diameter of a tree trunk measured at a point 0.3 metres above the top of the tree's root ball.

CAMPGROUND means the provision of designated sites and associated facilities for the temporary accommodation of visitors using tents, trailers, recreational vehicles, and cabins or cottages for recreational purposes.

CARETAKER SUITE means a [dwelling unit](#) used to provide on-site accommodation for a single-person household, including a person employed on the property, a site caretaker, an operator of a commercial or industrial establishment, or an on-duty security personnel.

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CARE FACILITY, CHILD means premises licensed as required under the *Community Care and Assisted Living Act* to provide care, educational services, or supervision for three or more children.

CARE FACILITY, COMMUNITY means premises licensed as required under the *Community Care and Assisted Living Act* to provide care, educational services, or supervision for three or more persons not related by blood or marriage.

CARE FACILITY, LICENCE-NOT-REQUIRED means a [home occupation](#) for the provision of care, educational services, or supervision, in accordance with the *Community Care and Assisted Living Act*, for:

- a maximum of two children or a sibling group, or
- a maximum of two persons not related by blood or marriage.

CARPORT means a [structure](#) used to shelter one or more parked vehicles which is enclosed on no more than three sides.

CEMETERY means lands used for the interment of human remains or memorialisation of the deceased, and may include the provision of graveside memorial services or community memorial events.

COMPOST FACILITY means premises used for processing organic matter to produce compost and includes the ancillary sale of compost produced on-site.

COMMUNITY GARDEN means land used by members of the public, either collectively or via individual plots, for the growing of plants and food crops, demonstration gardening, or instructional programming.

CONTAINER means a non-combustible, portable unit designed for the storage or intermodal transporting of goods, and includes sea cans and cargo or shipping containers, but specifically excludes dumpsters and recycling receptacles intended for municipal collection.

COOKING FACILITY means an area within a building or [structure](#) used for the storage, preparation, or cooking of food, including any fixtures or appliances reliant on a 220V electrical outlet or a permanent gas line.

COOP means an enclosed, weatherproof [structure](#) used to house poultry, including but not limited to roosting areas, nesting boxes, and feeding areas.

CULTURAL AND COMMUNITY SERVICES means premises used or intended to be used for civic, cultural, recreational, or social purposes, including public or private clubs, spectator

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entertainment establishments, libraries, and cultural exhibits. Typical uses include but are not limited to municipal offices, community halls, [Indigenous services](#), social clubs, private clubs, libraries, museums, galleries, auditoria, and concert venues.

Commented [CS1]: Addition to respond to K'omoks First Nation referral response.

DATA CENTRE means a building or group of buildings used for the storage and operation of networked computers or data and transaction processing equipment, and may include telecommunications systems and associated components.

DENSITY means a measure of the development intensity of a [lot](#), including the number of [dwelling units](#) permitted on a [lot](#) measured in units per [lot](#), units per hectare, or [floor area ratio](#), as well as the maximum [floor area](#) of [dwelling units](#).

DRIVE AISLE means a pathway designated for use by vehicular traffic, within a [parking lot](#) or similar area, for the purpose of accessing individual [parking spaces](#).

DRIVEWAY means the portion of a [lot](#) between a [highway](#) or [lane](#) and a parking or loading area used for vehicular access and egress, but specifically excludes internal [manoeuvring aisles](#) within a [parking lot](#).

DRIVE THROUGH FACILITY means premises 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.

DWELLING UNIT means a building or self-contained portion thereof containing sleeping, sanitary, and [cooking facilities](#), used or intended to be used as a residence for one household, but does not include [hostels](#), [hotels](#), [motels](#), or recreational vehicles.

EDUCATION SERVICES means the provision of training, instruction, education, or certification in a specific trade, skill, or service, including classrooms, administrative offices, gymnasiums, or maintenance and/or storage facilities ancillary to the primary education service. Typical uses include but are not limited to public or private schools, commercial schools, community colleges, universities, vocational schools, and adult education centres.

EMERGENCY AND PROTECTIVE SERVICES means premises used as a base of operations for fire protection, police, ambulance, or other such services, including standard administrative and operational support functions, temporary staff accommodation, and other common spaces ancillary to the primary emergency and protective service.

END-OF-TRIP FACILITIES means complementary amenities necessary to support, and designated for use by, cyclists, joggers, walkers, and other active commuters at the end of their trip, including

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but not limited to common clothing lockers, changeroom, washroom, and shower facilities, bicycle repair space, and bicycle wash stations.

ENTERTAINMENT FACILITY means premises used or intended to be used to provide entertainment and amusement to patrons for remuneration, including but not limited to arcades, billiard and pool halls, bowling alleys, cinemas, miniature golf, nightclubs, and theatres, but specifically excludes gaming facilities such as casinos, bingo halls, video lottery terminals, slot machines, or teletheatre outlets.

FARM STAND means a building or **structure** used for the sale of seasonal crops and farm products grown or produced on-site.

FARMER'S MARKET means a market for the sale of locally produced goods typically produced on farms, with multiple vendors, operated in a fixed location on a periodic basis. This use includes but is not limited to the sale of arts and crafts and **mobile vending**, but specifically excludes the sale of farm machinery, implements, and tools other than gardening supplies.

FENCE means a vertical **structure** used as a physical barrier or enclosure, or for screening purposes, including any moveable components such as a gate or door.

FLEET SERVICES FACILITY means premises used to dispatch, store, repair, clean, and otherwise maintain three or more vehicles used for the transport of people, goods, or services, but specifically excludes the production, display, sale, or rental of such vehicles. Typical uses include but are not limited to buses, couriers, limousines, taxis, or roadside assistance vehicles.

FLOOR AREA means the sum of all horizontal area with a clear ceiling height of 1.8 metres or more for each **storey** of a building, measured to the interior face of exterior walls.

FLOOR AREA RATIO (FAR) means the figure obtained when the **gross floor area** of a **lot** is divided by the total **lot area**.

FLOOR AREA, GROSS (GFA) means the sum of the total **floor area** for all buildings on a **lot**, measured from the outside face of the exterior walls, excluding enclosed areas used to accommodate **parking areas** and any associated ramps used for vehicular access/egress.

FOOD SERVICES means premises used for the preparation, service, and sale of food and beverages to the public, where such premises may be licensed pursuant to the *Liquor Control and Licensing Act*. Typical uses include but are not limited to licensed restaurants, theatre restaurants, banquet facilities, cafes, delicatessens, lunchrooms, and take-out restaurants, but specifically excludes a **drive through facility**.

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GAS STATION means premises used for the selling and dispensing of vehicular fuels, lubricants, electricity, and automotive parts and accessories, and may include a car wash or the ancillary sale of food, tobacco, pharmaceuticals, periodicals, or other similar convenience items.

GRADE, FINISHED means the elevation of the ground following construction or land altering activities.

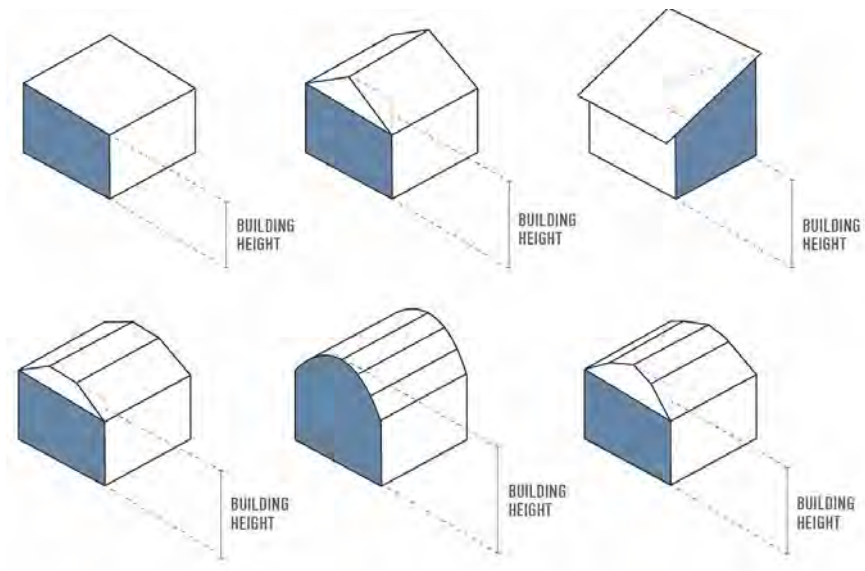
GRADE, NATURAL means the elevation of the ground surface in its natural state, prior to the commencement of any alteration or development, or on sloping sites, the plane angles prior to the commencement of any alteration or development. Where land alteration has occurred, **natural grade** is determined using historical records or interpolation based on surrounding **natural grades**.

HEALTH SERVICES means the provision of physical or mental health services, on an out-patient basis, which may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature. Typical uses include but are not limited to medical and dental offices, chiropractors, massage therapists, acupuncture clinics, reflexology, health clinics, and counselling services.

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HEIGHT means the maximum vertical distance between the highest point of a **structure** and the lesser of **natural grade** or **finished grade**, or with respect to a building, the maximum vertical distance between the highest point of a non-sloping roof (less than 4% slope), or the mid-point of a sloping roof and the lesser of **natural grade** or **finished grade**.

Figure 4-2. Building Height



HIGHWAY means a highway under the *Land Title Act* which affords the principal access to abutting properties, including a thoroughfare, street, avenue, parkway, **driveway**, highway, road, viaduct, alley, **lane**, bridge, trestle way, or other public right of way which is ordinarily used for vehicular traffic and is located on publicly owned lands.

HIVE means an enclosed, manufactured receptacle or vessel used to house honey bees.

HOME OCCUPATION means the use of a portion of a **dwelling unit** or **accessory** building, by a resident of the premises, to operate a business.

HOSTEL means a building containing shared sleeping, living, sanitary, and **cooking facilities**, used or intended to be used as temporary accommodation for transient visitors, and where hostel staff are on the premises at all times.

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HOTEL means a building or group of buildings with a common entrance lobby and shared corridors, divided into self-contained [sleeping units](#) which may include [cooking facilities](#), used or intended to be used as temporary accommodation for transient visitors, and where hotel staff are on the premises at all times. This use may also include ancillary facilities such as [food services](#), banquet halls, meeting and convention rooms, [personal services](#), and recreation facilities for the convenience of guests.

HOUSING AGREEMENT means an agreement authorized by bylaw and executed by a property owner and the [Village](#) in accordance with the *Local Government Act*.

IMPERMEABLE SURFACE means a surface which either prevents or impedes the entry of water into the soil mantle or causes water to run off the surface in greater quantities or at a rate of flow greater than the rate of flow present under natural conditions prior to development. Such surfaces include but are not limited to concrete, asphalt, and brick pavers with a joint of 12.0 millimetres or less.

INDUSTRIAL, HEAVY means the assembly, fabrication, manufacturing, processing, storage, and testing of materials or products predominantly from extracted, bulk, or raw materials, including the processing of animal products and byproducts and processes using hazardous materials or processes which may create hazardous or commonly recognized offensive conditions, and may include ancillary sales of such materials and products but specifically excludes the storage, processing, or handling of hazardous waste.

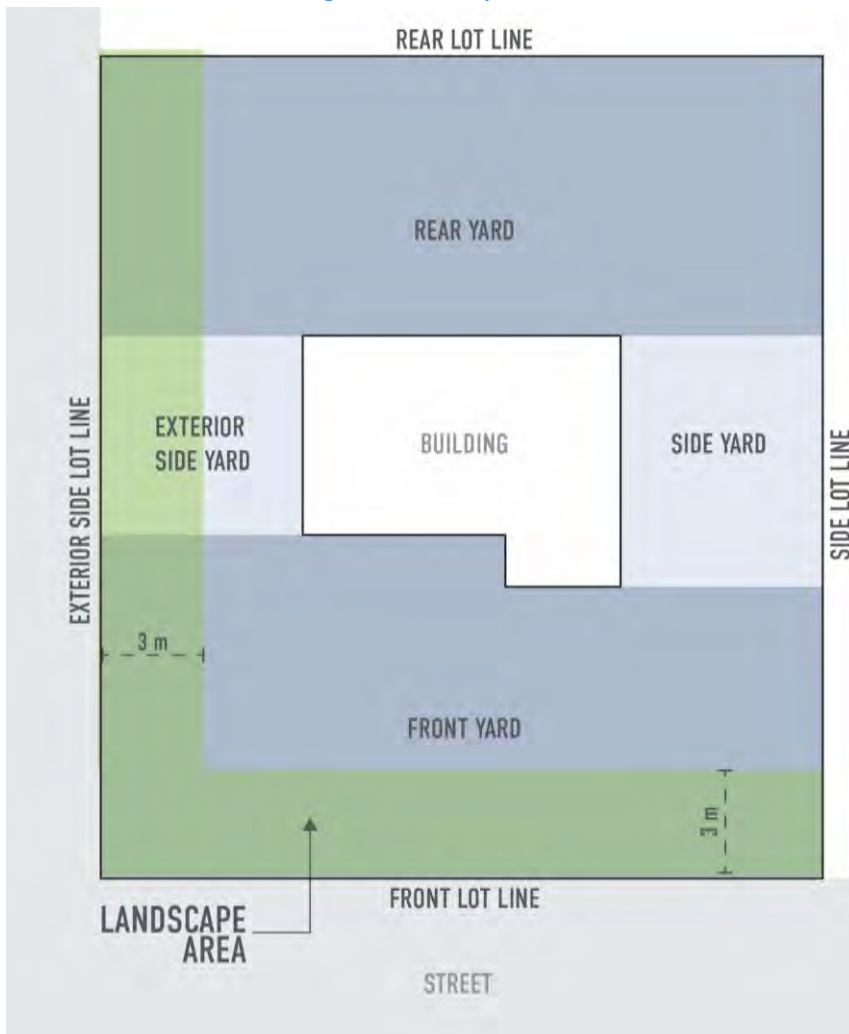
INDUSTRIAL, LIGHT means the assembly, fabrication, manufacturing, repair, servicing, maintenance, and testing of goods or materials where carried out wholly within an enclosed building or [structure](#), including processes using hazardous materials, or processes which may create hazardous or commonly recognized offensive conditions, and may include ancillary sales of such goods or materials but specifically excludes the processing of animal products and byproducts and the storage, processing, or handling of hazardous waste.

KENNEL means premises used for the breeding, buying, selling, or overnight boarding of domesticated animals, but specifically excludes livestock.

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LANDSCAPE AREA means the horizontal area located up to a maximum of 3.0 metres into any yard abutting a highway.

Figure 4-3. Landscape Area



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LANDSCAPE SCREEN means a continuous visual barrier consisting of natural vegetation, trees, shrubs, wooden or otherwise solid **fencing**, or a combination of those elements, serving to effectively screen the area which it encloses.

LANDSCAPING means any combination of landscape features designed to enhance the visual appearance of a **lot**, including **soft-landscaping elements**, decorative paving, walkways, **fencing**, patios, and other ornamental features used to beautify or screen the appearance of all or a portion of a lot, but specifically excludes enclosed **structures** or buildings.

LANE means an unnamed public thoroughfare or any other public **highway** that is otherwise undesignated, which may provide rear or side **yard** access to abutting **lots** and which is not intended for general traffic circulation.

LICENSED PREMISES means premises licensed pursuant to the *Liquor Control and Licensing Act* to serve alcoholic beverages to the public, where such premises may also serve food and non-alcoholic beverages and provide forms of live entertainment. Typical uses include but are not limited to bars, pubs, taprooms, and nightclubs.

LOADING SPACE means an on-site area reserved for temporary vehicular parking for the purpose of loading or unloading goods and materials.

LOT means a separate and distinct parcel of land which is legally defined by a recorded subdivision plan or description of land filed in the Provincial Land Title Office

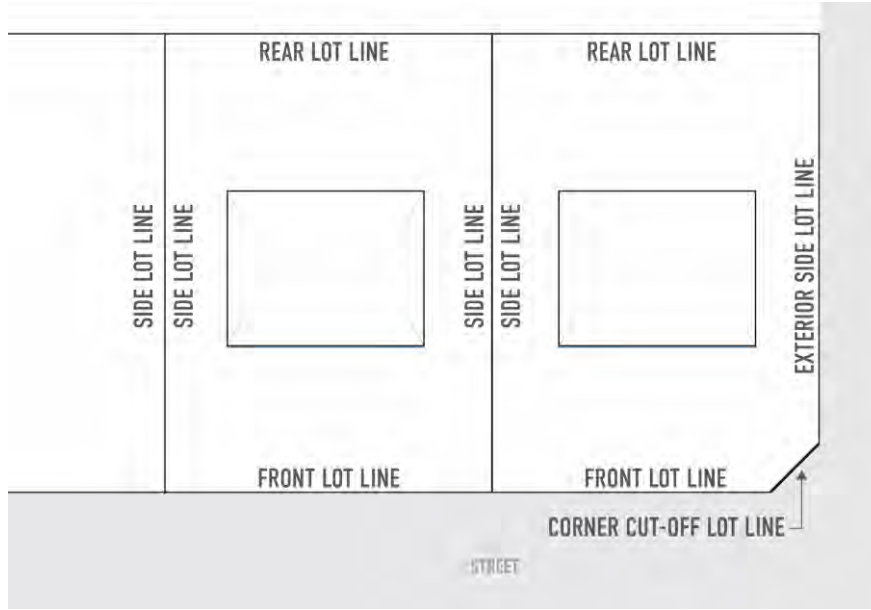
LOT AREA means the total horizontal area within the property boundaries of a **lot**. In the case of a **panhandle lot**, the access strip shall be excluded from the calculation of total lot area for the purpose of determining compliance with a minimum lot area requirement of this Bylaw.

LOT COVERAGE means the total horizontal area of a **lot** which may be built upon, expressed as a percentage of the total **lot area**.

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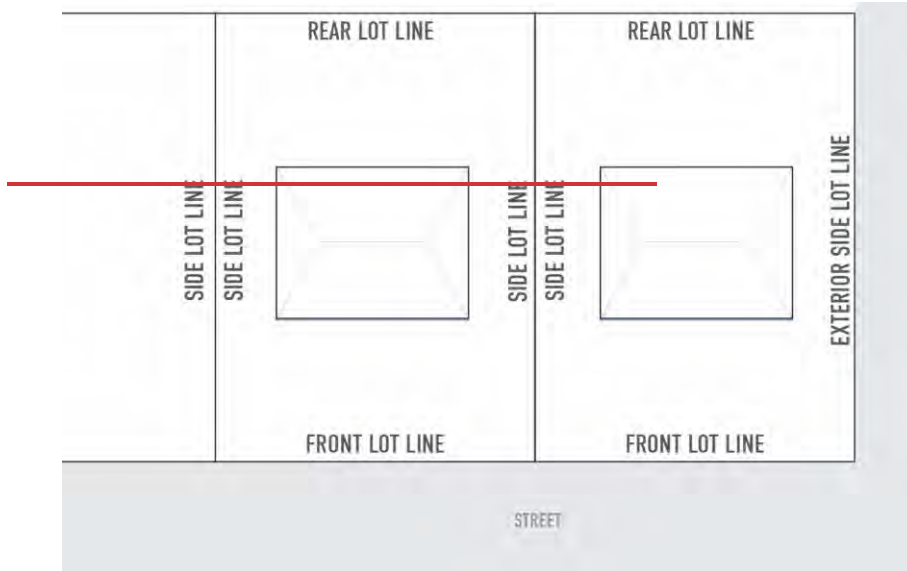
LOT LINE means any line which forms the legally defined boundary of a lot.

Figure 4-4. Lot Lines



Commented [CS2]: This new image shows the corner cut-off lot line.

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LOT LINE, CORNER CUT-OFF means a lot line that is common to a lot and the intersection of two highways.

LOT LINE, EXTERIOR SIDE means a lot line abutting a highway other than a lane, which that is not the front, or rear, or corner cut-off lot line.

LOT LINE, FRONT means the lot line which is common to a lot and an abutting highway. Where two or more lot lines abut a highway, the shortest line, excluding the corner cut-off lot line, shall be deemed to be the front lot line.

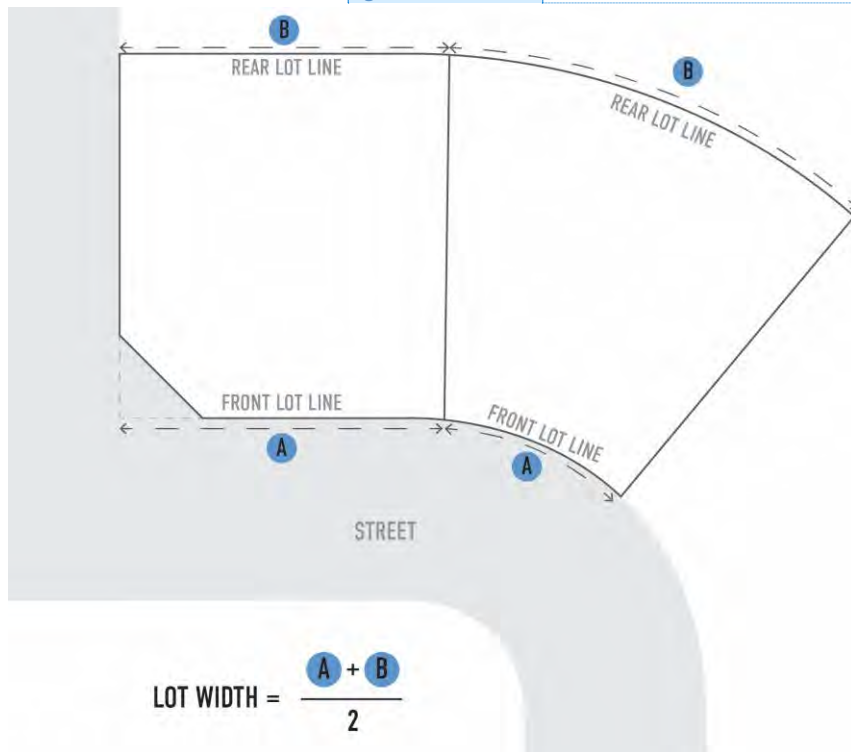
LOT LINE, SIDE means any lot line other than the front, rear, corner cut-off, or exterior side lot lines.

LOT LINE, REAR means the lot line which is opposite to and most distant from the front lot line, or, where there is no such lot line, the point of intersection of any lot lines other than the front lot line which is opposite to and most distant from the front lot line.

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LOT WIDTH means the horizontal distance between the side lot lines at the minimum front yard setback, such distance being measured along a line parallel to the front lot line, except in the case of an irregularly shaped lot.

Figure 4-5. Lot Width



Commented [CS3]: This new image shows the corner cut-off lot line.

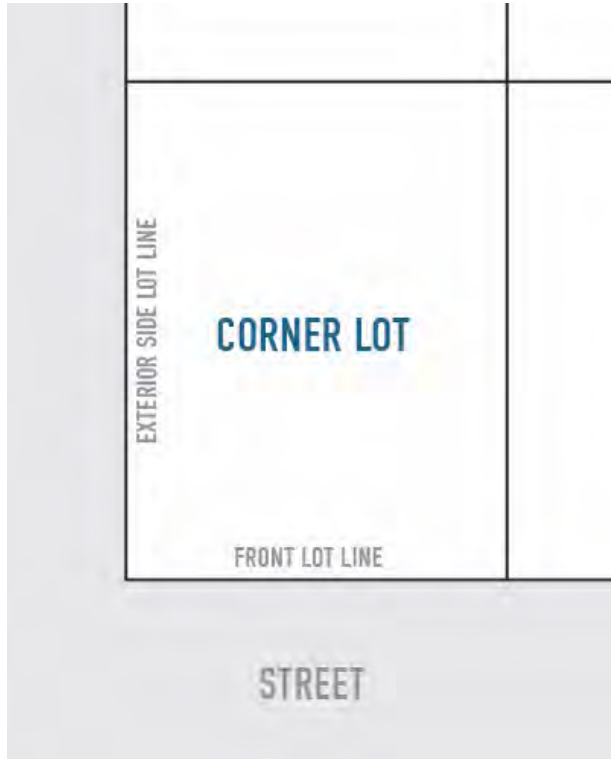
1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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LOT, CORNER means a lot situated at the intersection of two or more highways, or a lot that has two adjoining lot lines abutting a highway.

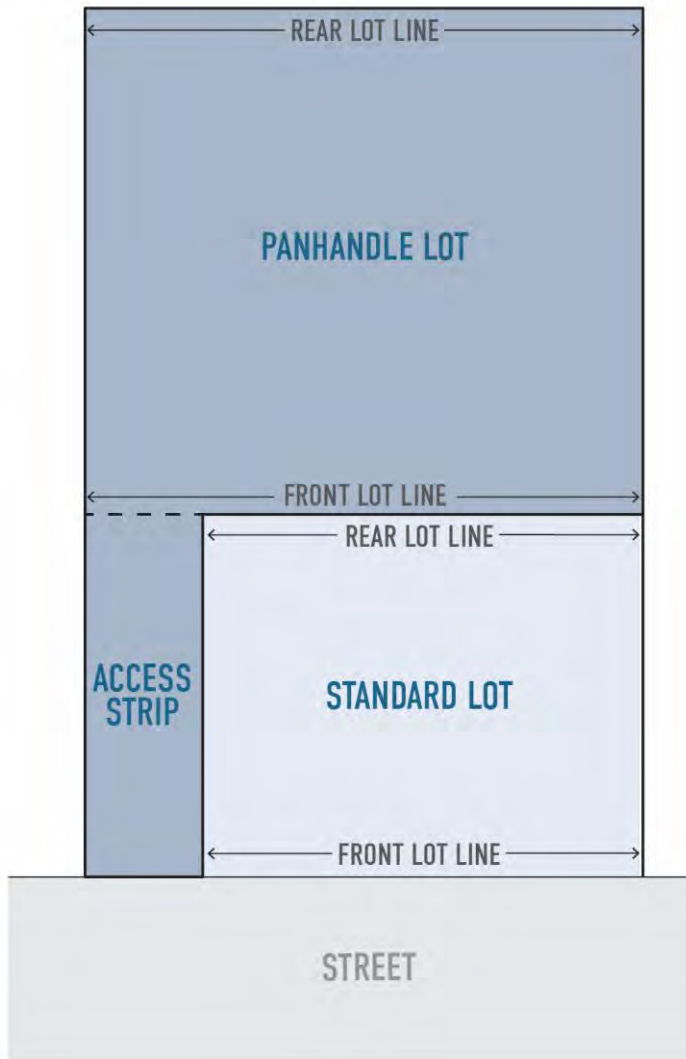
Figure 4-6. Corner Lot



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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LOT, PANHANDLE means a lot which has its primary legal access from a highway through a narrow strip of land, referred to as the access strip, which is an integral part of the lot.

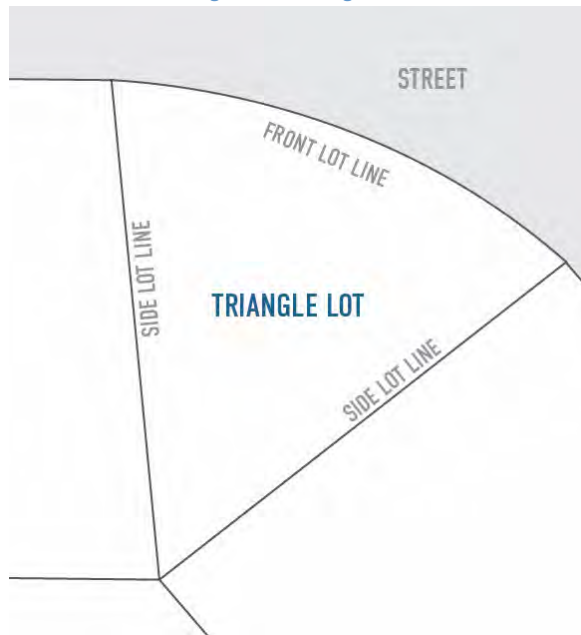
Figure 4-7. Panhandle Lot



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LOT, TRIANGLE means a lot which is generally configured such that its width at the rear lot line is lesser than at its front lot line.

Figure 4-8. Triangle Lot



MANOEUVRING AISLE means a pathway designated for use by vehicular traffic, within a parking lot or parking area, for the purpose of accessing individual parking and loading spaces.

MANUFACTURED HOME means a building containing one dwelling unit, built in a factory environment in one or more sections, intended to be occupied in a place other than its manufacture and is constructed to the CAN/CSA Z-240 (Mobile Home) standard.

MOBILE VENDING means the sale or rental of goods or services from a mobile, non-permanent, and moveable apparatus such as a vehicle, trailer, or cart, but specifically excludes the sale of alcoholic beverages or cannabis products.

MOTEL means a building or group of buildings divided into self-contained sleeping units used or intended to be used as temporary accommodation for transient visitors, each with a separate exterior entrance and convenient access to on-site parking, and which may include cooking facilities. A motel may also contain ancillary facilities such as food services, banquet, beverage, meeting, or convention rooms, and personal service establishments for the convenience of guests.

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NATURAL RESOURCE EXTRACTION means the mining, quarrying, digging, removal, or processing of earth, gravel, sand, peat, rock, or other natural substances found on or under the site. Typical uses include but are not limited to quarries, gravel pits, and stripping of topsoil.

PARK means land or water used or intended to be used for passive or active recreation by the public, including but not limited to walkways, trails, watercourses, environmentally sensitive areas, forest reserves, wildlife sanctuaries, green belts, conservation areas, nature interpretation areas, sources of drinking water, and [landscaping](#).

PARKING AREA means the area of a [lot](#) used to accommodate [parking spaces](#) and associated [manoeuvring aisles](#).

PARKING LOT means any [lot](#) or part of a [lot](#) used to temporarily park more than five vehicles.

PARKING SPACE means a designated area intended to be used to park one vehicle, exclusive of any [driveways](#), [drive aisles](#), or ramps.

PARKING, BARRIER-FREE means [parking spaces](#) designated for use by persons with disabilities.

PARKING, COURTESY means [parking spaces](#) designated for use by persons who are pregnant or who have young children.

PARKING, ELECTRICAL VEHICLE (EV) means [parking spaces](#) designated for use by electric vehicles.

PARKING, EV CHARGING STATION means a [parking space](#) equipped with electric vehicle supply equipment that provides Level 2 electrical vehicle charging in accordance with SAE International's J1772 Standard.

PARKING, EV PREPARED means a [parking space](#) equipped with the necessary conductors, connectors, devices, apparatuses, fittings, and electrical supply to support Level 2 electrical vehicle charging in accordance with SAE International's J1772 Standard.

PARKING, LONG-TERM BICYCLE means bicycle parking specifically provided and equipped for use by cyclists who typically stay at a site for extended periods of time; such facilities are easy to access for a range of users, are located in a secured or controlled area, and provide protection from inclement weather.

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PARKING, SHORT-TERM BICYCLE means bicycle parking specifically provided and equipped for use by cyclists who typically stay at a site for short periods of time; such facilities are readily visible and accessible for a range of users and are located within 25.0 metres of the main entrance of the premises they serve.

PARKING, TANDEM means two [parking spaces](#), one behind the other, with a common or shared point of access to a [drive aisle](#), [driveway](#), [lane](#), or [highway](#).

PERSONAL SERVICES means the provision of services which are related to the care and appearance of the body or the cleaning and repair of personal effects, including the sale of goods which are ancillary to the primary personal service operation. Typical uses include but are not limited to barber shops, hairdressers, tattoo parlours, manicurists, estheticians, tailors, shoe repair shops, dry cleaning establishments, and laundromats, but specifically excludes [health services](#).

PLANT NURSERY means premises used for the growing, harvesting, display, and wholesale or retail sale of plants, trees, sod, and similar plant materials, including the sale of goods which are ancillary to the primary nursery operation, but specifically excludes the production or sale of cannabis products.

PRODUCTION FACILITY, ALCOHOL means premises licensed under the *Liquor Control and Licensing Act* to produce, package, store, and distribute wine, beer, or spirits, and may include ancillary [retail sales](#), tours, tastings, or food and beverage service.

PRODUCTION FACILITY, CANNABIS means premises licensed under the *Cannabis Act* to grow, process, test, package, store, distribute, and destroy cannabis or cannabis-related products, but specifically excludes [cannabis retail](#).

PROFESSIONAL SERVICES, INTERNAL-FACING means the provision of technical, management, administrative, consulting, or financial services which do not include the servicing and repair of goods, the manufacturing or handling of a product, or on-site [retail sales](#), and where the provision of such services could function without directly servicing clients or customers entering the premises from the street. Typical uses include but are not limited to the offices of lawyers, accountants, architects, technology firms, planners, clerical, and secretarial agencies, but specifically excludes [health services](#), [personal services](#), or [public-facing professional services](#).

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PROFESSIONAL SERVICES, PUBLIC-FACING means the provision of technical, management, administrative, or financial services which may include ancillary functions such as the servicing and repair of goods, the manufacturing or handling of a product, or on-site [retail sales](#), and where the provision of such services functions by directly servicing clients and customers who enter the premises from the street and are accepted within a reception area. Typical uses include but are not limited to the offices of travel agents, real estate and insurance providers, financial institutions, household repair services, funeral services, and business support services, but specifically excludes [health services](#), [personal services](#), or [internal-facing professional services](#).

RECREATION SERVICES, INDOOR means indoor facilities used or intended to be used for recreational, cultural, or community activities, including but not limited to arenas, gymnasiums, swimming pools, ice rinks, rock climbing facilities, dance, fitness, and mixed martial arts studios, and indoor athletic fields and sport courts.

RECREATION SERVICES, OUTDOOR means facilities used or intended to be used for recreational, cultural, or community activities conducted outdoors, including but not limited to bandshells, amphitheatres, playgrounds, athletic fields and sport courts, swimming pools, and field houses, but specifically excludes [campgrounds](#).

RECYCLING FACILITY means premises used to collect, temporarily store, and distribute recyclable materials pursuant to the *Environmental Management Act*, where such activities are carried out wholly within an enclosed building or [structure](#). This use specifically excludes recyclable material processing and [outdoor storage](#).

REFUSE DISPOSAL FACILITY means premises registered as required under the *Environmental Management Act* as a sanitary landfill, modified sanitary landfill, hazardous waste management facility, or dry waste site for the processing, treatment, storage, recycling, or other such disposal of municipal, hazardous, or industrial waste, but specifically excludes a [wrecking yard](#).

RENEWABLE ENERGY APPARATUS means equipment or infrastructure which is used to generate, transmit, and use energy from renewable sources such as sunlight, wind, rain, tides and geothermal heat.

RESIDENTIAL RENTAL TENURE means, in relation to a [dwelling unit](#) in a multi-residential building, a tenancy governed by a landlord tenancy agreement that complies with the *Residential Tenancy Act*.

RETAIL, CANNABIS means premises licensed under the *Cannabis Act* for dispensing, selling, or distributing cannabis or cannabis-related products, but specifically excludes a [cannabis production facility](#).

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RETAIL SALES means the provision of goods, merchandise, and other materials for sale to the public, including uses ancillary to the primary retail operation such as on-site storage and/or limited seasonal outdoor sales. Typical uses include but are not limited to grocery, liquor, convenience, hardware, pharmaceutical, clothing, appliance, thrift, and used-goods stores, but specifically excludes [gas stations](#), [light automotive and equipment services](#), [wholesale services](#), and [cannabis retail](#).

RETAINING WALL means a human-made [structure](#) designed to support, stabilize, and restrain existing earth or imported fill materials as a result of differences in grade.

SAWMILL means premises used for the cutting, sawing, planing, drying, dressing, packaging, storage, and distribution of lumber products from raw timber, and may include ancillary sales of such lumber products.

SECONDARY means clearly in conjunction with and second to a principal use on the same [lot](#).

SECONDARY SUITE means a self-contained [dwelling unit](#) located within a building or portion of a building pursuant to the British Columbia Building Code.

SETBACK means the shortest horizontal distance between a building or [structure](#) and a [lot line](#).

SIGN means any [structure](#), device, advertisement, advertising device or visual representation intended to convey information or to advertise or attract attention to a product, service, place, event, person, institution or business and visible from any property other than the one on which it is located.

SIGN AREA means the total surface area of a [sign](#) within the outer edge of the [sign](#) frame or [sign](#) border. In the case of a double-face or multi-face [sign](#) only half of the total area of all [sign](#) faces will be counted.

SIGN, AWNING means a [sign](#) that is printed, painted, or otherwise affixed to the surface of an awning.

SIGN, CANOPY means a [sign](#) that is attached to, mounted on, or incorporated into a canopy, which is a permanent [structure](#) extending from a building.

SIGN, FASCIA means a [sign](#) which is painted on or attached to and supported by an exterior wall or fascia of a building provided the face of the [sign](#) is parallel to the wall and does not project more than 0.3 metres beyond the wall surface.

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SIGN, FREESTANDING means a self-supporting [sign](#) that is not attached to a building or any other structure.

SIGN, HANGING means a [sign](#) suspended from a bracket, pole, or other supporting structure, typically mounted perpendicular to a building or under an overhang for visibility.

~~**SIGN, REAL ESTATE** means a sign indicating the lot or structure where the sign is located is for lease, rent, or sale.~~

Commented [CS4]: To be delete as the term is not used in the bylaw.

SIGN, THIRD PARTY ADVERTISING means a [sign](#) which directs attention to a product, service, place, event, person, institution or business which is conducted, sold or offered at a location other than the [lot](#) on which the [sign](#) is located.

SILVICULTURE means the growing, cultivation, development, maintenance, and harvesting of forest crops and forested areas.

SLEEPING UNIT means one or more rooms used or intended to be used for living and sleeping on either a temporary or permanent basis, but specifically excludes [cooking facilities](#) unless otherwise specified.

SOFT-LANDSCAPING ELEMENTS means any combination of horticultural elements requiring growing medium, including natural grasses, ground covers such as perennials and natural turf, and shrubs and trees. [Soft-landscaping elements](#) do not include areas that have been [landscaped](#) without growing medium and plant materials which are predominately rock, artificial turf, rubberized surfacing, or other such hard surface treatments.

SOIL VOLUME means the volume of growing medium material required to support plant growth, as calculated to include any continuous growing medium reachable by a plant's roots to a minimum depth of 1.0 metre.

STORAGE, INDOOR means a building or group of buildings which may include lockers available for rent, used or intended to be used to store commercial, industrial, or household goods and materials of a non-hazardous nature.

STORAGE, OUTDOOR means the storage of equipment, goods, materials, and merchandise in the open air where such storage does not involve the erection of permanent [structures](#) or the material alteration of the existing state of the land.

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STORAGE, WAREHOUSE means a building or group of buildings, used or intended to be used to store commercial or industrial goods and materials of a non-hazardous nature.

STOREY means the portion of a building between the top of any floor and the top of the floor above it, and if there is no floor above it, the portion between the top of such floor and the ceiling above it. Any portion of a building having its ceiling 1.0 metres or less above [finished grade](#) will not be counted as a storey.

STRUCTURE means anything that is constructed, placed, erected, supported by, or sunk into land or water, but specifically excludes areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt, or similar materials.

UTILITIES means the provision of utilities for public consumption, benefit, or convenience, including water treatment, wastewater collection or treatment, stormwater collection or detention, irrigation, solid waste management, district heat, electric power, and telecommunications, including any buildings or [structures](#) ancillary to the principal utility use.

VETERINARY SERVICES means premises licensed as required under the *Veterinarians Act* to provide preventative, diagnostic, treatment, therapeutic, rehabilitative, medical, or surgical care to animals, which may include temporary shelter facilities for animals receiving overnight care but specifically excludes a [kennel](#).

VILLAGE means the Corporation of the Village of Cumberland.

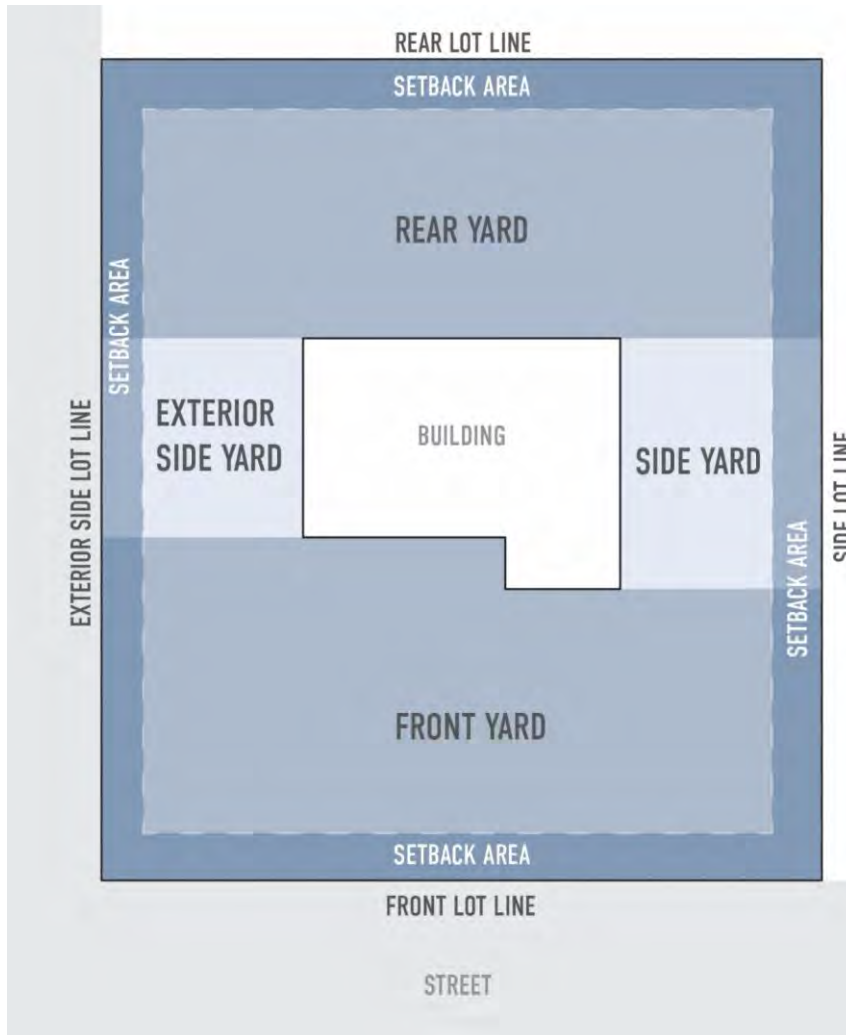
WHOLESALE SERVICES means premises used for the storage, sale, and distribution of goods, commodities, and merchandise to retail distributors, other wholesale distributors, or industrial, commercial, institutional, and professional business users.

WRECKING YARD means premises used for the collection, demolition, dismantlement, storage, salvage, recycling, or sale of waste materials including scrap metal, vehicles, machinery, and other discarded materials.

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YARD means the area on a lot between a lot line and the nearest wall or supporting member of a building or structure, extending across the full width of the lot in the case of a front or rear yard, and the full width of the building face in the case of a side yard.

Figure 4-9. Yards



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PART 5 GENERAL REGULATIONS

5.1 Uses Permitted in All Zones

- (1) The following uses, buildings, and **structures** are permitted in all zones:
- (a) **parks**, open space, **community gardens**, multi-use trails, and ecological reserves;
 - (b) **short-** and **long-term bicycle parking**;
 - (c) **renewable energy apparatuses**; and
 - (d) telecommunication towers and wires, traffic control devices, free-standing lightning poles, flag poles, and clock towers.

5.2 Uses Prohibited in All Zones

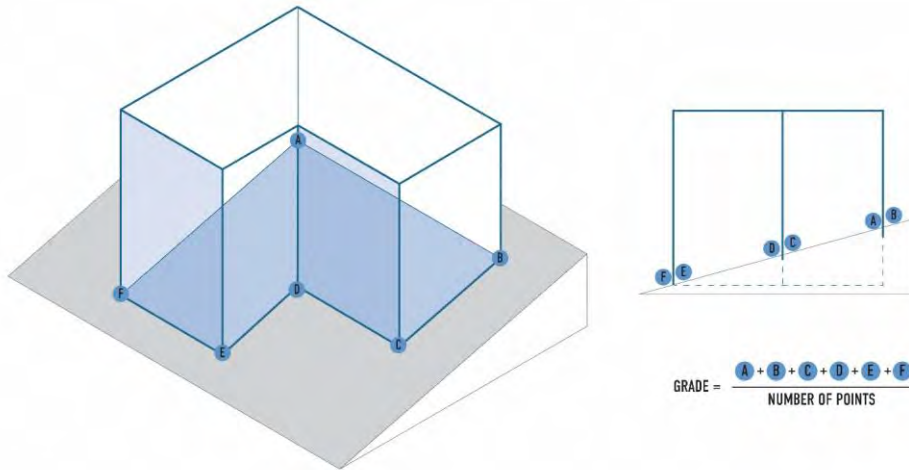
- (1) The following uses, buildings, and **structures** are prohibited in all zones:
- (a) a track for the racing of motor vehicles;
 - (b) **data centres**; and
 - (c) **drive through facilities**.

5.3 Development Standards

- (1) Where a zone establishes minimum **setback** regulations, no building or **structure** within that zone shall be placed, erected, constructed, sunk into, re-constructed, altered, or enlarged nearer to the **lot line** than the distance specified.
- (2) For certainty, all portions of a building or **structure**, whether located above or below **finished grade**, are subject to all **setbacks** for the zone in which it is located.
- (3) For the purposes of calculating **height**, grade shall be measured by averaging the elevation at any point at which the corner of a building or structure comes into contact with the surface of a lot, excluding any artificial mounds of earth or rocks placed at or near the face the building or **structure**, and excluding the minimum window well width and depth required by the British Columbia Building Code.

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Figure 5-1. Calculating Grade



- (4) Where a zone establishes maximum height regulations, no building or structure within that zone shall be placed, erected, constructed, sunk into, re-constructed, altered, or enlarged such that it exceeds the height specified.
- (5) Despite any other provision of this Bylaw, heating, ventilation and air conditioning equipment must be located to minimize their impact on adjacent dwelling units by avoiding proximity to windows and doors.

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5.4 Exemptions from Development Regulations

Table 5.4(1) Exemptions from Development Regulations

E = exempt
-- = not exempt

Exemptible Features	Setbacks	Height	GFA	FAR	Lot Coverage
Accessory buildings and structures	--	--	--	--	E ¹
Arbours, trellises, and pergolas	n/a	--	n/a	n/a	E
Areas used to house a building's mechanical and electrical systems	--	E ²	--	E	--
Areas used to provide service access to a building	--	--	--	E	--
Bay windows, chimneys, headers, pilasters, and sills	E ³	E ⁴	--	--	E ⁵
Belfries, domes, and spires	--	E ²	--	--	--
Breezeways	--	--	E	E	--
Carports	--	--	E	E	--
Common amenity areas including storage, laundry, recreational, and end-of-trip facilities	--	--	--	E	--
Courtyards, patios, sidewalks, and other hard surfacing	n/a	n/a	n/a	n/a	E
Cornices, eaves, and gutters	E ⁶	--	n/a	n/a	E ⁵
Cranes	--	E ²	n/a	n/a	n/a
Enclosed parking areas, including ramps for vehicular access/egress	--	--	E	E	--
Exterior features used to facilitate barrier-free access to a building or structure in accordance with the BC Building Code	E ⁷	E ²	E	E	E
Exterior stairs	E ⁸	E ⁹	E	E	E

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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Table 5.4(1) Exemptions from Development Regulations

E = exempt
 -- = not exempt

Exemptible Features	Setbacks	Height	GFA	FAR	Lot Coverage
Farm stands	E	--	E	E	--
Fences and retaining walls	E	--	n/a	n/a	n/a
Flagpoles	n/a	E ²	n/a	n/a	n/a
Guardrails	n/a	E	n/a	n/a	n/a
Landscaping	E	--	n/a	n/a	n/a
Renewable energy apparatuses	--	E ²	n/a	n/a	--
Shared corridors, stairs, and elevator shafts	--	E ¹⁰	--	E	--
Stair and hose towers	--	E ²	--	E	--
Telecommunications towers	--	E ²	n/a	n/a	n/a
Uncovered driveways, manoeuvring aisles, and parking and loading spaces	E	n/a	n/a	n/a	E
Unenclosed balconies, decks, porches, and verandas	--	--	E	E	E ¹¹
Water towers or other such reservoirs	--	E	n/a	n/a	E

FOOTNOTES [Table 5.4(1)]:

- ¹ One accessory building having less than 10.0 square metres of floor area may be exempt from the calculation of lot coverage.
- ² Such features are permitted to exceed the height regulations of this Bylaw up to an overall maximum height of 18.0 metres.
- ³ Bay windows, chimneys, headers, pilasters, and sills are permitted to project 0.6 metres into a required yard, provided such features do not exceed 40% of the length of each building frontage, per storey.
- ⁴ Chimneys are permitted to exceed the height regulations of this Bylaw up to an overall maximum height of 18.0 metres.
- ⁵ To be exempt from the calculation of lot coverage, bay windows, chimneys, headers, pilasters, sills, cornices, eaves cannot extend to grade level.
- ⁶ Cornices, eaves, and gutters are permitted to project 0.6 metres into a required yard.

Commented [CS5]: Recommend changing 'Footnotes' to 'Conditions' throughout the Bylaw to reinforce that these are conditions of use, and not just supplementary language

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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Table 5.4(1) Exemptions from Development Regulations

E = exempt
 -- = not exempt

Exemptible Features	Setbacks	Height	GFA	FAR	Lot Coverage
7	Exterior features used to facilitate barrier-free access to a building or structure in accordance with the BC Building Code are permitted within a required yard, provided such features are sited no closer than 0.3 metres to any lot line.				
8	Exterior stairs are permitted within a required front yard, exterior side yard, or rear yard.				
9	Exterior stairs are permitted to exceed the height regulations of this Bylaw, provided such stairs are required to facilitate rooftop access.				
10	Elevator shafts and their associated enclosures are permitted to exceed the height regulations of this Bylaw up to a maximum height of 18.0 metres.				
11	To be exempt from the calculation of lot coverage, unenclosed balconies, decks, porches, and verandas must be cantilevered at least 1.0 metre above finished grade and cantilevered.				

Commented [CS6]: Rewording is recommended in for clarity in response to public input.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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PART 6 USE-SPECIFIC REGULATIONS

6.1 Accessory Buildings and Structures

- (1) Where expressly permitted in a zone, an **accessory** building or **structure** is only be permitted where a principal building, **structure**, or use has already been established, or is in the process of being established, on the same **lot**.
- (2) Despite **Section 6.1(1)**, one **accessory** building may be located on a **lot** where a principal building, **structure**, or use has not yet been established, provided:
 - (a) the **gross floor area** of the **accessory** building does not exceed 25.0 square metres; and
 - (b) the **accessory** building is only used for storage of non-hazardous materials.
- (3) No **accessory** building or **structure** can contain a **dwelling unit** or **sleeping unit**.
- (4) An **accessory** building or **structure** which is connected to a principal building or **structure** via **breezeway** is not be considered to comprise part of the principal building.

6.2 Cannabis Retail

- (1) A maximum of two **cannabis retail** establishments are permitted within the **Village**.
- (2) A maximum of one **cannabis retail** establishment is permitted per **lot**.
- (3) A **cannabis retail** establishment must be located a minimum of:
 - (a) 150.0 metres from any education service or care facility used to provide care, educational services, or supervision to children; and
 - (b) 50.0 metres from any other **cannabis retail** establishment.

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6.3 Caretaker Suites

- (1) The maximum **gross floor area** of a **caretaker suite** is 90.0 square metres.
- (2) Detached **caretaker suites** must be located within a rear **yard**.
- (3) Where a **caretaker suite** is integrated within a principal building, the **caretaker suite** must:
 - (a) be incidental to, and integrated with, such principal building, and must not be connected to the principal building via **breezeway** or other such unconditioned space;
 - (b) be located above or to the rear of the principal use associated with the **caretaker suite**; and
 - (c) have its own separate entrance.

6.4 Home Occupations

Table 6.4(1) Home Occupation Classifications

Classification		Description
Minor		Minor home occupations are intended to be operated solely within a dwelling unit . Aspects of business operations must not be detectable from outside the property.
Standard		Standard home occupations are intended to be operated within a dwelling unit or accessory building.
Major		Major home occupations are intended to be operated within a dwelling unit or accessory building. Home occupations under this classification can occupy additional floor area and employ more on-site, non-resident employees than other home occupation classification types.
Accommodation	Bed and Breakfast	Bed and Breakfast Accommodation home occupations are intended to be operated solely within a dwelling unit .
	Short-Term Rental	Short-Term Rental Accommodation home occupations are intended to be operated within a dwelling unit or secondary suite in accordance with provincial short-term rental regulation.

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Table 6.4(2) Home Occupation Regulations

Table 6.4(2) Home Occupation Regulations					
Criteria	Minor	Standard	Major	Accommodation	
				Bed and Breakfast	Short-Term Rental
Licencing Requirements	All home occupations must have a valid business licence issued by the Village of Cumberland.				
Location	Must be conducted entirely within a dwelling unit. ¹	Must be conducted within a dwelling unit or accessory building.		Must be conducted entirely within a dwelling unit.	Must be conducted within a dwelling unit on the same lot as the dwelling unit in which the resident operator resides. ^{2,2}
Maximum GFA	20.0 m² or 25% of the GFA of all buildings on the lot, whichever is less. ¹	50.0 m² or 25% of the GFA of all buildings on the lot, whichever is less.	100.0 m² or 25% of the GFA of all buildings on the lot, whichever is less.	n/a	
Use of Outdoor Spaces	Must be conducted entirely within an enclosed building or structure. ^{2,3}			Side and rear yards may be used by guests of the accommodation home occupation. ^{2,4}	
Operator Restrictions	The home occupation must be operated by an individual whose principal residence is the dwelling unit associated with the home occupation.				The home occupation must be operated by an individual whose principal residence is on the same lot as the dwelling unit associated with the home occupation and the principal resident is present.

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Table 6.4(2) Home Occupation Regulations

Criteria	Minor	Standard	Major	Accommodation	
				Bed and Breakfast	Short-Term Rental
Employee Restrictions_ ⁴⁵	No non-resident employees. ¹	A maximum of one non-resident employee.	A maximum of two non-resident employees.	No non-resident employees.	
Client / Guest Restrictions_ ⁵⁶	One client at any given time. ¹	Two clients at any given time. ⁶²		Two guests per sleeping unit, up to a maximum of two sleeping units.	Two guests per sleeping unit, up to a maximum of three sleeping units.
Nuisance Restrictions	No nuisance from noise, vibration, smoke, dust, odours, heat, glare, or electrical or radio disturbance can be produced by any home occupation, and, at all times, the privacy and enjoyment of adjacent properties must be preserved and in no instance must the home occupation adversely affect or interfere with the amenities of the surrounding neighbourhood.				
Storage Restrictions	Outdoor storage or use of containers is not permitted.				
Commercial Vehicle Restrictions	On-site parking of commercial vehicles larger than 5,500 kilograms gross vehicle weight is not permitted. ⁷⁸				
Retail Sale Restrictions	The display and retail sale of goods is limited to goods that were produced or manufactured on-site incidentally to the home occupation, or goods produced or manufactured off-site which are directly related to the home occupation. In no instance must the display and sale of a good be the primary purpose of any home occupation.				
Other Restrictions	A food catering business operating lawfully within a dwelling may establish additional cooking facilities, provided the installation of such facilities is required by the Health Authority. Should the home occupation cease, the additional cooking facilities must be removed and are in no instance to be used to establish an additional dwelling.			No accommodation home occupation can be operated on the same lot as a care facility.	

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Table 6.4(2) Home Occupation Regulations

Criteria	Minor	Standard	Major	Accommodation	
				Bed and Breakfast	Short-Term Rental

CONDITIONS/FOOTNOTES [Table 6.4(2)]:

- 1** Where there are two or fewer dwelling units on a lot, a home occupation may:
- be conducted within a dwelling unit or accessory building;
 - occupy 50.0 m² or 25% of the GFA of all buildings on the lot, whichever is less;
 - employ a maximum of one non-resident employee; and
 - allow for a maximum of two clients at any given time.
- 2** No more than one dwelling unit per lot shall be used for a short-term rental accommodation home occupation.
- 3.2** The use of a side or rear yard is permitted for care facility home occupations only, subject to the screening requirements prescribed in Part 7 of this Bylaw.
- 3.4** Guest use of outdoor space is subject to the screening requirements prescribed in Part 7 of this Bylaw.
- 4.5** Employee restrictions are applicable only to persons who are employed in a home occupation which requires that the work be carried out in the dwelling unit or accessory building associated with the home occupation. There is no limit to the number of employees associated with a home occupation where non-resident employees work off-site.
- 6.5** There is no limit to the number of persons permitted at any given time for a child or community care facility home occupation, provided such facility holds a valid licence from the Health Authority.
- 7.6** A maximum of four clients are permitted at any given time for home occupations which are educational or instructional in nature, including but not limited to private music, dance, art, or tutoring classes.
- 8.7** No home occupation must cause goods or materials to be delivered to or from the dwelling associated with the home occupation in such a quantity as to require regular or frequent delivery by a commercial vehicle.

Commented [CS7]: This allows for current home occupation regulations to continue for applicable lots.

Commented [CS8]: Word missing

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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6.5 Mobile Vending

- (1) Where expressly permitted in a zone, **mobile vending**:
- (a) must be located a minimum of 30.0 metres from any **food services** establishment, except where such establishment has provided written permission stating that the **mobile vendor** may be sited closer to its premises; and
 - (b) must be **setback** a minimum of 1.0 metre from all **lot lines**.

6.6 Refuse Disposal Facilities

- (1) Despite any other provision of this Bylaw, only the following uses may be located within 500.0 metres of a **refuse disposal facility**:
- (c) **automotive and equipment services, industrial**;
 - (d) **bulk fuel storage**;
 - (e) **compost facility**;
 - (f) **containers**;
 - (g) **fleet services facility**;
 - (h) **industrial, heavy**;
 - (i) **natural resource extraction**;
 - (j) **parking lot**;
 - (k) **recycling facility**;
 - (l) **sawmill**;
 - (m) **silviculture**;
 - (n) **storage, outdoor**;
 - (o) **storage, warehouse; and**
 - (p) **wrecking yard**.

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6.7 Secondary Suites

- (1) Where expressly permitted in a zone, a **secondary suite** must:
 - (a) be incidental to, and integrated with, a principal **dwelling unit**, and must not be connected to the principal **dwelling unit** via **breezeway**, garage, or other such unconditioned space; and
 - (b) have its own separate entrance.
- (2) A maximum of one **secondary suite** is permitted per principal **dwelling unit**.
- (3) No **secondary suite** can be subdivided from the principal **dwelling unit** under the *Strata Property Act*.

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6.8 Urban Agriculture

Table 6.8(1) Urban Agriculture Regulations

Criteria	Small-Scale Production of Food and Farm Products	Keeping of Bees	Keeping of Poultry
Siting Restrictions	n/a		The keeping of poultry is only permitted in a rear yard.
Minimum Lot Area	n/a	550.0 m ²	n/a
Accessory Buildings and Structures	All accessory buildings or structures used for urban agriculture must conform to the setbacks for accessory buildings and structures in each zone.		
	The maximum height of any accessory building or structure used for urban agriculture is 3.5 metres.		
	The maximum gross floor area of a greenhouse is 30.0 m ² .	A maximum of two hives and two nucs is permitted per lot.	Where opaque screening is provided, a coop and associated run may be located 0.0 metres from any lot line which abuts a lot in a non-Residential zone.
		Hives must be equipped with adequate ventilation and water supply, and must be securely located to prevent accidental disturbance or damage. ¹	Where opaque screening is not provided, a coop and associated run must be setback a minimum of 1.5 metres from all lot lines.
		All hives must be setback a minimum of 6.0 metres from all sidewalks, highways, and lots in a Residential or Public Use zone.	A coop and associated run must be setback a minimum of 4.5 metres from all lots in a Residential zone.

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Table 6.8(1) Urban Agriculture Regulations

Table 6.8(1) Urban Agriculture Regulations			
Criteria	Small-Scale Production of Food and Farm Products	Keeping of Bees	Keeping of Poultry
Composting	On-site composting must not utilize any mechanized process, and must consist only of plant matter, plant-based materials, or animal manure. ²		
	Where opaque screening is provided, on-site compost receptacles may be located 0.0 metres from any lot line.		
	Where opaque screening is not provided, on-site compost receptacles must be located at least 3.0 metres from any lot line.		
Food Processing Restrictions	Processing of food products produced on-site is prohibited unless in conjunction with an authorized home occupation. ³		
Nuisance Restrictions	No nuisance from noise, vibration, smoke, dust, odours, vermin, or visual disturbance can be produced by any urban agriculture activity, and, at all times, the privacy and enjoyment of adjacent properties must be preserved and in no instance must urban agriculture adversely affect or interfere with the amenities of the surrounding neighbourhood.		
Retail Sale Restrictions	The display and retail sale of goods via farm stand is limited to crops or farm products produced on-site.	The sale of honey and other products associated with the keeping of bees must be limited to products produced on-site.	The sale of eggs, manure, and other products associated with the keeping of poultry is limited to products produced on-site.
	The maximum floor area of a farm stand is 5.0 square metres.		
Storage Restrictions	No outdoor storage or use of containers are permitted.		
Other Restrictions	n/a		A maximum of six female birds and zero male birds are permitted per lot.

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Table 6.8(1) Urban Agriculture Regulations

Criteria	Small-Scale Production of Food and Farm Products	Keeping of Bees	Keeping of Poultry
<p>CONDITIONS/FOOTNOTES [Table 6.8(1)]:</p> <p>¹ A “flyway barrier” comprised of a solid fence or dense hedge which is a minimum of 1.8 metres in height, must be placed, within 1.5 metres of the hive, along the side of the hive containing the hive’s entrance. The flyway barrier must extend 0.6 metres on either side of the hive. Where all hives are setback a minimum of 7.6 metres from all lot lines, or are located on a porch, balcony, or rooftop which is a minimum of 3.0 metres above finished grade and setback 1.5 metres from all lot lines, no flyway barrier is required.</p> <p>² Manure may be kept on-site in an enclosed receptacle, up to a maximum of 3.0 square metres. All manure must be disposed of at an appropriate refuse disposal facility.</p> <p>³ On-site slaughter of poultry is prohibited. Any deceased poultry must be disposed of at an appropriate refuse disposal facility or through the services of a veterinarian.</p>			

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PART 7 LANDSCAPING AND SCREENING

7.1 General

- (1) Landscaping and screening regulations, including provisions for fencing, retaining walls, and visual clearance at intersections, are intended to:
 - (a) ensure a reasonable standard of livability, aesthetic, and placement of landscaping;
 - (b) protect and strengthen the Village's urban tree canopy;
 - (c) support a healthy and resilient environment through microclimate stabilization, improved on-site stormwater management, and habitat protection and enhancement in support of increased biodiversity; and
 - (d) mask or separate incompatible land uses.
- (2) All required landscaping installations, including associated irrigation, must meet or exceed the Canadian Landscape Standard (CLS).
- (3) All required landscaping installations must be regularly maintained by property owners to meet or exceed the Canadian Landscape Standard throughout the year.
 - (a) Required landscaping maintenance for plant material must include watering, mulching, pruning, fertilizing, liming, and tree support, as well as weed, pest, and disease control.
 - (b) Required landscaping maintenance for lawn and grass areas must include mowing, trimming, edging, aeration, and repairs such as regrading, reseeding, resodding, as well as weed, pest, and disease control.
- (4) All required landscaping installations must consider the Village of Cumberland's Urban Forest Management Plan for species recommendations and planting guidelines.

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7.2 Landscaping Requirements

- (1) The **landscaping** requirements prescribed in **Table 7.2(4)** and **Table 7.2(5)** are only applicable to development comprising one or more new **dwelling units**, including the demolition and replacement of one or more existing **dwelling units**.
- (2) Erosion control and protection measures must be used during all on-site construction to prevent the pollution, degradation, or siltation of natural areas, including vegetation and water courses.
- (3) Where construction works are proposed within 10.0 metres of an existing tree that is to be retained to meet the requirements prescribed in **Table 7.2(4)**, temporary protective **fencing** must be erected around the dripline of the tree, or at a minimum radius equal to 1.0 metre for every 1.0 centimetre of trunk diameter measured from 1.37 metres above **natural grade**, whichever is greater.
 - (a) Temporary protective **fencing** must remain in place for the duration of construction and must be clearly marked and maintained to prevent damage to the trunk, roots, and canopy of the tree.

Table 7.2(4) Landscaping Regulations - Trees

Criteria	Residential Zones	All Other Zones
Minimum Number of Trees ¹	<p>≤ Three Dwelling Units: 1 tree per dwelling unit</p> <p>≥ Four Dwelling Units: 1 tree per 10.0 linear metres of landscape area ²</p>	1 tree per 10.0 linear metres of landscape area ²
	A minimum of one tree is required per lot .	
Minimum Tree Size ³	<p>Small Tree: expected mature canopy diameter of less than 6.0 metres</p> <p>Medium Tree: expected mature canopy diameter of 6.0 metres to 10.0 metres</p> <p>Large Tree: expected mature canopy diameter of greater than 10.0 metres</p>	
Minimum Tree Size Ratio	<p>Small Tree: maximum 25% of required trees</p> <p>Medium Tree: n/a</p> <p>Large Tree: minimum 50% of required trees</p>	
	Where only one tree is required, it must be a large tree or conifer.	
Minimum Deciduous Tree Caliper	<p>Small Tree: 3.0 cm</p> <p>Medium Tree: 4.0 cm</p> <p>Large Tree: 5.0 cm</p>	

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Table 7.2(4) Landscaping Regulations - Trees

Criteria	Residential Zones	All Other Zones
	The minimum vertical distance between grade and the tree's lowest limb is 1.5 metres for all deciduous trees.	
Minimum Coniferous Tree Height	2.5 m	
Minimum Soil Volume Per Tree		Single Tree
	Small Tree	15.0 m ³
	Medium Tree	18.0 m ³
	Large Tree	20.0 m ³
Minimum Setback from Buildings or Structures	Small Tree: 1.0 metre radius from centre of the tree Medium Tree: 2.0 metre radius from centre of the tree Large Tree: 3.0 metre radius from centre of the tree	
Tree Spacing	Minimum tree spacing must be based on site requirements for sightlines, accessibility, and standard planting practices for the selected tree species.	
Overhead Interference	Required trees must be planted where overhead electrical power lines or other such objects will not interfere with their growth.	
Exemptions	For development comprised of two or more two dwelling units , required trees may be accommodated within an irrigated boulevard.	Required trees may be accommodated within an irrigated boulevard.

CONDITIONS/FOOTNOTES [Table 7.2(4)]:

- ¹ The minimum number of trees is inclusive of any existing trees on the **lot** that are to be retained, provided such trees meet all other **landscaping** regulations.
- ² The linear metre calculation is used to determine the minimum number of trees to be planted on the **lot**.
- ³ Tree size must be determined based on the expected mature canopy spread under local growing conditions, as classified in the Species Recommendations included in the **Village's** Urban Forest Management Plan, planting plan, nursery tag, or published species information from a reputable source (e.g., BC Landscape & Nursery Association or Canadian Landscape Standard plant database). All columnar, fastigate, or dwarf cultivars are considered small or medium trees, regardless of their **height**, unless otherwise demonstrated through nursery specifications or arborist verification
- ⁴ **Soil volume** may be shared amongst multiple plantings (trees, shrubs, etc.), provided continuous growing medium can be reached by the roots of such plantings.

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Table 7.2(5) Landscaping Regulations – All Other Requirements

Table 7.2(5) Landscaping Regulations – All Other Requirements		
Criteria	Residential Zones	All Other Zones
Minimum Planting Requirements for Landscape Areas ¹	75% of all landscape areas must be planted with soft-landscaping elements. ²	75% of all landscape areas must be planted with soft-landscaping elements. ^{3,4,5}
Minimum Planting Requirements for Tiered Retaining Walls	100% of the horizontal area between each tier of a retaining wall must be planted with soft-landscaping elements.	
Minimum Landscaping for Parking Areas	Parking Areas that Accommodate < 15 Vehicles: n/a	
	Parking Areas that Accommodate ≥ 15 Vehicles: a contiguous, 1.5 metre wide landscape buffer planted with soft-landscaping elements shall be provided between the parking area and any abutting highways	
	A minimum of one tree must be included in a landscape island. ⁶	
	The maximum number of consecutive parking spaces is 15. A landscape buffer or drive aisle must separate the next 15 parking spaces.	
	Landscape buffers must be clearly delineated as separate and in addition to required parking and loading spaces.	
Irrigation	Landscape buffers must be located such that loading and unloading vehicles can access the site without interference.	
	All required landscaping installations must be equipped with a permanent, fully automatic, low-water requirement irrigation system. ⁷	
Outdoor Lighting	Run-off onto sidewalks, highways, or parking and loading areas is not permitted.	
	Flashing or blinking exterior lighting is not permitted.	
	All direct or ambient lighting must have a DarkSky seal and be directed or shielded to ensure direct light rays do not shine beyond the boundaries of the lot.	
CONDITIONS/FOOTNOTES [Table 7.2(45)]:		
¹ Electrical transformers and driveways sited within the landscape area can be excluded from the total landscape area measurement used to calculate the minimum requirements for soft-landscaping elements.		
² There are no planting requirements for landscape areas on lots where large trees have been planted in the boulevard.		
³ There are no planting requirements for landscape areas on lots where required trees have been wholly accommodated within the boulevard.		

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Table 7.2(5) Landscaping Regulations – All Other Requirements

Criteria	Residential Zones	All Other Zones
⁴	For lots abutting the Inland Island Highway, a landscape area comprising the first 30.0 metres from the lot line abutting the Inland Island Highway must be 100% planted with soft-landscaping elements.	
⁵	For lots abutting Minto Road, a landscape area comprising the first 10.0 metres from the lot line abutting Minto Road must be 100% planted with soft-landscaping elements.	
⁶	The minimum number of trees required within parking islands is in addition to the minimum number of trees required for all development. Where applicable, trees in adjacent parking islands may share soil volume with an adjacent landscape area to meet the minimum trenched/shared soil volume amounts, provided no tree is counted twice when determining whether the overall tree requirements of a lot have been achieved.	
⁷	Areas of existing, undisturbed, native vegetation which wholly or partially achieve the landscaping requirements, as well as areas specifically designed as xeriscape or with drought resistant native species planting are exempt from requiring a permanent, fully automatic, low-water requirement irrigation system, provided the applicant demonstrates how the vegetation will be established and maintained.	

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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7.3 Landscape Screens

Table 7.3(1) Landscape Screen Standards		
Type	Minimum Height	Maximum Height
Existing vegetation which provides a complete and permanent visual screen	2.0 m	n/a
Continuous row of native, drought-tolerant plants	2.0 m ¹	n/a
Solid, opaque fence or brick or stone wall	1.8 m	2.0 m
CONDITIONS/FOOTNOTES [Table 7.3(1)]: ¹ The minimum height at the time of planting is 1.0 metres.		

- (2) All required landscape screens must be regularly maintained by property owners to ensure a healthy, neat, and orderly appearance throughout the year.
- (a) Required maintenance for vegetative landscape screens includes watering, fertilizing, liming, pruning, and removal of dead or diseased plant material, as well as weed, pest, and disease control.
 - (b) Required maintenance for non-vegetative landscape screens includes structural repairs or replacements, aesthetic improvements such as painting or refinishing, and clearing of litter and other such debris.
- (3) Except where otherwise specified in this Bylaw, all required landscape screens must be continuous except to accommodate access/egress to or from the screened area.
- (4) No landscape screen in any zone other than the Industrial Refuse (R-3) zone can be comprised of or contain barbed wire, razor wire, electrified wire, sheet metal, or plywood.

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Table 7.3(5) Landscape Screen Regulations

Criteria or Use	Residential Zones	Industry Zones	All Other Zones
Adjacent Zones	-	A fence must be provided along all lot lines that abut a lot in a non-Industry zone.	-
Dwelling Units	<p>A landscape screen must be provided along all rear and interior side lot lines.¹</p> <p>Receptacles used for waste management must be screened from adjacent properties.²</p>	n/a	
Bulk Fuel Storage	n/a	A fence must be provided around all yards used for bulk fuel storage.	n/a
Care Facilities	A landscape screen must be provided around all rear and side yards used for a care facility.	n/a	A landscape screen must be provided around all rear and side yards used for a care facility that abuts a lot in a Residential zone.
Home Occupations	A landscape screen must be provided around all rear or side yards used for an accommodation home occupation.	n/a	
HVAC Equipment	A landscape screen must be provided around any heating, ventilation, and air conditioning equipment located within 3.0 metres of a window or door of a dwelling unit on an adjacent lot.		
Outdoor Storage	A landscape screen must be provided around all yards used for outdoor storage.		
Wrecking Yards	n/a	A fence must be provided around all wrecking yards.	n/a
CONDITIONS/FOOTNOTES [Table 7.3(5)]: ¹ Screening requirements only apply where there are two or more detached dwelling units on a lot. ² Screening requirements only apply where there are three or more attached dwelling units on a lot.			

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- (6) The height of a fence is determined by measuring the vertical distance between the highest point of the fence and finished grade, and, where such fence is constructed on top of a retaining wall, must include the height of such retaining wall (see Figure 7-1).

7-1. Fence Height

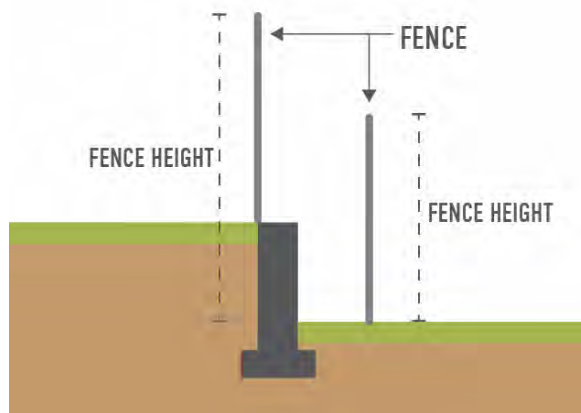


Table 7.3(7) Fence Standards

Zone(s)		Minimum Fence Height	Maximum Fence Height
Residential and Mixed-Use	Front Yard	-	1.2 m ¹
	All Other Yards	-	2.0 m ¹
Rural and Public Use	All Yards	-	2.0 m ¹
Industry	All Yards	2.5 m	3.5 m ¹
Interchange	All Yards	-	2.0 m ¹

CONDITIONS/FOOTNOTES [Table 7.3(7)]:

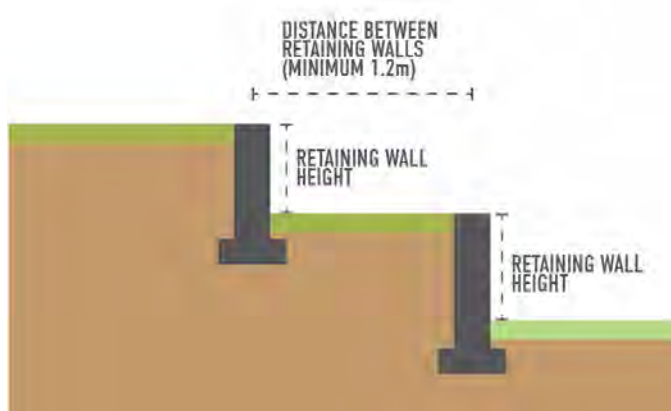
- ¹ The maximum height of a fence erected on a lot which abuts a neighbouring lot where the finished grade is higher than that of subject lot, is 3.0 metres, provided the fence does not protrude more than 2.0 metres above the finished grade of the neighbouring lot (see Figure 7-1).

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7.4 Retaining Walls

- (1) The **height** of a **retaining wall** is determined by measuring the vertical distance between the highest point of the **retaining wall** and **finished grade** on the lower side (see **Figure 7-2**).

7-2. Retaining Walls



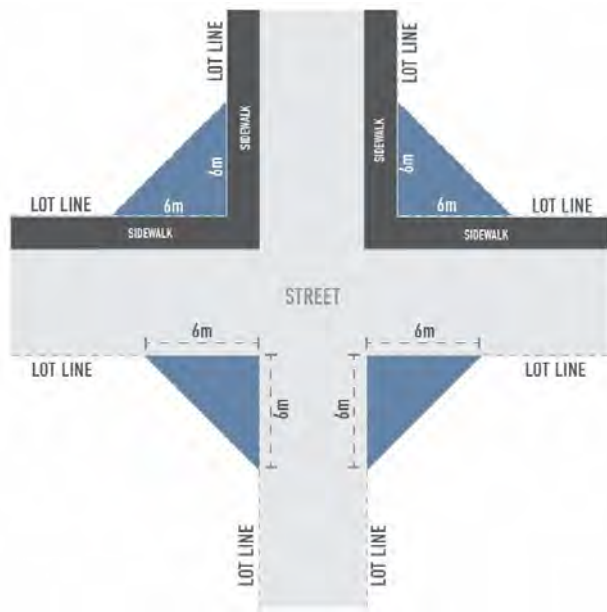
- (2) No **retaining wall** can exceed 1.2 metres, except as required as a condition of subdivision approval or development permit or where constructed in accordance with a professional design by a qualified professional engineer, up to a maximum **height** of 3.0 metres.
- (3) The maximum **height** of a **retaining wall** erected on a **lot** which abuts a neighbouring **lot** where the **finished grade** is higher than that of subject **lot** must not exceed 2.0 metres above the **finished grade** of the neighbouring **lot**.
- (4) No **retaining wall** exceeding 1.2 metres in **height** can be sited within 1.2 metres measured horizontally from another **retaining wall**.
- (5) The maximum number of **retaining wall** tiers that may be constructed without a professional design by a professional engineer is two, up to a maximum total **height** of 2.4 metres.
- (6) The maximum number of **retaining wall** tiers that may be constructed with a professional design by a professional engineer is two, up to a maximum total **height** of 3.0 metres.
- (7) **Retaining walls** constructed using lock blocks are permitted in all zones, provided:
- (a) the **retaining wall** does not exceed 1.2 metres in **height**; and
 - (b) the **retaining wall** is not located within an exterior side **yard**.

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7.5 Visual Clearance at Intersections

- (1) On any **corner lot**, no building, **structure**, **fence**, **retaining wall**, **landscaping**, screening, or other such object can be placed, planted, erected, sunk into, or constructed within the area formed by measuring 6.0 metres along the edge of the two adjoining property boundaries from the point of **highway** intersection and joining these points on the diagonal, as illustrated in **Figure 7-3**.

7-3. Sight Triangle



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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PART 8 SIGNAGE

8.1 Third Party Signs

- (1) **Third party advertising signs** of any type, with the exception of public service and community announcements where signage is otherwise permitted, are not permitted on any **lot** or **structure**.

8.2 Home Occupation Signs

- (1) The regulations in this section apply to all **signs** associated with a **home occupation**.
- (a) maximum number of **signs** per **home occupation**: 1
- (b) a minor, standard, or major **home occupation sign** is subject to the following regulations:
- must only be in the physical form of a **fascia sign**, a **freestanding sign**, or a **sign** attached to a **fence**;
 - must only be permitted for a **home occupation** holding a valid business licence;
 - maximum **sign area** must not exceed 1.5 square metres; and
 - maximum **height** of a **freestanding sign** must not exceed 1.5 metres.
- (c) an accommodation **home occupation** must have one **sign** with the name of the accommodation **home occupation** and contact information for the operator posted on or adjacent to the **dwelling unit** where the accommodation **home occupation** is located, subject to the following regulations:
- must only be in the physical form of a **fascia sign** or a **freestanding sign**;
 - is only permitted for a **bed and breakfast accommodation** or **short-term rental accommodation home occupation** holding a valid business licence;
 - maximum **sign area** must not exceed 1.5 square metres;
 - maximum **height** of a **freestanding sign** must not exceed 1.5 metres; and
 - any **sign** illumination must be exterior, from the front, and downcast.

8.3 All Other Signs

- (1) The regulations in this section apply to all **signs** located on **lot** not in a **Residential** zone.
- (a) **Signs** pertaining to the commercial component(s) of a mixed-use development must only be located on those portions of the **lot** and building that contain the commercial component.

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(b) The following **sign** types are permitted, up to a combined maximum of two **signs** per business:

- i. one **fascia sign**, subject to the following regulations:
 - a. maximum **sign area** must 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;
 - b. must have a minimum clearance of 2.4 metres if projection is more than 77.0 millimetres from the façade;
 - c. must not project more than 0.3 metres from the face of the wall; and
 - d. the **sign** must 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:
 - a. maximum **sign area** must not exceed 2.0 square metres;
 - b. must not project more than 77.0 millimetres from the surface of the awning; and
 - c. minimum vertical clearance of an awning from the nearest **finished grade** must be 2.4 metres ~~(8.0feet)~~.
- iii. one **canopy sign**, subject to the following regulations:
 - a. maximum **sign area** must not exceed 2.0 square metres.
- iv. one **hanging sign**, subject to the following regulations:
 - a. maximum **sign area** must not exceed 2.0 square metres;
 - b. minimum clearance must not be less than 2.4 metres ; and
 - c. must not have a vertical dimension which exceeds 0.6 metres .
- v. one **freestanding sign**, subject to the following regulations:
 - a. maximum **height** must not exceed 4.0 metres ; and
 - b. maximum **sign area** must not exceed 4.0 square metres.

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(c) Sign illumination for new signs must be exterior, from the front, and downcast.

- i. Internally illuminated signs may include halo lighting or direct back lighting for individual letters and logos only.

(d) Signs equipped with flashing, oscillating, or moving lights or beacons are discouraged.

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PART 9 PARKING AND LOADING

9.1 General

- (1) Except as otherwise specified in this Bylaw, off-street parking and loading spaces must be provided and maintained for any development, including new development, a change of use associated with an existing development, and the expansion of an existing development.
- (2) [Parking spaces](#) must not be credited as loading spaces or vice versa.
- (3) No parking or loading space required by this Bylaw must be used for access or egress, a [driveway](#) or other such [manoeuvring aisle](#), commercial repair work, displays, or the sale or storage of goods of any kind.
- (4) No parking or loading space required by this Bylaw can interfere with or obstruct any [landscaping](#) or screening installations prescribed in [Part 7](#) of this Bylaw.

9.2 Cash-in-Lieu

- (1) A property owner may pay to the [Village](#) a sum of money equal to the number of required spaces not provided multiplied by the applicable cash-in-lieu amount prescribed in [Table 9.2\(2\)](#) and [Table 9.2\(5\)](#).

Table 9.2(2) Cash-in-Lieu Amounts per Parking Space, per Type of Required Parking

Area	Conventional Parking	Visitor Parking	Courtesy Parking	Electric Vehicle Parking
Village Core Parking Area	n/a			
All Other Areas	\$10,000.00 per space ¹	\$10,000.00 per space ²	\$10,000.00 per space ²	\$24,900.00 per space ²

CONDITIONS/FOOTNOTES [Table 9.2(3)]:

- ¹ Cash-in-lieu may be provided for 100% of the required [parking spaces](#) associated with non-residential uses and a maximum of 30% of the required [parking spaces](#) associated with residential uses.
- ² A minimum of one [parking space](#) must be provided wherever more than one such [parking space](#) is required.

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Table 9.2(3) Cash-in-Lieu Amounts for Bicycle Parking and End-of-Trip Facilities

Zone	Short-Term Bicycle Parking	Long-Term Bicycle Parking	End-of-Trip Facilities
Village Core Parking Area	\$500.00 per space ¹	\$1,500.00 per space ¹	n/a
All Other Zones	\$250.00 per space ²	\$750.00 per space ²	
CONDITIONS/FOOTNOTES [Table 9.2(5)]:			
¹ Cash-in-lieu will be accepted for a maximum of 50% of all required short-term and long-term bicycle parking spaces.			
² Cash-in-lieu will be accepted for a maximum of 70% of all required short-term and long-term bicycle parking spaces.			

9.3 Location, Siting, Dimension, and Design Standards

- (1) Except as otherwise specified in this Bylaw, all parking and loading spaces must be located on the same lot as the building, structure, or use which they serve.
- (2) Despite Section 9.3(1), conventional or small vehicle parking spaces may be provided on a separate lot located within 120.0 metres of the lot on which the building, structure, or use which they serve is located, provided the following conditions are met:
 - (a) the building, structure, or use requiring the spaces is not on a lot within a Residential zone;
 - (b) the use requiring the spaces is not residential or residential-related;
 - (c) parking lot is a permitted use on the lot; and
 - (d) pursuant to Section 219 of the Land Title Act, a restrictive covenant is registered on the title of the lot to limit the use of all or a portion of said lot to the provision of parking spaces in accordance with the parking space requirements of this Bylaw.
- (3) All parking and loading spaces must have unobstructed access/egress to a highway via driveway, manoeuvring aisle, or lane.
- (4) Except in Residential zones, no individual parking or loading space can have direct access/egress to a highway.

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- (5) No **parking** or **loading space** can be located within 1.0 metre of a **highway**.

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Table 9.3(6) Minimum Dimensions for Conventional Parking Spaces ¹

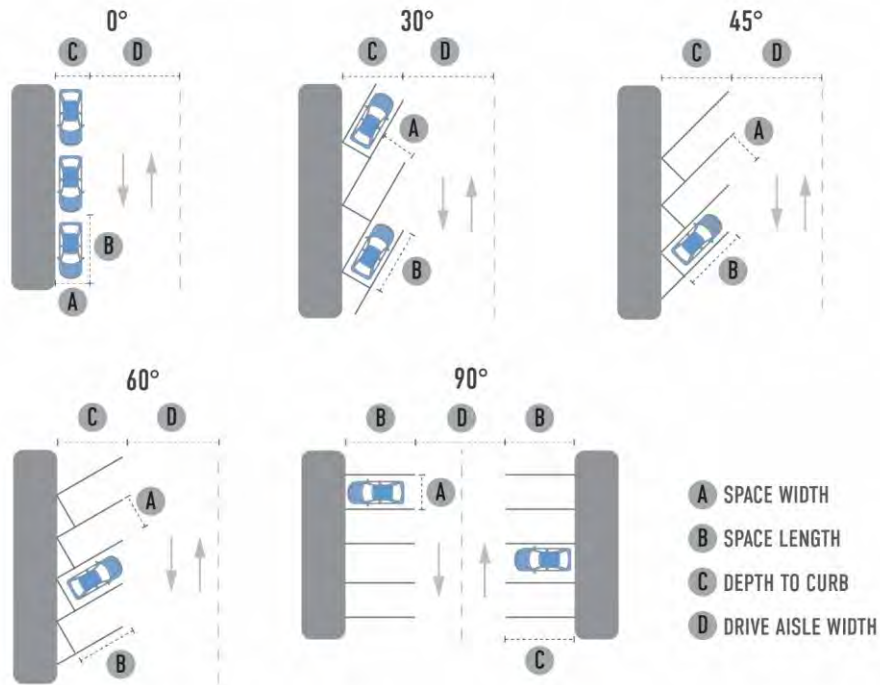
Parking Angle	Width	Length	Depth to Curb	Drive Aisle Width ²
0° (parallel parking)	2.6 m	7.0 m	2.6 m	3.7 m (one-way)
30°	2.6 m	5.5 m	5.2 m	3.7 m (one-way)
45°	2.6 m	5.5 m	5.7 m	3.7 m (one-way)
60°	2.6 m	5.5 m	6.0 m	6.1 m (one-way)
90°	2.6 m ³	5.5 m ³	5.5 m ³	7.0 m (two-way) ⁴

FOOTNOTES [Table 9.3(6)]:

- ¹ The minimum dimension requirements of a conventional **parking space** are applicable to all required **courtesy parking spaces**, **electric vehicle (EV) parking spaces**, **small-vehicle parking spaces**, **tandem parking spaces**, and **visitor parking spaces**.
- ² Minimum **drive aisle** width dimensions are applicable to any **drive aisle** used to access any type of parking or **loading space**.
- ³ For a small vehicle **parking space**, the minimum width is 2.4 metres and the minimum length and depth to curb is 4.5 metres. Small vehicle **parking spaces** provided at any other angle must be designed by a professional engineer.
- ⁴ Where **parking spaces** are provided in a single row, the minimum **drive aisle** width is 6.75 metres.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

9-1. Parking Lot Configurations



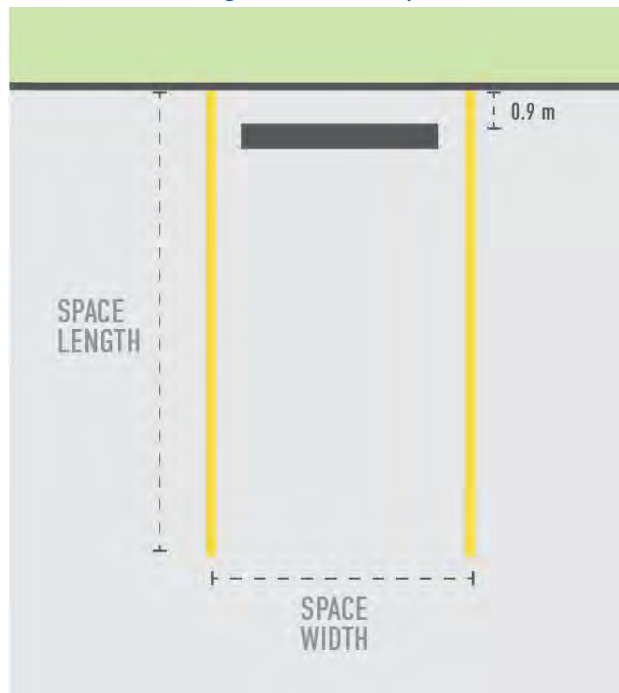
- (7) Dimensional requirements for parking and loading spaces and associated drive aisles must be clear of obstructions, including but not limited to columns, lot lines, curbs, landscape islands, walls, pipes, roof features, fences, and emergency exit areas. All parking or loading space measurements must be taken from the inside of any adjacent obstructions.

- (a) Where a parking or loading space abuts an obstruction, the width of such space must:
- be an additional 0.2 metres where there is an obstruction abutting just one side;
 - be an additional 0.5 metres where there is an obstruction abutting either side; and
 - be an additional 0.8 metres wider where the parking space abuts a doorway.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

- (8) Except in the Large Lot Residential (R-3) zone, every required parking and loading space, including areas used for access and egress, must:
- (a) have a durable, dust-free hard surface of concrete, asphalt, or semi-permeable material such as porous pavers, cobblestones, turf block, and honeycomb grid, constructed such that surface drainage is directed to an approved on- or off-site stormwater drainage system;
 - (b) not exceed a maximum grade of 8%;
 - (c) have fencing, curbs, or secured wheel stops to prevent vehicles from encroaching upon lot lines; and
 - (d) where there is no fencing or curb between a required parking or loading space and an abutting pedestrian walkway, sidewalk, or highway, a secured wheel stop that is 0.15 metres in height must be installed 0.9 metres from the abutting pedestrian walkway, sidewalk, or highway (Figure 9-2).

Figure 9-2. Wheel Stops



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

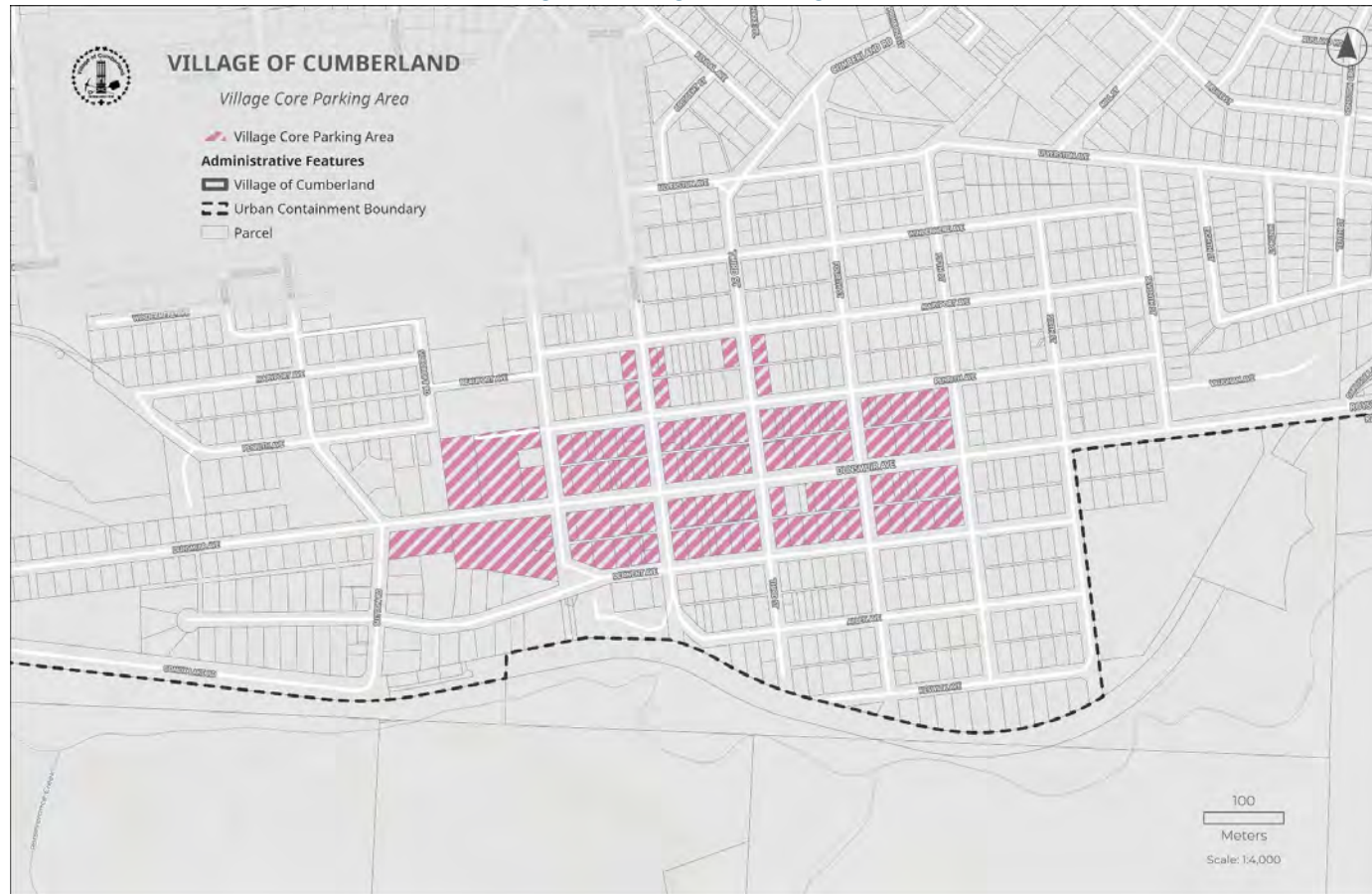
- (9) Every parking and loading area required to accommodate five or more vehicles, including areas used for access and egress, must:
- (a) clearly delineate individual parking spaces, loading spaces, barrier-free parking spaces, courtesy parking spaces, electric vehicle parking spaces, manoeuvring aisles, entrances, and exits with pavement markings, signage, or other physical means in accordance with the Manual of Uniform Traffic Control Devices for Canada (MUTCDC);
 - (b) be designed to allow forward access/egress directly to an abutting highway from the lot on which the parking or loading area is located; and
 - (c) be illuminated using DarkSky compliant lighting which is directed or shielded to ensure direct light rays do not shine beyond the boundaries of the lot.

9.4 Parking and Loading Requirements

- (1) Parking and loading spaces must be provided in accordance with the number of parking and loading spaces required for a specific use as specified in Table 9.4.1(1) for the Village Core (Figure 9-3) and Table 9.4.1(2) for all other areas.
- (2) Parking and loading spaces for secondary uses must be provided in addition to the parking and loading spaces required for principal uses.
- (3) Where multiple uses are established on a single lot or a parking area collectively serves multiple uses established on a single lot, the total number of required parking and loading spaces must be the sum of the parking and loading requirements for each use calculated separately.
- (4) Where a specific use is not listed, the parking and loading requirements applicable to the use which is most comparable in character and purpose apply.
- (5) For existing uses which have been lawfully established on a lot, the number of required parking and loading spaces is the lesser of:
 - (a) the number of parking and loading spaces existing on the lot at the time that this Bylaw was adopted, provided such spaces satisfied the applicable regulations at the time that the uses were established; or
 - (b) the number of parking and loading spaces applicable to the existing uses in accordance with the regulations of this Part.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Figure 9-3. Village Core Parking Area



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

9.4.1 Conventional Parking

Table 9.4.1(1) Parking Requirements – Village Core			
Use		Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
RESIDENTIAL AND RESIDENTIAL-RELATED USES			
Principal Dwelling Units	One detached dwelling unit	1.0 space per dwelling unit	
	Two attached dwelling units		
	Three or more attached dwelling units	0.8 spaces per dwelling unit	1.2 spaces per dwelling unit
Secondary Dwelling Units	Secondary Suites	1.0 space per dwelling unit	
Home Occupation	Minor	n/a	n/a
	Short-Term Rental Accommodation		0.6 spaces per sleeping unit
ALL OTHER USES			
Care Facility, Child		n/a	
Care Facility, Community		n/a	
Cultural and Community Services		n/a	
Education Services		n/a	
Entertainment Facility		n/a	
Farmer’s Market		n/a	
Food Services		n/a	
Health Services		n/a	

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.4.1(1) Parking Requirements – Village Core

Use	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
Hostel Hotel Motel	0.8 spaces per sleeping unit, plus parking space requirements of any ancillary uses	1.5 spaces per sleeping unit, plus parking space requirements of any ancillary uses
Licensed Premises	n/a	
Mobile Vending	n/a	
Personal Services	n/a	
Production Facility, Alcohol	n/a	
Professional Services, Internal-Facing	n/a	
Professional Services, Public-Facing	n/a	
Recreation Services, Indoor	n/a	
Retail, Cannabis	n/a	
Retail Sales	n/a	
Storage, Outdoor	n/a	
Veterinary Services	n/a	

Table 9.4.1(2) Parking Requirements – All Other Areas

Use	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
RESIDENTIAL AND RESIDENTIAL-RELATED USES		
One detached dwelling unit	1.0 space per dwelling unit	2.0 spaces per dwelling unit

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.4.1(2) Parking Requirements – All Other Areas

Table 9.4.1(2) Parking Requirements – All Other Areas			
Use		Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
Principal Dwelling Units	Two attached dwelling units	0.9 spaces per dwelling unit	1.5 spaces per dwelling unit
	Three or more attached dwelling units		
	Manufactured homes ¹	1.0 space per dwelling unit	2.0 spaces per dwelling unit
Secondary Dwelling Units	Secondary suites ²	1.0 space per dwelling unit	
	Caretaker suites		
Care Facility, Licence-Not-Required		n/a	
Home Occupation	Minor	n/a	
	Standard	1.0 space per non-resident on-site employee	
	Major		
	Bed and Breakfast Accommodation	0.6 spaces per sleeping unit	
	Short-Term Rental Accommodation	0.6 spaces per sleeping unit	
ALL OTHER USES			
Automotive and Equipment Services, Light		1.0 space per 100.0 m ² of floor area	n/a
Automotive and Equipment Services, Industrial		1.0 space per 100.0 m ² of floor area	n/a
Bulk Fuel Storage		n/a	
Campground		1.0 space per campsite	n/a
Care Facility, Child		1.0 space per 8 children of capacity or 2.0 spaces per 100.0 m ² of floor area, whichever is lessergreater	n/a
Care Facility, Community		1.0 space per 8 persons of capacity	n/a

Commented [CS12]: Changed to more closely align with current requirement.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.4.1(2) Parking Requirements – All Other Areas

Use	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
Cemetery	n/a	0.5 spaces per 500.0 m ² of lot area
Compost Facility	0.5 spaces per 100.0 m ² of floor area, plus 2.5 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m ² of floor area, plus 3.0 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Cultural and Community Services	2.5 spaces per 100.0 m ² of floor area	n/a
Education Services	1.5 spaces per 100.0 m ² of floor area	n/a
Emergency and Protective Services	4.0 spaces per 100.0 m ² of floor area	n/a
Entertainment Facility	2.5 spaces per 100.0 m ² of floor area	5.0 spaces per 100.0 m ² of floor area
Farmer's Market	n/a	3.5 spaces per 100.0 m ² of lot area
Fleet Services Facility	1.0 space per 100.0 m ² of floor area, plus 1.0 space per fleet vehicle ³	n/a
Food Services	2.0 spaces per 100.0 m ² of floor area	3.5 spaces per 100.0 m ² of floor area
Gas Station	2.5 spaces per 100.0 m ² of floor area	n/a
Health Services	4.0 spaces per 100.0 m ² of floor area	5.0 spaces per 100.0 m ² of floor area
Hostel Hotel Motel	1.0 space per sleeping unit, plus parking space requirements of any ancillary uses	1.5 spaces per sleeping unit, plus parking space requirements of any ancillary uses

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.4.1(2) Parking Requirements – All Other Areas

Use	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
Industrial, Heavy	0.5 spaces per 100.0 m ² of floor area, plus 2.5 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m ² of floor area, plus 3.0 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Industrial, Light	0.5 spaces per 100.0 m ² of floor area, plus parking space requirements of any ancillary uses	1.0 space per 100.0 m ² of floor area, plus parking space requirements of any ancillary uses
Kennel	1.0 space per 100.0 m ² of floor area	3.0 spaces per 100.0 m ² of floor area
Licensed Premises	2.0 spaces per 100.0 m ² of floor area	3.5 spaces per 100.0 m ² of floor area
Mobile Vending	n/a	
Natural Resource Extraction	1.0 space per 100.0 m ² of floor area devoted to ancillary activities such as reception areas and offices for administrative or technical support	n/a
Park	n/a	0.5 spaces per 100.0 m ² of lot area
Personal Services	1.0 space per 100.0 m ² of floor area	3.0 spaces per 100.0 m ² of floor area
Plant Nursery	3.0 spaces per 100.0 m ² of floor area	5.0 spaces per 100.0 m ² of floor area
Production Facility, Alcohol	0.5 spaces per 100.0 m ² of floor area, plus parking space requirements of any ancillary uses	1.5 spaces per 100.0 m ² of floor area, plus parking space requirements of any ancillary uses

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.4.1(2) Parking Requirements – All Other Areas

Use	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
Production Facility, Cannabis	0.5 spaces per 100.0 m ² of floor area, plus 1.0 space per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m ² of floor area, plus 2.0 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Professional Services, Internal-Facing	2.0 spaces per 100.0 m ² of floor area	n/a
Professional Services, Public-Facing	2.5 spaces per 100.0 m ² of floor area	3.0 spaces per 100.0 m ² of floor area
Recreation Services, Indoor	2.0 spaces per 100.0 m ² of floor area	n/a
Recreation Services, Outdoor	n/a	0.5 spaces per 100.0 m ² of lot area
Recycling Facility	0.5 spaces per 100.0 m ² of floor area, plus 2.5 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m ² of floor area, plus 3.0 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Refuse Disposal Facility	0.5 spaces per 100.0 m ² of floor area, plus 2.5 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m ² of floor area, plus 3.0 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Retail, Cannabis	2.0 spaces per 100.0 m ² of floor area	3.0 spaces per 100.0 m ² of floor area

Commented [CS13]: Changed to more closely align with current requirement.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.4.1(2) Parking Requirements – All Other Areas

Use	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
Retail Sales	2.5 spaces per 100.0 m ² of floor area	5.0 spaces per 100.0 m ² of floor area
Sawmill	1.0 space per 100.0 m ² of floor area, plus 2.5 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	n/a
Silviculture	1.0 space per 100.0 m ² of floor area devoted to ancillary activities such as reception areas and offices for administrative or technical support	n/a
Storage, Indoor	0.5 spaces per 100.0 m ² of floor area, plus 2.5 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m ² of floor area, plus 3.0 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Storage, Outdoor	n/a	1.0 space per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Storage, Warehouse	0.5 spaces per 100.0 m ² of floor area, plus 2.5 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices	1.0 space per 100.0 m ² of floor area, plus 3.0 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.4.1(2) Parking Requirements – All Other Areas

Use	Minimum Number of Parking Spaces	Maximum Number of Parking Spaces
	for administrative or technical support, indoor display, and retail sales	for administrative or technical support, indoor display, and retail sales
Veterinary Services	2.0 spaces per 100.0 m ² of floor area	3.5 spaces per 100.0 m ² of floor area
Wholesale Services	0.5 spaces per 100.0 m ² of floor area, plus 2.5 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales	1.0 space per 100.0 m ² of floor area, plus 3.0 spaces per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales
Wrecking Yard	n/a	1.0 space per 100.0 m ² of floor area devoted to ancillary activities such as reception areas, offices for administrative or technical support, indoor display, and retail sales

CONDITIONS/FOOTNOTES [Table 9.4.1(2)]:

- ¹ In the **Manufactured Home Park Residential (R-MHP)** zone, the minimum number of parking spaces is 1.5 spaces per dwelling unit.
- ² Parking requirements for **secondary suites** are in addition to the parking requirements for the associated principal dwelling unit.
- ³ Where fleet vehicles exceed a gross vehicle weight of 5,500 kilograms, parking spaces must meet the minimum dimensions for recreational vehicle and bus parking spaces prescribed in **Table 9.4.6(1)**.

9.4.2 Barrier-Free Parking

Table 9.4.2(1) Minimum Dimensions for Barrier-Free Parking Spaces

Type of Barrier-Free Parking Space	Width	Length	Height Clearance ¹	Side Access Aisle Width
Conventional	3.1 m	5.5 m	2.75 m	1.5 m ²

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.4.2(1) Minimum Dimensions for Barrier-Free Parking Spaces

Type of Barrier-Free Parking Space	Width	Length	Height Clearance ¹	Side Access Aisle Width
Van-Accessible	3.9 m	5.8 m		

CONDITIONS/FOOTNOTES [Table 9.4.2(1)]:

- ¹ Refers to the minimum clearance that must be provided between the surface of the barrier-free parking space and the underside of any obstruction located directly above such parking space.
- ² Two adjacent barrier-free parking spaces may share a single side access aisle.

- (2) Barrier-free parking spaces must be provided as a function of the total number of required parking spaces prescribed in Table 9.4.1(1) and Table 9.4.1(2), regardless of whether a property owner has opted to provide cash-in-lieu for some or all required parking spaces.

Table 9.4.2(3) Barrier-Free Parking Requirements

Total Number of Required Parking Spaces	Minimum Number of Barrier-Free Parking Spaces ¹
1 – 4	0 ²
5 – 10	1
11 – 20	2
> 20	10% of all spaces ³

CONDITIONS/FOOTNOTES [Table 9.4.2(3)]:

- ¹ Barrier-free parking spaces are included in the total number of required parking spaces. For example: where a development must provide five parking spaces, the total number of required parking spaces is five, one of which must be a barrier-free parking space.
- ² One barrier-free parking space per dwelling unit within a residential building must be constructed to the CSA/ASC B652:23 standard for Accessible Dwellings.
- ³ Where three or more barrier-free parking spaces are required, one such space must achieve the minimum dimensions of a van-accessible barrier-free parking space as prescribed in Table 9.4.2(1).

- (4) Despite Section 9.3(8), every required barrier-free parking space must:
- (a) have a firm and slip-resistant surface which does not exceed a 3% slope;
 - (b) have a side access aisle which is clearly marked with high contrast diagonal hatched pavement marking; and

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

- (c) be clearly marked with high contrast pavement markings or upright/vertical signage displaying the International Symbol of Access.

(5) **Barrier-free parking** spaces must be located within 10.0 metres of:

- (a) an elevator in an enclosed **parking area**;
- (b) the primary entrance for the building are intended to serve; or,
- (c) any another public entrance which provides barrier-free access to the building they are intended to serve.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

9.4.3 Courtesy Parking

- (1) **Courtesy parking** spaces must be provided as a function of the total number of required **parking spaces** prescribed in **Table 9.4.1(1)** and **Table 9.4.1(2)** for all uses in a **Mixed-Use** or **Public Use zone**.

Table 9.4.3(2) Courtesy Parking Requirements

Total Number of Required Parking Spaces	Minimum Number of Courtesy Parking Spaces ¹
1 – 20	0
> 20	5% of all spaces

CONDITIONS/FOOTNOTES [Table 9.4.3(2)]:

- ¹ **Courtesy parking** spaces must be included in the total number of required **parking spaces**. For example: where a development must provide 30 **parking spaces**, the total number of required **parking spaces** is 30, two of which must be **courtesy parking** spaces.

- (3) Despite **Section 9.3**, **courtesy parking** spaces must be clearly marked with pavement markings or upright/vertical signage designating the **parking space(s)** for exclusive use as **courtesy parking**.
- (4) **Courtesy parking** must be located as near to the primary entrance for the use, building, or structure they are intended to serve as is practicable.

9.4.4 Electric Vehicle Parking

- (1) **EV prepared parking** spaces and **EV charging station parking** spaces must be provided as a function of the total number of required **parking spaces**.

Table 9.4.4(2) Electric Vehicle Parking Requirements ¹

Total Number of Required Parking Spaces	Minimum Number of EV Prepared Parking Spaces		Minimum Number of EV Charging Station Parking Spaces
	Parking Spaces for Dwelling Units	All Other Uses	All Uses
1 – 10	0	0	0
> 10	100% of all spaces	10% of all spaces	5% of all spaces

CONDITIONS/FOOTNOTES [Table 9.4.4(2)]:

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.4.4(2) Electric Vehicle Parking Requirements ¹

Total Number of Required Parking Spaces	Minimum Number of EV Prepared Parking Spaces		Minimum Number of EV Charging Station Parking Spaces
	Parking Spaces for Dwelling Units	All Other Uses	All Uses
¹ EV prepared parking spaces and EV charging station parking spaces must be included in the total number of required parking spaces. For example: where a residential development must provide 20 parking spaces and 2 visitor parking spaces, all 22 spaces must be EV prepared parking spaces, one of which must be an EV charging station parking space. Where a retail sales establishment must provide 11 parking spaces, one such space must be an EV charging station parking space.			

9.4.5 Recreational Vehicle (RV) and Bus Parking

Table 9.4.5(1) Minimum Dimensions for RV/Bus Parking Spaces

Type of Parking Space	Width	Length	Height Clearance ¹	Side Access Aisle Width
RV/Bus Parking Space	3.5 m	16.0 m	3.0 m	1.0 m
CONDITIONS/FOOTNOTES [Table 9.4.5(1)]:				
¹ Refers to the minimum clearance that must be provided between the surface of the RV/bus parking space and the underside of any obstruction located directly above such parking space.				

- (2) RV/bus parking spaces may be provided in accordance with the regulations prescribed in **Table 9.4.5(3)**. Where a specific use is not listed, the maximum number of RV/bus parking spaces permitted is zero.

Table 9.4.5(3) Recreational Vehicle/Bus Parking Regulations

Use		Number of RV / Bus Parking Spaces	
		Minimum	Maximum
Principal Dwelling Units	One detached dwelling unit	n/a	1.0 space per lot ¹
	Two attached dwelling units	n/a	0.0 spaces
	Three or more attached dwelling units	n/a	0.0 spaces
	Manufactured homes	n/a	0.0 spaces ¹

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.4.5(3) Recreational Vehicle/Bus Parking Regulations

Use		Number of RV / Bus Parking Spaces	
		Minimum	Maximum
Secondary Dwelling Units	Secondary suites	n/a	0.0 spaces
	Caretaker suites	n/a	0.0 spaces
Campground		n/a	0.4 spaces per campsite
Cemetery		n/a	2.0 spaces per lot
Cultural and Community Services		n/a	2.0 spaces per lot
Education Services		n/a	
Farmer's Market		n/a	1.0 space per lot
Recreation Services, Indoor		n/a	1.0 space per lot
Recreation Services, Outdoor		n/a	1.0 space per lot

CONDITIONS/FOOTNOTES [Table 9.4.5(3)]:

- 1** A maximum of two RV/bus parking spaces are permitted per lot in the Large Lot Residential (R-3) zone.

- (4) Despite **Section 9.3**, RV/bus parking spaces must be clearly marked with pavement markings or upright/vertical signage designating the parking space(s) for exclusive use as RV/bus parking.

9.4.6 Small Vehicle Parking

- (1) Small vehicle parking spaces may be provided as a function of the total number of required parking spaces prescribed in **Table 9.4.1(1)** and **Table 9.4.1(2)**, up to a maximum of 50% of all required parking spaces.
- (2) Despite **Section 9.3**, small vehicle parking spaces must be clearly marked with pavement markings or upright/vertical signage designating the parking space(s) for exclusive use by small vehicles.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

9.4.7 Tandem Parking

- (1) Tandem parking spaces are permitted for residential developments with four or fewer dwelling units, provided:
- (a) only one tandem parking space is permitted in front of any garage or carport; and
 - (b) tandem parking spaces are not used to meet the parking requirements of two or more principal dwelling units.

9.4.8 Visitor Parking

- (1) Visitor parking spaces must be provided for residential developments as a function of and in addition to the total number of required parking spaces prescribed in Table 9.4.1(1) and Table 9.4.1(2).

Table 9.4.8(2) Visitor Parking Requirements

Total Number of Required Parking Spaces	Minimum Number of Visitor Parking Spaces ¹
1 – 4	0
5 – 10	1
11 – 20	2
> 20	10% of total number of required spaces

FOOTNOTES [Table 9.4.8(2)]:

- ¹ Visitor parking is calculated in addition to the total number of required parking spaces. For example: where a residential development must provide 15 parking spaces, the total number of required parking spaces is 17, two of which must be designated as visitor parking.

- (3) Where one or more visitor parking spaces are required, a minimum of one of such visitor parking space must achieve the standards of a barrier-free parking space.
- (4) Despite Section 9.3, visitor parking spaces must be clearly marked with pavement markings or upright/vertical signage designating the parking space(s) for exclusive use as visitor parking.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

9.4.9 Loading

Table 9.4.9(1) Minimum Dimensions for Loading Spaces

Type of Loading Space	Width	Length	Height Clearance ¹	Side Access Aisle Width
Conventional	2.6 m	5.5 m	2.75 m	0.5 m
Oversize	3.5 m	16.0 m	3.0 m	1.0 m

CONDITIONS/FOOTNOTES [Table 9.4.9(1)]:

- ¹ Refers to the minimum clearance that must be provided between the surface of the loading space and the underside of any obstruction located directly above such loading space.
- ² Two adjacent barrier-free parking spaces may share a single side access aisle.

- (2) Loading spaces must be provided in addition to the total number of required parking spaces prescribed in Table 9.4.1(1) and Table 9.4.1(2). Zero loading spaces are required for specific uses not listed in Table 9.4.9(3).

Table 9.4.9(3) Loading Requirements

Use	Floor Area	Minimum Number of Loading Spaces	
		Conventional	Oversize
RESIDENTIAL AND RESIDENTIAL-RELATED USES			
Dwelling Units ¹	n/a	1	0
ALL OTHER USES – Minimal Loading			
Automotive and Equipment Services, Light Care Facility, Child Care Facility, Community Cultural and Community Services	< 235.0 m ²	0	0
Education Services Entertainment Facility Farmer’s Market Food Services	235.0 m ² – 465.0 m ²	1	0

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.4.9(3) Loading Requirements

Use	Floor Area	Minimum Number of Loading Spaces	
		Conventional	Oversize
Health Services Licensed Premises Personal Services Plant Nursery Professional Services, Internal-Facing Professional Services, Public-Facing Recreation Services, Indoor Retail, Cannabis Retail Sales Veterinary Services	465.0 m ² – 2,800.0 m ²	2	0
	> 2,800.0 m ²	2	1
ALL OTHER USES – Oversize Loading			
Automotive and Equipment Services, Industrial Bulk Fuel Storage Campground Compost Facility Emergency and Protective Services Fleet Services Facility Hostel Hotel Motel Industrial, Heavy Industrial, Light	< 2,325.0 m ²	1	1

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.4.9(3) Loading Requirements

Use	Floor Area	Minimum Number of Loading Spaces	
		Conventional	Oversize
Natural Resource Extraction Production Facility, Alcohol Production Facility, Cannabis Recreation Services, Outdoor Recycling Facility Refuse Disposal Facility Sawmill Silviculture Storage, Indoor Storage, Warehouse Wholesale Services Wrecking Yard	≥ 2,325.0 m ²	n/a	1
FOOTNOTES [Table 9.4.9(3)]: ¹ Loading requirements apply to residential developments comprising ten or more attached dwelling units.			

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

9.5 Bicycle Parking

Table 9.5(1) Minimum Dimensions for Bicycle Parking

Feature	Ground Anchored Rack		Wall Mounted Rack	
Angle of Rack	> 45 degrees	≤ 45 degrees	> 45 degrees	≤ 45 degrees
Minimum Space Depth	1.8 m	1.45 m	1.2 m	
Minimum Aisle Width	1.5 m			
Minimum Distance Between Bicycle Racks	0.9 m	1.3 m	0.9 m	1.3 m
Minimum Distance Between a Bicycle Rack and an Obstruction	0.6 m			

- (2) Despite **Table 9.5(1)**, a minimum of 25% of all required long-term bicycle parking spaces must be designed to accommodate oversized bicycles in accordance with the minimum dimensions prescribed in **Table 9.5(3)**.

Table 9.5(3) Minimum Dimensions for Oversize Bicycle Parking

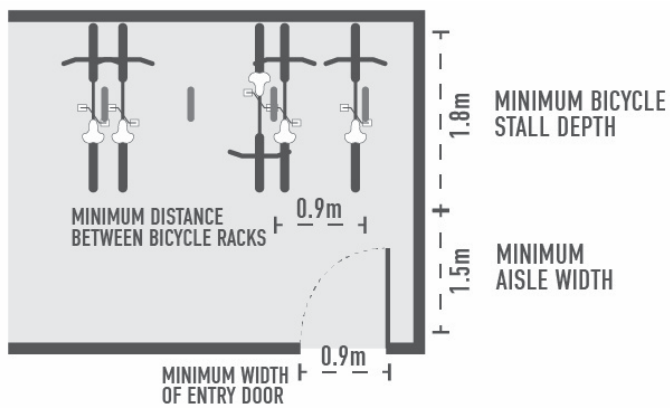
Feature	Ground Anchored Rack		Wall Mounted Rack	
Angle of Rack	> 45 degrees	≤ 45 degrees	> 45 degrees	≤ 45 degrees
Minimum Space Depth	1.8 m	2.4 m	2.4 m	
Minimum Aisle Width	1.5 m			
Minimum Distance Between Bicycle Racks	0.9 m	1.3 m	0.9 m	1.3 m
Minimum Distance Between a Bicycle Rack and an Obstruction	0.6 m			

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Figure 9-4. Short-Term Bicycle Parking Configuration Example



Figure 9-5. Long-Term Bicycle Parking Configuration Example



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.5(4) Minimum Standards for Bicycle Parking

Feature	Short-Term Bicycle Parking	Long-Term Bicycle Parking
Materials and Design	Must be constructed of theft resistant materials and designed to support two points of the bicycle frame and enable the bicycle frame and at least one wheel to be securely locked to the rack with a single U-style lock.	
	n/a	70% of all required long-term bicycle parking spaces provided in the form of a wall mounted rack must be equipped with an hydraulic-assisted lift mechanism.
		50% of all required long-term bicycle parking space must include charging infrastructure for e-bikes.
Installation	Must be permanently anchored to the ground or a wall with secure, tamper-proof hardware.	
Location	Must be conveniently located within 25.0 metres of any main entrances, whether inside or outside of the building, and in a well-lit area.	Must be located inside a building or within a secure, weather-protected, dedicated facility accessible to residents, employees, or other identified users of the building.
		Where seven or more long-term bicycle parking spaces are required, A must have an entry door that is a minimum width of 0.9 metres and is equipped with an automatic or button-activated opening mechanism.
		Must have a minimum unobstructed height clearance of 1.9 metres between the floor and the ceiling.

Commented [CS14]: Adjusted to allow for a broader range of products on the market. Some lower cost options use gas springs to take lift the weight of the bike against the wall instead of hydraulics..

Commented [CS15]: Adjusted so that fourplex development does not require an entry door with automatic or button-activated opening mechanism.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

- (5) Bicycle parking spaces must be provided in accordance with the number of short-term and long-term bicycle parking spaces required for a specific use as specified in ~~Table 9.5(5), Table 9.5(6), C~~

Commented [CS16]: Copy edit

- (a) Bicycle parking spaces for secondary uses must be provided in addition to the bicycle parking spaces required for principal uses.
- (b) Where multiple uses are established on a single lot, the total number of required bicycle parking spaces must be the sum of the bicycle parking requirements for each use calculated separately.
- (c) Where a specific use is not listed, the bicycle parking requirements applicable to the use which is most comparable in character and purpose will apply.

Table 9.5(6) Bicycle Parking Requirements

Use		Short-Term Bicycle Parking	Long-Term Bicycle Parking
RESIDENTIAL AND RESIDENTIAL-RELATED USES			
Principal Dwelling Units	One detached dwelling unit	n/a	
	Two attached dwelling units	0.25 spaces per dwelling unit	1.0 space per dwelling unit ¹
	Three or more attached dwelling units	0.25 spaces per dwelling unit	1.5 spaces per dwelling unit ¹
	Manufactured homes	n/a	
Secondary Dwelling Units	Secondary suites ^{2,3}	n/a	1.0 space per dwelling unit
	Caretaker suites	n/a	1.0 space per dwelling unit
Care Facility, Licence-Not-Required		n/a	
Home Occupation	Minor	n/a	
	Standard	n/a	1.0 space per non-resident on-site employee
	Major	n/a	1.0 space per non-resident on-site employee
	Bed and Breakfast Accommodation	0.6 spaces per sleeping unit	n/a

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.5(6) Bicycle Parking Requirements

Use		Short-Term Bicycle Parking	Long-Term Bicycle Parking
	Short-Term Rental Accommodation	0.6 spaces per sleeping unit	n/a
ALL OTHER USES			
Automotive and Equipment Services, Light		n/a	0.1 space per 100.0 m ² of floor area
Automotive and Equipment Services, Industrial		n/a	0.1 space per 100.0 m ² of floor area
Campground		0.2 spaces per campsite	n/a
Care Facility, Child		0.4 spaces per 100.0 m ² of floor area	
Care Facility, Community		0.4 spaces per 100.0 m ² of floor area	
Compost Facility		n/a	0.1 space per 100.0 m ² of floor area
Cultural and Community Services		0.6 spaces per 100.0 m ² of floor area or 26.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
Education Services		0.8 spaces per 100.0 m ² of floor area or 62.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
Emergency and Protective Services		n/a	0.4 spaces per 100.0 m ² of floor area
Entertainment Facility		0.6 spaces per 100.0 m ² of floor area or 62.0 spaces, whichever is greater	n/a
Farmer's Market		0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	n/a
Fleet Services Facility		n/a	0.1 space per 100.0 m ² of floor area
Food Services		0.6 spaces per 100.0 m ² of floor area or 62.0 spaces, whichever is greater	n/a
Gas Station		0.6 spaces per 100.0 m ² of floor area or 62.0 spaces, whichever is greater	n/a

Commented [CS17]: On further consideration, while the new requirements do a good job of limiting the required number of bicycle parking spaces for a business with a large floor area they set the minimum number of required spaces too high for a business with a small floor areas. Instead of setting the minimum at six, it is recommended the minimum be set to two.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.5(6) Bicycle Parking Requirements

Use	Short-Term Bicycle Parking	Long-Term Bicycle Parking
Health Services	0.6 spaces per 100.0 m ² of floor area or 62.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
Hostel Hotel Motel	0.4 spaces per sleeping unit or 6.0 spaces, whichever is greater	0.6 spaces per sleeping unit
Industrial, Heavy	n/a	0.1 space per 100.0 m ² of floor area
Industrial, Light	n/a	0.2 space per 100.0 m ² of floor area
Licensed Premises	0.6 spaces per 100.0 m ² of floor area or 62.0 spaces, whichever is greater	n/a
Natural Resource Extraction	n/a	0.1 space per 100.0 m ² of floor area
Personal Services	0.6 spaces per 100.0 m ² of floor area or 62.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
Plant Nursery	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
Production Facility, Alcohol	0.6 spaces per 100.0 m ² of floor area	0.2 spaces per 100.0 m ² of floor area
Production Facility, Cannabis	0.4 spaces per 100.0 m ² of floor area	
Professional Services, Internal-Facing	0.4 spaces per 100.0 m ² of floor area	
Professional Services, Public-Facing	0.6 spaces per 100.0 m ² of floor area	0.4 spaces per 100.0 m ² of floor area
Recreation Services, Indoor	0.6 spaces per 100.0 m ² of floor area	0.2 spaces per 100.0 m ² of floor area
Recreation Services, Outdoor	0.6 spaces per 100.0 m ² of floor area or 10.0 spaces, whichever is greater	n/a
Recycling Facility	n/a	0.1 space per 100.0 m ² of floor area

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 9.5(6) Bicycle Parking Requirements

Use	Short-Term Bicycle Parking	Long-Term Bicycle Parking
Refuse Disposal Facility	n/a	0.1 space per 100.0 m ² of floor area
Retail, Cannabis	0.6 spaces per 100.0 m ² of floor area	0.2 spaces per 100.0 m ² of floor area
Retail Sales	0.6 spaces per 100.0 m ² of floor area or 62.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
Sawmill	n/a	0.1 space per 100.0 m ² of floor area
Silviculture	n/a	0.1 space per 100.0 m ² of floor area
Veterinary Services	n/a	0.2 spaces per 100.0 m ² of floor area
Wholesale Services	n/a	0.2 spaces per 100.0 m ² of floor area
Wrecking Yard	n/a	0.1 space per 100.0 m ² of floor area

CONDITIONS/FOOTNOTES [Table 9.5(65)]:

- ¹ Long-term bicycle parking is not required for principal dwelling units that have individual attached garages.
- ² Bicycle parking requirements for secondary suites are in addition to the bicycle parking requirements for the associated principal dwelling unit.
- ³ Bicycle parking requirements for secondary suites apply to residential developments comprising two or more attached principal dwelling units.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

9.6 End of Trip Facilities

- (1) End-of-trip facilities must be provided as a function of the total number of required long-term bicycle parking spaces prescribed in ~~Table 9.5(5)~~ **Table 9.5(6)**.

Table 9.6(2) End-of-Trip Facility Requirements

Use	Number of Long-Term Bicycle Parking Spaces	Number of Toilets	Number of Sinks	Number of Showers	Number of Storage Lockers
Dwelling Units Hostel Hotel Motel	0 – 3	0	0	0	0
	4 – 15 ¹				
	16 – 30 ^{1,2}				
	> 30 ^{1,2}				
All Other Uses	0 – 3	0	0	0	0
	4 – 15 ¹	1	1	1	0.5 lockers per space
	16 – 30 ^{1,2}	2	2	2	
	> 30 ^{1,2}	4, plus 2 for each additional 30 spaces	4, plus 2 for each additional 30 spaces	4, plus 2 for each additional 30 spaces	

CONDITIONS/FOOTNOTES [Table 9.6(2)]:

- ¹ End-of-trip facilities must include a bicycle repair station including tools for bikes, a commercial grade tire pump, and a dedicated area to undertake simple repairs and maintenance.
- ² End-of-trip facilities must include a bicycle wash station including access to water and a dedicated bicycle cleaning area.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

PART 10 RESIDENTIAL ZONES

10.1 Intent of Zones

Table 10.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
R-1	Infill Residential	This zone is intended to support the gentle densification of existing low-density neighbourhoods by accommodating up to four dwelling units through either the renovation of existing residences or infill redevelopment in the form of small-scale multi-unit housing which complements the character of adjacent properties.
R-2	West Dunsmuir Residential	This zone is intended to accommodate up to three dwelling units in existing residential areas where there are known infrastructure constraints limiting further densification.
R-3	Large Lot Residential	This zone is intended to accommodate low-density residential uses on lots which are larger, not connected to community water or community sewer systems, or are outside of the Urban Containment Boundary.
R-MHP	Manufactured Home Park Residential	This zone is intended to accommodate manufactured home parks in accordance with the <i>Village's Manufactured Home Park Bylaw</i> .
R-RTMU	Rental Tenure Multi-Unit Residential	This zone is intended to support the provision of dwelling units under Residential Rental Tenure and prohibit bareland or building stratification.
R-MU	Multi-Unit Residential	This zone is intended to support multi-unit residential development in the form of low-rise apartments and ground-oriented or stacked townhouses.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

10.2 Permitted Uses

Table 10.2(1) Permitted Uses

P = permitted as a principal use
S = permitted as a secondary use
-- = use not permitted

Use		R-1	R-2	R-3	R-MHP	R-RTMU	R-MU
Accessory Buildings and Structures		S	S	S	S	S	S
Agriculture, Urban ¹		S	S	S ²	S	S	S
Care Facility, Child ³		S	S	S	S	--	S
Care Facility, Community		S	S	S	S	--	S
Care Facility, Licence-Not-Required		S	S	S	S	--	S
Dwelling Units		P	P	P	P	P	P
Home Occupation ⁴	Minor	S	S	S	S	S	S
	Standard	S	S	S	S	--	--
	Major	--	--	S	--	--	--
	Bed and Breakfast Accommodation	S	S	S	--	--	--
	Short-Term Rental Accommodation	S ⁵	S ⁵	--	--	--	--
Manufactured Homes		P	P	P	P	--	--
Parking Lot		n/a	n/a	n/a	S	S	S
Secondary Suite ⁶		S	S	S	--	S	S

CONDITIONS/FOOTNOTES [Table 10.2(1)]:

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 10.2(1) Permitted Uses

P = permitted as a principal use

S = permitted as a secondary use

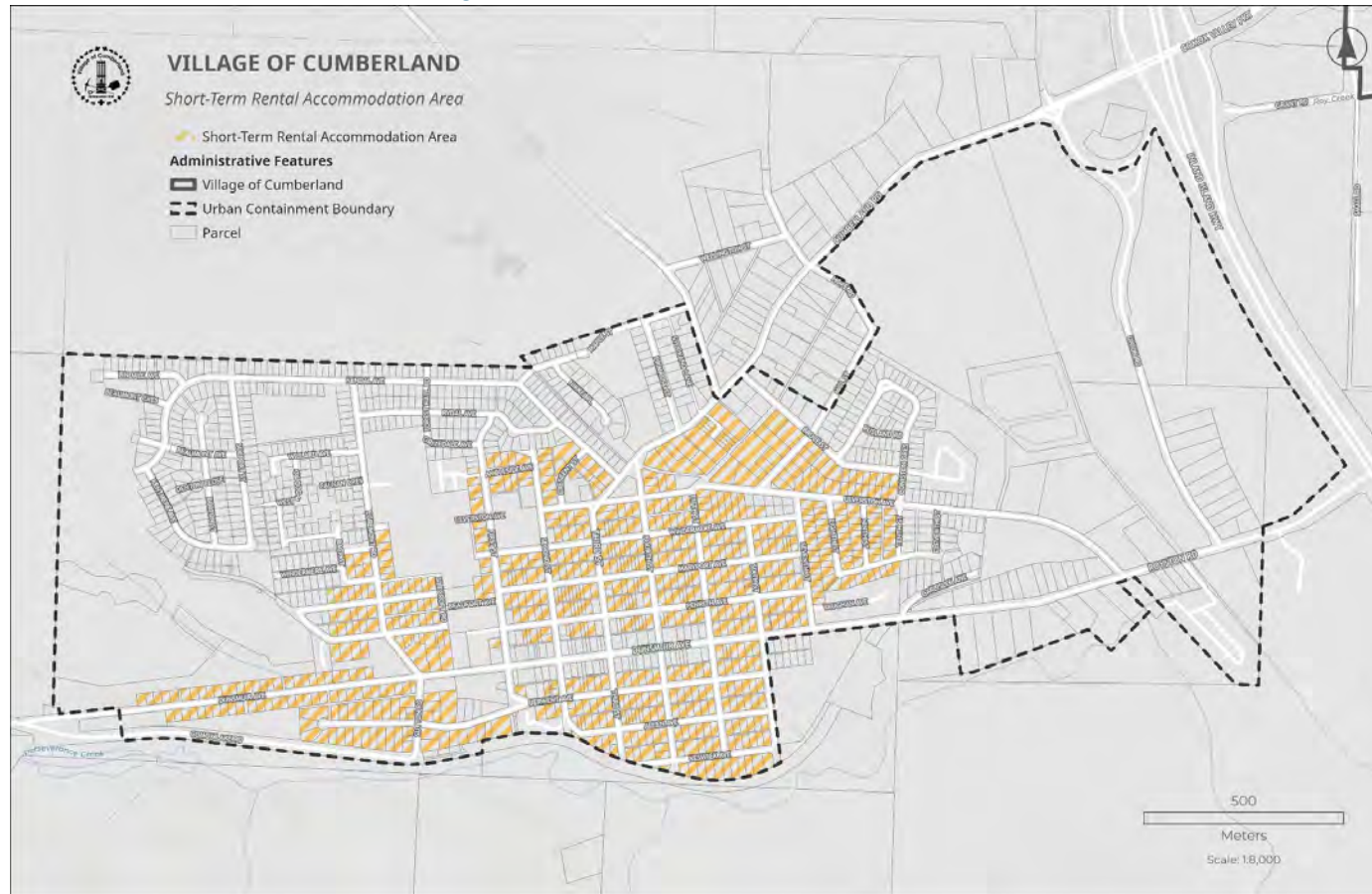
-- = use not permitted

Use	R-1	R-2	R-3	R-MHP	R-RTMU	R-MU
1 Subject to the urban agriculture regulations prescribed in Section 6.8 of this Bylaw.						
2 For lots larger than 0.4 hectares, urban agriculture may include the keeping of animals used in the production of food, fur, or similar products, including but not limited to horses, cattle, hogs , sheep, goats, and rabbits, but specifically excluding hogs, pigs and peacocks .						
3 Subject to the screening requirements for care facilities prescribed in Section 7.3 of this Bylaw.						
4 Subject to the home occupation regulations prescribed in Section 6.4 of this Bylaw.						
5 Short-term rental accommodation home occupations are only be permitted in the areas indicated in Figure 10-1 .						
6 <u>Subject to the secondary suite regulations prescribed in Section 6.7 of this Bylaw.</u>						

Commented [CS18]: Adjusted in response to public input.**Commented [CS19]:** Added for consistency with other references to Use-Specific Regulations (e.g., home occupations, urban ag., etc.) included in the permitted uses tables.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Figure 10-1. Short-Term Rental Accommodation Area



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

10.3 Subdivision Standards

Table 10.3(1) Minimum Standards for Subdivision

Criteria	R-1	R-2	R-3	R-MHP	R-RTMU	R-MU
Minimum Lot Area	650.0 m ²	650.0 m ²	2,024.0 m ²	1.0 ha	1,570.0 m ²	2,024.0 m ²
Minimum Lot Width	15.0 m	15.0 m	25.0 m	40.0 m	10% of lot perimeter	10% of lot perimeter

10.4 General Regulations

Table 10.4(1) General Regulations

Criteria	R-1	R-2	R-3	R-MHP	R-RTMU	R-MU
Maximum Lot Coverage	50%	40%	35%	45%	65%	65%
Maximum Lot Coverage including Impermeable Surfaces	70%	70%	50%	70%	80%	80%
Maximum No. of Dwelling Units ¹	4 per lot	3 per lot	2 per lot ²	20 per ha ³	89 per ha ^{4,5}	50 per ha ^{6,7}

CONDITIONS/FOOTNOTES [Table 10.4(1)]:

- ¹ For buildings containing three or more principal dwelling units accessed through shared corridors, stairs, and elevators, 10% of all dwelling units must be constructed in accordance with the Adaptable Dwelling Unit standard specified in the BC Building Code.
- ² A maximum of three dwelling units are permitted on lots that are connected to both community water and community sewer systems or are 1.0 hectare or larger in size.
- ³ Subject to the Village's Manufactured Home Park Bylaw.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 10.4(1) General Regulations

Criteria	R-1	R-2	R-3	R-MHP	R-RTMU	R-MU
⁴ All dwelling units must be under residential rental tenure.						
⁵ For the lot legally described as LOT 1, DISTRICT LOT 24, NELSON DISTRICT, PLAN 28034, EXCEPT PART IN PLAN VIP82131 (2782 Ulverston Avenue):						
<ul style="list-style-type: none"> 1/3 of dwelling units must be provided at below market rent, as established through a housing agreement held between the property owner and the Village; and dwelling units provided at below market rent must be subject to a rental agreement requiring such units to be managed by a non-profit housing society and rented to low- or medium-income families. 						
⁶ For the lot legally described as LOT A, DISTRICT LOT 24, NELSON DISTRICT, PLAN EPP103460 (3345 Second Street), the maximum number of dwelling units is 145 units per hectare and may be increased by 25 units per hectare provided a minimum of 20% of all dwelling units are provided as affordable housing units.						
⁷ For the lot legally described as STRATA LOTS 1-84, DISTRICT LOT 24, NELSON DISTRICT, STRATA PLAN EPS4795 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V (2607 Kendal Avenue), the maximum number of dwelling units is 96 and may be increased by 10 units per hectare provided a minimum of 30% of all dwelling units are provided as affordable housing units.						

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

10.5 Development Standards

Table 10.5(1) Development Regulations for Principal and Secondary Buildings and Structures

Criteria		R-1	R-2	R-3	R-MHP	R-RTMU	R-MU
Maximum Floor Area of Each Additional Detached Dwelling Unit		n/a	90.0 m ²	90.0 m ²	n/a	n/a	n/a
Maximum Height		11.0 m	10.0 m	10.0 m	4.5 m	10.0 m	15.0 m
Maximum Number of Storeys		3	2	2	1	2	4
Minimum Front Setback	1 st – 2 nd storey	3.0 m ¹	3.0 m ^{2,3}	7.5 m	7.5 m	3.0 m	3.0 m
	3 rd storey and above	4.5 m	n/a			n/a	
	garage / carport	3.0 m ¹	3.0 m ^{2,3}			3.0 m	4.5 m
Minimum Rear Setback	1 st – 2 nd storey	4.5 m	4.5 m	4.5 m		7.5 m	4.5 m
	3 rd storey and above	6.0 m	n/a	n/a			6.0 m
Minimum Side Setback		1.5 m	1.5 m	1.5 m		1.5 m	1.5 m
Minimum Exterior Side Setback	1 st – 2 nd storey	3.0 m	3.0 m	3.0 m		3.0 m	3.0 m
	3 rd storey and above	4.5 m	n/a	n/a		n/a	4.5 m

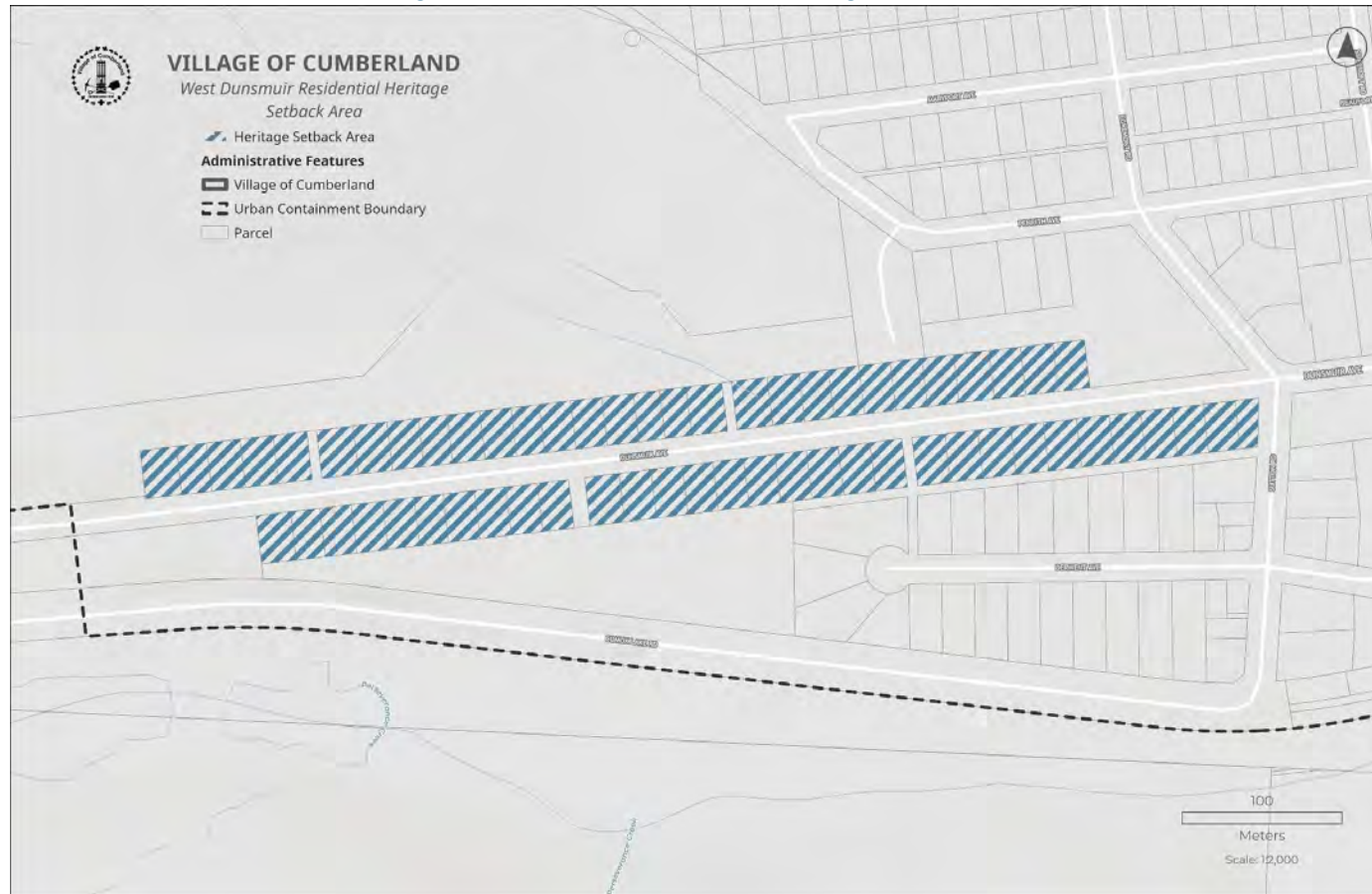
CONDITIONS/FOOTNOTES [Table 10.5(1)]:

- ¹ The minimum front setback is 7.5 metres for the lot legally described as LOT 1 BLOCK 4 SECTION 25 TOWNSHIP 10 COMOX DISTRICT AND OF DISTRICT LOT 24 NELSON DISTRICT PLAN 4222 EXCEPT PLAN EPP103982 (4681 Cumberland Road).
- ² The minimum front setback is 0.0 metres for the lots indicated in Figure 10-2.
- ³ The maximum front setback for one dwelling unit is 2.0 metres for the lots indicated in Figure 10-2.

Commented [CS20]: If there are more than one dwellings on a lot, only one dwelling must meet this maximum setback. This allows additional dwellings to be sited elsewhere on the lot.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Figure 10-2. West Dunsmuir Residential Heritage Setback Area



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 10.5(2) Development Regulations for Accessory Buildings and Structures

Criteria	R-1	R-2	R-3	R-MHP	R-RTMU	R-MU
Maximum Floor Area ¹	50.0 m ² ²	50.0 m ²	100.0 m ²	25.0 m ²	50.0 m ²	50.0 m ²
Maximum Height	4.5 m ²	4.5 m	6.0 m	4.5 m	4.5 m	4.5 m
Minimum Front Setback	3.0 m	3.0 m	3.0 m	7.5 m	3.0 m	3.0 m
Minimum Rear Setback	1.5 m	1.5 m	1.5 m		1.5 m	1.5 m
Minimum Side Setback	1.5 m	1.5 m	1.5 m		1.5 m	1.5 m
Minimum Exterior Side Setback	4.5 m	4.5 m	4.5 m		3.0 m	3.0 m

CONDITIONS/FOOTNOTES [Table 10.5(2)]:

- ¹ Maximum floor area refers to the combined floor area of all accessory buildings and structures on a lot.
- ² For the lot legally described as LOT 5, BLOCK 5, DISTRICT LOT 24, NELSON DISTRICT, PLAN 4222 (4699 Cumberland Road):
- the maximum floor area is 100.0 square metres; and
 - the maximum height is 6.0 metres.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

PART 11 MIXED-USE ZONES

11.1 Intent of Zones

Table 11.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
MU-1	Historic Village Commercial Core Mixed-Use	The intent of this zone is to support a vibrant, pedestrian-oriented Village Core through development comprised of commercial uses on the ground-level with residential uses above or to the rear.
MU-2	Neighbourhood Mixed-Use	The intent of this zone is to promote mixed-use development which serves as a transition between the Village Core and surrounding residential neighbourhoods.
MU-3	Coal Valley Estates Mixed-Use	The intent of this zone is to implement a Comprehensive Development Agreement which identifies a mixed-use node in the area known as Coal Valley.

11.2 Permitted Uses

Table 11.2(1) Permitted Uses			
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted			
Use	MU-1 ¹	MU-2	MU-3
Accessory Buildings and Structures	S	S	S
Agriculture, Urban ²	S	S	S
Care Facility, Child ³	P	P	P
Care Facility, Community ³	P	P	P
Care Facility, Licence-Not-Required	S	S	S
Caretaker Suite	--	--	S ⁴
Containers	S ⁵	S ⁵	--
Cultural and Community Services	P	P	--
Dwelling Units	P ⁶	P ⁷	P ⁷

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 11.2(1) Permitted Uses

P = permitted as a principal use

S = permitted as a secondary use

-- = use not permitted

Use		MU-1 ¹	MU-2	MU-3
Education Services		P	P	--
Emergency and Protective Services		-- ⁸	--	--
Entertainment Facility		P	--	--
Farmer's Market		S	--	S
Food Services		P	P ⁹	P ¹⁰
Gas Station		-- ¹¹	--	--
Health Services		P ¹²	P	P
Home Occupation ¹³	Minor	S	S	S
	Standard	--	--	S
	Bed and Breakfast Accommodation	--	--	S
	Short-Term Rental Accommodation	-- ¹⁴	--	--
Hostel		P	--	--
Hotel		P	--	--
Licensed Premises		P	--	P
Mobile Vending ¹⁵		P	P	--
Motel		P	--	--
Parking Lot		S ¹⁶	S ¹⁶	S
Personal Services		P	P	P
Production Facility, Alcohol		P ¹⁶	--	--
Professional Services, Internal-Facing		P ¹²	P	P
Professional Services, Public-Facing		P	P	P
Recreation Services, Indoor		P	P	P
Retail, Cannabis ¹⁸		P	--	--
Retail Sales		P ^{19,20,21}	P ^{19,20,21}	P ^{19,20,21}
Secondary Suite ²²		n/a	n/a	S

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 11.2(1) Permitted Uses

P = permitted as a principal use

S = permitted as a secondary use

-- = use not permitted

Use	MU-1 ¹	MU-2	MU-3
Storage, Outdoor	S ²³⁰	--	S ²³⁰
Veterinary Services	P ¹²	P	--

Commented [CS21]: Requirement for this use to be above the first storey is removed.

CONDITIONS/FOOTNOTES [Table 11.2(1)]:

- ¹ Non-residential principal uses, where located within the first storey of a principal building, must be oriented towards the portion of a lot which abuts a highway. The primary access for any such use must be located within the front or exterior side business frontage.
- ² Subject to the urban agriculture regulations prescribed in Section 6.8 of this Bylaw.
- ³ Subject to the screening requirements for care facilities prescribed in Section 7.3 of this Bylaw.
- ⁴ Caretaker suites must be integrated within a principal building.
- ⁵ Containers are permitted to supplement the commercial storage capacity of a principal use occurring on the same lot, provided:
 - there are no residential uses occurring within the first storey of any building on the lot;
 - the container is clad in the same materials as the building in which the associated principal use is located;
 - the container is located to the rear of any principal building on the lot; and
 - the maximum length of the container is 6.1 metres.
- ⁶ Dwelling units must be integrated within a principal building where there are other non-residential uses occurring, subject to the following regulations:
 - they are located above or to the rear of a non-residential use occurring on the first storey;
 - they are accessed through a separate entrance from all non-residential uses occurring within the same building, so long as areas used for residential access must not exceed a combined 25% of the first storey business frontage; and
 - dwelling units located on the first storey must not exceed 40% of the total first storey floor area.
- ⁷ Where dwelling units are integrated within a principal building where there are non-residential uses occurring, they must:
 - be located above, below, or to the rear of a non-residential use occurring on the first storey; and
 - be accessed through a separate entrance from all non-residential uses occurring within the same building, so long as areas used for residential access must not exceed a combined 25% of the first storey business frontage.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 11.2(1) Permitted Uses

P = permitted as a principal use

S = permitted as a secondary use

-- = use not permitted

Use	MU-1 ¹	MU-2	MU-3
8 Emergency and protective services is permitted as a principal use on the lot legally described as LOT 7, BLOCK 12, DISTRICT LOT 21, NELSON DISTRICT, PLAN 522A (2757 Dunsmuir Avenue).			
9 The maximum floor area for food services is 65.0 square metres.			
10 The maximum floor area for food services is 150.0 square metres.			
11 Gas station is permitted, provided all fuel service pumps or pump island are located a minimum, of 4.5 metres from all lot lines, as a principal use on the lot legally described as LOT A, DISTRICT LOT 21, NELSON DISTRICT, PLAN VIP84120 (2766 Dunsmuir Avenue).			
12 Uses must be located above the first storey of a principal building.			
13 Subject to the home occupation regulations prescribed in Section 6.4 of this Bylaw.			
14 Short-term rental accommodation is permitted for the lots legally described as: <ul style="list-style-type: none"> • 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); and • THE EASTERLY ½ OF LOT 10, BLOCK 16, DISTRICT LOT 21, NELSON DISTRICT, PLAN 522A (2773 Dunsmuir Avenue). 			
15 <u>Subject to the mobile vending regulations prescribed in Section 6.5 of this Bylaw.</u>			
16 Parking lots must be located to the rear of a principal building.			
17 The maximum floor area for an alcohol production facility is 450.0 square metres.			
18 <u>Subject to the cannabis retail regulations prescribed in Section 6.2 of this Bylaw.</u>			
179 The maximum floor area for retail sales is 2,800.0 square metres.			
1820 Outdoor displays ancillary to retail sales must not obstruct a landscaped area or pedestrian walkway, driveway, or highway.			
219 The maximum floor area for retail sales is 300.0 square metres.			
22 <u>Subject to the secondary suite regulations prescribed in Section 6.7 of this Bylaw.</u>			
230 Outdoor storage is only permitted where secondary to a farmer's market.			

Commented [CS22]: Added for consistency with other references to Use-Specific Regulations (e.g., home occupations, urban ag., etc.) included in the permitted uses tables.

Commented [CS23]: Added for consistency with other references to Use-Specific Regulations (e.g., home occupations, urban ag., etc.) included in the permitted uses tables.

Commented [CS24]: Added for consistency with other references to Use-Specific Regulations (e.g., home occupations, urban ag., etc.) included in the permitted uses tables.

11.3 Subdivision Standards

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 11.3(1) Subdivision Standards

Criteria		MU-1	MU-2	MU-3
Minimum Lot Area	One detached dwelling unit	325.0 m ²	325.0 m ²	550.0 m ² ¹
	Two attached dwelling units			800.0 m ²
	Three or more attached dwelling units			
	All other uses			2,000.0 m ²
Minimum Lot Width	One detached dwelling unit	9.0 m	9.0 m	15.0 m
	Two attached dwelling units			20.0 m
	Three or more attached dwelling units			
	All other uses			

FOOTNOTES [Table 11.3(1)]:

¹ The minimum lot area is 450.0 square metres for up to 50% of lots created in any given plan of subdivision.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

11.4 General Regulations

Table 11.4(1) General Regulations

Criteria		MU-1	MU-2	MU-3
Maximum Lot Coverage	One detached dwelling unit	n/a	50%	35%
	Two attached dwelling units			
	Three or more attached dwelling units	90%	65%	65%
	All other uses			80%
Maximum Lot Coverage including Impermeable Surfaces		95%	75%	n/a
Maximum No. of Dwelling Units	Buildings comprising one detached dwelling unit	n/a	4 per lot	263 ¹
	Buildings comprising two or more attached dwelling units ²			592
	Caretaker suites		n/a	15
Maximum FAR ²		2.0	1.5	n/a

CONDITIONS/FOOTNOTES [Table 11.4(1)]:

¹ The total number of dwelling units permitted does not include secondary suites.

² For buildings containing three or more principal dwelling units accessed through shared corridors, stairs, and elevators, 10% of all dwelling units must be constructed in accordance with the Adaptable Dwelling Unit standard specified in the BC Building Code.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

11.5 Development Standards

Table 11.5(1) Development Regulations for Principal and Secondary Buildings and Structures

Criteria		MU-1	MU-2	MU-3
Maximum Floor Area	Community care facility	n/a	n/a	13,900.0 m ²
	All other non-residential uses			7,900.0 m ² ¹
Maximum Floor Area of Each Additional Detached Dwelling Unit		n/a	100.0 m ²	100.0 m ²
Maximum Height		15.0 m	12.5 m ²	15.0 m ²
Minimum Ground Storey Height		3.7 m	n/a	3.7 m
Minimum Front Setback	1 st – 2 nd storey	0.0 m ³	1.0 m	4.5 m ^{4,5,6}
	3 rd storey		1.5 m	
Minimum Rear Setback		4.5 m	4.5 m	4.5 m ⁶
Minimum Side Setback		0.0 m	1.5 m	1.5 m ⁶
Minimum Exterior Side Setback		0.0 m ³	1.5 m	3.0 m ⁶

CONDITIONS/FOOTNOTES [Table 11.5(1)]:

- ¹ The maximum floor area for any one non-residential use is 371.6 square metres.
- ² The maximum height of a residential building comprising four or fewer dwelling units is 10.0 metres.
- ³ The maximum front and exterior side setback is 10.0 metres, provided the resulting front yard is landscaped open space which supports a principal non-residential use occurring on the lot.
- ⁴ The minimum setback is 6.0 metres for any portion of a building comprising one detached dwelling unit that is used as a garage or carport.
- ⁵ The minimum setback for internal-facing professional services, public-facing professional services, and retail sales is 0.0 metres.
- ⁶ The minimum setback from all lot lines for food services, health services, and licensed premises is 7.5 metres.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 11.5(2) Development Regulations for Accessory Buildings and Structures

Criteria	MU-1	MU-2	MU-3
Maximum Floor Area ¹	100.0 m ²	100.0 m ²	50.0 m ² ²
Maximum Height	6.0 m	4.5 m	4.5 m
Minimum Front Setback	3.0 m	3.0 m	3.0 m
Minimum Rear Setback	1.5 m	1.5 m	1.5 m
Minimum Side Setback	1.5 m	1.5 m	1.5 m
Minimum Exterior Side Setback	3.0 m	3.0 m	3.0 m

FOOTNOTES [Table 11.5(2)]:

- ¹ Maximum floor area refers to the combined floor area of all accessory buildings and structures on a lot.
- ² The maximum floor area for all accessory buildings is 50.0 square metres or 10% of lot area, whichever is less.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

PART 12 INDUSTRY ZONES

12.1 Intent of Zones

Table 12.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
I-1	Service Industry	This zone is intended to accommodate a range of service commercial and low-impact industrial uses on larger lots predominantly located outside of the Urban Containment Boundary.
I-2	Industrial	This zone is intended to designate and preserve land for intensive industrial development.
I-3	Refuse Industrial	This zone is intended to accommodate the Comox Valley Regional District's (CVRD) Waste Facility.

12.2 Permitted Uses

Table 12.2(1) Permitted Uses			
P = permitted as a principal use S = permitted as an secondary use -- = use not permitted			
Use	I-1	I-2	I-3
Accessory Buildings and Structures	S	S	S
Automotive and Equipment Services, Light	P	--	--
Automotive and Equipment Services, Industrial	--	P	--
Bulk Fuel Storage	--	S	--
Care Facility, Child ¹	P	P	--
Care Facility, Community ¹	P	P	--
Caretaker Suite	S	S	S
Compost Facility	--	--	P
Containers	S	S	S
Education Services	S	S	S
Fleet Services Facility	P	P	--

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 12.2(1) Permitted Uses

P = permitted as a principal use

S = permitted as a secondary use

-- = use not permitted

Use	I-1	I-2	I-3
Food Services	S ²	--	--
Gas Station	-- ³	--	--
Industrial, Heavy	--	P	--
Industrial, Light	P	--	--
Kennel	P	--	--
Mobile Vending ⁴	S	S	--
Natural Resource Extraction	--	P	--
Parking Lot	S	S	S
Plant Nursery	P	--	--
Production Facility, Alcohol	P	--	--
Production Facility, Cannabis	P	--	--
Professional Services, Public-Facing	S	S	S
Recreation Services, Indoor	P	--	--
Recycling Facility	--	P	P
Refuse Disposal Facility ⁵	--	--	P ⁴⁶
Retail Sales	P ⁵⁷	--	--
Sawmill	--	S	--
Silviculture	--	P	--
Storage, Indoor	P	-- ⁶⁸	--
Storage, Outdoor	S	S ⁷⁹	S
Storage, Warehouse	S	P	--
Veterinary Services	P	--	--
Wholesale Services	P	S	--
Wrecking Yard	--	P	--

CONDITIONS/FOOTNOTES [Table 12.2(1)]:¹ Subject to the screening requirements for care facilities prescribed in Section 7.3 of this Bylaw.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 12.2(1) Permitted Uses

P = permitted as a principal use

S = permitted as an secondary use

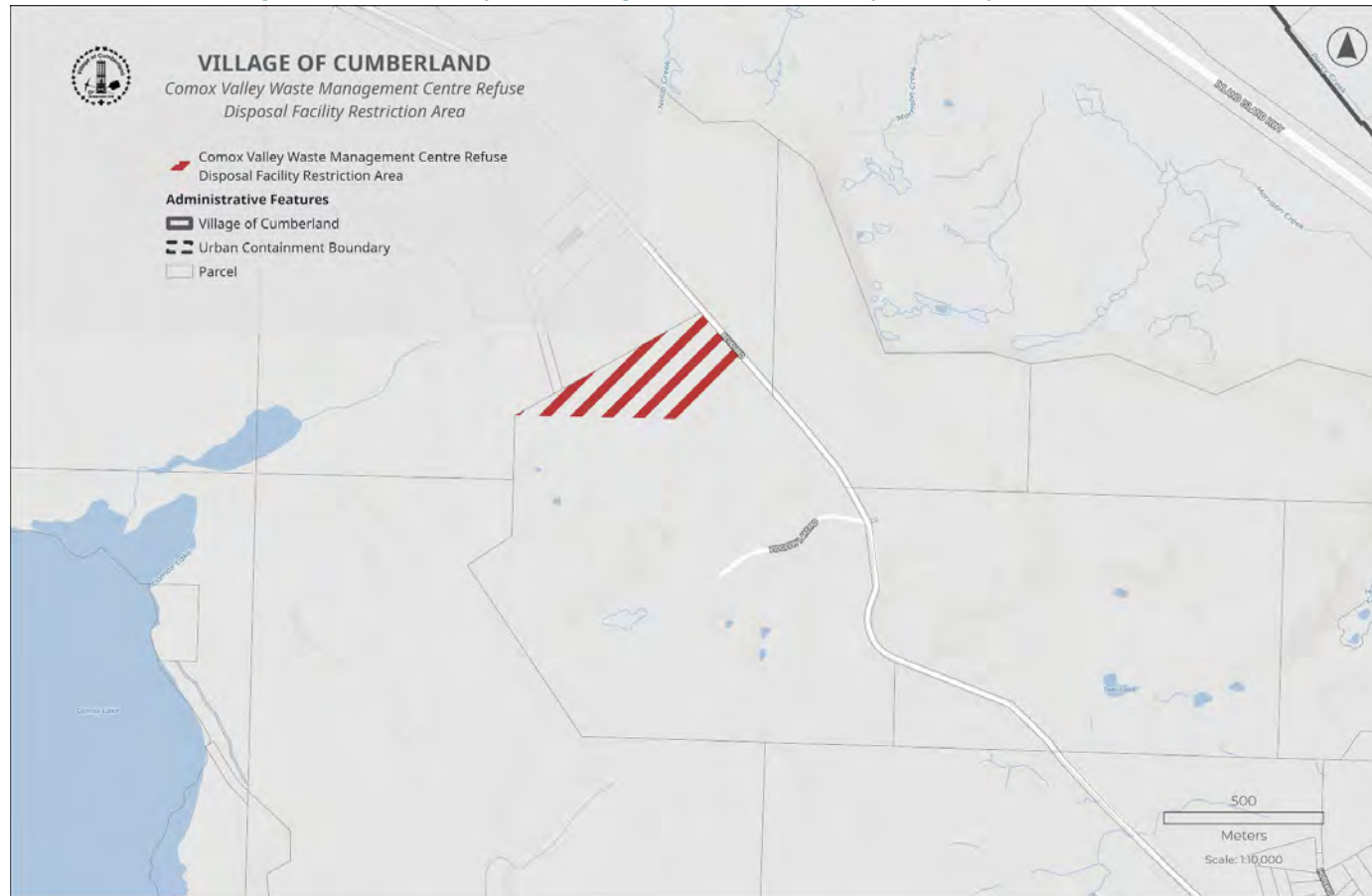
-- = use not permitted

Use	I-1	I-2	I-3
² The maximum floor area for food services is 150.0 square metres.			
³ Gas station is permitted as a principal use, provided all fuel service pumps or pump island are located a minimum of 4.5 metres from all lot lines, on the lot legally described as LOT A OF SECTION 25, TOWNSHIP 10, COMOX DISTRICT AND OF DISTRICT LOT 24, NELSON DISTRICT, PLAN 5444 (4690 Cumberland Road).			
⁴ <u>Subject to the mobile vending regulations prescribed in Section 6.5 of this Bylaw.</u>			
⁵ <u>Subject to the refuse disposal facility regulations prescribed in Section 6.6 of this Bylaw.</u>			
⁴⁶ With the exception of a leachate equalization pond, refuse disposal facility is not permitted within the northern portion of the lot legally described as LOT A, SECTIONS 26, 27, 34 AND 35, TOWNSHIP 10, COMOX DISTRICT, PLAN EPP111857 (Comox Valley Waste Management Centre) as indicated in Figure 12-1. For clarity, this is the portion of land that was added to the Comox Valley Waste Management Centre property in 2021 in Plan EPP111857.			
⁶⁷ The maximum floor area for retail sales is 930.0 square metres.			
⁶⁸ Indoor storage is permitted as a principal use on the lots legally described as STRATA LOTS 1-50, SECTION 34, TOWNSHIP 10, COMOX DISTRICT, STRATA PLAN EPS10779 (2794 Beck Avenue).			
⁷⁹ Outdoor storage may include the temporary storage of detached dwelling units being moved from one lot to another, up to a maximum of three detached dwelling units per lot.			

Commented [CS25]: Added for consistency with other references to Use-Specific Regulations (e.g., home occupations, urban ag., etc.) included in the permitted uses tables.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Figure 12-1. Comox Valley Waste Management Centre Refuse Disposal Facility Restriction Area



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

12.3 Subdivision Standards

Table 12.3(1) Subdivision Standards			
Criteria	I-1	I-2	I-3
Minimum Lot Area	4,000.0 m ²	7,500.0 m ²	7,500.0 m ²
Minimum Lot Width	30.0 m	30.0 m	10% of lot perimeter

12.4 General Regulations

Table 12.4(1) General Regulations			
Criteria	I-1	I-2	I-3
Maximum Lot Coverage	60%	60% ¹	50%
Maximum Lot Coverage including Impermeable Surfaces	80%	70%	n/a
Maximum No. of Dwelling Units ²	1 per lot	1 per lot	1 per lot
Maximum FAR	1.0	0.75	0.75
<p>CONDITIONS/FOOTNOTES [Table 12.4(1)]:</p> <p>¹ Greenhouses are exempt from lot coverage.</p> <p>² Dwelling units are permitted in the form of a caretaker suite.</p>			

12.5 Development Standards

Table 12.5(1) Development Regulations for Principal and Secondary Buildings and Structures			
Criteria	I-1	I-2	I-3
Maximum Height	15.0 m	12.0 m	15.0 m
Minimum Front Setback	7.5 m	7.5 m ¹	15.0 m
Minimum Rear Setback	7.5 m		
Minimum Side Setback	7.5 m		
Minimum Exterior Side Setback	7.5 m		

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 12.5(1) Development Regulations for Principal and Secondary Buildings and Structures

Criteria	I-1	I-2	I-3
CONDITIONS/FOOTNOTES [Table 12.5(1)]:			
¹ Buildings and structures associated with heavy industrial, natural resource extraction, recycling facility, silviculture, and wrecking yard uses must be setback a minimum of 50.0 metres from all lot lines abutting a Residential, Mixed-Use, or Public Use zone.			

Table 12.5(2) Development Regulations for Accessory Buildings and Structures

Criteria	I-1	I-2	I-3
Maximum Floor Area ¹	10% of lot area	10% of lot area	10% of lot area
Maximum Height	15.0 m	15.0 m	15.0 m
Minimum Front Setback	7.5 m	7.5 m ²	15.0 m
Minimum Rear Setback	7.5 m		
Minimum Side Setback	7.5 m		
Minimum Exterior Side Setback	7.5 m		
<u>CONDITIONS/FOOTNOTES</u> [Table 15.2(2)]:			
¹ Maximum floor area refers to the combined floor area of all accessory buildings and structures on a lot.			
² Buildings and structures associated with heavy industrial, natural resource extraction, recycling facility, silviculture, and wrecking yard uses must be setback a minimum of 50.0 metres from all lot lines abutting a Residential, Mixed-Use, or Public Use zone.			

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

PART 13 PUBLIC USE ZONES

13.1 Intent of Zones

Table 13.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
PU-1	Parks and Open Space	This zone is intended to preserve and enhance the community's parks and open space assets while providing for a range of low impact recreational uses.
PU-2	Civic Uses	This zone is intended to accommodate a range of civic functions, including both publicly and privately operated institutional, cultural, educational, and recreational uses.
PU-3	Utility and Services	This zone is intended to accommodate emergency and protective services operations and public and private utilities.

13.2 Permitted Uses

Table 13.2(1) Permitted Uses			
P = permitted as a principal use			
S = permitted as an secondary use			
-- = use not permitted			
Use	PU-1	PU-2	PU-3
Accessory Buildings and Structures	S	S	S
Care Facility, Child ¹	--	P	--
Care Facility, Community ¹	--	P	--
Caretaker Suite	--	--	S
Cemetery	--	P	--
Cultural and Community Services	S	P	--
Dwelling Units	-- ²	--	--
Education Services	S	P	S
Emergency and Protective Services	--	P	P
Farmer's Market	S	S	--
Food Services	S ³	S ⁴	--

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 13.2(1) Permitted Uses

P = permitted as a principal use
 S = permitted as a secondary use
 -- = use not permitted

Use	PU-1	PU-2	PU-3
Health Services	--	P	S
Mobile Vending ⁵	S	S	--
Parking Lot	S	S	S
Recreation Services, Indoor	--	P	--
Recreation Services, Outdoor	S	P	--
Utilities	S	S	P

CONDITIONS/FOOTNOTES [Table 13.2(1)]:

- ¹ Subject to the screening requirements for care facilities prescribed in [Section 7.3](#) of this Bylaw.
- ² One detached dwelling unit is permitted as a principal use on the lot legally described as LOT 1, SECTION 3 AND DISTRICT LOT 24, NELSON DISTRICT, PLAN VIP74169 (Coal Creek Historic Park).
- ³ The maximum floor area for food services is 20.0 square metres.
- ⁴ The maximum floor area for food services is 150.0 square metres.
- ⁵ [Subject to the mobile vending regulations prescribed in Section 6.5 of this Bylaw.](#)

Commented [CS26]: Added for consistency with other references to Use-Specific Regulations (e.g., home occupations, urban ag., etc.) included in the permitted uses tables.

13.3 Subdivision Standards**Table 13.3(1) Subdivision Standards**

Criteria	PU-1	PU-2	PU-3
Minimum Lot Area	n/a	325.0 m ²	325.0 m ²
Minimum Lot Width	n/a	9.0 m	9.0 m

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

13.4 General Regulations

Table 13.4(1) General Regulations

Criteria	PU-1	PU-2	PU-3
Maximum Lot Coverage	10%	60%	65%
Maximum Lot Coverage including Impermeable Surfaces	15%	70%	75%
Maximum Dwelling Units ¹	n/a	n/a	1 per lot
Maximum FAR	0.1	1.5	1.5

CONDITIONS/FOOTNOTES [Table 13.4(1)]:

¹ Dwelling units are permitted in the form of a caretaker suite.

13.5 Development Standards

Table 13.5(1) Development Regulations for Principal and Secondary Buildings and Structures

Criteria	PU-1	PU-2	PU-3
Maximum Height	n/a	10.0 m	10.0 m
Minimum Front Setback		3.5 m ¹	7.5 m
Minimum Rear Setback		4.5 m	
Minimum Side Setback		1.5 m	
Minimum Exterior Side Setback		3.5 m ¹	

CONDITIONS/FOOTNOTES [Table 13.5(1)]:

¹ The minimum front and exterior side setbacks are 0.0 metres for the lots legally described as:

- LOT 2, DISTRICT LOTS 21 AND 24, NELSON DISTRICT, PLAN EPP33288 (2673 Dunsmuir Avenue); and
- LOT 7, BLOCK 11, DISTRICT LOT 21, NELSON DISTRICT, PLAN 522A (2757 Dunsmuir Avenue).

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 13.5(2) Development Regulations for Accessory Buildings and Structures

Criteria	PU-1	PU-2	PU-3
Maximum Floor Area ¹	10% of lot area	10% of lot area	10% of lot area
Maximum Height	4.5 m	4.5 m	4.5 m
Minimum Front Setback	7.5 m	3.5 m	3.5 m
Minimum Rear Setback		1.5 m	1.5 m
Minimum Side Setback		1.5 m	1.5 m
Minimum Exterior Side Setback		3.5 m	3.5 m

FOOTNOTES [Table 13.5(2)]:

¹ Maximum floor area refers to the combined floor area of all accessory buildings and structures on a lot.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

PART 14 RURAL ZONES

14.1 Intent of Zones

Table 14.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
FSG	Forest Stewardship Greenway	This zone is intended to accommodate forest management and any associated residential uses, as well as appropriate, low impact, recreational activities in the forested areas outside of the Urban Containment Boundary.
RT	Recreation and Tourism	This zone is intended to accommodate existing recreational accommodation and associated recreational activities adjacent to Comox Lake.
DWP	Drinking Water Protection	Comox Lake is a drinking water source for the Comox Valley. This zone is intended to accommodate low impact recreational uses while limiting development in and on Comox Lake to protect its water quality.

14.2 Permitted Uses

Table 14.2(1) Permitted Uses				
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted				
Use	FSG	RT	DWP	
Accessory Buildings and Structures	S	S	-- ¹	
Agriculture, Urban ²	S	--	--	
Campground	--	P	--	
Care Facility, Child ³	P	P	--	
Care Facility, Community ³	P	--	--	
Care Facility, Licence-Not-Required	S	--	--	
Dwelling Units	P	P	--	
Home Occupation ⁴	Minor	S	--	--
	Standard	S	--	--

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 14.2(1) Permitted Uses

P = permitted as a principal use

S = permitted as a secondary use

-- = use not permitted

Use		FSG	RT	DWP
	Major	S	--	--
Park		P	P	P
Plant Nursery		P	--	--
Sawmill		S ⁵	--	--
Silviculture		P	--	--

FOOTNOTES [Table 14.2(1)]:

- ¹ A maximum of two docks are permitted in the **Drinking Water Protection (DWP)** zone; one dock each within the northern and southern portions of the **lot** legally described as FRACTIONAL SECTION 28, TOWNSHIP 10, COMOX DISTRICT, PLAN 552H TOGETHER WITH THAT PORTION OF THE BED OF COMOX LAKE INCLUDED WITHIN THE AREA SHOWN OUTLINED IN RED ON PLAN DEPOSITED UNDER DD 1983 EXCEPT PARTS IN PLANS 21 RW, 788 RW, 26178, VIP57417 AND EPP82213 (Comox Lake).
- ² Subject to the **urban agriculture** regulations prescribed in **Section 6.8** of this Bylaw.
- ³ Subject to the screening requirements for care facilities prescribed in **Section 7.3** of this Bylaw.
- ⁴ Subject to the **home occupation** regulations prescribed in **Section 6.4** of this Bylaw.
- ⁵ A **sawmill** is only permitted when **secondary** to a **silviculture** operation.

14.3 Subdivision Standards**Table 14.3(1) Subdivision Standards**

Criteria	FSG	RT	DWP
Minimum Lot Area	60.0 ha	40.0 ha	n/a
Minimum Lot Width	10% of lot perimeter	100.0 m	n/a

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

14.4 General Regulations

Table 14.4(1) General Regulations				
Criteria		FSG	RT	DWP
Maximum Lot Coverage	Residential uses	10%	5%	n/a
	Silviculture and sawmill	30% ¹	n/a	
	All other uses	25%	35%	
Maximum Dwelling Units		2 per lot or 0.024 per ha, whichever is less	1 per lot	n/a
Maximum FAR		n/a	1.0	n/a
CONDITIONS/FOOTNOTES [Table 14.4(1)]: ¹ Greenhouses ancillary to a principal silviculture operation are exempt from lot coverage.				

14.5 Development Standards

Table 14.5(1) Development Regulations for Principal and Secondary Buildings and Structures			
Criteria	FSG	RT	DWP
Maximum Floor Area of Each Additional Detached Dwelling Unit	100.0 m ²	n/a	n/a
Maximum Height	10.0 m	10.0 m	n/a
Front Setback	30.5 m ^{1,2}	7.5 m	n/a
Rear Setback			
Side Setback			
Exterior Side Setback			
<div>CONDITIONS/FOOTNOTES [Table 14.5(1)]:</div> <div><div>1</div><div>Buildings and structures associated with silviculture must be setback a minimum of 50.0 metres from any dwelling unit.</div></div> <div><div>2</div><div>Buildings and structures associated with silviculture must be setback a minimum of 50.0 metres from all lots in a Residential or Mixed-Use zone.</div></div>			

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 14.5(2) Development Regulations for Accessory Buildings and Structures

Criteria	FSG	RT	DWP
Maximum Floor Area ¹	100.0 m ²	100.0 m ² ²	n/a
Maximum Height	6.0 m	4.5 m	n/a
Front Setback	30.5 m ^{3,4,5}	7.5 m	n/a
Rear Setback			
Side Setback			
Exterior Side Setback			

FOOTNOTES [Table 14.5(2)]:

- ¹ Maximum floor area refers to the combined floor area of all accessory buildings and structures on lot.
- ² The maximum floor area for all accessory buildings is 50% of the largest principal building or 100.0 square metres, whichever is greater.
- ³ Buildings and structures accessory to a principal residential use must be located within 20.0 metres of the associated principal building.
- ⁴ Buildings and structures associated with silviculture must be setback a minimum of 50.0 metres from any dwelling unit.
- ⁵ Buildings and structures associated with silviculture must be setback a minimum of 50.0 metres from all lots in a Residential or Mixed-Use zone.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

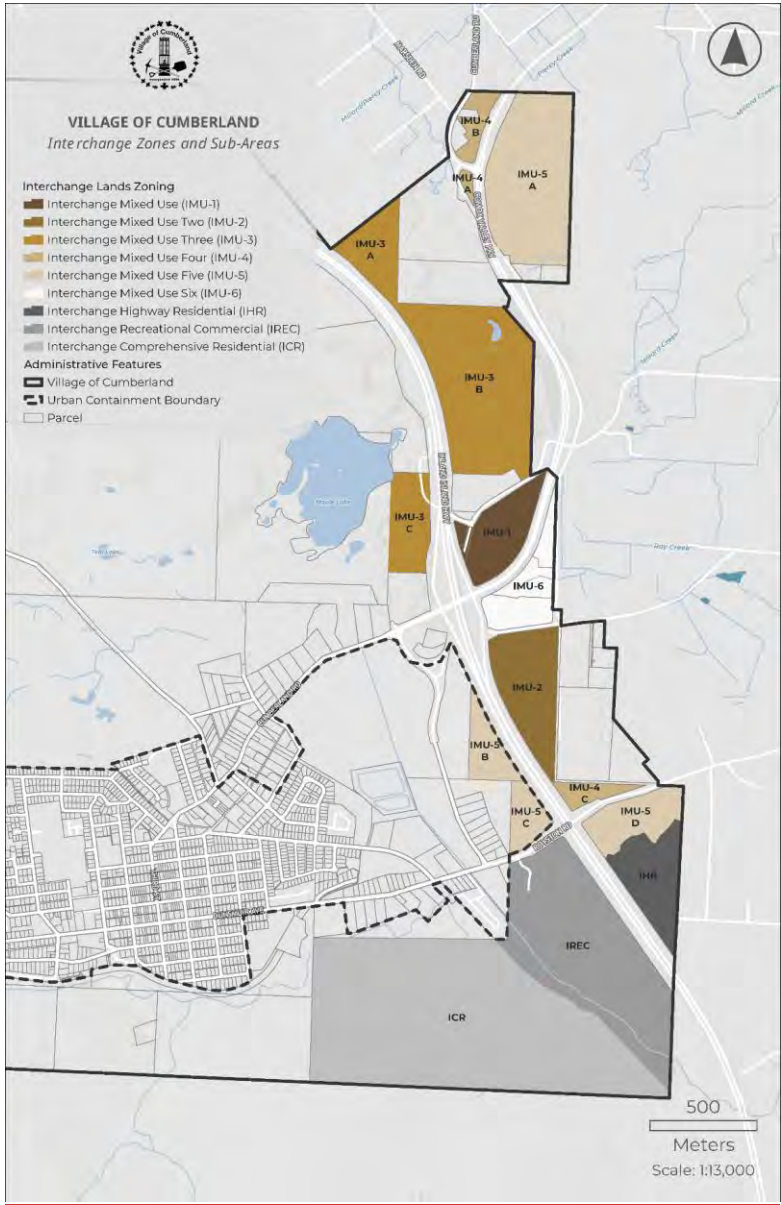
PART 15 INTERCHANGE ZONES

15.1 Classification of Zones

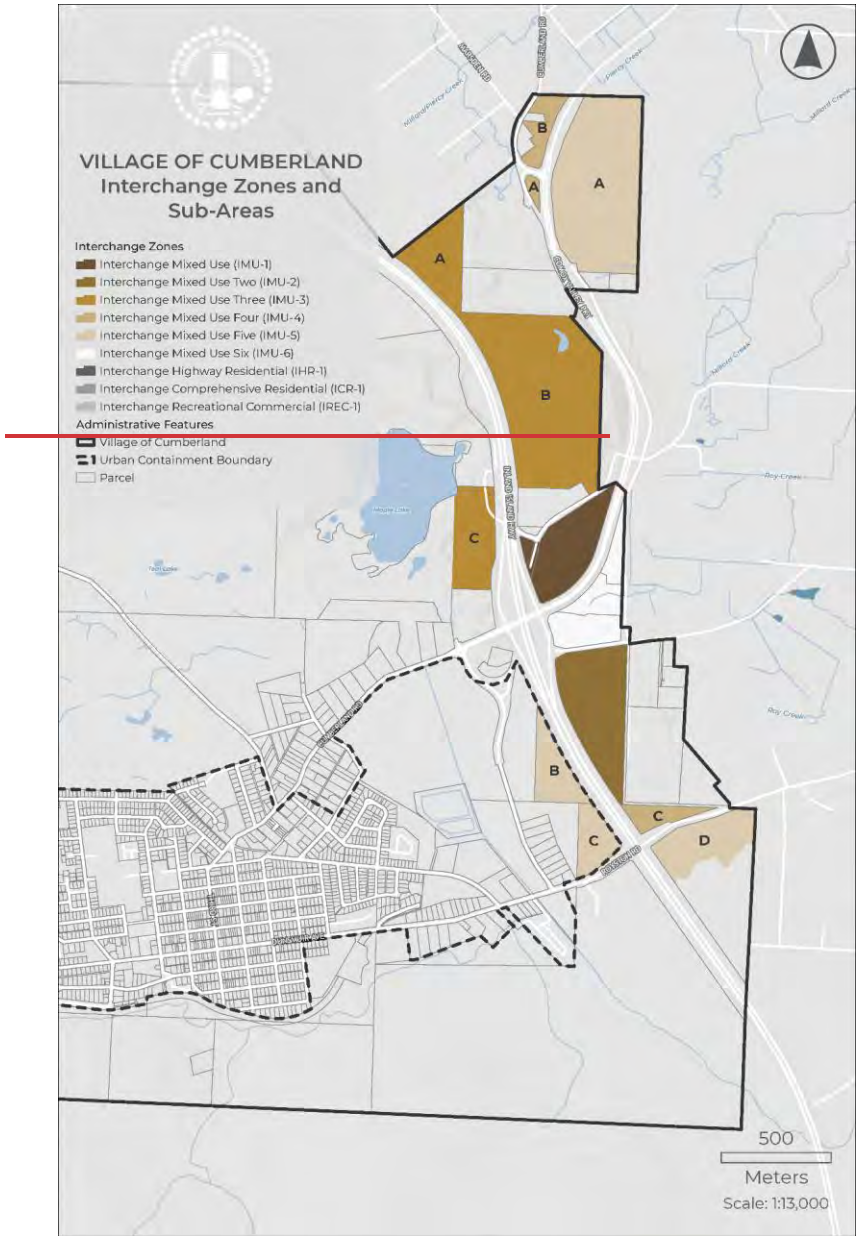
Table 15.1(1) Classification of Interchange Zones	
Zone	Zone Name and Sub-Areas ¹
IMU-1	Interchange Mixed Use
IMU-2	Interchange Mixed Use Two
IMU-3	Interchange Mixed Use Three <ul style="list-style-type: none"> • Area A • Area B • Area C
IMU-4	Interchange Mixed Use Four <ul style="list-style-type: none"> • Area A • Area B • Area C
IMU-5	Interchange Mixed Use Five <ul style="list-style-type: none"> • Area A • Area B • Area C • Area D
IMU-6	Interchange Mixed Use Six
IHR	Interchange Highway Residential
IREC	Interchange Recreational Commercial
ICR	Interchange Comprehensive Residential
<p>CONDITIONS/FOOTNOTES [Table 15.1(1)]:</p> <p>¹ Where applicable, specific regulations apply to the sub-areas identified in Figure 15-1.</p>	

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Figure 15-1. Interchange Zones and Sub-Areas



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

15.2 Permitted Uses

Table 15.2(1) Permitted Uses																	
P = permitted as a principal use																	
S = permitted as an secondary use																	
-- = use not permitted																	
Use		IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
				Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Accessory Buildings and Structures		S	S	S ¹	S ¹	S ¹	S	S	S	S	S	S	S	S	S	S	S ²
Agriculture, Urban ³		S	S	S	S	S	--	--	--	S	S	S	S	S	S	--	S
Care Facility, Child ⁴		P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P
Care Facility, Community ⁴		P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	P
Care Facility, Licence-Not-Required		S	S	S	S	S	--	--	--	S	S	S	S	S	S	--	S
Caretaker Suite		--	--	--	--	--	--	--	--	--	--	--	--	--	--	S	S
Cultural and Community Services		P	P	--	P	--	--	--	--	P	P	P	P	P	--	--	P
Dwelling Units		P ⁵	P ⁶	P	P	P	--	--	--	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P	--	P
Education Services		P	P	--	P	--	P	P	P	P	P	P	P	P	--	--	P
Emergency and Protective Services		--	--	--	--	--	P	P	P	--	--	--	--	--	--	--	--
Entertainment Facility		P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Food Services		P	P	--	--	--	P	P	P	P	P	P	P	P	--	--	--
Health Services		P	P	--	--	--	P	P	P	P	P	P	P	P	--	--	--
Home Occupation ⁷	Minor	S	S	S	S	S	--	--	--	S	S	S	S	S	S	--	S
	Standard	S	S	S	S	S	--	--	--	S	S	S	S	S	S	--	S
	Major	S	S	--	--	--	--	--	--	--	--	--	--	--	S	--	--
Hotel		P	--	--	--	--	--	--	--	P	P	P	P	P	--	--	--
Industrial, Light		--	--	--	--	--	P	P	P	--	--	--	--	--	--	--	--
Licensed Premises		P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Motel		P	P	--	--	--	--	--	--	P	P	P	P	P	--	--	--
Natural Resource Extraction		--	--	--	P ⁸	P ⁸	--	--	--	--	--	--	--	--	--	--	--
Personal Services		P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Plant Nursery		P	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 15.2(1) Permitted Uses

P = permitted as a principal use
S = permitted as an secondary use
-- = use not permitted

Use	IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
			Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Professional Services, Internal-Facing	P	P	--	--	--	P	P	P	P	P	P	P	P	--	--	--
Professional Services, Public-Facing	P	P	--	--	--	P	P	P	P	P	P	P	P	--	--	--
Recreation Services, Outdoor	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P ⁹	--
Retail Sales ¹⁰	P	P	--	--	--	--	--	--	P	P	P	P	P	--	--	--
Secondary Suite ¹¹	--	--	S	S	S	--	--	--	--	--	--	--	--	S	--	S
Veterinary Services	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

CONDITIONS/FOOTNOTES [Table 15.2(1)]:

- ¹ Accessory buildings ancillary to any residential use must be located to the rear of the associated principal building.
- ² Accessory buildings are not permitted in a front yard.
- ³ Subject to the urban agriculture regulations prescribed in Section 6.8 of this Bylaw.
- ⁴ Subject to the screening requirements for care facilities prescribed in Section 7.3 of this Bylaw.
- ⁵ Where dwelling units are integrated within a principal building where non-residential uses exist, they must:
 - be located above or to the rear of a non-residential use occurring on the first storey; and
 - be accessed through a separate entrance from all non-residential uses occurring within the same building, so long as areas used for residential access must not exceed a combined 25% of the first storey business frontage.
- ⁶ Dwelling units must be integrated within a principal building where other non-residential uses are occurring, provided:
 - they are located above or to the rear of a non-residential use occurring on the first storey; and
 - they are accessed through a separate entrance from all non-residential uses occurring within the same building, so long as areas used for residential access must not exceed a combined 25% of the first storey business frontage.
- ⁷ Subject to the home occupation regulations prescribed in Section 6.4 of this Bylaw.
- ⁸ Natural resource extraction is only be permitted on lots that are 8.0 hectares or larger in size.
- ⁹ Outdoor recreation services is limited to a golf course, including any buildings, structures, or facilities accessory to the principal golf course use.
- ¹⁰ Outdoor displays ancillary to retail sales must not obstruct a landscaped area or pedestrian walkway, driveway, or highway.
- ¹¹ Subject to the secondary suite regulations prescribed in Section 6.7 of this Bylaw.

Commented [CS27]: Added for consistency with other references to Use-Specific Regulations (e.g., home occupations, urban ag., etc.) included in the permitted uses tables.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

15.3 Subdivision Standards

Table 15.3(1) Subdivision Standards																	
Use		IMU-1 ¹	IMU-2 ¹	IMU-3			IMU-4			IMU-5 ¹				IMU-6 ¹	IHR ³	IREC	ICR ¹
				Area A ²	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Minimum Lot Area	One detached dwelling unit	100.0 m ²	n/a	260.0 m ²			2,024.0 m ²			n/a				n/a	0.2 ha	30.0 ha	260.0 m ²
	Two attached dwelling units			n/a													465.0 m ²
	Three or more attached dwelling units		100.0 m ²	600.0 m ²						450.0 m ²				100.0 m ²			600.0 m ²
	All other uses	75.0 m ²	2,000.0 m ²	n/a						2,000.0 m ²				2,000.0 m ²			n/a
Minimum Lot Width	One detached dwelling unit	4.2 m	n/a	11.0 m ⁴			15.0 m			n/a				n/a	25.0 m	200.0 m	11.0 m
	Two attached dwelling units			n/a													15.2 m ⁴
	Three or more attached dwelling units		4.2m	24.4m						11.0 m				11.0 m			24.4 m
	All other uses		20.0m	n/a						20.0 m				20.0 m			n/a

CONDITIONS/FOOTNOTES [Table 15.3(1)]:

¹

The lands in this zone must not be subdivided unless this Bylaw is amended to assign the density permitted by this section to the lots being created, or the owner grants a covenant to the Village under Section 219 of the Land Title Act assigning the density permitted by this section to the lots being created, in priority to all encumbrances of a financial nature.

²

The maximum number of lots permitted to comprise Area A is five.

³

The maximum number of lots permitted to comprise the IHR-1 zone is 25.

⁴

Where a lot does not abut a lane, the minimum lot width is 9.1 metres.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

15.4 General Regulations

Table 15.4(1) General Regulations																	
Use		IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
				Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Maximum Lot Coverage	One detached dwelling unit	n/a	n/a	35%			n/a			n/a				n/a	35%	n/a	40% ¹
	Two attached dwelling units			n/a			n/a			n/a				n/a			40%
	Three or more attached dwelling units ²	65%	65%	65%			n/a			65%				65%			65%
	Light industrial	n/a	n/a	n/a			60%			n/a				n/a			n/a
	All other uses	80%	80%	35%			80%			80%				80%		2%	
Maximum No. of Dwelling Units ²		n/a	n/a	n/a	360	160	n/a			n/a				n/a	n/a	1 per lot ³	600 ⁴
<div>CONDITIONS/FOOTNOTES [Table 15.4(1)]:</div> <div><div>¹Maximum lot coverage is 35% for lots larger than 450.0 square metres.</div><div>²For buildings containing three or more principal dwelling units accessed through shared corridors, stairs, and elevators, 10% of all dwelling units must be constructed in accordance with the Adaptable Dwelling Unit standard specified in the BC Building Code.</div><div>³Dwelling units are permitted in the form of a caretaker suite.</div><div>⁴A maximum of 300 dwelling units may be in the form of buildings comprising two or more attached principal dwelling units as well as secondary suites.</div></div>																	

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

15.5 Development Standards

Table 15.5(1) Development Regulations for Principal and Secondary Buildings and Structures																	
Use		IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
				Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Maximum Floor Area		37,160.0 m ² ¹	88,242.0 m ² ^{2,3}	n/a			1,858.0 m ²	7,664.2 m ²	2,787.0 m ²	32,050.0 m ² ⁴	21,832.0 m ² ⁵		7,432.2 m ² ⁶	13,652.1 m ² ⁷	n/a	90.0 m ² ⁸	n/a
Maximum Height	Detached residential buildings	20.0 m	15.0 m	8.0 m ⁹			n/a			15.0 m				15.0 m	10.0 m	n/a	8.0 m ¹⁰
	Hospital	n/a	22.9 m	n/a			n/a			n/a				n/a	n/a	n/a	n/a
	Hotel Motel	45.0 m	15.0 m	n/a			n/a			12.0 m				15.0 m	n/a	n/a	n/a
	Light industrial	n/a	n/a	n/a			11.0 m			n/a				n/a	n/a	n/a	n/a
	All other uses	20.0 m	10.0 m	10.0 m			10.0 m			12.0 m				12.0 m	10.0 m	15.0 m	15.0 m
Minimum Front Setback		0.0 m	4.5 m	3.0 m ^{11,12}			3.0 m ¹³			7.5 m ^{14,15}				7.5 m ^{14,15}	7.5 m	7.5 m	15.0 m ^{16,17,18}
Minimum Rear Setback		1.5 m		7.5 m ¹²			3.0 m ¹³			7.5 m ^{14,15}				7.5 m ^{14,15}	9.0 m		
Minimum Side Setback		1.5 m		3.5 m ¹²			1.5 m ¹³			4.5 m ^{14,15}				4.5 m ^{14,15}	3.5 m		
Minimum Exterior Side Setback		4.5 m		7.5 m ¹²			3.0 m ¹³			4.5 m ^{14,15}				0.0 m ^{14,15}	3.5 m		
Inland Island Highway Setback		30.0 m	30.0 m	n/a			n/a			30.0 m				30.0 m	n/a	30.0 m	n/a

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Table 15.5(1) Development Regulations for Principal and Secondary Buildings and Structures

Use	IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
			Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Minto Road Setback	10.0 m	n/a	n/a			n/a			n/a				n/a	n/a	n/a	n/a
Royston Road Setback	n/a	n/a	n/a			n/a			n/a				n/a	n/a	10.0 m	n/a

CONDITIONS/FOOTNOTES [Table 15.5(1)]:

- 1** The maximum combined [floor area](#) for [dwelling units](#) is 18,574.0 square metres.
- 2** A total of 32,500.0 square metres combined [floor area](#) is permitted for all principal uses. An additional maximum of 55,742.0 square metres of [floor area](#) is permitted exclusively for hospital and ancillary hospital uses only.
- 3** The maximum combined [floor area](#) for [dwelling units](#) is 9,300.0 square metres.
- 4** The maximum combined [floor area](#) for [dwelling units](#) is 6,270.0 square metres.
- 5** The maximum combined [floor area](#) for [dwelling units](#) is 10,660.0 square metres.
- 6** The maximum combined [floor area](#) for [dwelling units](#) is 3,715.0 square metres.
- 7** The maximum combined [floor area](#) for [dwelling units](#) is 5,170.1 square metres.
- 8** The maximum combined [floor area](#) for principal and [accessory](#) buildings is 90.0 square metres.
- 9** For [lots](#) larger than 450.0 square metres, the maximum [height](#) is 10.0 metres for a building comprising one detached principal [dwelling unit](#) and 15.0 metres for a building comprising three or more attached principal [dwelling units](#).
- 10** For [lots](#) larger than 450.0 square metres, the maximum [height](#) is 10.0 metres.
- 11** Where a [lot](#) does not abut a [lane](#), the minimum front [setback](#) is 7.5 metres.
- 12** The minimum [setbacks](#) for one detached principal [dwelling unit](#) are as follows:

Lots ≤ 450.0 m² in lot area	Minimum Front Setback	porch	2.0 m
		garage / carport	6.0 m
		all other portions of a building	4.0 m
	Minimum Rear Setback		7.5 m
	Minimum Side Setback		1.5 m
	Minimum Exterior Side Setback		4.0 m
Lots > 450.0 m² and ≤ 2,024.0 m² in lot area	Minimum Front Setback	where a lot does not abut a lane	7.5 m
		where a lot abuts a rear lane	3.0 m
	Minimum Rear Setback		7.5 m

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Table 15.5(1) Development Regulations for Principal and Secondary Buildings and Structures

Use	IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
			Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
		Minimum Side Setback					1.5 m									
		Minimum Exterior Side Setback					7.5 m									
	Lots > 2,024.0 m² in lot area	Minimum Front Setback					7.5 m									
		Minimum Rear Setback					7.5 m									
		Minimum Side Setback					3.5 m									
		Minimum Exterior Side Setback					7.5 m									
	13 The minimum setback for light industrial uses is 7.5 metres.															
14 The minimum setbacks for detached residential buildings are as follows:																
						Minimum Front Setback		3.0 m								
						Minimum Rear Setback		4.5 m								
						Minimum Side Setback		1.5 m								
						Minimum Exterior Side Setback		3.0 m								
15 The minimum setbacks for food services , health services , hotel , motel , internal-facing professional services , public-facing professional services , and retail sales , as well as any building where dwelling units are integrated with such uses, are as follows:																
						Minimum Front Setback		0.0 m								
						Minimum Rear Setback		3.0 m								
						Minimum Side Setback		0.0 m								
						Minimum Exterior Side Setback		0.0 m								
16 The minimum setbacks for one detached principal dwelling unit are as follows:																
Lots ≤ 450.0 m² in lot area	Minimum Front Setback	porch		2.0 m												
		garage / carport		6.0 m												
		all other portions of a building		4.0 m												
	Minimum Rear Setback		7.5 m													
	Minimum Side Setback		1.5 m													
	Minimum Exterior Side Setback		1.5 m													
Lots > 450.0 m² and ≤ 2,024.0 m² in lot area	Minimum Front Setback	where a lot does not abut a lane		7.5 m												
		where a lot abuts a rear lane		3.0 m												

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Table 15.5(1) Development Regulations for Principal and Secondary Buildings and Structures																							
Use		IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR						
				Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D										
		Minimum Rear Setback			7.5 m																		
		Minimum Side Setback			1.5 m																		
		Minimum Exterior Side Setback			1.5 m																		
	Lots > 2,024.0 m² in lot area	Minimum Front Setback			7.5 m																		
		Minimum Rear Setback			7.5 m																		
		Minimum Side Setback			3.5 m																		
		Minimum Exterior Side Setback			3.5 m																		
	17 The minimum setbacks for a building comprising two attached principal dwelling units are as follows:																						
	Lots ≤ 2,024.0 m² in lot area	Minimum Front Setback	garage / carport		6.0 m																		
			all other portions of a building		3.0 m																		
Minimum Rear Setback			7.5 m																				
Minimum Side Setback		where a lot does not abut a lane		3.5 m																			
		where a lot abuts a rear lane		1.5 m																			
Minimum Exterior Side Setback		where a lot does not abut a lane		3.5 m																			
		where a lot abuts a rear lane		1.5 m																			
18 The minimum setbacks for a building comprising two attached principal dwelling units are as follows:																							
Minimum Front Setback	where a lot does not abut a lane			7.5 m																			
	where a lot abuts a rear lane			3.0 m																			
Minimum Rear Setback			7.5 m																				
Minimum Side Setback			3.5 m																				
Minimum Exterior Side Setback			3.5 m																				

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Table 15.5(2) Development Regulations for Accessory Buildings and Structures																	
Use		IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
				Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
Maximum Floor Area		50.0 m ² ¹	50.0 m ² ¹	50.0 m ² ^{2,3}			10% of lot area			50.0 m ² ¹				50.0 m ² ¹	50.0 m ²	90.0 m ² ⁴	50.0 m ² ^{1,5}
Maximum Height	Hospital	n/a	22.9 m	4.5 m			n/a			n/a				n/a	n/a	n/a	n/a
	Non-habitable feature elements	25.0 m	22.9 m				n/a			n/a				n/a	n/a	n/a	n/a
	All other uses	4.5 m	4.5 m				4.5 m			4.5 m				4.5 m	4.5 m	9.0 m ⁶	4.5 m ⁷
Minimum Front Setback		0.0 m	4.5 m	7.5 m			3.0 m			7.5 m ⁸				7.5 m ⁸	7.5 m	7.5 m	n/a
Minimum Rear Setback	Lots ≤ 2,024.0 m ² in lot area	1.5 m		1.5 m			1.5 m			1.5 m				1.5 m	4.5 m		3.5 m
	Lots > 2,024.0 m ² in lot area			3.5 m													
Minimum Side Setback	Lots ≤ 2,024.0 m ² in lot area	1.5 m		1.5 m			1.5 m			1.5 m				1.5 m	1.5 m		1.5 m
	Lots > 2,024.0 m ² in lot area			3.5 m													3.5 m
Minimum Exterior Side Setback		3.0 m		3.5 m			3.0 m			3.0 m				3.0 m	3.5 m		3.5 m
Inland Island Highway Setback		n/a	30.0 m	n/a			n/a			30.0 m				30.0 m	n/a	30.0 m	n/a
Royston Road Setback		n/a	n/a	n/a			n/a			n/a				n/a	n/a	10.0 m	n/a

CONDITIONS/FOOTNOTES [Table 15.5(1)]:

- ¹ The maximum floor area for all accessory buildings is 50.0 square metres or 10% of lot area, whichever is less.
- ² For lots 2,024.0 square metres or smaller, the maximum floor area for all accessory buildings ancillary to any residential use is 50.0 square metres or 10% of lot area, whichever is less.
- ³ For lots larger than 2,024.0 square metres, the maximum floor area for all accessory buildings ancillary to any residential use is 100.0 square metres or 10% of lot area, whichever is less.
- ⁴ The maximum combined floor area for principal and accessory buildings in 90.0 square metres
- ⁵ For lots 2,024.0 square metres or larger, the maximum floor area for all accessory buildings ancillary to any residential use is 100.0 square metres or 10% of lot area, whichever is less.
- ⁶ The maximum height is 10.0 metres for a caretaker suite.

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Table 15.5(2) Development Regulations for Accessory Buildings and Structures																
Use	IMU-1	IMU-2	IMU-3			IMU-4			IMU-5				IMU-6	IHR	IREC	ICR
			Area A	Area B	Area C	Area A	Area B	Area C	Area A	Area B	Area C	Area D				
7	For lots larger than 2,024.0 square metres, the maximum height is 8.0 metres.															
8	The minimum setback is 3.0 metres for detached residential buildings and 0.0 metres for food services, health services, hotel, motel, internal-facing professional services, public-facing professional services, and retail sales, as well as any building where dwelling units are integrated with such uses.															

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PART 16 EFFECTIVE DATE

READ FOR A FIRST TIME this 10th day of NOVEMBER 2025.

AMENDED THIS 10th day of NOVEMBER 2025.

READ FOR A SECOND TIME AS AMENDED this 10th day of NOVEMBER 2025.

SECOND READING RESCINDED THE 24TH DAY OF NOVEMBER 2025.

AMENDED THE 24TH DAY OF NOVEMBER 2025.

READ FOR A SECOND TIME AS AMENDED THE 24TH DAY OF NOVEMBER 2025.

PUBLIC HEARING HELD this XX day of MONTH, 2025.

READ FOR A THIRD TIME this XX day of MONTH, 2025.

MINISTRY OF TRANSPORTATION AND TRANSIT APPROVAL received this XX day of MONTH, 2025.

ADOPTED this XX day of MONTH, 2025.

Mayor

Corporate Officer

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