



Village of Cumberland
Zoning Bylaw No. 1238, 2025

Consolidated July 27, 2026

Amendments

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

BYLAW#	ADOPTION DATE	DESCRIPTION
1266	July 27, 2026	Housekeeping and Minor Regulatory Amendments: a. Additional headings for navigational purposes. b. Clarification of definitions. c. Addition of new definitions for commercial greenhouse and food production facility. d. Correction to the calculations for required setbacks for protective fencing around trees. e. Streamlining of tree planting, landscaping and landscape screen requirements. f. Reinsertion of regulations from the previous Zoning Bylaw: i. prohibition of water bottling facilities in all zones, ii. requirement of a 1.5 m obstruction-free emergency access to the rear of properties. iii. Landscape screen requirements for dwelling units in the rear yard g. A lesser setback for dwelling units up to two storeys in height in the rear yard. h. Clarification of regulations, including distinction between permitted virtual retail sales as part of a home occupation and prohibited in-person retail sales. i. Reduction of loading requirements for uses that do not regularly require loading space. j. Amendments to increase consistency with Official Community Plan policy and guidelines, including: i. Addition of commercial greenhouse and food production facility as permitted uses in the industry zones. ii. Deletion of “conifer” as an alternative to a large tree in the landscaping requirements to eliminate conflict with DPA 4 - Wildland-Urban Interface guidelines. iii. Addition of window graphic signs and painted wall signs to align with types of signs permitted in the Heritage Conservation Area.

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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

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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 purpose 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.

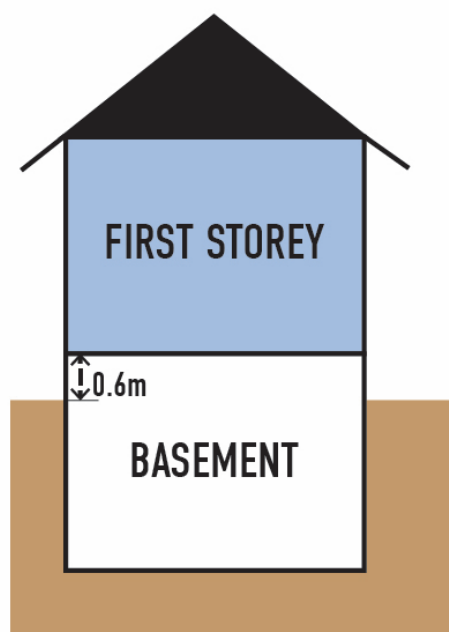
AUTOMOTIVE AND EQUIPMENT SERVICES, LIGHT means the provision of services associated with new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers, recreational vehicles, and similar vehicles, including but not limited to retail sale, rental, servicing, washing, installation, 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](#).

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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.

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.

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.

#1266

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 and loading 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.

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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 required **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](#).

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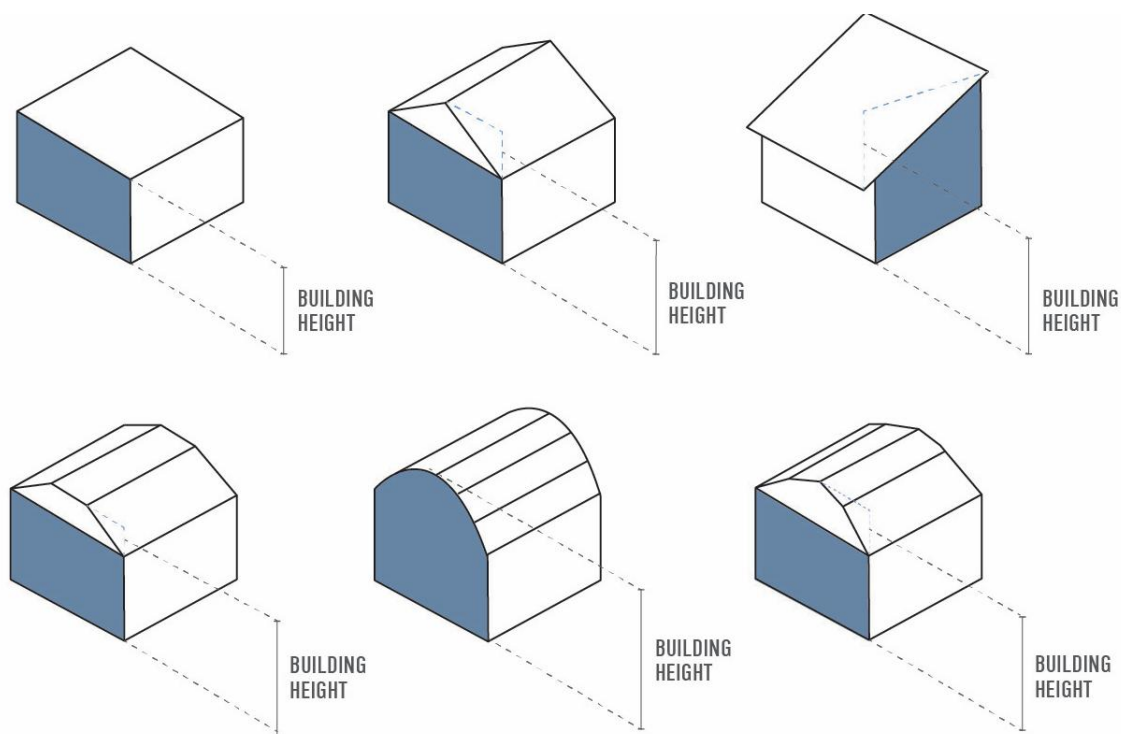
GREENHOUSE, COMMERCIAL means a climate-controlled structure enclosed by glass or multiple layers of plastic, used year-round for the cultivation of agricultural crops intended for [wholesale](#) or [retail sales](#).

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.

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INDUSTRIAL, HEAVY means the assembly, fabrication, manufacturing, processing, storage, and testing of materials or products predominantly from extracted, bulk, or raw materials, 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.

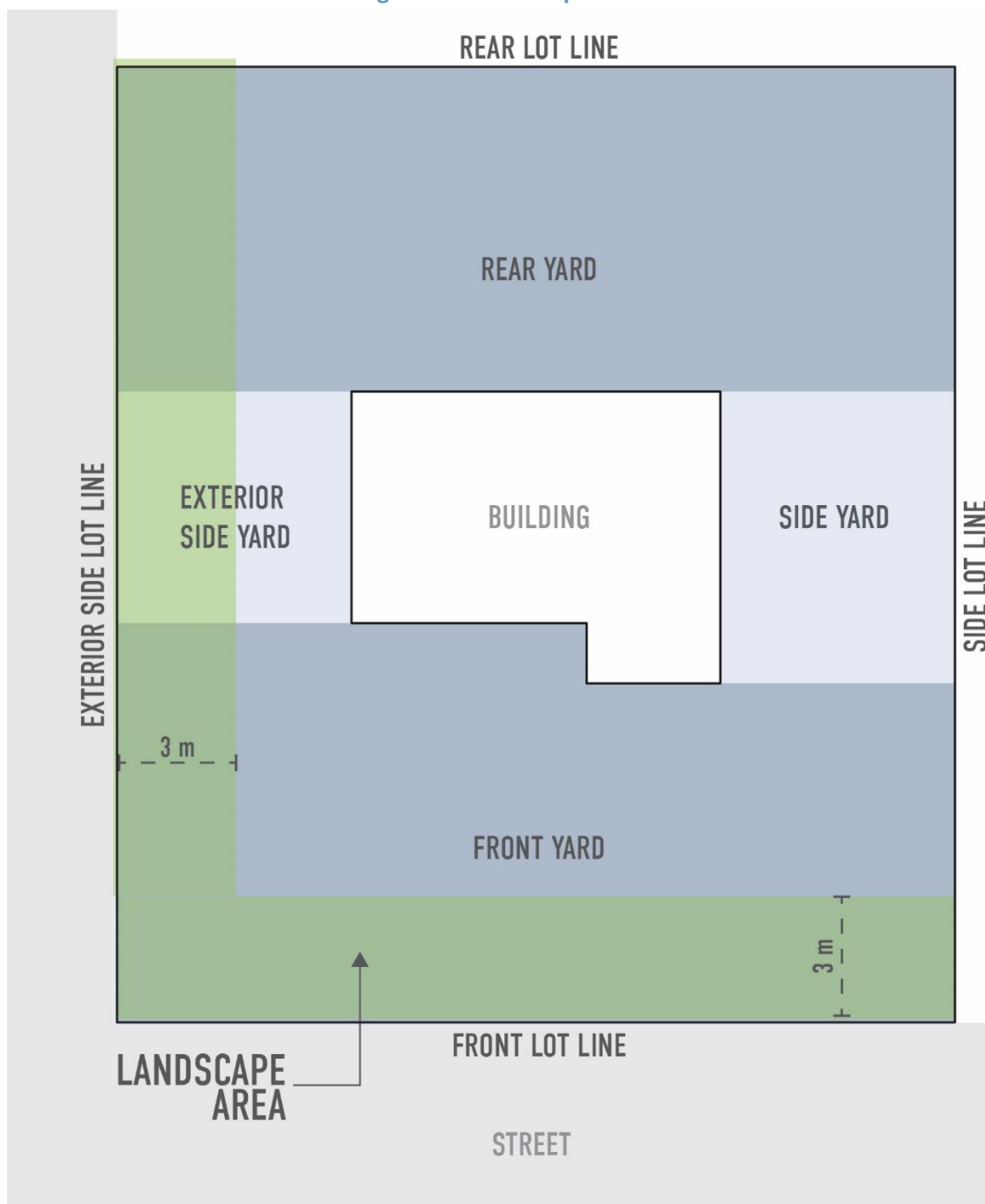
INDUSTRIAL, LIGHT means the assembly, fabrication, manufacturing, repair, servicing, maintenance, and testing of goods or materials where carried out wholly within an enclosed building or **structure**, including processes using hazardous materials, or processes which may create hazardous or commonly 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.

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

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



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

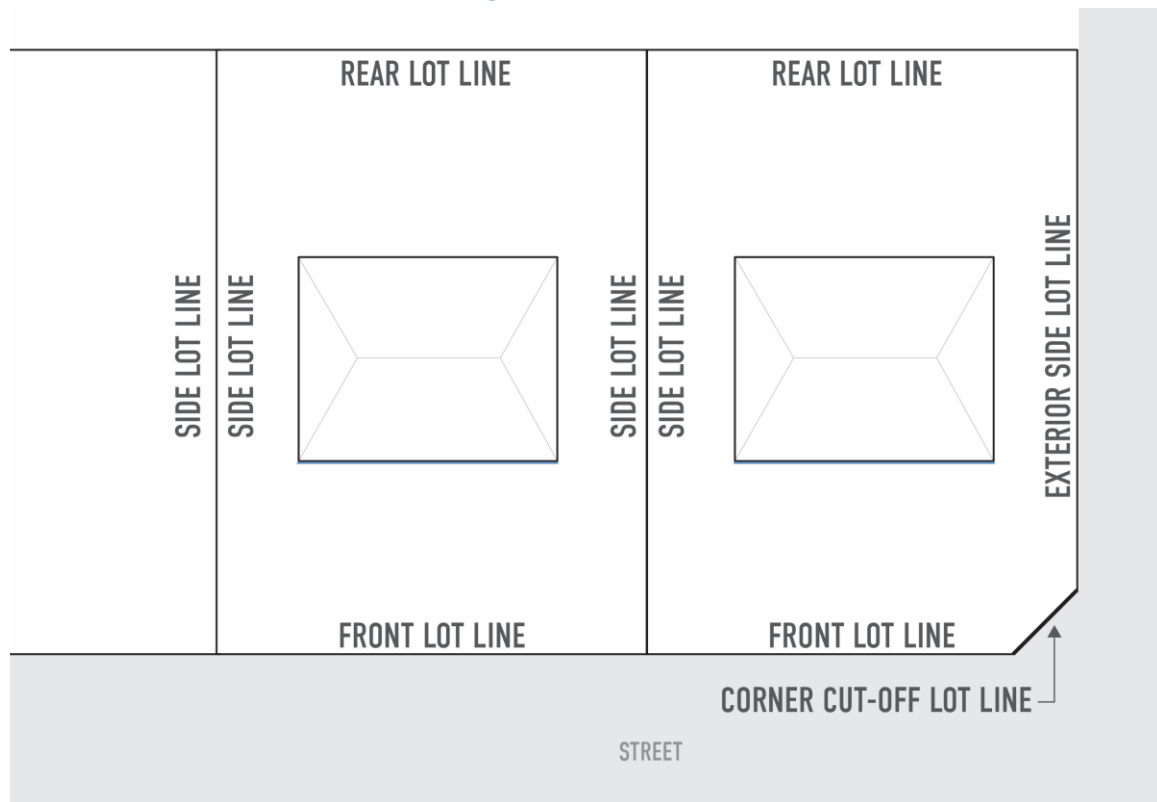
LOT AREA means the total horizontal area within the property boundaries of a [lot](#). In the case of a [panhandle lot](#), the access strip shall be excluded from the calculation of total lot area for the purpose of determining compliance with a minimum lot area requirement of this Bylaw.

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, 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 is not the front, 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.

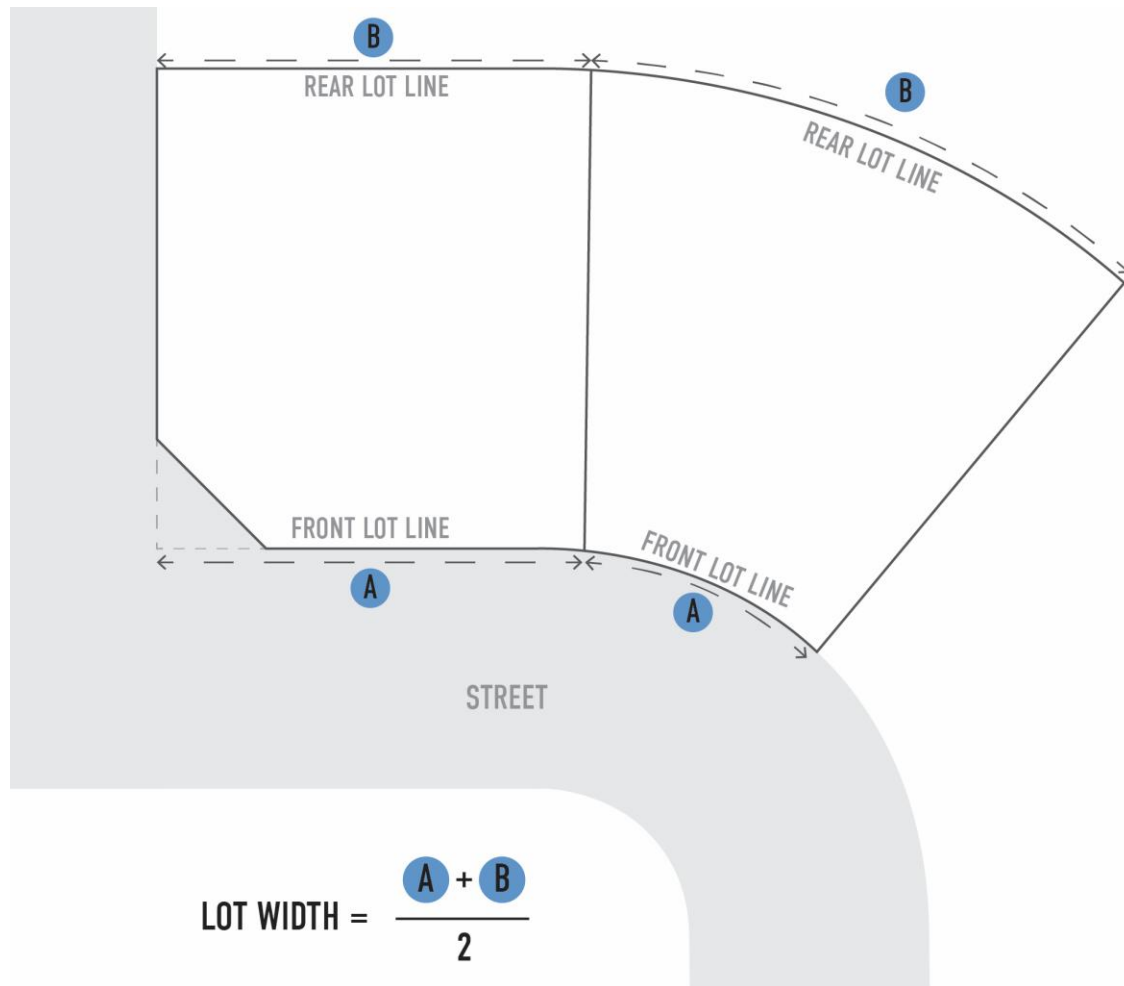
LOT LINE, SIDE means any lot line other than the front, rear, corner cut-off, or exterior side lot lines.

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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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**.

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**.

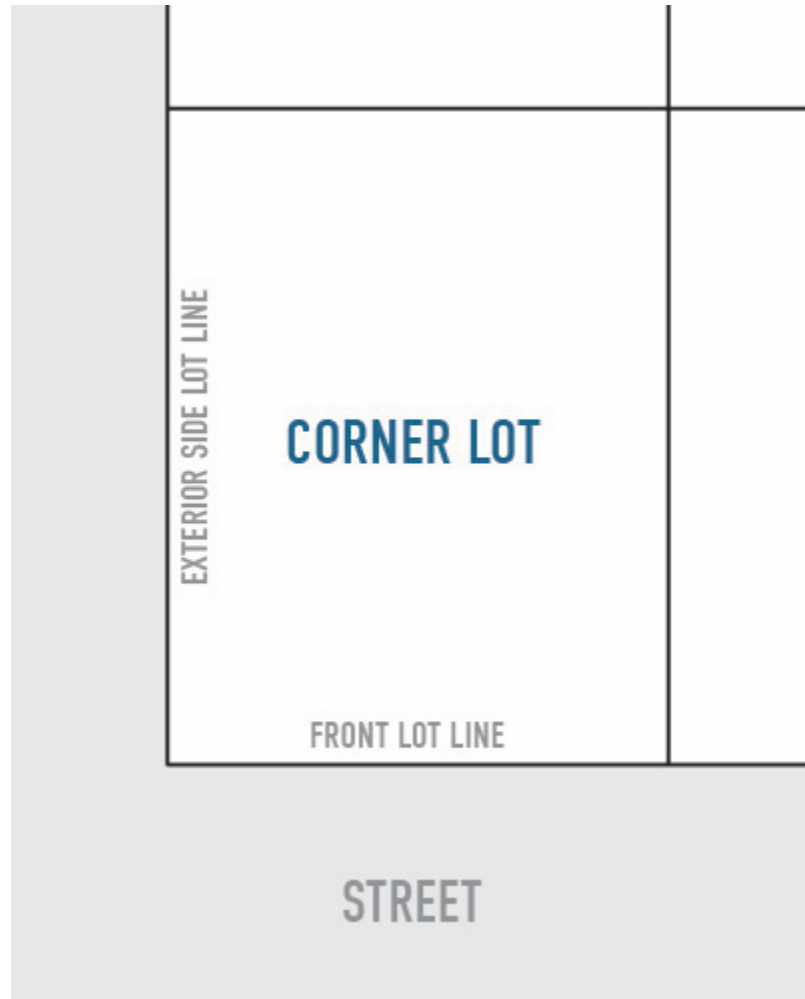
Figure 4-5. Lot Width



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.

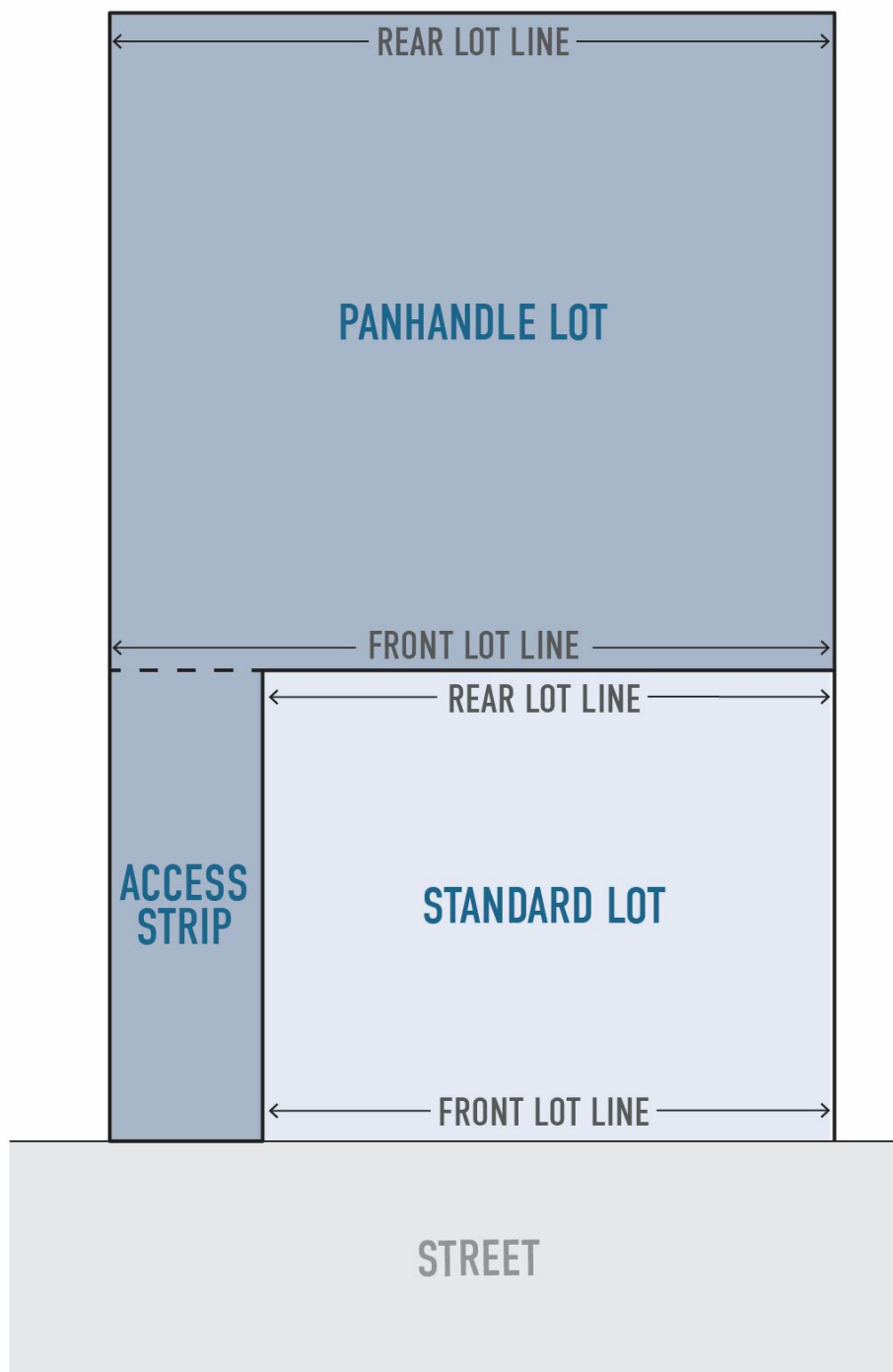
Figure 4-6. Corner Lot



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.

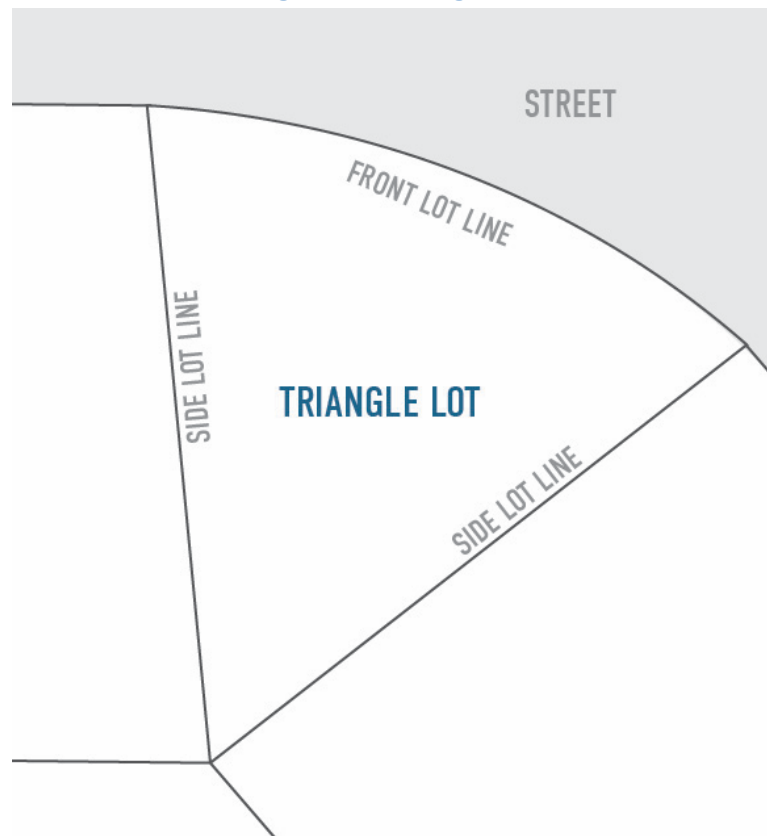
Figure 4-7. Panhandle Lot



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



#1266

#1266

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 either the CAN/CSA Z-240 (Mobile Home) or CAN/CSA Z-277 (Modular 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.

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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.

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](#).

#1266

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

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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.

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](#).

#1266

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](#).

#1266

PRODUCTION FACILITY, FOOD means premises used to process, package, store, and distribute agricultural products, including animal products and byproducts, but specifically excluding cannabis or cannabis-related products, and may include ancillary sales of such products.

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

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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](#).

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*.

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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](#).

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.

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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.

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, 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.

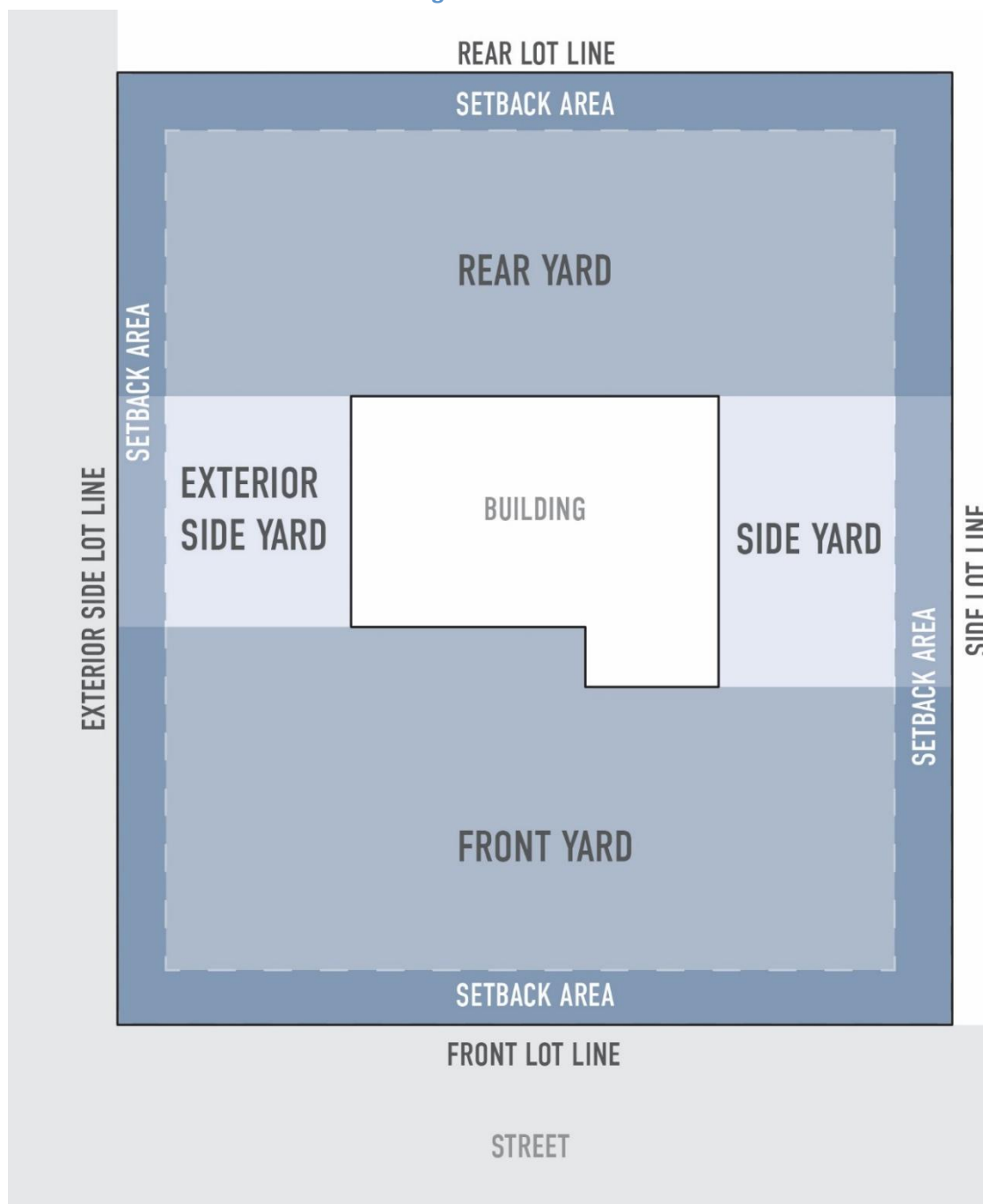
WHOLESALE SERVICES means premises used for the storage, sale, and distribution of goods, commodities, and merchandise to retail distributors, other wholesale distributors, or industrial, commercial, institutional, and professional business users.

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



1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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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;
 - (c) drive through facilities;
 - (d) water and beverage bottling except where the source is the municipal water supply supplied directly to the property on which the bottling is taking place.

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5.3 Development Standards

5.3.1 Setbacks

- (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.

#1266

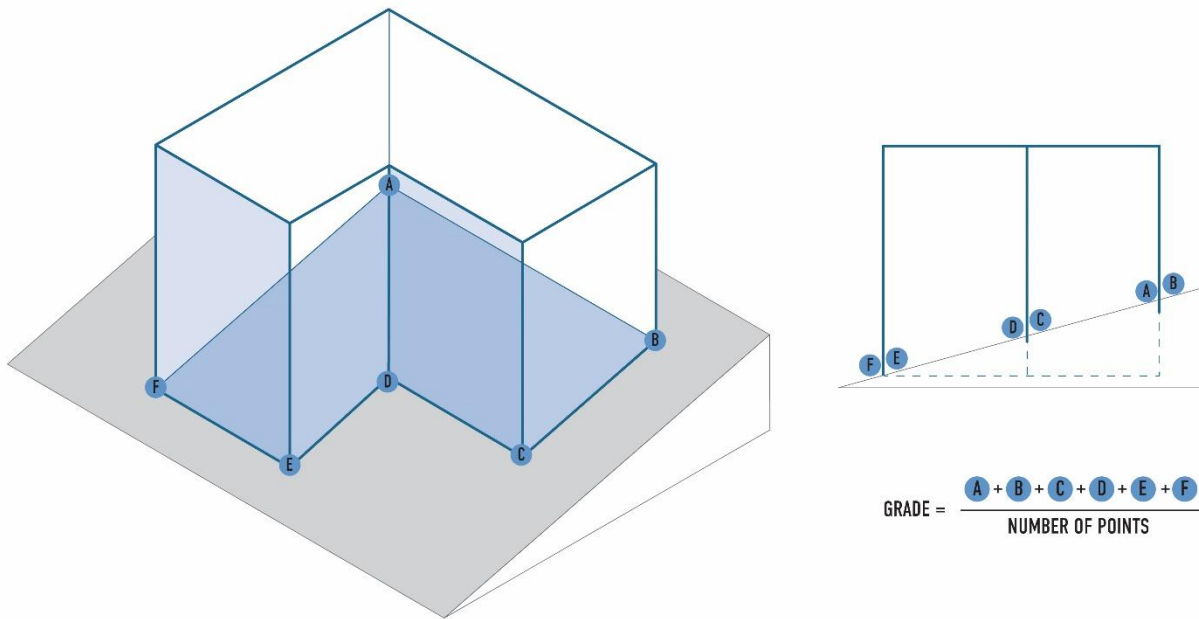
- (a) Despite **Section 5.3.1(1)**, where a **dwelling unit** is located within the rear portion of a **lot** and does not have year-round rear **lane** access by a **lane** that is wider than 6.0 metres:
- i. a 1.5-metre-wide emergency access aisle, clear of any buildings, **structures**, **retaining walls**, and other such obstructions must be provided between the **front lot line** and the **dwelling unit**; and
 - ii. **fences** erected within the emergency access aisle must be passable at all times via 1.5-metre-wide **fence** gate.
- (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.

5.3.2 Height

- (1) 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



- (2) 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.

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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 areas used to accommodate required parking areas, including ramps for vehicular access/egress ⁷	--	--	E	E	--
Exterior features used to facilitate barrier-free access to a building or structure in accordance with the BC Building Code	E ⁸	E ²	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
Exterior stairs	E ⁹	E ¹⁰	E	E	E
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 ¹¹	--	E	--
Stair and hose towers	--	E ²	--	E	--
Telecommunications towers	--	E ²	n/a	n/a	n/a
Uncovered driveways, drive aisles, and parking and loading spaces	E	n/a	n/a	n/a	E
Unenclosed balconies, decks, porches, and verandas	--	--	E	E	E ¹²
Water towers or other such reservoirs	--	E	n/a	n/a	E

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CONDITIONS [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.

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

Table 5.4(1) Exemptions from Development Regulations

E = exempt

-- = not exempt

Exemptible Features	Setbacks	Height	GFA	FAR	Lot Coverage
6	Cornices, eaves, and gutters are permitted to project 0.6 metres into a required yard .				
7	Includes garages, underground parkades, and any other such enclosed parking structure used to accommodate required parking areas .				
8	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 .				
9	Exterior stairs are permitted within a required front yard , exterior side yard , or rear yard .				
10	Exterior stairs are permitted to exceed the height regulations of this Bylaw, provided such stairs are required to facilitate rooftop access.				
11	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.				
12	To be exempt from the calculation of lot coverage , unenclosed balconies, decks, porches, and verandas must be at least 1.0 metre above finished grade and cantilevered .				

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

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	
Maximum GFA	20.0 m² or 25% of the GFA of all buildings on the lot, whichever is less.	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. ³			Side and rear yards may be used by guests of the accommodation home occupation. 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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11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

Table 6.4(2) Home Occupation Regulations

Criteria	Minor	Standard	Major	Accommodation	
				Bed and Breakfast	Short-Term Rental
Employee Restrictions ⁵	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 ⁶	One client at any given time. ¹	Two clients at any given time. ⁷		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. ⁸				
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 in-person sale of goods be the primary purpose of any home occupation. For clarity, the virtual sale and distribution of goods is permitted.				
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.			No accommodation home occupation can be operated on the same lot as a care facility.	
CONDITIONS [Table 6.4(2)]:					

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Table 6.4(2) Home Occupation Regulations

Criteria	Minor	Standard	Major	Accommodation	
				Bed and Breakfast	Short-Term Rental
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	The use of outdoor spaces is permitted for care facility home occupations. .				
4	Guest use of outdoor space is subject to the screening requirements prescribed in Part 7 of this Bylaw.				
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	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	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	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 **set back** a minimum of 1.0 metre from all **lot lines**.

6.6 Refuse Disposal Facilities

- (1) Despite any other provision of this Bylaw, the following uses may not be located within 500.0 metres of a **refuse disposal facility**:

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- (a) **dwelling units**;
- (b) **food production facilities**; and
- (c) **food services**.

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	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 are 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 any lot line which abuts a lot in a Residential or Public Use zone.	A coop and associated run must be set back a minimum of 4.5 metres from any lot line which abuts a lot 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 agricultural products (including animal products or byproducts) 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	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
CONDITIONS [Table 6.8(1)]: 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 set back 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. 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. 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.			

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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.

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(2) All required landscaping and landscape screen installations, including associated irrigation, must meet or exceed the Canadian Landscape Standard (CLS).

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(3) All required landscaping and landscape screen 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.

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(c) 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.

(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) 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.
- (2) 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(1)**, temporary protective **fencing** must be erected around the dripline of the tree or along the perimeter of a circle having a radius which is calculated by multiplying the trunk diameter measured from 1.37 metres above **natural grade** by 12, 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(1) Landscaping Regulations - Trees

Criteria	Residential Zones	All Other Zones
Minimum Number of Trees ²	≤ Three Dwelling Units: 1 tree per dwelling unit ^{1,2} ≥ Four Dwelling Units: 1 tree per 10.0 linear metres of landscape area ^{1,2,3} A minimum of one tree is required per lot.	1 tree per 10.0 linear metres of landscape area ³
Minimum Tree Size ⁴	Small Tree: expected mature canopy diameter of less than 5.0 metres Medium Tree: expected mature canopy diameter of 5.0 to 8.0 metres Large Tree: expected mature canopy diameter of greater than 8.0 metres	
Minimum Tree Size Ratio	Small Tree: maximum 25% of required trees Medium Tree: n/a Large Tree: minimum 50% of required trees Where only one tree is required, such tree must be a large tree, ⁴ two medium trees or, where the canopy cover cannot be accommodated within the open space on the lot, three small trees.	
Minimum Tree Height	1.4 m	
Minimum Soil Volume Per Tree		
	Small Tree	Single Tree 15.0 m³ Shared ⁷ 10.0 m³

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Table 7.2(1) Landscaping Regulations - Trees

Criteria	Residential Zones	All Other Zones
	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, depending on expected mature canopy diameter at maturity. 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 dwelling units , required trees may be accommodated within an irrigated boulevard, subject to written consent from the Village.	Required trees may be accommodated within an irrigated boulevard, subject to written consent from the Village.

CONDITIONS [Table 7.2(3)]:

- Landscaping requirements do not apply to the replacement or addition of a secondary suite.
- 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.
- The linear metre calculation is used to determine the minimum number of trees to be planted on the **lot**.
- 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 trees, regardless of their **height**, unless otherwise demonstrated through nursery specifications or arborist verification.
- 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(2) Landscaping Regulations – All Other Requirements		
Criteria	Residential Zones ¹	All Other Zones
Minimum Planting Requirements for Landscape Areas ²	75% of all landscape areas must be planted with soft-landscaping elements .	75% of all landscape areas must be planted with soft-landscaping elements . ^{3, 4}
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. ⁵	
	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. ⁶	
Outdoor Lighting	Run-off onto sidewalks, highways, or parking and loading areas is not permitted.	
	Flashing or blinking exterior lighting is not permitted.	
Outdoor Lighting	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 [Table 7.2(2)]:

¹

Landscaping requirements are only applicable to development comprising four or more dwelling units on a **lot**, including the replacement of existing dwelling units. Landscaping requirements do not apply to the development of a new coach house, or a new **secondary suite within an existing building**.

²

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**.

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Table 7.2(2) Landscaping Regulations – All Other Requirements

Criteria	Residential Zones ¹	All Other Zones
³	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.	
⁴	For lots abutting Memorial Way, a landscape area comprising the first 10.0 metres from the lot line abutting Memorial Way must be 100% planted with soft-landscaping elements.	
⁵	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.	
⁶	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

- (1) 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.
- (2) 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.

Table 7.3(1) Landscape Screen Requirements

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.	-
#1266 Detached Dwelling Units	Where there is more than one detached dwelling unit on a lot , and where a detached dwelling unit is located within 4.5 metres of any lot line abutting a lot in a Residential zone, a landscape screen must be provided along such lot line . Receptacles used for waste management must be screened from adjacent properties.	n/a	n/a
#1266 ≥ Four new Dwelling Units	A landscape screen must be provided along all rear and interior side lot lines. Receptacles used for waste management must be screened from adjacent properties.		
Bulk Fuel Storage	n/a	A fence must be provided around all yards used for bulk fuel storage.	n/a

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6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
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Table 7.3(1) Landscape Screen Requirements

Table 7.3(1) Landscape Screen Requirements			
Criteria or Use	Residential Zones	Industry Zones	All Other Zones
Home Occupations	A landscape screen must be provided around all rear or side yards used for an accommodation home occupation.	n/a	
Heating, Ventilation and Air Conditioning (HVAC) Equipment	Where HVAC equipment is located within 3.0 metres of a lot line, a landscape screen must be provided around the equipment to attenuate noise emanating from the equipment.		
Outdoor Storage	n/a		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

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Table 7.3(2) Standards for Required Landscape Screens¹

	Industry Zones		All Other Zones	
Type	Minimum Height	Maximum Height	Minimum Height	Maximum Height
Existing vegetation which provides a complete permanent visual screen	2.0 m	n/a	2.0 m	n/a
Continuous row of native, drought-tolerant plants	2.0 m ²	n/a	2.0 m ²	n/a
Solid, opaque fence or brick or stone wall ³	2.5 m	3.5 m	1.8	2.0 m
CONDITIONS [Table 7.3(2)]: ¹ Except where otherwise specified in this Bylaw, all required landscape screens shall be continuous except to accommodate access/egress to or from the screened area. ² The minimum height at the time of planting is 1.0 metres. ³ No landscape screen in any zone other than the Industrial Refuse (I-3) zone can be comprised of or contain barbed wire, razor wire, or plywood.				

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7.4 Fence

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- (1) Despite any other regulation in this Bylaw, no fence shall exceed the maximum fence height regulation prescribed in this section.
- (2) 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

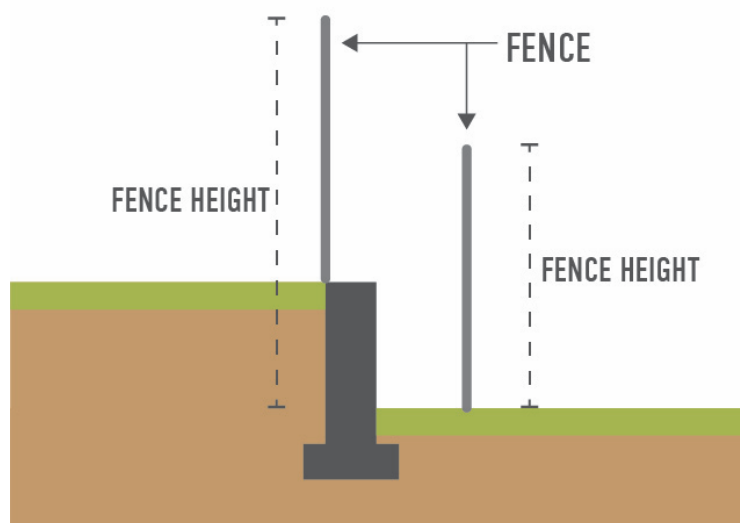


Table 7.4(3) Fence Heights ¹

Zone(s)		Minimum Fence Height	Maximum Fence Height ²
Residential and Mixed-Use	Front Yard	-	1.2 m
	All Other Yards	-	2.0 m
Rural and Public Use	All Yards	-	2.0 m
Industry	All Yards	2.5 m	3.5 m
Interchange	All Yards	-	2.0 m

CONDITIONS [Table 7.4(3)]:

- ¹ No fence in any zone other than the Industrial Refuse (I-3) zone can be comprised of or contain barbed wire, razor wire, or plywood.
- ² 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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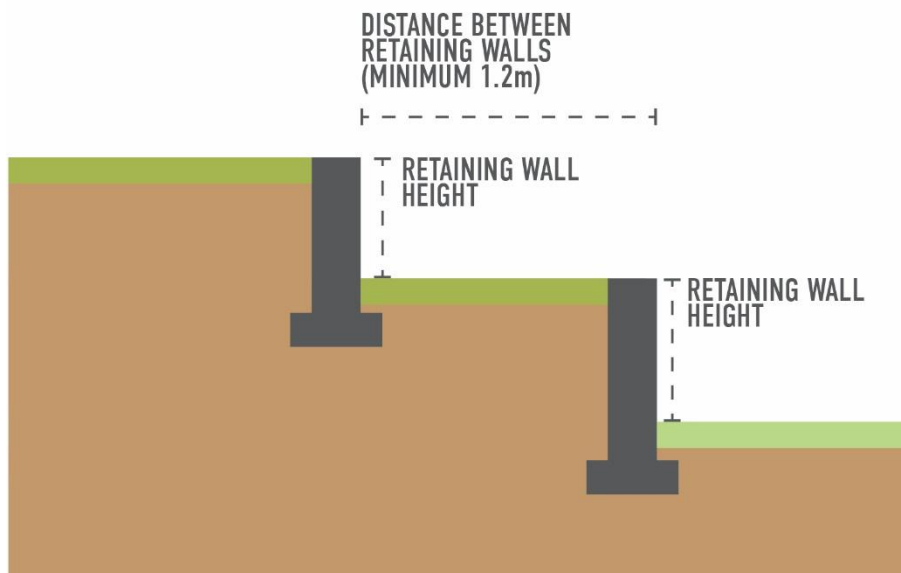
1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
11 – Mixed-Use Zones	12 – Industry Zones	13 – Public Use Zones	14 – Rural Zones	15 – Interchange Zones

7.5 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**).

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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:

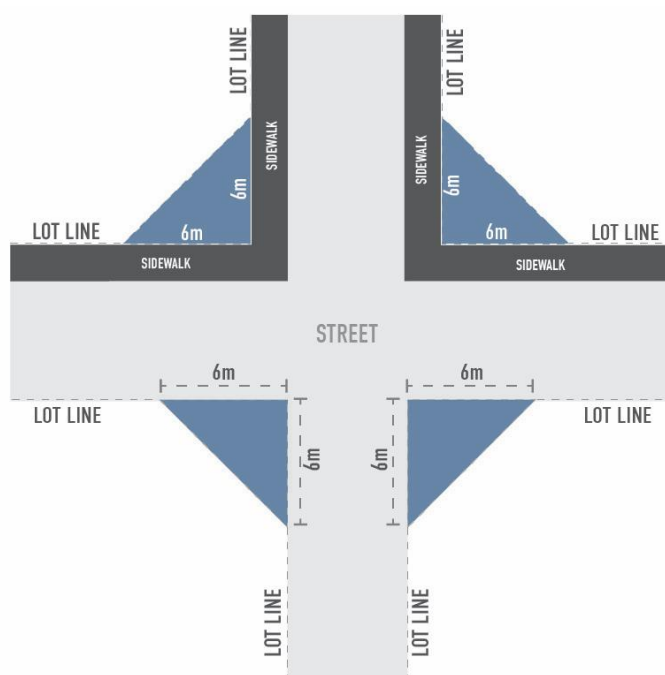
1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
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- (a) the retaining wall does not exceed 1.2 metres in height; and
- (b) the retaining wall is not located within an exterior side yard.

7.6 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:
 - 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 hanging sign, **fascia sign**, painted wall 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 lot:

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- i. one **fascia sign**, subject to the following regulations:
 - a. maximum **sign area** must not exceed 0.5square metres 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 80.0 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.
- 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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vi. one window graphics sign

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vii. one painted wall sign.

(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.

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(d) Signs equipped with flashing, oscillating, or moving lights or beacons are not permitted.

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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(1)** and **Table 9.2(2)**.

Table 9.2(1) 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 [Table 9.2(1)]: 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.				

1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
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Table 9.2(2) 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 [Table 9.2(2)]:			
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.

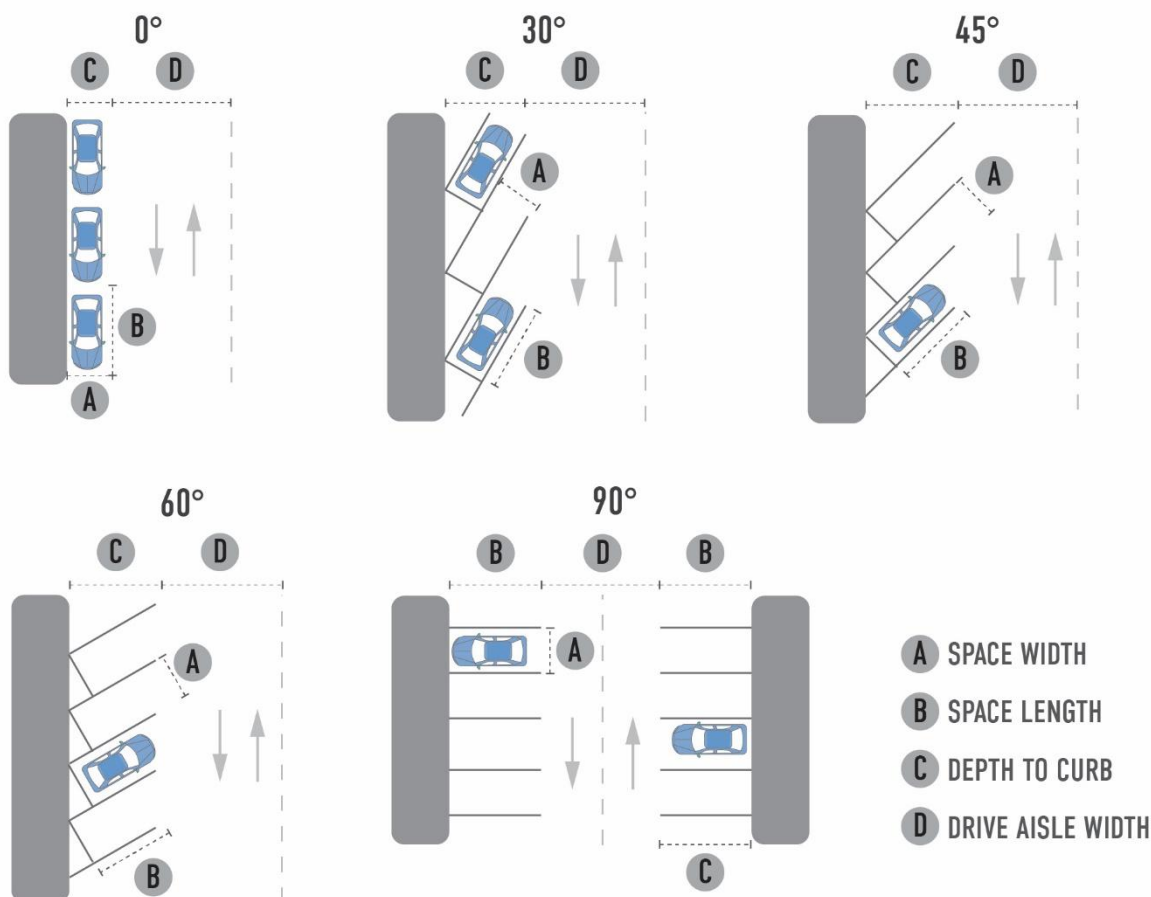
1 – Administration	2 – Enforcement	3 – Interpretation	4 – Definitions	5 – General Regulations
6 – Use-Specific Regulations	7 – Landscaping & Screening	8 – Signage	9 – Parking and Loading	10 – Residential Zones
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- (5) No parking or loading space can be located within 1.0 metre of a highway.

Table 9.3(3) 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
CONDITIONS [Table 9.3(3)]: 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
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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.

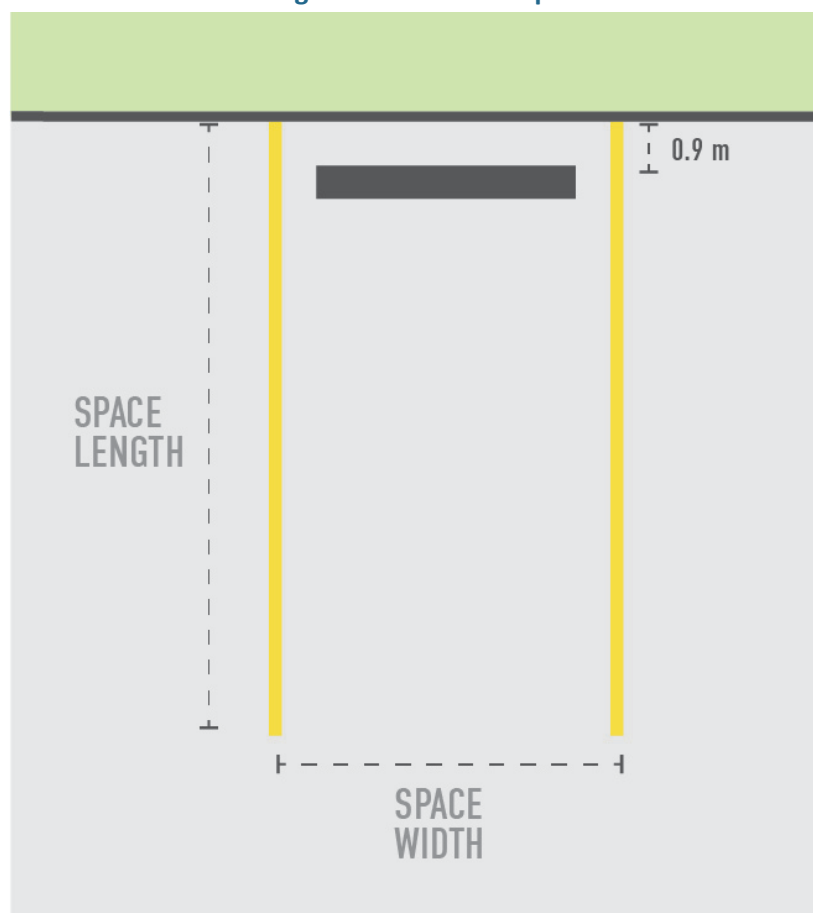
(a) Where a parking or **loading space** abuts an obstruction, the width of such space must:

- i. be an additional 0.2 metres where there is an obstruction abutting just one side;
- ii. be an additional 0.5 metres where there is an obstruction abutting either side;
and
- iii. 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
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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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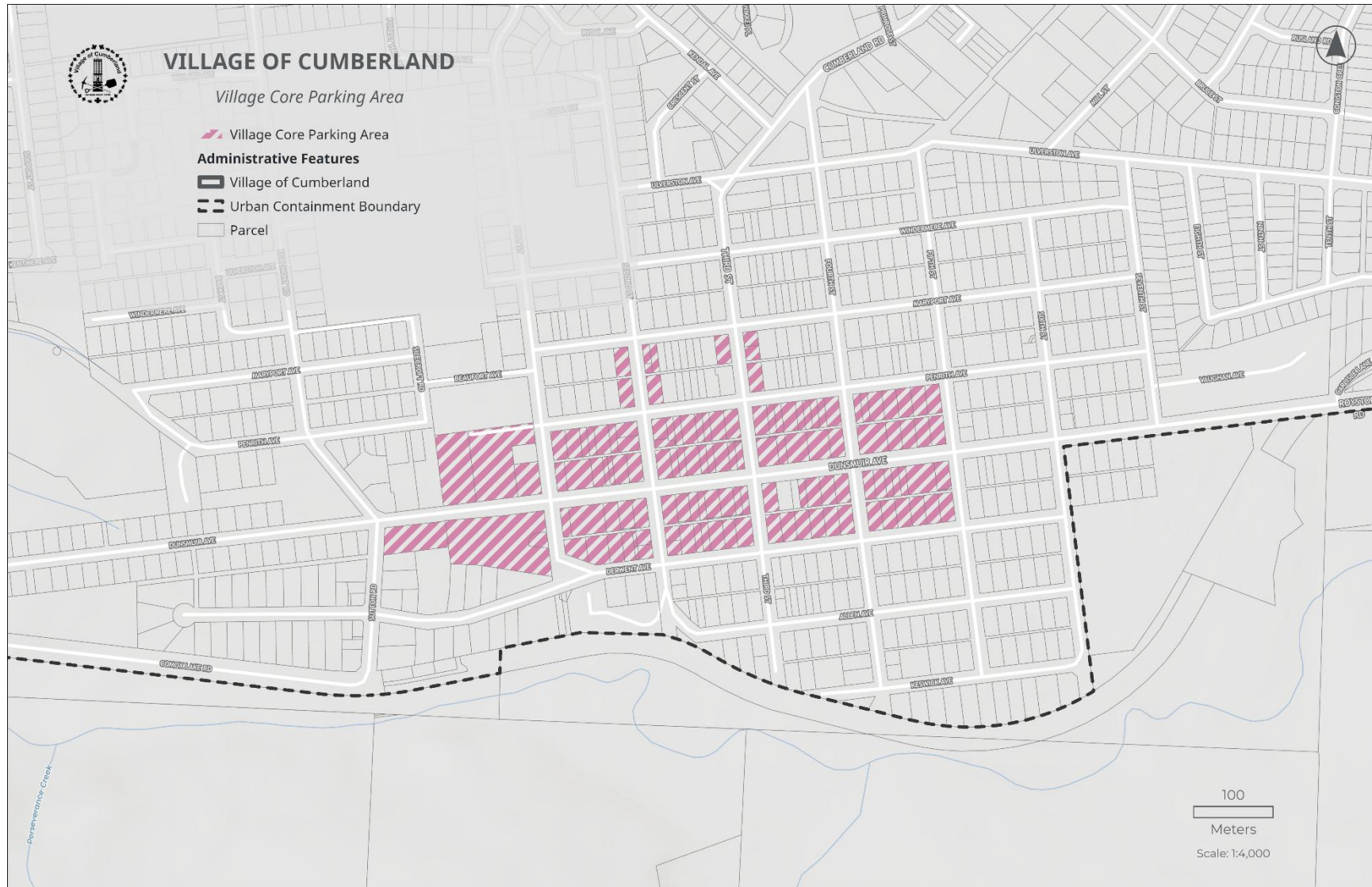
- (9) Every parking and loading area required to accommodate five or more vehicles, including areas used for access and egress, must:
- (a) clearly delineate individual **parking spaces**, **loading spaces**, **barrier-free parking spaces**, **courtesy parking spaces**, **electric vehicle parking spaces**, **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**.

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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
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	

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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	

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
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	
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	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
	per 100.0 m ² of floor area, whichever is lesser	
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
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
Greenhouse, Commercial	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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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
	parking space requirements of any ancillary uses	parking space requirements of any ancillary uses
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 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

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
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
Production Facility, Food	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
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	7.0 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	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

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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
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
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	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

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
	technical support, indoor display, and retail sales	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 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

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
CONDITIONS [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		

CONDITIONS [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

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(3) Barrier-Free Parking Requirements	
Total Number of Required Parking Spaces	Minimum Number of Barrier-Free Parking Spaces ¹
CONDITIONS [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.

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.

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 9.4.3(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 [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 [Table 9.4.4(2)]:

- 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.

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

9.4.5 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 [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
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 [Table 9.4.5(3)]:

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
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.

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

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 9.4.8(2) Visitor Parking Requirements	
Total Number of Required Parking Spaces	Minimum Number of Visitor Parking Spaces ¹
> 20	10% of total number of required spaces
CONDITIONS [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.

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 [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(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 9.4.9(2) 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 –Conventional Loading			
Automotive and Equipment Services, Light Care Facility, Child Care Facility, Community Cultural and Community Services Education Services Entertainment Facility Farmer’s Market Food Services Health Services Licensed Premises Plant Nursery Recreation Services, Indoor Retail, Cannabis Retail Sales Veterinary Services	< 235.0 m ²	0	0
	235.0 m ² – 465.0 m ²	1	0
	465.0 m ² – 2,800.0 m ²	2	0
	> 2,800.0 m ²	2	1
	ALL OTHER USES – Oversize Loading		

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(2) Loading Requirements

Use	Floor Area	Minimum Number of Loading Spaces	
		Conventional	Oversize
Automotive and Equipment Services, Industrial Bulk Fuel Storage Campground Compost Facility Emergency and Protective Services Fleet Services Facility Greenhouse, Commercial Hostel Hotel Motel Industrial, Heavy Industrial, Light Natural Resource Extraction Production Facility, Alcohol Production Facility, Cannabis Production Facility, Food Recreation Services, Outdoor Recycling Facility Refuse Disposal Facility Sawmill Silviculture Storage, Indoor Storage, Warehouse Wholesale Services Wrecking Yard	$< 2,325.0 \text{ m}^2$	1	1
	$\geq 2,325.0 \text{ m}^2$	n/a	1
CONDITIONS [Table 9.4.9(2)]: ¹ Loading requirements apply to residential developments comprising thirty 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			

- (1) 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(2)**.

Table 9.5(2) 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

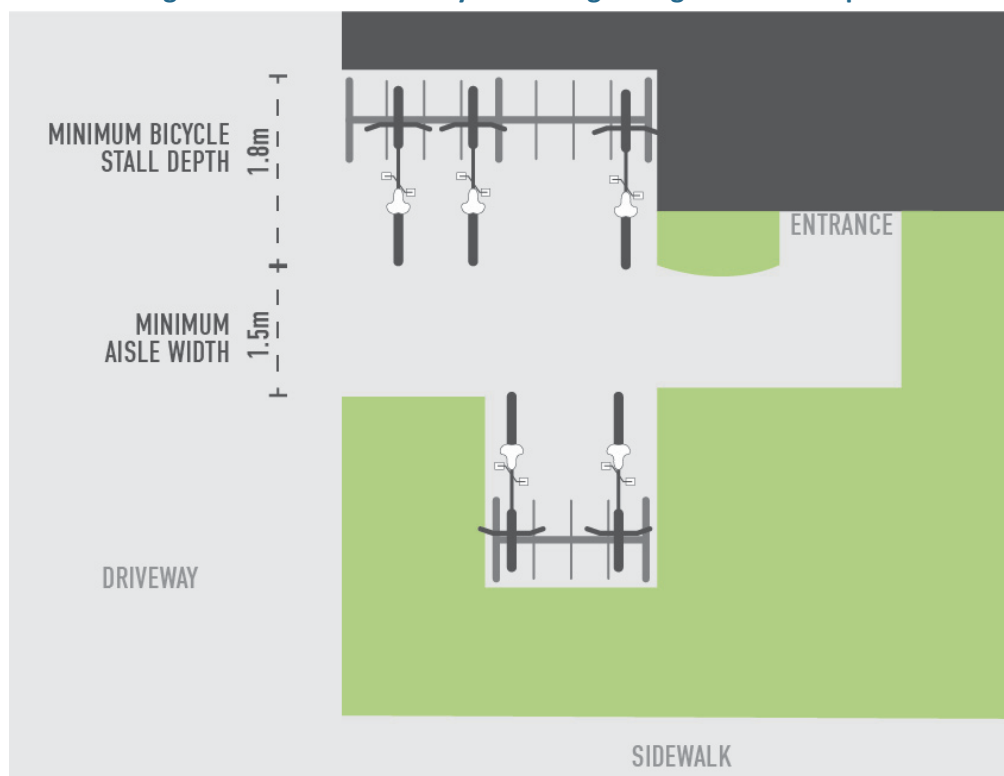
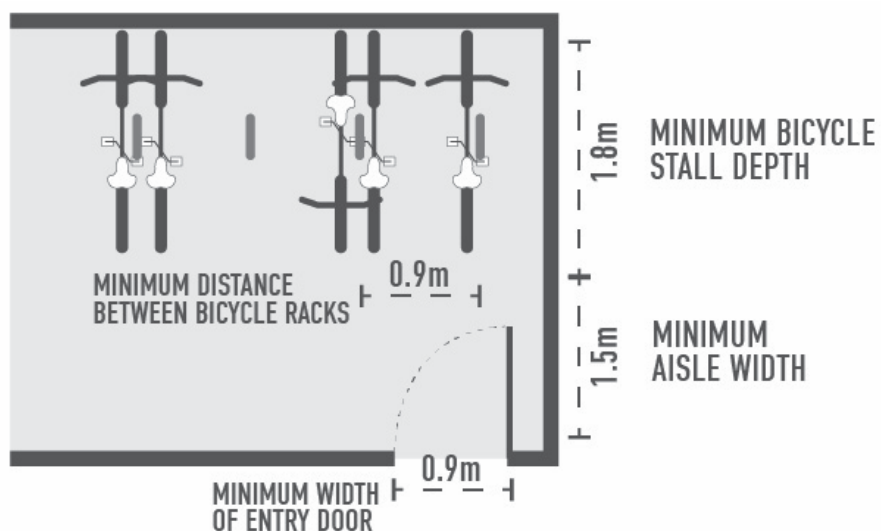


Figure 9-5. Long-Term Bicycle Parking Configuration Example



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(3) 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 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, 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(4)**.
- (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(4) 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(4) 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 2.0 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 2.0 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 2.0 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 2.0 spaces, whichever is greater	n/a
Gas Station		0.6 spaces per 100.0 m ² of floor area or 2.0 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(4) Bicycle Parking Requirements

Use	Short-Term Bicycle Parking	Long-Term Bicycle Parking
#1266 Greenhouse, Commercial	n/a	0.2 space per 100.0 m ² of floor area
Health Services	0.6 spaces per 100.0 m ² of floor area or 2.0 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 2.0 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 2.0 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	
#1266 Production Facility, Food	0.6 spaces per 100.0 m ² of floor area	0.2 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

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) Bicycle Parking Requirements

Use	Short-Term Bicycle Parking	Long-Term Bicycle Parking
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
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 2.0 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 [Table 9.5(4)]:

- 1** Long-term bicycle parking is not required for principal dwelling units that have individual 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
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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(4)**.

Table 9.6(1) 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 – 6	0	0	0	0
	7 – 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 [Table 9.6(1)]:

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
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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
#1266	Dwelling Units	P	P	P	--	P	P
	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	--	--	--	--
#1266	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 [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

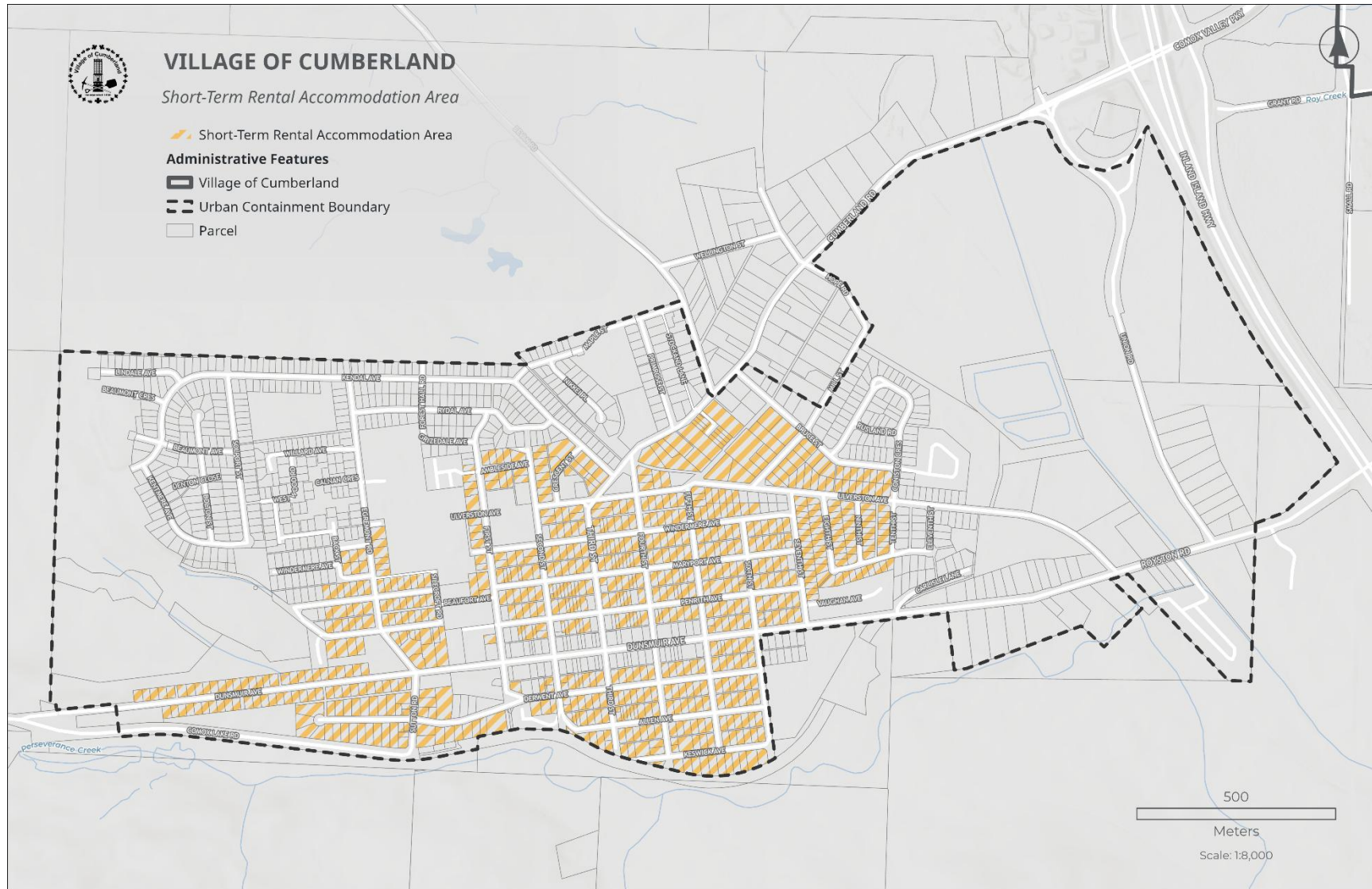
S = permitted as an secondary use

-- = 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 horses, cattle, 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 Subject to the secondary suite regulations prescribed in Section 6.7 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

Figure 10-1. Short-Term Rental Accommodation Area



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

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	20 per ha ²	89 per ha ^{3, 4}	50 per ha ^{5, 6}
CONDITIONS [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 Subject to the Village's Manufactured Home Park Bylaw. ³ All dwelling units must be under residential rental tenure.						

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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 For the lot legally described as LOT 1, DISTRICT LOT 24, NELSON DISTRICT, PLAN 28034, EXCEPT PART IN PLAN VIP82131 (2782 Ulverston Avenue): 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.						
⁵ 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.						
⁶ 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	4.5 m ⁴	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 [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.
- ⁴ Where the rear lot line abuts a lane, the minimum rear setback is 1.5 metres.

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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 [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	--

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
Dwelling Units		P ⁶	P ⁷	P ⁷
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	S
	Bed and Breakfast Accommodation	--	--	S
	Short-Term Rental Accommodation	-- ¹⁴	S	--
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 ¹⁷	--	--
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}	P ^{19, 20}	P ^{20, 21}

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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
Secondary Suite ²²	n/a	S	S
Storage, Outdoor	S ²³	--	S ²³
Veterinary Services	P	P	--

CONDITIONS [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

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

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
	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.		
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: - 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	Subject to the mobile vending regulations prescribed in Section 6.5 of this Bylaw.		
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	Subject to the cannabis retail regulations prescribed in Section 6.2 of this Bylaw.		
19	The maximum floor area for retail sales is 1,270.0 square metres.		
20	Outdoor displays ancillary to retail sales must not obstruct a landscaped area or pedestrian walkway, driveway, or highway.		
21	The maximum floor area for retail sales is 300.0 square metres.		
22	Subject to the secondary suite regulations prescribed in Section 6.7 of this Bylaw.		
23	Outdoor storage is only permitted where secondary to a farmer's market.		

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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

11.3 Subdivision Standards

Table 11.3(1) Subdivision Standards

Criteria		MU-1	MU-2	MU-3
Minimum Lot Area	One detached dwelling unit	n/a	325.0 m ²	550.0 m ² ¹
	Two attached dwelling units			
	Three or more attached dwelling units	325.0 m ²		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			

CONDITIONS [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 [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 [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
CONDITIONS [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	--	--
Greenhouse, Commercial	P	P	--
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	--	--
Production Facility, Food	P	P	--
Professional Services, Public-Facing	S	S	S
Recreation Services, Indoor	P	--	--
Recycling Facility	--	P	P
Refuse Disposal Facility ⁵	--	--	p ⁶
Retail Sales	p ⁷	--	--
Sawmill	--	S	--
Silviculture	--	P	--
Storage, Indoor	P	--	--
Storage, Outdoor	S	S ⁸	S
Storage, Warehouse	S	P	--
Veterinary Services	P	--	--
Wholesale Services	P	S	--
Wrecking Yard	--	P	--

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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

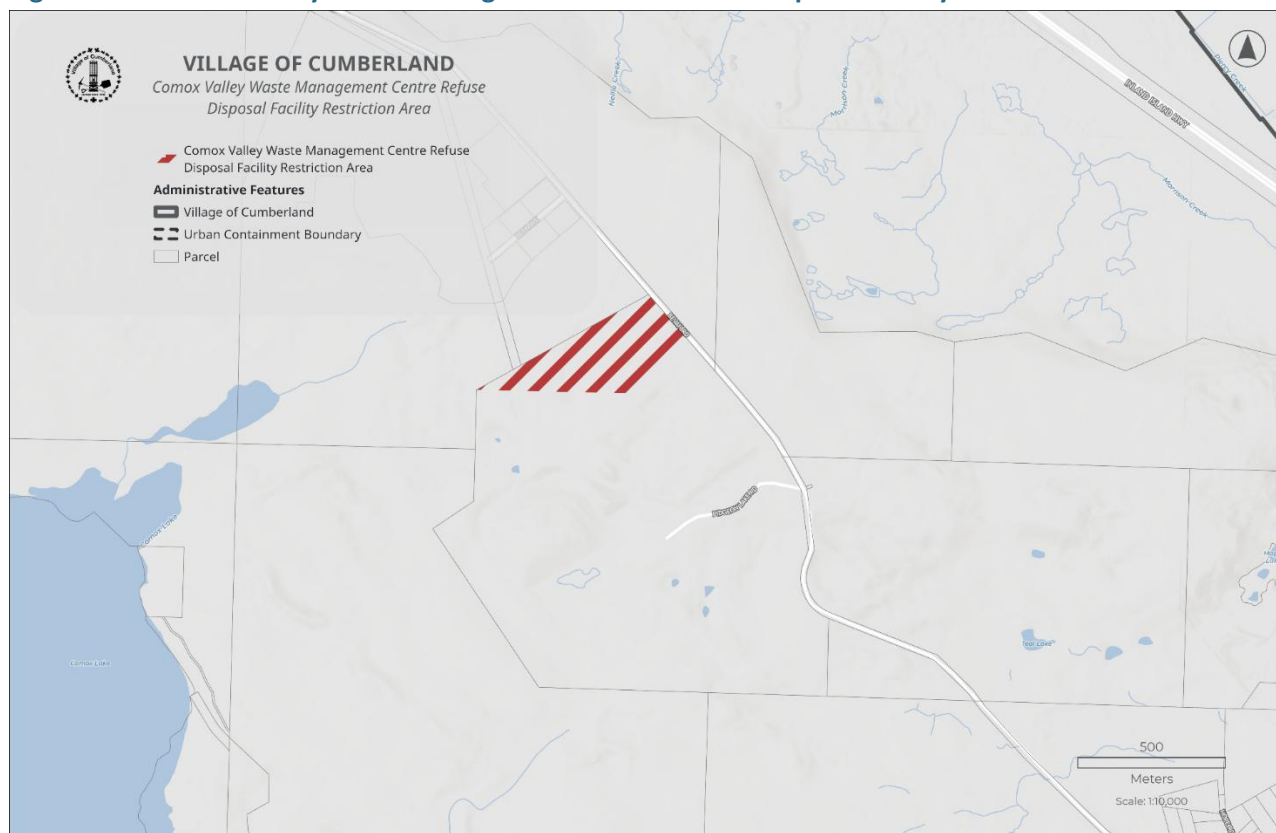
S = permitted as an secondary use

-- = use not permitted

Use	I-1	I-2	I-3
CONDITIONS [Table 12.2(1)]: - Subject to the screening requirements for care facilities prescribed in Section 7.3 of this Bylaw. - The maximum floor area for food services is 150.0 square metres. 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). - Subject to the mobile vending regulations prescribed in Section 6.5 of this Bylaw. - Subject to the refuse disposal facility regulations prescribed in Section 6.6 of this Bylaw. - 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. - The maximum floor area for retail sales is 930.0 square metres. 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.			

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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
CONDITIONS [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	15.0 m
Minimum Rear Setback	7.5 m		
Minimum Side Setback	7.5 m		

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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
Minimum Exterior Side Setback	7.5 m		

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	15.0 m
Minimum Rear Setback	7.5 m		
Minimum Side Setback	7.5 m		
Minimum Exterior Side Setback	7.5 m		

CONDITIONS [Table 15.2(2)]:

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

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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	--
Container	--	S	S
Cultural and Community Services	S	P	--
Dwelling Units	-- ²	--	--
Education Services	S	P	S
Emergency and Protective Services	--	P	P

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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
Farmer's Market	S	S	--
Food Services	S ³	S ⁴	--
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 [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.

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 [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 [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
CONDITIONS [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		--	--	--
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	--	--

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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	--	--

CONDITIONS [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 [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			
CONDITIONS [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			

CONDITIONS [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

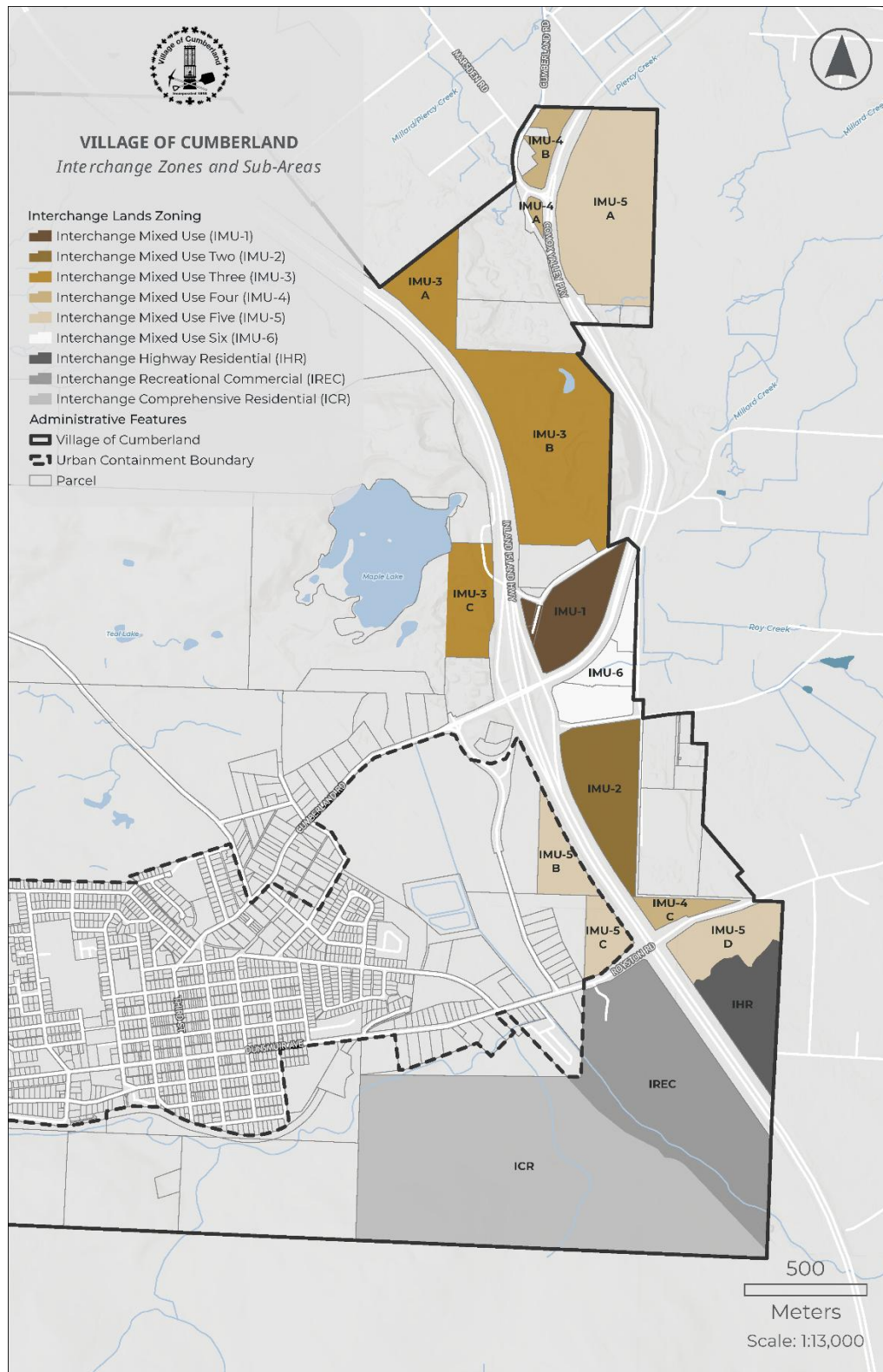
PART 15 INTERCHANGE ZONES

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 • Area A • Area • Area C
IMU-4	Interchange Mixed Use Four • Area A • Area B • Area C
IMU-5	Interchange Mixed Use Five • 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
CONDITIONS [Table 15.1(1)]: ¹ Where applicable, specific regulations apply to the sub-areas identified in Figure 15-1.	

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 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

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
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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 [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.

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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

CONDITIONS [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.

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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
CONDITIONS [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.																	

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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 [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

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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 [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.

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 15th day of DECEMBER 2025.

READ FOR A THIRD TIME this 26th day of JANUARY 2026.

MINISTRY OF TRANSPORTATION AND TRANSIT APPROVAL received this 28th day of JANUARY 2026.

ADOPTED this 9th day of FEBRUARY 2026.

Mayor

Corporate Officer

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