

THE CORPORATION OF THE VILLAGE OF CUMBERLAND

BYLAW NO. 1266

A Bylaw to amend the Village of Cumberland Zoning Bylaw No. 1238, 2025

The Council of the Corporation of the Village of Cumberland, in open meeting assembled, enacts as follows:

1. This Bylaw shall be cited as “Zoning Amendment Bylaw No. 1266, 2026”.
2. “Zoning Bylaw No. 1238, 2026” is amended in **Part 4 Definitions**, section *4.1 Defined Terms* as follows:
 - (a) Under DRIVE AISLE, by inserting: “and loading” between “parking” and “spaces.”
 - (b) Under FLOOR AREA, GROSS (GFA) by inserting: “required” between “accommodate” and “parking areas”
 - (c) Following the definition for GRADE, NATURAL by inserting: “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.”
 - (d) Under INDUSTRIAL, HEAVY, following “raw materials,” by striking: “including the processing of animal products and byproducts.”
 - (e) By striking: “MANOEUVRING AISLE means a pathway designated for use by vehicular traffic, within a parking lot or parking area, for the purpose of accessing individual parking and loading spaces.”
 - (f) Under MANUFACTURED HOME, following “is constructed to” by inserting: “either” and following “CAN/CSA Z-240 (Mobile Home)” by inserting: “CAN/CSA Z-277 (Modular Home)”.
 - (g) Under PARKING AREA, by striking: “maneuvering” and substituting: “drive”.
 - (h) Under PLANT NURSERY, after “display and” inserting hyperlinks for “wholesale” and for “retail sale”.
 - (i) Following the definition for PRODUCTION FACILITY, CANNABIS by inserting: “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.”

3. “Zoning Bylaw No. 1238, 2026” is amended in **Part 5 General Regulations** as follows

(a) Under *5.2 Uses Prohibited in All Zones* by inserting: “(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.”

(b) Under *5.3 Development Standards*

- i. under the heading “5.3 Development Standards” by inserting the subheading: “5.3.1 Setbacks”
- ii. under the new section 5.3.1 at the end of (1), by inserting after “distance specified”:

“(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.”
- iii. at the end of the new section 5.3.1 by inserting a new section title: “5.3.2 Height” and renumbering the paragraphs that follow “(1)” and “(2)”
- iv. by striking: “(5) Despite any other provisions in this Bylaw, heating, ventilation, and air conditioning equipment must be located to minimize their impact on adjacent dwelling units by avoiding proximity to windows and doors.”

(c) in *Table 5.4(1) Exemptions from Development Regulations*,

- i. at the end of the row starting with “Enclosed areas...”, by striking: “Enclosed parking areas, including ramps for vehicular access/egress” and substituting: “Enclosed areas used to accommodate required parking areas, including ramps for vehicular access/egress”
- ii. in the row starting with “Uncovered driveways...”, by striking: “manoeuvring” and substituting: “drive”.

- iii. under CONDITIONS, inserting “7 Includes garages, underground parkades, and any other such enclosed parking structure used to accommodate required parking areas.” and
 - iv. renumbering the subsequent lines in sequential order.
4. “Zoning Bylaw No. 1238, 2026” is amended in **Part 6 Home Occupations** as follows:
- (a) In *Table 6.4(2) Home Occupation Regulations*,:
- i. in the row titled “Retail Sale Restrictions”, by striking: “The display and retail sale of goods is limited to goods that were produced or manufactured on-site incidentally to the home occupation, or goods produced or manufactured off-site which are directly related to the home occupation. In no instance must the display and sale of a good be the primary purpose of any home occupation.”

and substituting:

“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.”
 - ii. in the row titled “Other Restrictions”, in the second cell of that row, by striking: “Should the home occupation cease, the additional cooking facilities must be removed and are in no instance to be used to establish an additional dwelling.”
 - iii. under CONDITIONS [Table 6.4(2)] by striking:

“The use of a side or rear yard is permitted for care facility home occupations only, subject to the screening requirements prescribed in Part 7 of this Bylaw.”

and substituting:

“The use of outdoor spaces is permitted for care facility home occupations.”
- (b) In section 6.6 *Refuse Disposal Facility* by striking:
- “(1) Despite any other provision of this Bylaw, only the following uses may be located within 500.0 metres of a [refuse disposal facility](#):
- (a) [automotive and equipment services, industrial](#);

- (b) bulk fuel storage;
- (c) compost facility;
- (d) containers;
- (e) fleet services facility;
- (f) industrial, heavy;
- (g) natural resource extraction;
- (h) parking lot;
- (i) recycling facility;
- (j) sawmill;
- (k) silviculture;
- (l) storage, outdoor;
- (m) storage, warehouse; and
- (n) wrecking yard.”

and substituting:

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

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

(c) In *Table 6.8(1) Urban Agriculture Regulations*, in the row titled *Accessory Buildings and Structures*,

- i. in the column titled *Keeping of Bees*, following “A maximum of two hives and two nucs” by striking “is” and substituting: “are”
- ii. in the column titled *Keeping of Bees*, following “All hives must be set back a minimum of 6.0 metres from all sidewalks, highways,” by striking: “lots” and substituting “any lot line which abuts a lot”
- iii. in the column titled *Keeping of Poultry*, following “A coop and associated run must be set back a minimum of 4.5 metres from” by striking: “all lots” and inserting “any lot line which abuts a lot”

(d) In *Table 6.8(1) Urban Agriculture Regulations*, in the row titled *Food Processing Restrictions*, by striking: “food” and substituting: “agricultural” and, following “products” inserting: “(including animal products or byproducts)”.

5. “Zoning Bylaw No. 1238, 2026” is amended in **Part 7 Landscaping and Screening** as follows:

(a) In section *7.1 General*,

- i. subsection (2) following “All required landscaping” by inserting: “and landscape screen”
- ii. subsection (3) following “All required landscaping” by inserting: “and landscape screen”
- iii. at the end of subsection (3), by inserting: “(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.”

(b) In section 7.2 *Landscaping Requirements* by striking:

“(1) The **landscaping** requirements prescribed in **Table 7.2(4)** and **Table 7.2(5)** are only applicable to development comprising one or more new **dwelling units**, including the demolition and replacement of one or more existing **dwelling units**.”
and renumbering the subsequent paragraphs starting with (1).

(c) In section 7.2 *Landscaping Requirements*,

- i. by striking: “Where construction works are proposed within 10.0 metres of an existing tree that is to be retained to meet the requirements prescribed in **Table 7.2(4)**, temporary protective fencing must be erected around the dripline of the tree, or at a minimum radius equal to 1.0 metre for every 1.0 centimetre of trunk diameter measured from 1.37 metres above natural grade, whichever is greater.”
and
- ii. substituting: “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.”.

(d) In section 7.2 *Landscaping Requirements*, by striking *Table 7.2(3) Landscaping Regulations – Trees* and substituting:

Table 7.2(1) Landscaping Regulations - Trees		
Criteria	Residential Zones	All Other Zones
	≤ Three Dwelling Units : 1 tree per dwelling unit 1,2	1 tree per 10.0 linear metres of landscape area 3

Table 7.2(1) Landscaping Regulations - Trees			
Criteria	Residential Zones		All Other Zones
Minimum Number of Trees ²	≥ Four Dwelling Units: 1 tree per 10.0 linear metres of landscape area ^{1,23,}		
	A minimum of one tree is required per lot.		
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		Single Tree	Shared ⁷
	Small Tree	15.0 m ³	10.0 m ³
	Medium Tree	18.0 m ³	12.0 m ³
	Large Tree	20.0 m ³	15.0 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.	

Table 7.2(1) Landscaping Regulations - Trees		
Criteria	Residential Zones	All Other Zones
CONDITIONS [Table 7.2(3)]: 1 Landscaping requirements do not apply to the replacement or addition of a secondary suite. 2 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. 3 The linear metre calculation is used to determine the minimum number of trees to be planted on the lot. 4 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. 5 Soil volume may be shared amongst multiple plantings (trees, shrubs, etc.), provided continuous growing medium can be reached by the roots of such plantings.		

- (i) In section 7.2 *Landscaping Requirements* by striking *Table 7.2(4) Landscaping Regulations – All Other Requirements* and substituting:

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 .	

Table 7.2(2) Landscaping Regulations – All Other Requirements		
Criteria	Residential Zones ¹	All Other Zones
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.	
	Landscape buffers must be located such that loading and unloading vehicles can access the site without interference.	
Irrigation	All required landscaping installations must be equipped with a permanent, fully automatic, low-water requirement irrigation system. ⁶	
	Run-off onto sidewalks, highways, or parking and loading areas is not permitted.	
Outdoor Lighting	Flashing or blinking exterior lighting is not permitted.	
	All direct or ambient lighting must have a DarkSky seal and be directed or shielded to ensure direct light rays do not shine beyond the boundaries of the lot.	
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.	
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.	

Table 7.2(2) Landscaping Regulations – All Other Requirements		
Criteria	Residential Zones ¹	All Other Zones
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.	

(j) In section 7.3 Landscape Screens by striking: *Table 7.3(1) Landscape Screen Standards*.

(k) In section 7.3 *Landscape Screens* by striking:

“(2) All required landscape screens must be regularly maintained by property owners to ensure a healthy, neat, and orderly appearance throughout the year.

(a) Required maintenance for vegetative landscape screens includes watering, fertilizing, liming, pruning, and removal of dead or diseased plant material, as well as weed, pest, and disease control.

(b) Required maintenance for non-vegetative landscape screens includes structural repairs or replacements, aesthetic improvements such as painting or refinishing, and clearing of litter and other such debris.”

and renumbering the paragraphs that follow in sequential order.

and, in the sentence starting with “No landscape screen in any zone...” by striking: “(R-3) and substituting: “(I-3)” and by striking: “sheet metal,”.

(l) In section 7.3 *Landscape Screens* by striking *Table 7.3(5) Landscape Screen Regulations* and substituting:

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	-

Table 7.3(1) Landscape Screen Requirements			
Criteria or Use	Residential Zones	Industry Zones	All Other Zones
		lines that abut a lot in a non-Industry zone.	
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.	n/a	
	Receptacles used for waste management must be screened from adjacent properties.		
≥ Four new Dwelling Units	A landscape screen must be provided along all rear and interior side lot lines.	n/a	
	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
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.		

Table 7.3(1) Landscape Screen Requirements			
Criteria or Use	Residential Zones	Industry Zones	All Other Zones
Outdoor Storage	n/a		A landscape screen must be provided around all yards used for outdoor storage.
Wrecking Yards		A fence must be provided around all wrecking yards.	n/a

(m) In section 7.3 *Landscape Screens*, following Table 7.3(1) *Landscape Screen Requirements* by inserting Table 7.3(2) *Standards for Required Landscape Screens*:

Table 7.3(2) Standards for Required Landscape Screens ¹				
	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.				

(n) In section 7.3 *Landscape Screens* by striking:

- “ (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, electrified wire, sheet metal, or plywood.
- (4) 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.

(o) Following Table 7.3(1) in section 7.3 *Landscape Screens* by inserting a new heading: “7.4 Fence” and renumbering subsequent headings in Part 7.

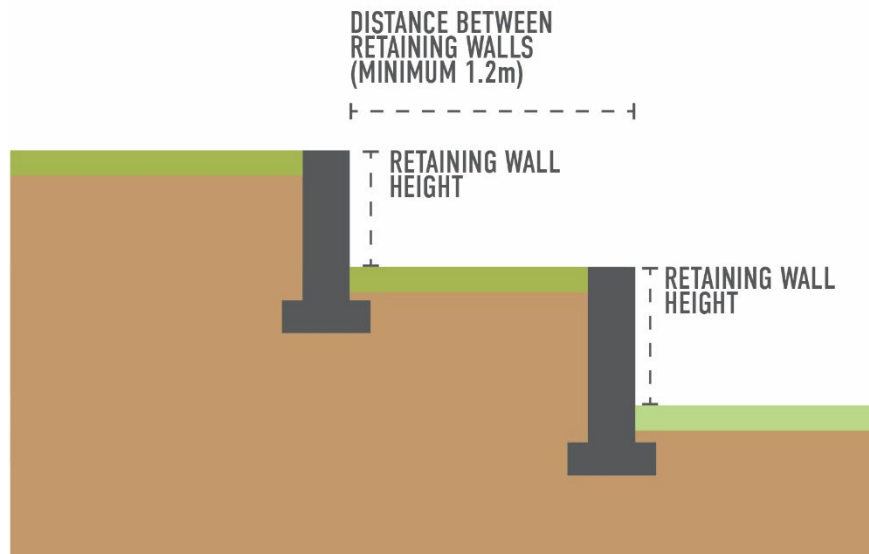
(p) In section 7.4 Fence, by inserting:

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

(q) In section 7.4 Fence, by striking *Table 7.3(7) Fence Standards* and substituting:

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).			

- (r) In section 7.5 *Retaining Walls* by striking *Figure 7-2 Retaining Walls* and inserting the Figure below:



6. “Zoning Bylaw No. 1238, 2026” is amended in **Part 8 Signage** as follows:
- (a) In section 8.3 *All Other Signs*, subsection (b) i. b. by striking: “77.0” and substituting: “80.0”
 - (b) In section 8.3 *All Other Signs*, subsection (b) by inserting:
 - “ vi. one window graphics sign
 - vii. one painted wall sign.”
 - (c) In section 8.3 *All Other Signs*, subsection (d) by striking: “discouraged” and substituting: “not permitted”.
 - (d) In section 8.3 *Other Signs*, subsection (b) by striking: “two signs per business” and substituting: “two signs per lot”.
7. “Zoning Bylaw No. 1238, 2026” is amended in **Part 9 Parking and Loading** as follows:
- (a) In section 9.2 *Cash-in-Lieu* paragraph (1) by striking: “Table 9.2(5) and Table 9.2(5)” and substituting: “Table 9.2(1) and Table 9.2(2).”

- (b) In Table 9.2(2), in the header row, by striking “Table 9.2(2)” and substituting: “Table 9.2(1)”.
- (c) In Table 9.2(2), following CONDITIONS by striking “Table 9.2(3)” and substituting: “Table 9.2(1)”.
- (d) In section 9.3 *Location, Siting, Dimension and Design Standards*, in the header row and following CONDITIONS, by renumbering “Table 9.3(6)” to: “Table 9.3(3).”
- (e) In section 9.4.1 *Conventional Parking*, Table 9.4.1(2) *Parking Requirements – All Other Areas* by inserting the following row below the row titled “Gas Station”

Greenhouse, Commercial	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
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and by inserting the following row below the row titled “Production Facility, Cannabis”:

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
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- (f) In section 9.4.9 *Loading*, renumber Table 9.4.9(3) *Loading Requirements* to: “Table 9.4.9(2) *Loading Requirements*” and, under CONDITIONS, renumber Table 9.4.9(3) to: “Table 9.4.9(2)”.
- (g) In section 9.4.9 *Loading*, Table 9.4.9 (2) *Loading Requirements*
 - i. In the row titled “All Other Uses – Minimal Loading” by striking “Minimal” and substituting: “Conventional”
 - ii. In the row below the heading row “All Other Uses – Conventional Loading, by striking:
“Personal Services”,
“Professional Services, Internal Facing” and
“Professional Services, Public Facing”
 - iii. In the row below the heading row “All Other Uses – Oversize Loading” by inserting:
“Greenhouse, Commercial” and

“Production Facility, Food”

- iv. Under CONDITIONS [Table 9.4.9(2)] 1 by striking “ten” and substituting “thirty”

(h) Under section 9.5 *Bicycle Parking*

- i. by renumbering paragraph (2) to: “(1)”
- ii. under (1) renumbering Table 9.5(3) to: “Table 9.5(2)” and
- iii. renumbering the tables that follow in this section in sequential order.

- (i) Under section 9.5 *Bicycle Parking*, in Table 9.5(4) *Bicycle Parking Requirements*, below the row titled “Gas Stations” by inserting:

Greenhouse, Commercial	n/a	0.2 space per 100.0 m ² of floor area
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- (j) Under section 9.5 *Bicycle Parking*, in Table 9.5(4) *Bicycle Parking Requirements*, below the row titled “Production Facility, Cannabis” by inserting:

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
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- (k) Under section 9.6 *End of Trip Facilities*, paragraph (1) by striking: “Table 9.5(6)” and substituting: “Table 9.5(4).”

- (l) renumbering all occurrences of “Table 9.5(6) End of Trip Facility Requirements” to “Table 9.6(1) End of Trip Facility Requirements”

8. “Zoning Bylaw No. 1238, 2026” is amended in **Part 10 Residential Zones** as follows:

- (a) In section 10.2 *Permitted Uses*, Table 10.2(1) in the row titled “Dwelling Units”, under the column titled “R-MHP” by striking “--” and substituting: “P”

- (b) In section 10.4 *General Regulations*, Table 10.4(1) *General Regulations*, CONDITIONS [Table 10.4(1)] by striking: “² A maximum of three dwelling units are permitted on lots that are connective to both community water and community sewer systems or are 1.0 hectares of larger in size.”

and renumbering the conditions that follow in sequential order.

- (c) In section 10.5 *Development Standards*, Table 10.5(1), under “CONDITIONS [Table 10.5(1)]”, by inserting: “⁴ Where the rear lot line abuts a lane, the minimum rear setback is 1.5 m.”

9. “Zoning Bylaw No. 1238, 2026” is amended in **Part 11 Mixed-Use Zones**, *Table 11.2(1) Permitted Uses* as follows:

- (a) in the cell in the row titled “Home Occupation/Standard” and under the column titled “MU-2” by striking “—” and substituting: “S”
- (b) in the cell in the row titled “Home Occupation/Short-Term Rental Accommodation” and under the column titled “MU-2” by striking “—” and substituting: “S”
- (c) in the cell in the row titled “Secondary Suite” and under the column titled “MU-2” by striking “—” and substituting: “S”
- (d) under CONDITIONS [Table 11.2(1)], line 19 by striking “2,800” and substituting: “1,270”.
- (e) in section 11.3 *Subdivision Standards*, in the row titled “Minimum Lot Area, One-detached dwelling unit” and the row titled “Minimum Lot Area, Two attached dwelling units” under the column titled “MU-1” by inserting “n/a”.

10. “Zoning Bylaw No. 1238, 2026” is amended in **Part 12 Industry Zones** as follows:

- (a) In *Table 12.2(1) Permitted Uses*:

- i. by inserting the following row below the row titled “Gas Station”:

Greenhouse, Commercial	P	P	--
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- ii. by inserting the following row below the row titled “Production Facility, Cannabis”:

Production Facility, Food	P	P	--
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- iii. under CONDITIONS [Table 12.1(2)] by striking paragraph 8:

“Indoor storage is permitted as a principal use on the lots legally described as STRATA LOTS 1-50, SECTION 34, TOWNSHIP 10, COMOX DISTRICT, STRATA PLAN EPS10779 (2794 Beck Avenue).”

and renumbering the paragraph that follows: “8”

- (b) In section 12.5 *Development Standards*, in Table 12.5(1) *Development Regulations for Principal and Secondary Buildings and Structures*, by striking:

:

CONDITIONS [Table 12.5(1)]: ¹ Buildings and structures associated with heavy industrial, natural resource extraction, recycling facility, silviculture, and wrecking yard uses must be setback a minimum of 50.0 metres from all lot lines abutting a Residential, Mixed-Use, or Public Use zone..
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- (c) In section 12.5 *Development Standards*, in Table 12.5(2) *Development Regulations for Accessory Buildings and Structures*, under CONDITIONS by striking:

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

11. “Zoning Bylaw No. 1238, 2026” is amended in **Part 13 Public Use Zones** as follows:

- (a) In section 13.2, Table 13.2(1) Permitted Uses, following the row titled “Cemetery” by inserting:

Container	--	S	S
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12. “Zoning Bylaw No. 1238, 2026” is amended in **Part 14 Rural Zones** as follows:

- (a) In Table 14.2(1) *Permitted Uses* in the cell where the column titled “RT” intersects with the row titled “Campground” by inserting: “--”

READ A FIRST TIME THIS	22 ND	DAY OF	JUNE	2026.
READ A SECOND TIME THIS	22 ND	DAY OF	JUNE	2026.
PUBLIC HEARING HELD THIS	13 TH	DAY OF	JULY	2026
AMENDED THIS	27 TH	DAY OF	JULY	2026
READ A THIRD TIME AS AMENDED THIS	27 TH	DAY OF	JULY	2026.
ADOPTED THIS	27 TH	DAY OF	JULY	2026.

Mayor

Corporate Officer