

PART 5: SIGN AND NOTICE REGULATIONS

5.0 Subject to all other provisions of this Bylaw, no signs or notices shall hereafter be erected or maintained except those permitted by and in conformity with the regulations of this Part.

5.1 PURPOSE

The purposes of this Part:

- (1) To protect signs and lights erected for the direction of traffic from the effects of conflicting commercial and other signs.
- (2) To protect the appearance and preserve the amenity of the various zones which may be adversely affected by signs of inappropriate size, design or location.
- (3) To prevent the confusion which may arise from the undue conflict of commercial and other signs, with one another.

5.2 SIGN PROJECTION

No sign, notice or part thereof shall project over a highway right-of-way or public property.

5.3 ROOF SIGNS

No roof signs shall be permitted.

5.4 ILLUMINATION

- (1) No flashing signs shall be permitted.
- (2) No temporary sign shall be illuminated.
- (3) No sign permitted by this Bylaw shall, by reason of its location, colour or intensity, create a hazard to the safe, efficient movement of vehicular or pedestrian traffic.

5.5 SIGN HEIGHT

- (1) No sign or notice shall exceed an overall height of 8.0 metres.
- (2) No sign or notice shall project above the roof line to which it is attached.
- (3) No free standing sign shall exceed the height of the principal building on the lot.

5.6 PERMITTED SIGNS

- (1) Subject to the Motor Vehicle Act and the Highways Act, the following signs are permitted in all zones under this bylaw conditional on the limitations set forth below:
 - (a) Public building, community activity or political signs.
 - (b) Traffic control signs as defined in the "Motor Vehicle Act".
 - (c) Signs required to be maintained or posted by law or governmental order, rule or regulation.
 - (d) Signs indicating a hazard.
 - (e) Flags or emblems of political, civic, philanthropic, educational or religious organizations.

- (f) Directional signs (on-site).
 - (g) Signs not visible off the lot upon which they are situated.
 - (h) On any lot on which a residential use building is permitted, signs regarding home occupations, trespassing, safety or identification not exceeding .75 m² in area.
 - (i) Temporary political signs promoting any candidate, party or cause which may be displayed for 30 days prior to an election or referendum, provided that such signs are removed within 7 days following said election or referendum.
 - (j) Temporary signs pertaining to campaigns, drives or events of political, civic, philanthropic, education or religious organizations.
 - (k) Temporary signs advertising the sale, lease or rental of the lot or premises upon which such signs are situated, provided that the total area of such signs shall not exceed .75 metres square in area per lot.
 - (l) Temporary signs indicating the name and nature of a construction or demolition project, plus the names of the contractors, subcontractors and professional advisors, provided that the total area of such signs shall not exceed 5.5 m² in total area.
- (2) Within Multi-Family (RM-1) and Mobile Home Park (MH-2) Zones it is permitted to have a single sign denoting the name and address of a building or development but the sign is not to exceed 2.0 m² for any site. Such a sign may be illuminated or unilluminated.
 - (3) Within Core Commercial (C-1), Commercial Service (C-2) Zones it is permitted to have sign or signs not exceeding 5.0 m² in total on any site.
 - (4) Within Marine Commercial (M-1), Marine Industrial (M-2), Light Industrial (I-1), and Heavy Industrial (I-2) Zones it is permitted to have a sign or signs not exceeding 8.0 m² in total on any site.
 - (5) Within a Public Use and Park (P) Zone it is permitted to have:
 - (a) One school, church or hospital signboard not exceeding 1.5 m² in area on any site;
 - (b) One sign for an arena, stadium, curling rink or recreation centre not exceeding 5.0 m²;
 - (c) For parks and playgrounds and all other purposes, a single unilluminated sign not exceeding 1.0 m².

5.7 LIMITED ADVERTISING SIGNS

Limited advertising signs are intended to allow the businesses on each record lot changeable advertising to promote special events, sales, goods or services sold or manufactured on that record lot.

Limited advertising signs promoting special events, goods or services sold or manufactured are subject to the following requirements or regulations;

- (1) They shall have a maximum area of 3 square metres.
- (2) They shall not exceed a maximum overall height of 2.0 metres.

- (3) They shall be located on the lot so the sign does not obstruct vehicular or pedestrian visibility.
- (4) Each lot may have one limited advertising sign.
- (5) Limited advertising signs may be placed on a lot for a duration not exceeding 3 months and not more than two times during a calendar year.
- (6) Limited advertising signs shall not be placed on the lot in a manner which will reduce the number of parking spaces below the number required by this Bylaw or interfere with maneuvering aisles.
- (7) Limited advertising signs shall not violate any provisions of this Bylaw with respect to Section 5.1, 5.2, 5.3, 5.4, and 5.6.

PART 6: OFF STREET PARKING AND OFF STREET LOADING

OFF STREET PARKING

6.1 EXISTING BUILDINGS, STRUCTURES AND USES

The regulation of off street parking contained in this Part shall not apply to buildings, structures or uses existing on the effective date of this Bylaw in any zone except that:

- (1) Off street parking shall be provided and maintained in accordance with this Part for any addition to such existing building or structure or any change or addition to such an existing use;
- (2) Off street parking existing on the effective date of this Bylaw shall not be reduced below the applicable off street parking requirements of this Part.

6.2 VOLUNTARY ESTABLISHMENT OF PARKING FACILITIES

Where off street parking facilities are provided when not required the location, design and operation of such facilities shall comply with all the regulations of this part.

6.3 UNITS OF MEASUREMENT

In determining the amount of off street parking required:

- (1) Where gross floor area is used as a unit of measurement for the calculation of required parking spaces, it shall include the floor area of accessory buildings and basements, except where they are used for parking, heating or storage;
- (2) Where number of employees is used as a unit of measurement it shall mean the greatest number of persons at work at any time of the day or night, in a particular building or for a particular use during any season of the year;
- (3) Where seating accommodation is used as a unit of measurement and such accommodation consists of benches, pews, booths and the like, each 0.2 m of width of such seating accommodation shall be counted as one seat;
- (4) When the calculation of parking requirements results in a fractional parking space, one parking space shall be provided to meet this fractional requirement.

6.4 REQUIRED OFF STREET PARKING SPACES

Off street vehicular parking or garage spaces shall be provided in accordance with the standards in this section. In the case of a use not specifically mentioned, the required off street parking spaces shall be the same as for a similar use.

The required off street parking spaces shall be in accordance with the following schedule:

<u>USE</u>	<u>PARKING REQUIREMENTS</u>
Apartments	2 per unit
Auto Sales and Repair, Recreation Vehicle Sales	1 per 100 m ² sales floor, area plus 1 per service bay, 1 per 2 employees
Bank, Financial Institution	1 per 45 m ² gross floor area
Bed and Breakfast	1 per unit plus 1 space.
Boat Sales and Repair	1 per 2 employees plus 1 per 95 m ² display area (incl. outside)

(#231, 1991)

Boarding House	1 per unit plus 1 space
Building Materials Supply	1 per 2 employees plus 1 per 185 m ² covered sale and storage
Campground	1 per camp space plus 2 spaces
Gas Station, Tire Repair	1 per 2 employees on duty and 2 per service bay
Grocery, Convenience Store	1 per 30 m ² retail floor space provided there are a minimum of 4 spaces
Hotel	1 per unit and 1 per 3 seats in restaurant and bar
Church	1 per 10 seats
Cultural	1 per 35 m ² gross floor area
Firehall	1 per employee on shift
Hospital	1 per 2 employees counted as total of 2 shifts plus 1 per 5 beds
Industrial	1 per employee per shift
Police	1 per 2 employees counted as 2 shifts
School, Elementary	1 per employee
School, Secondary	1 per employee and 1 per 10 students
Motel	1 per unit and 1 per 3 seats in restaurant
Machinery Sales	1 per 2 employees plus 1 per 90 m ² sale floor area
Mobile Home Park	2 parking spaces per unit, plus visitor parking to be provided at the rate of 1 parking space per every 4 mobile home units
Marina	1 per 2 berths
Offices	
- Business	1 per 45 m ² gross leaseable area
- Professional, Governmental	1 per 45 m ² gross leaseable area
- Medical and Clinics	5 per doctor or dentist
Residential, Single and Two Family	2 per dwelling unit
Retail Stores	1 per 45 m ² gross floor area
Stores, Personal Service	1 per 45 m ² gross floor area
Shopping Centre	1 per 13.5 m ² leaseable area
Theatre, Indoor	1 per 4 seats
Warehouse	1 per employee per shift
Restaurants, Licensed Public	1 per 4 seats

6.5 USE OF PARKING FACILITIES

- (1) All required off street parking spaces shall be used only for the purpose of accommodating the vehicles of clients, customers, visitors, patients, employees, members, residents or tenants who make use of the principal building or use for which the parking area is provided, and such parking area shall not be used for off street loading, driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind.
- (2) Except in the case of dwellings located in residential zones and hotels and motels off street parking spaces may be provided and used collectively by two or more buildings or uses, provided that the total number of parking spaces when used together is not less than the sum of the requirements for the various individual uses, and that such parking facilities shall be located not more than 125 m from any building or use to be served.
- (3) Notwithstanding Section 6.3(1), parking spaces located in the RM-1, and MH-2 Zones shall be used solely for the parking of private non-commercial vehicles.

6.6 LOCATION AND SITING OF PARKING FACILITIES

- (1) No parking area shall be located within a required front setback except in the C-2, M-2, I-1, I-2 and P Zones where a principal building is set back from the required front yard, parking may be provided in such required front yard, providing that the area between the front lot line and the front of the building is not decreased below the front setback required for these zones.
- (2) All required off street parking shall be provided within 125 metres of the site, except for residential uses in the R-1, R-2, RM-1, MH-2 zones and hotel and motels uses where the off street parking shall be wholly provided on the same lot as the building required to be served.
- (3) No part of any parking area shall be located closer than 4 m to any multiple family dwelling unless the parking area is included within the principle building.

6.7 DEVELOPMENT AND MAINTENANCE STANDARDS

- (1) The location of all points of ingress and egress to a parking area shall be subject to the approval of Council under the provisions of Section 579 of the Municipal Act.
- (2) Every required off street parking space shall be a minimum of 18.5 square metres in area.
- (3) All off street parking spaces shall have a clear length of not less than 5.5 m a clear width of not less than 2.75 m and a clear height of not less than 2.2 m. When a parking space adjoins a fence or structure over 0.25 m in height the width of the parking space shall be increased by 0.25 m on the side or sides which abut such fence or structure to enable the opening of vehicular doors.
- (4) Adequate provision shall be made for individual ingress or egress by vehicles to all parking spaces at all times by means of unobstructed maneuvering aisles. Maneuvering aisles of not less than the following widths shall be provided:

<u>Parking Angle</u> <u>in degrees</u>	<u>Width of</u> <u>aisle in metres</u>
90	7
60	5.3
45 and less	3.95

- (5) All parking areas shall be provided with adequate curbs in order to retain all vehicles within such permitted parking area, and to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.
- (6) All parking areas for 3 or more vehicles shall have a surface that is durable and continually dust-free and shall be so graded and drained as to properly dispose of all surface water.
- (7) All parking areas shall have individual parking spaces maneuvering aisles, entrances and exits clearly marked.
- (8) Any lighting used to illuminate any parking area or parking garage shall be so arranged that all direct rays of light are reflected upon such parking area, and not on any adjoining premises.

OFF STREET LOADING

6.8 EXISTING BUILDINGS, STRUCTURES AND USES

The regulation of off street loading contained in this Part shall not apply to buildings, structures or uses existing on the effective date of this Bylaw, except that:

- (1) Off street loading shall be provided and maintained in accordance with this Part where there is a change in the principal use, or where the total floor area is increased in excess of 10 percent over the existing floor area.
- (2) Off street loading existing on the effective date of this Bylaw shall not be reduced below the applicable off street loading requirements of this Part.

6.9 UNITS OF MEASUREMENT

When calculating off street loading requirements, the gross floor area shall include the floor area of necessary buildings or basements, except where they are used for parking or heating.

6.10 MIXED OCCUPANCIES

In the case of mixed uses, the total requirements for off street loading facilities shall be the sum of the requirements for the various uses computed separately.

6.11 REQUIRED OFF STREET LOADING SPACES

Every owner of land which is the site of a structure or yard involved in the receipt or delivery of goods or materials by vehicles shall, on the lot in question, provide and maintain one off street loading space for:

- (a) Every 185.0 m² of floor space, or fraction thereof, of structures involved in the receipt or delivery of goods or materials by vehicles.
- (b) Every 185.0 m² or fraction thereof, of yard involved in the receipt or delivery of goods or materials by vehicles.

6.12 LOCATION AND SITING OF LOADING FACILITIES

Off street loading spaces and facilities shall be located on the same lot as the use served, but not within the required front yard nor closer than 8 m to the nearest point of intersection of any two street allowances.

6.13 DEVELOPMENT AND MAINTENANCE STANDARDS

- (1) The location of all points of ingress and egress to a loading area shall be subject to the approval of Council under the provisions of Section 579 of the Municipal Act.
- (2) All off street loading and unloading spaces shall be of adequate size, and with adequate access thereto, to accommodate the types of vehicles which will be loading and unloading, but in no case shall be insufficient to accommodate a vehicle 9 m in length, 2.5 m in width and 4 m in height.
- (3) All loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted loading areas, and to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from maneuvering vehicles.
- (4) Each loading space shall have a surface that is durable and continually dust free, and shall be so graded and drained as to properly dispose of all surface water.
- (5) Any lighting used to illuminate any loading area shall be so arranged that all direct rays of light are reflected upon the loading area, and not on any adjoining premises.

PART 7: ZONE REQUIREMENTS

7.1 ZONE DESIGNATIONS

For the purpose of this Bylaw, the whole of the area within the boundary of the Municipality is hereby divided into the following zones and their short-title abbreviations:

<u>Zone</u>	<u>Short-Title</u>
1. Residential Urban	R-1
2. Rural Residential	R-2
3. Multiple-Family Residential	RM-1
4. Mobile Home Park	MH-2
5. Commercial Core	C-1
6. Commercial Service	C-2
7. Marine Commercial	M-1
8. Marine Industrial	M-2
9. Marine Tourism	M-3
10. Light Industrial	I-1
11. Heavy Industrial	I-2
12. Public Use and Park	P
13. Resource Areas	RS

7.2 BOUNDARIES OF ZONES

- (1) The extent of each zone is shown on "Schedule B Zoning Map" and signed by the Mayor and the Village Clerk which is attached to and forms part of this Bylaw, hereinafter referred to as the "Zoning Map".
- (2) When the zone boundary is designated as following a road allowance or creek, the centre line of such road allowance or creek shall be the zone boundary.
- (3) Where a zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, location of the boundary shall be determined by scaling from the zoning map.

7.1.1 RESIDENTIAL URBAN ZONE (R-1)

A. INTENT

This zone is intended for one and two family dwellings on urban lots.

B. PERMITTED USES

In the Residential Urban Zone (R-1) land and structures may only be used for the following uses and densities:

- (1) One single family dwelling;
- (2) One two family dwelling or duplex;
- (3) One boarding house;
- (4) Accessory buildings and structures.

C. SITE AREA AND PARCEL SIZE FOR SUBDIVISION

In the Residential Urban Zone (R-1) a lot created under this bylaw shall have:

- (1) at least 558 square metres;
- (2) a minimum frontage of at least 15.0 metres (50-feet). *49.21 ft.*

D. SITE COVERAGE

In the Residential Urban Zone (R-1) the maximum site coverage, including buildings, structures and accessory buildings shall not exceed 50 percent of the site area.

E. MINIMUM SETBACKS

In the Residential Urban Zone (R-1) the following setbacks apply to:

- (1) Principal Buildings:
 - (a) Front Setback: The minimum front setback shall be 6.0 metres;
 - (b) Rear Setback: The minimum rear setback shall be 6.0 metres;
 - (c) Side Setback: The minimum side setback shall be 1.5 metres, provided however that where the side setback flanks a street, the side setback shall be increased to not less than 3.0 metres.
- (2) Accessory Buildings and Structures:
 - (a) Front Setback: The minimum front setback shall be 12.0 metres;
 - (b) Side Setback: The minimum side setback shall be 1.5 metres provided however that such setback shall be 6.0 metres if the setback flanks a street;
 - (c) Rear Setback: The minimum rear setback shall be 1.5 metres.

F. BUILDING HEIGHT

In the Residential Urban Zone (R-1) the maximum height of:

- (1) Principal buildings shall not exceed two storeys to a maximum of 9.0 metres;
- (2) Accessory buildings shall not exceed 3.5 metres.

G. MINIMUM FLOOR AREA

In the Residential Urban Zone (R-1):

- (1) The minimum floor area per dwelling unit shall be 83.6 m². *(900 sq ft)*
- (2) The total floor area of all accessory buildings shall not exceed 10 percent of the lot area.

RESIDENTIAL URBAN ZONE (R-1)

A. INTENT

This zone is intended for one and two family dwellings on larger urban lots.

B. PERMITTED USES

In the Rural Residential Zone (R-2) land and structures may only be used for the following uses and densities:

- (1) One single family dwelling unit;
- (2) One two family dwelling or duplex;
- (3) One boarding house;
- (4) Agricultural and horticultural use;
- (5) Sale of produce grown on site provided that the sales area does not exceed 46.5 m² (500 sq.ft.) and is not located within 15.0 metres of any property line;
- (6) Animal Hospitals and Kennels;
- (7) Forestry and logging;
- (8) Accessory buildings and structures.

(9) *One bed and breakfast establishment (#231, 1991)*

C. SITE AREA AND PARCEL SIZE FOR SUBDIVISION

In the Rural Residential Zone (R-2) a lot created under this bylaw shall have:

- (1) The minimum size of lots created by subdivision under this bylaw shall be 5,000 square metres
- (2) The minimum frontage of lots created by subdivision under this bylaw shall be 50.0 metres (164 feet).

D. SITE COVERAGE

In the Rural Residential Zone (R-2) the maximum site coverage including buildings, structures and accessory building shall not exceed 33 percent of the site area.

E. MINIMUM SETBACKS

In the Rural Residential Zone (R-2) the following setbacks apply to:

- (1) Principal Buildings:
 - (a) Front Setback: The minimum front setback shall be 7.5 metres;
 - (b) Rear Setback: The minimum rear setback shall be 7.5 metres;
 - (c) Side Setback: The minimum side setback shall be 3.0 metres.
- (2) Accessory Buildings and Structures:
 - (a) Front and side setbacks: Accessory buildings and structures shall not be permitted in any front or side setback;
 - (b) Rear setbacks: The minimum rear setback shall be 1.5 metres.

F. BUILDING HEIGHT

In the Rural Residential Zone (R-2) the maximum height of:

- (1) Principal buildings shall not exceed two storeys to a maximum of 9.0 metres.
- (2) Accessory building shall not exceed 7.5 metres.

G. MINIMUM FLOOR AREA

In the Residential Zone (R-2):

The minimum floor area per dwelling unit shall be 83.6 square metres.

A. INTENT

This zone is intended to accommodate and regulate the development of low-rise multiple family housing.

B. PERMITTED USES

In the Multiple Family Residential Zone (RM-1) land and structures may only be used for the following uses and densities:

- (1) One and two family dwellings, triplex or fourplex;
- (2) Apartments;
- (3) Townhouses, rowhouses;
- (4) Accessory buildings and structures.

C. DENSITY

In the Multiple Family Residential Zone (RM-1) the maximum density permitted shall be 40 units per hectare (16 units per acre).

D. MINIMUM SITE AREA

In the Multiple Family Residential Zone (RM-1):

- (1) The minimum site area for a one family or two family dwelling shall be 558 square metres;
- (2) The minimum site area for a triplex or fourplex shall be 1116 square metres;
- (3) The minimum site area for apartment buildings and townhouses shall be 2232 square metres.

E. MINIMUM SITE AREA AND PARCEL SIZE FOR SUBDIVISION

In the Multiple Family Residential Zone (RM-1):

- (1) The minimum area of lots created by subdivision under this bylaw shall be 558 square metres;
- (2) The minimum frontage of lot created by subdivision under this bylaw shall be 15.0 metres (50 feet).

F. SITE COVERAGE

In the Multiple Family Residential Zone (RM-1) the maximum site coverage including all buildings, structures and accessory buildings shall not exceed 40 percent of the site area.

G. MINIMUM SETBACKS

In the Multiple Family Residential Zone (RM-1) the following setbacks apply to:

- (1) Principal Buildings:
 - (a) Front setback: The minimum front setback shall be 7.5 metres;
 - (b) Rear setback: The minimum rear setback shall be 7.5 metres;
 - (c) Side setback: The minimum side setback shall be 3.5 metres.

(2) Accessory Buildings and Structures:

- (a) shall not be located in any front setback;
- (b) shall be located 3.5 metres from any rear or side lot line.

H. BUILDING HEIGHT

In the Multiple Family Residential Zone (RM-1) the maximum height of:

(1) Principal Building:

- (a) For two family dwellings, triplexes, fourplexes, and townhouses, the height of any principal building shall not exceed two storeys or 9.0 metres;
- (b) For apartments, the height of any principal building shall not exceed three storeys or 12.0 metres.

(2) Accessory Buildings: The height of any accessory building shall not exceed 4.0 metres.

I. MINIMUM FLOOR AREA

In the Multiple Family Residential Zone (RM-1) the minimum floor area of:

(1) Principal Buildings: The minimum floor area of each dwelling unit shall be as follows:

- (a) Bachelor suite (or studio) 37 square metres;
- (b) One bedroom suite 44.5 square metres;
- (c) Two bedroom suite 55 square metres;
- (d) Three or more bedrooms shall be a minimum of 66 square metres plus 11.0 square metres for each additional bedroom.

(2) Accessory Buildings: The total floor area of all accessory buildings shall not exceed 10 percent of the lot area except where the building serves as a parking structure in which case the floor area of all accessory buildings may be increased to not to exceed 20 percent of the lot area.

A. INTENT

This zone is intended to accommodate and regulate the development of Mobile Home Parks.

B. PERMITTED USES

In the Mobile Home Park Zone (MH-2) land and structures may only be used for the following uses:

- (1) Mobile Home Park;
- (2) Tourist Trailer Park and Campground.
- (3) *One bed and breakfast establishment (#231, 1991)*
- (4) *One boarding house (#231, 1991)*

C. CONDITIONS OF USE

In the Mobile Home Park Zone (MH-2): *(5) One single family residence, according to R-1 requirements (Bylaw 271)*

- (1) No more than 25% of a Mobile Home Park Zone (MH-2) site shall be used for tourist accommodation and such tourist accommodation shall be an incidental use to the Mobile Home park.
- (2) Mobile Home Park, Tourist Trailer Park and Campground Development shall comply with the standards and provisions of the Mobile Home Park, Tourist Trailer Park and Campground Regulation Bylaw No. 196.
- (3) The minimum site area for each mobile home space shall be 370 square metres.

D. SITE AREA AND PARCEL SIZE FOR SUBDIVISION

In the Mobile Home Park Zone (MH-2):

- (1) the minimum size of a lot created by subdivision under this bylaw shall be 8,000 square metres;
- (2) the minimum frontage of a lot created by subdivision under this bylaw shall be 1/10 of the perimeter of the lot that fronts on the highway;
- (3) the minimum area required for a Mobile Home Park, Tourist Trailer Park or Campground is 8,000 square metres.

E. BUILDING HEIGHT

In the Mobile Home Park Zone (MH-2) the maximum height of any building or structure shall be 7.5 metres.

F. MINIMUM FLOOR AREA

The minimum floor area *of any dwelling unit in a mobile home park use* ~~for Mobile Home Park use~~ shall be 60.2 square metres.

(#231, 1991)

(650 sq ft)

A. INTENT

This zone is intended to accommodate and regulate the development of small scale retail commercial and personal service facilities.

B. PERMITTED USES

In the Commercial Core Zone (C-1) land and structures may only be used for the following purposes:

- (1) Shops and retail shops provided that there shall be no outside storage or display areas and no sale or service of automobiles;
- (2) Banks and financial institutions;
- (3) Data processing centres;
- (4) Personal service establishments (i.e. barbers, beauty salons, shoe repair, travel agent, dry cleaner, laundry, photo studios);
- (5) Business and professional offices;
- (6) Government offices;
- (7) Medical and Dental clinics;
- (8) Veterinary Hospital;
- (9) Hotels and Motels;
- (10) Licensed premises;
- (11) Restaurants, cafes, bistros, excluding drive-in restaurants;
- (12) Printing and Publishing;
- (13) Undertaking parlours and funeral homes;
- (14) Community halls, libraries, art galleries, theatres and other cultural buildings, but excluding drive-in theatres;
- (15) Public Transit depots;
- (16) Public utility buildings and structures necessary for public service, excluding storage, repair and manufacturing facilities;
- (17) Health and fitness clubs, excluding rifle ranges;
- (18) Combined commercial and residential complexes;
- (19) Accessory buildings and structures.

C. CONDITIONS OF USE

(20) *One bed and breakfast establishment (#231, 1991)*
 (21) *One boarding house (#231, 1991)*
 (22) *One single family dwelling (According to R-1 requirements Bylaw 27)*
 In the Commercial Core Zone (C-1) the following conditions apply to combined commercial and residential complexes:

- (a) the residential use shall be contained in the principal building; and
- (b) the residential use shall be located in the upper floors or behind the commercial use; and
- (c) the residential use shall have a separate, private entrance leading directly to the street; and
- (d) each dwelling unit shall have a minimum floor area of 55.0 square metres; and
- (e) outdoor recreational space equal to 5.5 square metres for each dwelling unit shall be provided.

D. DENSITY

In the Commercial Core Zone (C-1) the maximum density including commercial, residential, and accessory uses shall not exceed a floor area ratio of one.

E. MINIMUM SITE AREA

In the Commercial Core Zone (C-1):

- (1) The minimum site area for Hotels and Motels shall be 1,115 square metres;
- (2) The minimum site area for combined commercial and residential complexes shall be 368 square metres.

F. SITE AREA AND PARCEL SIZE FOR SUBDIVISION

In the Commercial Core Zone (C-1):

- (1) The minimum size of a lot created by subdivision under this bylaw shall be 225 square metres.
- (2) The minimum frontage of a lot created by subdivision under this bylaw shall be 1/10 of the perimeter of the lot that fronts on the highway.

G. SITE COVERAGE

In the Commercial Core Zone (C-1) the maximum site coverage including all buildings, structures and accessory buildings may be 100 percent. Uses which require outdoor recreation space may include this space in the site coverage calculation.

H. MINIMUM SETBACKS

In the Commercial Core Zone (C-1):

- (1) The minimum rear setback shall be 3.0 metres, where there is a lane the rear setback shall be 3.0 metres from the centre of the lane;
- (2) The minimum side setback shall be 3.0 metres only where the abutting property is zoned for residential uses.

I. BUILDING HEIGHT

In the Commercial Core Zone (C-1):

The maximum height of any principal building shall not exceed three storeys or 12.0 metres;

The maximum height of any accessory building shall not exceed 3.5 metres.

J. MINIMUM FLOOR AREA

In the Commercial Core Zone (C-1) the minimum floor area for each use shall be 55 square metres.

A. INTENT

This zone is intended to accommodate and regulate the development of retail commercial and personal service facilities including automotive uses.

B. PERMITTED USES

In the Commercial Service Zone (C-2) land and structures may only be used for the following uses:

- (1) Sale, rental or lease of motor vehicles;
- (2) General automotive repair services;
- (3) Gasoline service stations;
- (4) Neighbourhood shopping centre;
- (5) Retail sales of building supplies;
- (6) Retail sales of garden supplies, nursery items and greenhouses;
- (7) Personal service establishments (ie. barbers, beauty salons, shoe repair, travel agent, dry cleaner, laundry, photo studio);
- (8) Printing and publishing;
- (9) Convenience stores;
- (10) Undertaking parlor or funeral home;
- (11) Contractor's offices provided that there shall be no outside storage of materials or equipment;
- (12) Motels;
- (13) Combined commercial and residential complexes;
- (14) Accessory buildings and structures.

C. CONDITIONS OF USE

In the Commercial Service Zone (C-2) the following conditions apply to combined commercial and residential complexes:

- (a) the residential use shall be contained in the principal building; and
- (b) the residential use shall be located in the upper floors or behind the commercial use; and
- (c) the residential use shall have a separate, private entrance leading directly to the street; and
- (d) each dwelling unit shall have a minimum floor area of 55.0 square metres; and
- (e) outdoor recreational space equal to 5.5 square metres for each dwelling unit shall be provided.

D. DENSITY

In the Commercial Service Zone (C-2) the maximum density shall not exceed a floor area ratio of one.

E. MINIMUM SITE AREA

In the Commercial Service Zone (C-2) the minimum site area shall be 558 square metres.

F. SITE AREA AND PARCEL SIZE FOR SUBDIVISION

In the Commercial Service Zone (C-2):

- (1) The minimum size of a lot created by subdivision under this bylaw shall be 558 square metres;
- (2) The minimum frontage of a lot created by subdivision under this bylaw shall be 1/10 of the perimeter of the lot that fronts on the highway.

G. SITE COVERAGE

In the Commercial Service Zone (C-2) the maximum site coverage including buildings, structures and accessory buildings shall not exceed 60 percent of the site. Uses which require outdoor recreational space may include this space in the site coverage calculation.

H. MINIMUM SETBACKS

In the Commercial Service Zone (C-2):

- (1) The minimum front setback shall be 7.5 metres;
- (2) The minimum rear setback shall be 6.0 metres;
- (3) The minimum side setback shall be 3.0 metres, except where the abutting property is zoned for residential uses in which case the side setback shall be 6.0 metres.

I. BUILDING HEIGHT

In the Commercial Service Zone (C-2):

- (1) The maximum height of any principal building shall not exceed 9.0 metres;
- (2) The maximum height of any accessory building or structure shall not exceed 3.6 metres.

J. MINIMUM FLOOR AREA

In the Commercial Service Zone (C-2) the minimum floor area for each use shall be 55.0 square metres.

A. INTENT

This zone is intended to accommodate and regulate the development of Marinas including commercial uses to service boaters.

B. PERMITTED USES

In the Marine Commercial Zone (M-1) land and structures may only be used for the following uses:

- (1) Marinas, including marine service stations;
- (2) Retail stores;
- (3) Hotels and motels;
- (4) Licensed public houses;
- (5) Restaurants, excluding drive-ins;
- (6) Wharfage, anchorage, dry-docking, launching ramps and similar facilities in connection with harbouring and servicing marine craft, including float planes;
- (7) Marine freight and salvage;
- (8) Combined commercial residential complexes;
- (9) Accessory buildings and structures.

C. CONDITIONS OF USE

(10) *One bed and breakfast establishment (#231, 1991)*
(11) One boarding house (#231, 1991)
(12) One single family (according to R-1 requirements, (Bylaw #271))
 In the Marine Commercial Zone (M-1) following conditions apply to combined commercial and residential complexes:

- (a) the residential use shall be contained in the principal building; and
- (b) the residential use shall be located in the upper floors or behind the commercial use; and
- (c) the residential use shall have a separate, private entrance leading directly to the street; and
- (d) each dwelling unit shall have a minimum floor area 55.0 square metres; and
- (e) outdoor recreational space equal to 5.5 square metres for each dwelling unit shall be provided.

D. DENSITY

In the Marine Commercial Zone (M-1) the maximum density shall not exceed a floor area ratio of 0.5.

E. MINIMUM SITE AREA

In the Marine Commercial Zone (M-1):

- (1) The minimum site area for retail stores, licensed public houses and restaurants shall be 368 square metres;
- (2) The minimum site area for hotel and motel uses shall be 1,115 square metres;
- (3) The minimum site area for all other uses shall be 500 square metres.

F. SITE AREA AND PARCEL SIZE FOR SUBDIVISION

In the Marine Commercial Zone (M-1):

- (1) The minimum lot size of a parcel created by subdivision under this bylaw shall be 368 square metres.
- (2) The frontage of a parcel created by subdivision under this bylaw shall be 1/10 of the perimeter of the lot that fronts on the highway.

G. SITE COVERAGE

In the Marine Commercial Zone (M-1) the maximum site coverage, including all buildings, structures and parking areas, shall not exceed 80 percent of the site area.

H. MINIMUM SETBACKS

In the Marine Commercial Zone (M-1):

- (1) The minimum side setback shall be 3.0 metres where the abutting property is zoned for residential use;
- (2) The minimum rear setback shall be 3.0 metres where the natural boundary of the sea is the rear lot line, the provision of Section 4.2 of this Bylaw shall apply for all buildings and structures except those structures required for construction of wharves, floats, launching ramps and dry docks, which are except from this rear setback.

I. BUILDING HEIGHT

In the Marine Commercial Zone (M-1):

- (1) The maximum height of any principal building shall not exceed 9.0 metres;
- (2) the maximum height of any accessory building or structure shall not exceed 3.5 metres.

A. INTENT

This zone is intended to accommodate and regulate the development of marine and foreshore activities of an industrial nature.

B. PERMITTED USES

In the Marine Industrial Zone (M-2) land and structures may only be used for the following uses:

- (1) Fuel installations including bulk fuel storage, marine and aircraft fueling;
- (2) Wharves, launching ramps, anchoring, dry-docking and similar facilities in connection with harbouring and servicing marine craft, including float planes;
- (3) Log booming, dumping, dry-land sorting and de-watering facilities;
- (4) Industrial port facilities, including barge loading, roll-on-roll-off truck facilities, storage and warehousing facilities;
- (5) Food processing;
- (6) Boat building, marine ways and boat repairs;
- (7) Limited staff accommodation;
- (8) Sawmill, shake mill, lumber processing and other wood industries requiring water access.
- (9) Single family dwelling;
- (10) Accessory buildings and structures.

C. CONDITION OF USE

In the Marine Industrial Zone (M-2) one single family dwelling unit is permitted providing:

- (a) the dwelling unit is setback 7.5 metres from the industrial use;
- (b) the dwelling unit shall have a separate entrance from the outside; and
- (c) the dwelling unit shall have a minimum floor area of 55.0 square metres.

D. MINIMUM SITE AREA

In the Marine Industrial Zone (M-2) the minimum site area shall be 1000 square metres.

E. SITE AREA AND PARCEL SIZE FOR SUBDIVISION

In the Marine Industrial Zone (M-2):

- (1) The minimum size of a lot created by subdivision under this bylaw shall be 1000 square metres.
- (2) The minimum frontage of a lot created by subdivision under this bylaw shall be 1/10 of the perimeter of the lot that fronts on the highway.

F. SITE COVERAGE

In the Marine Industrial Zone (M-2) the maximum site coverage, including all buildings, structures and parking areas, shall not exceed 80 percent of the site area.

G. MINIMUM SETBACKS

In the Marine Industrial Zone (M-2):

- (1) The minimum front setback shall be 6.0 metres;
- (2) The minimum rear and side setback shall be 6.0 metres where the abutting property is zoned for residential use;
- (3) Where the natural boundary of the sea is the rear or side lot line, the provisions of Section 4.2 shall apply to all buildings, except those structures required for construction of wharves, floats, launching ramps and marine ways, which are exempt from this setback.

H. BUILDING HEIGHT

In the Marine Industrial Zone (M-2) the maximum height of any building or structure shall not exceed 12.0 metres.

7.1.9 MARINE TOURISM ZONE (M-3)

A. INTENT

This zone is intended to accommodate and regulate the development of marine uses and recreational activities associated with coastal locations.

B. PERMITTED USES : *In the Marine Tourism Zone (M-3) land and structures may only be used for the following purposes: (#218, 1990)*

- (1) Boating, boat rentals, boat charters, and boat leasing.
- (2) Marinas, boat launching, and boat storage.
- (3) Float plane docks and helicopters.
- (4) Temporary storage of fish camp and logging camp equipment.
- (5) Fishing lodge.
- (6) The following accessory uses and no others are permitted, provided that:
 - (a) the accessory use is located on the same lot as the primary use; and
 - (b) the accessory use is incidental and subordinate to the primary use.
 - i) one single family dwelling provided such accommodation is for a caretaker and his family and is necessary for the protection of the business or industry.
 - ii) one single family dwelling unit for the owners or manager of the fishing lodge.
 - iii) marine gas barge.

(9) One bed + breakfast establishment (#231, 19)

C. MINIMUM SITE AREA

(#218, 1990) In the Marine Tourism Zone (M-3):
(1) For sites with community water and sewer services the minimum site area shall be 930 square metres.

- (2) For sites with community water services but no community sewer service the minimum site area shall be 1,350 square metres.
- (3) For sites with no community water and sewer services the minimum site area shall be 2,000 square metres. *(.494 acres)*

D. SITE AREA AND PARCEL SIZE FOR SUBDIVISION

In the Marine Tourism Zone (M-3): (#218, 1990)

- (1) The minimum size of lot created by subdivision under this bylaw is 2,000 square metres provided however:
 - (a) where community water service is available the minimum parcel size shall not be less than 1,350 square metres.
 - (b) where community water and sewer services are available, the minimum parcel shall not be less than 930 square metres.
- (2) The minimum frontage of a lot created by subdivision under this bylaw shall be 1/10 of the perimeter of the lot that fronts on the highway.

E. SITE COVERAGE

In the Marine Tourism Zone (M-3): (#218, 1990)
The maximum site coverage, including building, structures, storage areas, and outdoor operation areas shall not exceed 80 percent of the site area.

F. MINIMUM SETBACKS

- In the Marine Tourism Zone (M-3) (#218, 1990)*
- (1) Front Setback: The minimum front setback shall be 7.5 metres.
 - (2) Side Setback: The minimum side setback shall be 4.0 metres.

G. BUILDING HEIGHT

In the Marine Tourism Zone (M-3) (#218, 1990):
The maximum height of any building or structure shall not exceed 12.0 metres.

A. INTENT

This zone is intended to accommodate and regulate the development of light industrial activities and commercial uses where such commercial uses are an integral part of the industrial operation.

B. PERMITTED USES

In the Light Industrial Zone (I-1) land and structures may only be used for the following uses:

- (1) Automobile and recreation vehicle sales, services and body shops, excluding auto wreckers and junk yards;
- (2) Building supply and lumber yards;
- (3) Public utilities buildings, garages, storage yards, repair facilities;
- (4) Industrial and agricultural equipment sales, rentals and storage yards;
- (5) Light manufacturing and assembly, including food processing, machine shops, woodworking shops;
- (6) Warehousing, moving and wholesale establishments;
- (7) Contractors offices, shops and yards;
- (8) Fuel storage and wholesale distribution;
- (9) Gasoline Services Stations;
- (10) Printing and other reproduction processes;
- (11) Mobile and prefabricated home manufacturing, display and sales;
- (12) Restaurants;
- (13) Transportation depots and facilities including airports;
- (14) Veterinary hospital and kennel;
- (15) Single family dwelling;
- (16) Accessory buildings and structures.

C. CONDITIONS OF USE

In the Light Industrial Zone (I-1):

- (1) All industrial activity and storage not contained within a building shall be enclosed by a wall or solid board fence not less than 2.0 metres in height;
- (2) No use shall be permitted which will become an annoyance or nuisance to surrounding lands by reason of unsightliness, odor, emission, liquid effluents, dust, noise, fumes or smoke. Uses considered offensive under the "Health Act" are strictly prohibited;
- (3) One single family dwelling is permitted provided that:
 - (a) the dwelling unit is setback 7.5 metres from the Industrial uses;
 - (b) the dwelling unit shall have a separate entrance from the outside; and
 - (c) the dwelling unit shall have a minimum floor area of 83.6 square metres.

D. MINIMUM SITE AREA

In the Light Industrial Zone (I-1) the minimum site area:

- (1) For sites with community water and sewer services the minimum site area shall be 930 square metres;
- (2) For sites with community water services but no community sewer service the minimum site area shall be 1,350 square metres;
- (3) For sites with no community water and sewer services the minimum site area shall be 2,000 square metres;
- (4) Minimum site areas are subject to health regulations and inspections.

E. SITE AREA AND PARCEL SIZE FOR SUBDIVISION

In the Light Industrial Zone (I-1):

- (1) The minimum size of a lot created by subdivision under this bylaw is 2,000 square metres provided however:
 - (a) where community water service is available the minimum parcel size shall not be less than 1,350 square metres.
 - (b) where the community water and sewer services are available, the minimum parcel size shall not be less than 930 square metres.
- (2) The minimum frontage of a lot created by subdivision under this bylaw shall be 1/10 of the perimeter of the lot that fronts on the highway.

F. SITE COVERAGE

In the Light Industrial Zone (I-1) the maximum site coverage including all buildings and structures, shall not exceed 75 percent of the site area.

G. MINIMUM SETBACKS

In the Light Industrial Zone (I-1):

- (1) The minimum front setback shall be 7.5 metres.
- (2) The minimum rear and side setback shall be 5.0 metres provided however, where the abutting property is zoned for residential use the minimum setback shall be 7.5 metres.

H. BUILDING HEIGHT

In the Light Industrial Zone (I-1) the maximum height of any building or structure shall not exceed 12.0 metres.

7.1.11 HEAVY INDUSTRIAL ZONE (I-2)

A. INTENT

This zone is intended to accommodate and regulate the development of those industries which may have a significant impact on other land uses.

B. PERMITTED USES

In the Heavy Industrial Zone (I-2) land and structures may only be used for the following uses:

- (1) All uses permitted in the Light Industrial (I-1) zone;
- (2) All manufacturing, processing and assembly industries which are not offensive within the meaning of the Health Act, including but not limited to:
 - (a) Junk yards, auto wreckers;
 - (b) sawmills and shake mills, lumber processing;
 - (c) gravel extraction, storage and processing; and
 - (d) storage yards;
- (3) One single family dwelling;
- (4) Accessory buildings and structures.

C. CONDITION OF USE

In the Heavy Industrial Zone (I-2):

- (1) Where the Heavy Industrial use abuts any zone other than industrial, the Heavy Industrial use shall provide a wall or tight board fence which provides a complete visual screen not less than 2.0 metres in height;
- (2) For junk yards or auto wreckers all industrial activity not contained within a building shall be enclosed by a wall or tight board fence which provides a complete visual screen not less than 2.0 metres in height;
- (3) Junk yard material not contained within a building shall not be piled higher than the enclosing wall or fence;
- (4) One single family dwelling is permitted provided that:
 - (a) the dwelling unit is setback 7.5 metres from the industrial use;
 - (b) the dwelling unit shall have a separate entrance from the outside; and
 - (c) the dwelling unit shall have a minimum floor area of 83.6 square metres.

D. MINIMUM SITE AREA

In the Heavy Industrial Zone (I-2):

- (1) The minimum site area for ~~uses permitted in the Light Industrial Zone (I-1)~~ ^{all permitted uses} shall be 2000 square metres; and
- ~~(2) The minimum site area for all other uses permitted in the Heavy Industrial Zone (I-2) shall be 8000 square metres.~~

7.1.11 HEAVY INDUSTRIAL ZONE (I-2)

E. SITE AREA AND PARCEL SIZE FOR SUBDIVISION

In the Heavy Industrial Zone (I-2):

- (1) The minimum size of a lot created by subdivision under this bylaw is 2000 square metres.
- (2) The minimum frontage of a lot created by subdivision under this bylaw shall be 1/10 of the perimeter of the lot that fronts on the highway.

F. SITE COVERAGE

In the Heavy Industrial Zone (I-2) the maximum site coverage including all buildings, structures, storage areas and outdoor operations shall not exceed 80 percent of the site area.

G. MINIMUM SETBACKS

In the Heavy Industrial Zone (I-2):

- (1) No building or structure, except a fence or visual screen shall be located in the following setbacks.
- (2) The minimum front setback shall be 7.5 metres.
- (3) The minimum rear and side setbacks shall be 6.0 metres however, where the abutting property is not zoned for industrial use the minimum rear and side setbacks shall be 10.0 metres.

H. BUILDING HEIGHT

In the Heavy Industrial Zone (I-2) the maximum height of any building or structure shall not exceed 12.0 metres.

A. INTENT

This zone is intended to accommodate and regulate the location and development of public institutions and facilities to serve the educational, cultural and recreational needs of the community.

B. PERMITTED USES

In the Public Use and Park Zone (P) land and structures may only be used for the following uses:

- (1) Schools, colleges;
- (2) Hospitals and related facilities, nursing homes;
- (3) Parks and playgrounds;
- (4) Community centres, libraries and public recreation facilities;
- (5) Halls and auditoriums;
- (6) Cemeteries;
- (7) Campground and Tourist trailer park;
- (8) Government offices;
- (9) Helipads
- (10) Accessory buildings and structures.

C. MINIMUM SITE AREA

In the Public Use and Park Zone (P) the minimum site area shall be 368 square metres.

D. SITE AREA AND PARCEL SIZE FOR SUBDIVISION

In the Public Use and Park Zone (P):

- (1) The minimum size of a lot created by subdivision under this bylaw is 368 square metres.
- (2) The minimum frontage of a lot created by subdivision under this bylaw shall be 1/10 of the perimeter of the lot that fronts on the highway.

E. SITE COVERAGE

In the Public Use and Park Zone (P):

- (1) The maximum site coverage for all principal buildings and structures shall not exceed 40 percent of the site area.
- (2) The maximum site coverage for all accessory buildings and structures shall not exceed 20 percent of the site area.

F. MINIMUM SETBACKS

In the Public Use and Park Zone (P):

- (1) The minimum front setback shall be 7.5 metres however, for schools and hospitals, the front setback shall be increased to a minimum 15.0 metres.
- (2) The minimum rear and side setbacks shall be 3.0 metres.

G. BUILDING HEIGHT

In the Public Use and Park Zone (P):

- (1) The maximum height of any principal building shall not exceed 12.0 metres.
- (2) The maximum height of any accessory building or structure shall not exceed 3.6 metres.

A. INTENT

This zone is intended for outdoor recreation use, the protection of natural areas and agriculture.

B. PERMITTED USES

In the Resource Areas Zone (RS) land and structures may only be used for the following uses:

- (1) Two single family dwellings or one two-family dwelling;
- (2) Agricultural uses, including field crops, horticulture, silviculture, poultry, other stock raising and beekeeping;
- (3) Sale of produce grown on the premises provided the sales area does not exceed 46.5m²;
- (4) Professional practice or home occupation;
- (5) Forestry and logging, but no manufacturing except by a small mill for on-site domestic use, provided such operation does not involve outside employees and is not located within 15.0 m of any property line;
- (6) Animal hospital and kennels;
- (7) Gravel extraction, storage and processing;
- (8) Tourist Trailer Park and Campground;
- (9) Accessory buildings and structures.

C. MINIMUM SITE AREA

In the Resource Areas Zone (RS) the minimum site area shall be 40,000 square metres.

D. SITE AREA AND PARCEL SIZE FOR SUBDIVISION

In the Resource Areas Zone (RS):

- (1) The minimum size of a lot created by subdivision under this bylaw is 40,000 square metres;
- (2) The minimum frontage of a lot created by subdivision under this bylaw shall be 1/10 of the perimeter of the lot that fronts on the highway.

E. SITE COVERAGE

In the Resource Areas Zone (RS) the maximum site coverage for all buildings and structures shall not exceed 33 percent of the site area.

F. MINIMUM SETBACKS

In the Resource Areas Zone (RS):

- (1) The minimum front setback shall be 7.5 metres.
- (2) The minimum rear and side setbacks shall be 4.5 metres.

G. BUILDING HEIGHT

In the Resource Areas Zone (RS) the maximum height of any building or structure shall not exceed 12.0 metres.

H. MINIMUM FLOOR AREA

In the Resource Areas Zone (RS) the minimum floor area per dwelling unit shall be 83.6 square metres.