

VILLAGE OF PORT CLEMENTS

ZONING BYLAW

THE VILLAGE OF PORT CLEMENTS

BYLAW NO. 184

AND WHEREAS the Council pursuant to Section 954 of the Municipal Act wishes to adopt amendment procedures;

AND WHEREAS the Council pursuant to Section 963 of the Municipal Act wishes to adopt a Zoning Bylaw;

AND WHEREAS the Council pursuant to Section 964 of the Municipal Act, may require owners or occupiers of any building or structure to provide off street parking and loading spaces for the building or structure;

AND WHEREAS the Council pursuant to Section 967 of the Municipal Act may regulate the number, size, type, form, appearance and location of any signs;

AND WHEREAS the Council pursuant to Section 968 of the Municipal Act may require and regulate the provision of screening or landscaping;

AND WHEREAS the Council pursuant to Section 994 of the Municipal Act may regulate the minimum frontage of parcels created by subdivision;

NOW THEREFORE the Council of the Village of Port Clements, in open meeting, lawfully assembled, ENACTS AS FOLLOWS:

- (1) "Schedule A the text" and "Schedule B the Zoning map", both attached hereto and forming part of this bylaw are hereby together designated as the Zoning Bylaw of the Village of Port Clements.
- (2) Bylaw No. 150 cited as "The Village of Port Clements Zoning Bylaw No. 150" and Bylaws amending No. 150 are hereby repealed.
- (3) This Bylaw may be cited for all purposes as "Zoning Bylaw No. 184 of the Village of Port Clements, 1990".

READ A FIRST TIME THIS 29th DAY OF February, 1988.

READ A SECOND TIME THIS 29th DAY OF February, 1988.

RECEIVED A PUBLIC HEARING THIS 31st DAY OF August, 1990.

READ A THIRD TIME THIS 3rd DAY OF September, 1990.

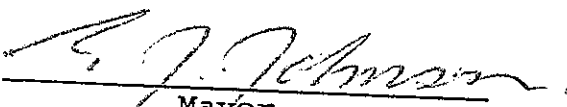
The applicable provisions of this bylaw are approved pursuant to Section 969 of the Municipal Act.

Ministry of Environment


The applicable provisions of this bylaw are approved pursuant to Section 969 of the Municipal Act.

Ministry of Transportation and Highways

RECONSIDERED AND FINALLY PASSED AND ADOPTED THIS 10th DAY OF September, 1990.



Mayor
G. Johnson



Clerk
J. Efralmsson

Certified to be a true copy

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VILLAGE OF PORT CLEMENTS

ZONING BYLAW

This is "Schedule A" to Bylaw 184

Mayor

Clerk

PART 1: INTERPRETATION

1.1 TITLE

This Bylaw may be cited as the "Village of Port Clements Zoning Bylaw No. 184", and further referred to herein as "this Bylaw".

1.2 APPLICATION

This Bylaw shall be applicable to the entire geographical area of the Municipality as shown on "Schedule B Zoning Map" and to all land, water, buildings and structures therein.

1.3 DEFINITIONS

In this Bylaw, unless the context otherwise requires:

"ACCESSORY BUILDING AND STRUCTURE" means a subordinate detached building or structure which is:

- (a) used for the better enjoyment of the building to which it is accessory, and
- (b) situated upon the lot on which the main building is, or is being erected, and shall include detached toolhouses, carports, and private garages;

"ACCESSORY USE" means a use that is ancillary and/or auxiliary to the primary use on the site and which is customarily incidental and subordinate to the primary use but specifically excludes residential uses;

"ALTERATION or ALTERED" means a building or structure to which an addition is made or in which any structural change is made;

"APARTMENT" means a building containing three or more self-contained dwelling units, intended to be occupied as a permanent home, as distinct from a hotel, motel, autocourt or motor-hotel;

"AUTOCOURT or MOTEL" means a building or group of buildings containing sleeping units, occupied or intended to be occupied temporarily by automobile tourists or transients, with each unit having its own individual outside access and parking space located adjacent thereto and each dwelling unit being self-contained with or without cooking facilities, having its own bathroom with a water closet, wash basin, and bath or shower;

"BOARDER or LODGER" means a person who rents a sleeping room, with or without individual toilet facilities in a dwelling unit occupied by a family to which he is not related by blood or marriage;

"BOARDING, LODGING or ROOMING HOUSE" means a dwelling in which 2 or more sleeping units are rented, with or without meals being provided, to not exceeding 10 persons, other than members of the family of the leasee, tenant or owner, and excludes the preparation of meals within the rented units;

"BUILDING" means a structure, located on the ground, which is designed, erected or intended for the support, enclosure, or protection of persons or property;

"CAMPGROUND" means a site providing for the seasonal and temporary accommodation of travellers using tents, travel trailers or recreation vehicles, but specifically excludes a mobile home park, hotel, motel, autocourt or holiday park. This does not apply to campgrounds licensed under the Community Care Facility Act;

"CAMPING SITE" means an area in a campground used for one trailer, recreation vehicle, or tent;

"BED AND BREAKFAST" means the provision of nightly accommodation and breakfast for travellers in a private dwelling unit.

"COMMUNITY SEWER SYSTEM" means a sewage collection and/or disposal system that is owned and operated by the Municipality and/or Regional District that has been approved under the Waste Management Act and the Health Act;

"COMMUNITY WATER SYSTEM" means a system of waterworks which serves two or more parcels and which is owned, operated and maintained by the Municipality, or an Improvement District under the Water Act or Municipal Act, all of which is regulated under the Water Utilities Act;

"CONVENIENCE STORE" means a retail sales outlet contained under one roof, having a floor area not exceeding 200 m², and providing for the retail sale and display of everyday household items, including food, beverages, books, magazines and household accessories but specifically excludes industrial uses and gasoline service stations;

"COUNCIL" means the Council of the Village of Port Clements.

"DENSITY" means a measurement of development intensity on a site which shall be in either of the following forms:

- (a) Floor Area Ratio: means the figure obtained when the area of all the floors of the buildings on a site, excluding those areas which are used for parking within the outermost walls of a building, or underground and is ancillary to the principal use, is divided by the area of the site. The area of the floor of the building shall be measured to the inside edge of the exterior walls and shall not include balconies, canopies, terraces, and loft spaces. In the event that parking is a principal use of the site, those areas which are used for parking within the outermost walls of a building or underground and is a principal use of the site shall be counted in the calculation of the floor area ratio;
- (b) Unit Density: means the figure obtained when the total number of dwelling units constructed or to be constructed on a site is divided by the total area of the site;

"DWELLING UNIT" means a suite operated as a housekeeping unit, used or intended to be used as a residence and usually containing cooking, eating, living, sleeping and sanitary facilities;

"DWELLING, SINGLE FAMILY" means any detached building consisting of one dwelling unit which is occupied or intended to be occupied as the permanent home or residence of one family;

"DWELLING, TWO FAMILY OR DUPLEX" means any detached building consisting of two dwelling units each of which are occupied or intended to be occupied as the permanent home or residence of one family;

"DWELLING, MULTIPLE FAMILY" means any building which is divided into five or more dwelling units, each of which is occupied or intended to be occupied as the home or residence of one family and shall include apartments, row houses, townhouses, triplexes, fourplexes, and terraced housing;

"FOURPLEX" means a detached dwelling consisting of four dwelling units each of which are occupied or intended to be occupied as a permanent home or residence for one family;

"FRONTAGE OR FRONT LOT LINE" means the boundary of the record lot abutting a highway. Where a record lot abuts more than one highway, other than a lane, the frontage shall be that boundary having the least measurement;

"GASOLINE SERVICE STATION" means any building or land used or intended to be used for the retail sale of motor fuels and lubricants, which may include the minor repairing of motor vehicles and the sale of automobile accessories, but specifically excludes vehicle sales, body work and painting;

"GEODETIC DATUM" means the average level of the Pacific Ocean measured along the B.C. Coast. The measurements are taken over many tides and many seasons and the agreed sea level equals datum zero. All land elevations are measured above (or below) this point;

"HEIGHT" means the vertical distance from the average finished ground level at the perimeter of the building structure to the highest point of the roof surface of a flat roof, to the decline of a mansard roof, and to the ridge of a gable, hip, or dormer or other pitched roof, and in the case of a structure without a roof, to the highest point of the structure;

"HIGHWAY" means a street, road, land, pathway, sidewalk, bridge, or any other public way;

"HOME OCCUPATION" means a customary accessory use of a gainful nature carried on within a dwelling unit or accessory structure by the person or persons residing therein;

"HOTEL" means a building in which there are sleeping units for transient lodgers, with or without a public dining area or cafe;

"LAND" includes the surface of water;

"LANDSCAPING" means the planting of lawns, shrubs and trees, and the addition of fencing, walks, lights, ponds, pools, or other structures and materials as used in landscape architecture;

"LANE" means a public way or minor street affording only secondary means of access to a lot, at the side or rear;

"LOT or RECORD LOT" means a parcel, block, or other area of land that has been registered as such in the Land Title Office or developed pursuant to the Condominium Act;

"LOT AREA" means the total horizontal area within the lot lines of a lot;

"LOT, CORNER" means a lot at the intersection or junction of two or more streets;

"LOT DEPTH" means the mean horizontal distance between the front and rear lot lines. For non rectangular lots it shall be the average distance between the front lot line and the rear lot line;

"LOT, INTERIOR" means a lot other than a corner lot;

"LOT LINE, FRONT" means the lot line common to the lot and an abutting highway, where there is only one such common lot line; where the front and rear boundaries of a lot each abut on a highway, Front Lot Line means the lot line common to the lot and the highway towards which the majority of the adjacent buildings are faced; and where a lot is situated at the junction or intersection of highways, Front Lot Line means the shorter of the lines in common to the lot and a highway;

"LOT, THROUGH" means a lot abutting two parallel or approximately parallel streets;

295, 1999

"MOTEL" means a building or buildings containing sleeping units primarily for the temporary accommodation of the travelling public where each sleeping unit contains its own bathroom with a water closet, wash basin and bath or shower and may or may not include its own cooking facilities. MOTEL may include, without limiting the generality of the foregoing, an office with a public register, restaurant and meeting rooms.

"MOBILE HOME" means a dwelling unit especially designed to be moved along the highway from time to time, and which arrives at the site where it is to be occupied complete and ready for occupancy except for placing on foundation and supports, and connection of utilities;

"MOBILE HOME PARK" means any parcel of land upon which two or more mobile homes occupied for dwelling purposes, are located, including all buildings, structures or accessories used or intended to be used as equipment for such Mobile Home Park; but shall not include vehicle sales, or other lands on which mobile homes are manufactured or placed solely for the purposes of storage or inspection and sale;

"MOBILE HOME SPACE" means an area of land within a mobile home park for the installation of one mobile home with permissible additions;

"MUNICIPALITY" means the Village of Port Clements or the area within the municipal boundaries as the context requires;

"NATURAL BOUNDARY" means the visible high water mark of any lake, river, stream, or other body of water where the presence of action of the water is so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, stream or other body of water, a character distinct from that of the banks thereof, in respect to vegetation as well as in respect to the nature of the soil itself;

"PANHANDLE" means a narrow strip of land which, as an integral part of a parcel, provides frontage to a highway;

"PARCEL" means a lot, block or other area in which land is held on into which land is subdivided;

"PARCEL COVERAGE" means the percentage of site area of a parcel that is to be covered by buildings and structures;

"PARKING AREA or PARKING LOT" means an open area of land, other than a street, used for the parking of vehicles of clients, customers, employees, members, residents or tenants;

"PARKING GARAGE" means a building the primary use of which is the parking or storage of vehicles and which is available to the public or as an accommodation to clients, customers or employees;

"PARKING SPACE" means a space within a building or a parking area, for the parking of one vehicle, excluding driveways, ramps, columns, office and work area;

"PERSONAL CARE USE" means a use providing for the care of the sick, injured, or aged, other than in a public hospital; includes private hospitals, convalescent homes, nursing homes, resthomes, and community care facilities as defined by the Community Care Facilities Licensing Act of British Columbia and amendments thereto;

"PRIMARY USE" means the main purpose for which land, buildings or structures is used;

"PRINCIPAL BUILDING" means the building or structure in which the primary use for which the land, buildings, or structures is zoned is carried out;

"RETAIL STORE" means a retail sales outlet contained under one roof having a gross floor area not exceeding 2,000 m², and providing for the retail sale and display of goods; but specifically excludes industrial uses and gasoline service stations;

RESTAURANT : means a public eating place with or without a liquor licence. (#295, 1999) *[Signature]*

"ROOF LINE" means the line delineated by the intersection of the plane of the outside face of the exterior wall of the building and the plane of the roof of the building except that in the case of a pitched roof with projecting eaves the roof line shall be at the eaves level, and where the building has a continuous roof parapet or mansard the roof line shall be the line of the top of the parapet or mansard;

"ROOF SIGN" means a sign erected upon or above a roof or parapet of a building, or a sign affixed to a building and extending above the roof line of the building, but shall not include a projecting sign;

"SCREENING" means a continuous fence, wall, compact evergreen hedge or combination thereof, that would effectively screen the property which it encloses, and is broken only by access drives and walks;

"SEASONAL OR TEMPORARY" means a campground, recreational vehicle park, or fishing lodge which is not intended for permanent year round occupancy;

"SETBACK" means the required minimum distance between a building or structure of use and each of the respective lot lines;

"SHOPPING CENTRE" means a group of retail stores in one or more buildings designed as an integrated unit, and located on a single parcel;

"SIGN" includes billboards, signboard, advertisements or advertising devices;

"SITE AREA" means the area required to carry on a particular use;

"SLEEPING UNIT" means one or more habitable rooms used for the lodging of a person or persons when such unit contains no cooking facilities;

"STORAGE YARD" means an area outside of an enclosed building where materials and equipment are stored, baled, piled, handled, sold or distributed. A storage yard shall not be construed to include an automobile wrecking yard, a sales yard, or a junk yard;

"STOREY" means that portion of a building which is situated between the top of any floor and the top of the next floor above it, and if there is no floor above it; that portion between the top of such floor and the ceiling above it.

"STRUCTURE" means anything with a vertical projection of at least one metre above the ground; but shall not include fences and freestanding walls that are less than the maximum permitted height for their respective zones;

"TEMPORARY STORAGE" means not permanent and does not exceed a period of six (6) months;

"TOURIST TRAILER PARK" means a parcel of land which has been planned and improved for the placement of transient travel trailers and other transient recreation vehicles for transient use;

"TOWNHOUSE" means a block of at least three dwelling units located on a single parcel, each dwelling unit shall have a direct ground oriented entrance, shall be attached to its neighbour at its side and each dwelling unit being separated from each other by a party wall;

"TRAVEL TRAILER" means any vehicle, coach, house-car or conveyance, designed to travel on the highways, constructed or equipped to be used as temporary living or sleeping quarters by travellers, recreational or vacation users;

"TRIPLEX" means a detached dwelling consisting of three dwelling units each of which are occupied or intended to be occupied as a permanent home or residence for one family;

"USE" means the purpose for which any lot, parcel, tract of land, building or structure or part thereof is designed, arranged or intended, or for which it is occupied or maintained;

"USEABLE LOT AREA, USEABLE OPEN SPACE" means the area of a lot taken in a horizontal plane between the lot boundaries, excluding land in excess of 50% slope and natural bodies of water comprising in excess of 10% of the total lot area;

"VILLAGE" means the Village of Port Clements;

"VILLAGE CLERK" means the Clerk/Administrator of the Village of Port Clements;

"WATERCOURSE" is any natural or man-made depression with well-defined banks and a bed zero point six (0.6) metres or more below the surrounding land, serving to give direction to a current of water at least six months of the year or having a drainage area of two square kilometres or more upstream of the point of consideration;

"YARD, FRONT" means that portion of the lot, extending from one side lot line to the other, between the front line of the lot and a line drawn parallel thereto. The depth of such yard shall mean the perpendicular distance between the front line of the lot and the parallel line. In the case of a through lot there shall be two such front yards;

"YARD, REAR" means that portion of the lot, extending from one side lot line to the other, between the rear line of the lot and a line drawn parallel thereto. The depth of such yard means the perpendicular distance between the rear line of the lot and the parallel line;

"YARD, SIDE" means that portion of the lot, extending from the front yard to the rear yard, between the side line of the lot and a line drawn parallel thereto. The width of such yard shall mean the perpendicular distance between the side line of the lot and the parallel line;

PART 2: ADMINISTRATION

2.1 COMPLIANCE

Subject to the provisions of the Municipal Act respecting non-conforming uses, development variance permits, temporary use permits, development permits, and board of variance decisions, no person shall erect, construct, locate, alter, reconstruct or maintain any building, or locate or carry on any industrial, business trade or calling or use any land or building or structure or surface of water or air space contrary to the provisions of this Bylaw.

2.2 NON-CONFORMING USE

The provisions of Section 920 of the Municipal Act apply to non-conforming uses.

2.3 ENFORCEMENT

(1) Inspection

The Building Inspector or any employee of the Municipality appointed to administer or enforce this Bylaw, is hereby authorized to enter at all reasonable times upon any property to ascertain whether the regulations and provisions of this Bylaw are being or have been complied with.

(2) Violation

(a) It is unlawful for any person to cause, suffer, or permit any building or structure to be constructed, reconstructed, altered, moved, extended, occupied, or used, or any land to be occupied or used, in contravention of this Bylaw or otherwise to contravene or fail to comply with this Bylaw.

(b) It is unlawful for any person to prevent or obstruct, or attempt to prevent or obstruct, the authorized entry of the building inspector or other appointed employee, authorized under this Section of this Bylaw.

2.4 PENALTY

(1) Any person who violates the provision of this Bylaw is liable on summary conviction to a penalty not exceeding one thousand (\$1,000.00) dollars and not less than five hundred (\$500.00) dollars, and also the cost of prosecution.

(2) Each day during which such violation is continued shall be deemed to constitute a new and separate offence.

(3) Upon conviction, the magistrate may direct that no prosecution under subsection (2) may be made, with respect to the continuance of the violation, for such a period as he directs.

2.5 SEVERABILITY

If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by the decision of any court, such decision shall not affect the validity of the remaining portions of this Bylaw.

2.6 OTHER REGULATIONS

Nothing contained in the regulations contained in the zones in this Bylaw shall relieve the owner or developer of any land from the responsibility to seek out and comply with all the legislation or regulations applicable to his undertaking.

PART 3: AMENDMENT PROCEDURES

3.1 REZONING APPLICATIONS

In addition to the requirements of the Municipal Act the following requirements for amendment to this Bylaw shall apply:

- (1) Rezoning applications and fees shall be completed on the form and the amount as set out in "The Village of Port Clements Rezoning, and Amendments to the Official Community Plan Procedures, Form, and Application Fee Bylaw No. 185, 1990".
- (2) Where an application for amendment to this Bylaw has been refused, by Council after public hearing no reapplication for the same amendment shall be considered within six (6) months of the date of refusal.

3.2 BOARD OF VARIANCE

- (1) There is a Board of Variance established for the Village of Port Clements under Section 961 of the Municipal Act and appeal shall be to the Board of Variance.
- (2) The jurisdiction and powers of the Board of Variance are set out under Section 962 of the Municipal Act.
- (3) The procedure and notice of appeal may be made under the regulations set out in "The Village of Port Clements Board of Variance Jurisdiction and Procedure Bylaw No. 186, 1990".

3.3 DEVELOPMENT VARIANCE PERMITS

- (1) Pursuant of Section 974 of the Municipal Act Council may by resolution issue a Development Variance Permit that may vary the provisions of this Bylaw and other Bylaws as referred to in Divisions 4 to 7 of Part 29 of the Municipal Act.
- (2) A Development Variance Permit shall not vary:
 - (a) the use or density of land from that specified in the Bylaw, or
 - (b) a flood plain specification under Section 969 (2) of the Municipal Act.
- (3) The provisions of a Development Variance Permit prevail over any provision of this bylaw in the event of conflict.
- (4) Jurisdiction, application procedure and fees shall be as set out in "The Village of Port Clements Permit Form Procedures and Application Fee Bylaw No. 194, 1990".

PART 4: GENERAL PROVISIONS

4.1 APPLICATION

The regulations contained in Sections 4.1 to 4.19 of this Bylaw shall apply to all zones.

4.2 FLOOD DAMAGE PROTECTION

- (1) Notwithstanding any other regulations of this Bylaw, no building or any part thereof, except small outbuildings such as garden sheds, shall be constructed, reconstructed, moved or extended nor shall any mobile home unit, modular home or structure be located:
 - (a) within 7.5 metres (25 ft.) of the natural boundary of the sea, a lake, swamp or pond.
 - (b) within 20.0 metres (66.0 ft.) of the natural boundary of Kumdis Bay and Kumdis Creek.
 - (c) with the underside of the floor system of any area used for habitation, business, or storage of goods damageable by floodwaters, or in the case of a mobile home or unit the ground level on which it is located, lower than 1.5 m (5 ft.) above the natural boundary of the sea, nor lower than elevation 4.8 metres (15.75 ft.) Hydrographic Chart Datum, whichever elevation is higher.
- (2) Clause 1.c. shall not apply to:
 - (a) a renovation of an existing building or structure used as a residence that does not involve an addition thereto; or an addition to a building or structure for residential use that would increase the size of the building or structure by less than 25 percent of the floor area existing at September 9, 1985 the date of adoption of Bylaw No. 150, 1985;
 - (b) that portion of a building or structure to be used as a carport or garage;
 - (c) farm buildings other than dwelling units and closed-sided livestock housing. Farm dwelling units on parcel sizes 8.1 hectares or greater and within the Agricultural Land Reserve are exempted from the requirements of Clause 1.c. but if in a floodable area shall be elevated one (1) metre above the natural ground elevation. Closed-sided livestock housing shall be elevated one (1) metre above the natural ground elevation.
- (3) The required elevation may be achieved by structural elevation of the said habitable, business, or storage area, by adequately compacted landfill on which any building is to be constructed or mobile home unit located, or by a combination of both structural elevation and landfill. No area below the required elevation shall be used for the installation of furnaces or other fixed equipment susceptible to damage by floodwater.

4.3 FENCES

- (1) No fence at a property line shall exceed 2.0 metres in height except for public safety and security reasons, except where it is designated otherwise in each zone.

4.4 SCREENING AND LANDSCAPING

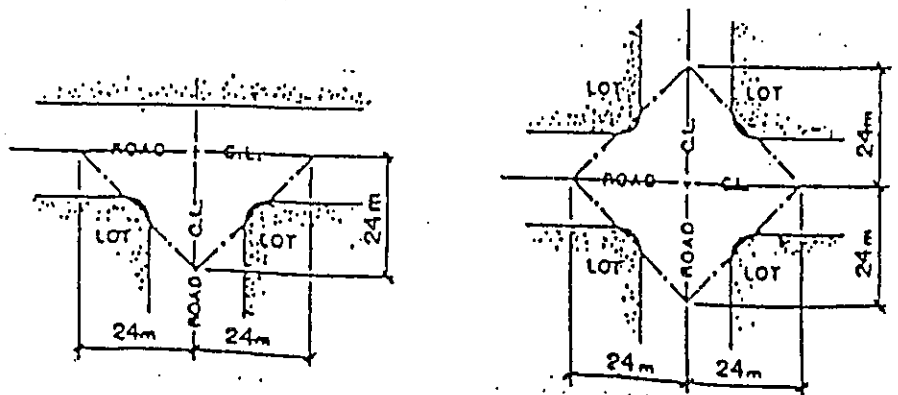
Pursuant to Section 968 of the Municipal Act Council may require and regulate the provision of screening or landscaping to mask or separate different uses. Screening or landscaping shall be provided as follows:

- (1) Waste disposal containers and other outdoor storage in the C-1, C-2, M-1, R-1, R-2, RM-1, MH-1, and MH-2 Zones shall be suitably screened by a tight board fence or solid wall or solid hedge at least as high as the containers or stored material to a maximum height of 2.0 metres.
- (2) Where an Industrial use abuts any commercial or residential use, the Industrial use shall provide a solid wall, tight board fence, or solid landscape screen which provides a complete visual screen not less than 2.0 metres in height around the abutting lot lines.
- (3) In the Light Industrial (I-1) zone all outdoor storage shall be enclosed by a wall, fence or screening which provides a complete permanent visual screen not less than 2.0 metres in height.

4.5 VISIBILITY

On a corner lot in any zone there shall be no obstruction to the line of vision by buildings or structures between the height of 1.0 metres and 3.0 metres above the established grade of streets within an area bounded by the centre lines of intersecting or intercepting streets and a line joining a point on each of the centre lines 24.0 metres from their intersection, as illustrated below:

SIGHT TRIANGLE



4.6 STORAGE OF VEHICLES

- (1) In the R-1, R-2, RM-1, MH-1 and MH2 zones, storage or parking ancillary to a residential use on the same lot of not more than:
 - (a) four vehicles not exceeding 4500 kilograms gross vehicle weight; and
 - (b) one house trailer or one camper; and
 - (c) one pleasure boat kept for other than gain or sale is permitted.
- (2) No site, except as otherwise provided in this Bylaw, shall be used for the wrecking or storage of derelict vehicles or equipment or materials or as a junkyard and any vehicle which has not been licensed for a period of one year and not housed in a garage or carport shall be deemed to be a derelict vehicle or junk.

4.7 USES PERMITTED IN ALL ZONES

The following are permitted in all zones:

- (1) Public parks and playgrounds, golf courses;
- (2) Day care centres;
- (3) Public utilities and unless permitted in the zone in which the use is situated there may be no exterior storage and no garage for repair and maintenance of equipment; and
- (4) Churches.

4.8 MINIMUM PARCEL FRONTAGE

- (1) Where a parcel is being created by subdivision the minimum frontage on the Highway shall be the greater of:
 - (a) 1/10 of the perimeter of the lot that fronts on the highway, or
 - (b) the minimum parcel frontage as set down in each zone.
- (2) The Council may exempt a person from the minimum parcel frontage provided for in (1)(a) and (b) above.

4.9 CIRCUMSTANCE WHERE MINIMUM LOT SIZES DO NOT APPLY

The minimum requirements of site area and parcel size for subdivision shall not apply:

- (a) where the parcel being created is to be used solely for the unattended equipment necessary for the operation of:
 - i) a community water system;
 - ii) a community sewer system;
 - iii) a community gas distribution system;
 - iv) a community radio or television receiving antenna;
 - v) a radio or television broadcasting antenna;
 - vi) a telecommunication relay station;
 - vii) an automatic telephone exchange;
 - viii) an air or marine navigational aid;
 - ix) electrical substations or generating stations;
 - x) any other similar public service or quasi - public service facility or utility; or
- (b) where no sewage is generated; and
- (c) where the owner agrees in writing to registering a condition or covenant pursuant to Section 215 of the Land Title Act in favour of the Municipality at the time the subdivision is registered and such condition or covenant shall be satisfactory to the Approving Officer and shall restrict or prohibit the construction of buildings or structures on, and (or) the use of any parcel.

4.10 PANHANDLE LOT

Where a parcel is a panhandle lot, the area of the access strip or panhandle shall not be included as part of the parcel size for subdivision or minimum site area purposes.

4.11 EXISTING LOTS

The lot area and lot frontage requirements of this Bylaw shall not apply to any lot in any zone which has an area or frontage less than that required by this Bylaw, if such a lot was described in the official records on file in the Land Title Office on or before the effective date of this Bylaw.

4.12 PRINCIPAL BUILDINGS AND THEIR SITING

- (1) No principal building shall be located in any required yard or setback.
- (2) Except as otherwise provided in this Bylaw, not more than one principal building shall be located on any lot.

4.13 ACCESSORY USES, BUILDINGS AND STRUCTURES, AND THEIR SITING

- (1) Accessory uses, buildings and structures which serve the needs of the primary permitted uses, are located on the same lot and which are customarily incidental and subordinate to the primary use, are permitted in all zones.
- (2) No accessory building shall be located in any required front yard or side yard, except where a zone specifically permits it.

4.14 HOME OCCUPATIONS

A professional practice or home occupation, as defined in Part 1 of this Bylaw, is permitted in all zones except the multiple-family (RM-1) zone, subject to the following requirements:

- (1) No external indication exists that the building is utilized for any purpose other than the dwelling except for a single wall mounted sign not exceeding .75 m².
- (2) Such occupation shall not involve the use of mechanical equipment save as it is ordinarily employed in purely private domestic and household use or for recreational hobbies and does not create a nuisance by reason of sight, sound or smell.
- (3) Such occupation or business shall not require parking or loading area in excess of what is normally required for the residential use and zone in which the residence is located.

4.15 HEIGHT OF BUILDINGS AND STRUCTURES

The following shall not be subject to the height requirements of this Bylaw; church spires, belfrys, domes, transmission towers, chimneys, flagpoles, masts, aerials, water tanks, elevators and ventilation machinery penthouses, provided that such structure occupies no more than 20% of the lot, or if situated on a building, not more than 15% of the roof area of the building.

4.16 MEASUREMENTS

All dimensions and other measurements in this Bylaw are expressed in the Standard International Units (Metric) system. Equivalents in the Imperial (foot, pound, etc.) system shown in brackets are included for convenience only, and do not form part of this Bylaw.

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 in degrees</u>	<u>Width of 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.

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):

- (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)

7.1.5 COMMERCIAL CORE ZONE (C-1)

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.

7.1.5 COMMERCIAL CORE ZONE (C-1)

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 M-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

(7) Wilderness Retreat (#218, 1990)

(8) Restaurant (#218, 1990)

(10) One boarding house (#231, 19)

- (#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.

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.~~

*Zoning Amendment
Bylaw #292, 1999*

*Zoning
Amendment
Bylaw #292,
1999.*

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.

7.1.13 RESOURCE AREAS ZONE (RS)

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.

7.1.13 RESOURCE AREAS ZONE (RS)
