



Electoral Area ‘F’ Zoning and Subdivision Bylaw No. 1285, 2002

Table of Contents

Schedule “A” – Zoning Text

SECTION 1 – Administration/Basic Provisions

<u>Section</u>	<u>Title</u>	<u>Page</u>
1.1	Purpose	1-1
1.2	Other Legislation	1-1
1.3	Use of Land to Conform to Bylaw	1-1
1.4	Application	1-1
1.5	Existing Non-Conforming Uses	1-2
1.6	Applicable Regulations	1-2
1.7	Severability	1-2
1.8	Violation	1-2
1.9	Amendment	1-3
1.10	Application Fees	1-3
1.11	Notice of Bylaw Amendment	1-3
1.12	Board of Variance	1-3

SECTION 2 – General Regulations

<u>Section</u>	<u>Title</u>	<u>Page</u>
2.1	Applicability of General regulations	2-1
2.2	Bylaw Definitions	2-1
2.3	Permitted Uses	2-1
2.4	Prohibited Uses	2-1
2.5	Runoff control standards	2-2
2.6	Storage of Fuel	2-3
2.7	Accessory Buildings and Structures	2-4
2.8	Location and Siting of Buildings	2-4
2.9	Setbacks – Buildings and Structures	2-4



ELECTORAL AREA 'F' ZONING AND SUBDIVISION BYLAW 1285, 2002

TABLE OF CONTENTS

SECTION 2 – General Regulations continued

<u>Section</u>	<u>Title</u>	<u>Page</u>
2.10	Setback Requirements from Watercourses	2-7
2.11	Setback Exemptions.....	2-7
2.12	Height Exemptions	2-8
2.13	Visibility at Intersections	2-8
2.14	Signs	2-9
2.15	Home Based Business	2-10
2.16	Keeping of Animals.....	2-11
2.17	Parking	2-12
2.18	Secondary Suites	2-14
2.19	Farm Use Regulations.....	2-15
2.20	Accessory Farm Use Regulations	2-15
2.21	Temporary Use Permits.....	2-17
2.22	Kennel Facilities	2-17

SECTION 3 – Establishment of Zones

<u>Section</u>	<u>Title</u>	<u>Page</u>
3.1	Establishment of Zones	3-1
3.2	Zone Title	3-1
3.3	Location of Zones.....	3-2
3.4	Zone Boundaries	3-2
3.5	Regulation Table	3-2
3.6	Zoning Regulations.....	3-2
3.7	Site Specific and Comprehensive Development Zone Regulations...	3-2

SECTION 4 – Zones

<u>Section</u>	<u>Title</u>	<u>Page</u>
4.1	A-1 Agriculture 1.....	4-1
4.2	C-1 Commercial 1.....	4-3
4.3	C-2 Commercial 2.....	4-4
4.4	C-3 Commercial 3.....	4-5

**ELECTORAL AREA 'F' ZONING AND SUBDIVISION BYLAW 1285, 2002
TABLE OF CONTENTS**



SECTION 4 – Zones continued

<u>Section</u>	<u>Title</u>	<u>Page</u>
4.4A	C-3A Commercial 3A.....	4-7
4.5	C-4 Commercial 4.....	4-9
4.6	FR-1 Forestry Resource 1.....	4-11
4.6A	FR-2 Forestry Resource 2.....	4-12
4.7	I-1 Industrial.....	4-13
4.8	I-2 Industrial 2.....	4-15
4.9	I-3 Industrial 3.....	4-17
4.9A	I-4 Industrial 4.....	4-18
4.9B	I-5 Industrial 5.....	4-20
4.10	MU-1 Mixed Use Chatsworth Road 1.....	4-21
4.11	MHP-1 Manufactured Home Park 1.....	4-22
4.11A	MHP-2 Manufactured Home Park 2.....	4-24
4.12A	P-1 Parks and Open Space 1.....	4-27
4.12B	P-2 Parks and Open Space 2.....	4-28
4.13	R-1 Rural 1.....	4-29
4.14	R-2 Rural Residential 2.....	4-30
4.15	R-3 Village Residential 3.....	4-31
4.15A	R-4 Rural 4.....	4-32
4.16	RC-1 Recreation 1.....	4-33
4.17	RC-2 Recreation 2.....	4-34
4.18	RC-3 Recreation 3.....	4-35
4.19	S-1 Salvage and Wrecking 1.....	4-36
4.20	T-1 Institutional/Community Facility 1.....	4-37
4.21	T-2 Institutional/Community Facility 2.....	4-38
4.22	W-1 Water 1.....	4-39

SECTION 4 – Zones - Site Specific Zoning Regulations 4.23

<u>Section</u>	<u>Title</u>	<u>Page</u>
4.23	Additional A-1 Zones.....	4-40
4.23	Additional C-1 Zones.....	4-42
4.23	Additional C-3 Zones.....	4-42
4.23	Additional C-4 Zones.....	4-44
4.23	Additional I-1 Zones.....	4-44
4.23	Additional I-2 Zones.....	4-44
4.23	Additional MHP-1 Zones.....	4-45



ELECTORAL AREA 'F' ZONING AND SUBDIVISION BYLAW 1285, 2002 TABLE OF CONTENTS

SECTION 4 – Zones - Site Specific Zoning Regulations 4.23 continued

<u>Section</u>	<u>Title</u>	<u>Page</u>
4.23	Additional MU-1 Zones	4-46
4.23	Additional R-1 Zones	4-47
4.23	Additional R-2 Zones	4-49
4.23	Additional R-3 Zones	4-52
4.23	Additional RC-2 Zones	4-53
4.23	Additional RC-3 Zones	4-53
4.23	Additional S-1 Zones	4-54
4.23	Additional T-1 Zones	4-54

SECTION 4 – Zones - Comprehensive Development Zones

<u>Section</u>	<u>Title</u>	<u>Page</u>
4.24	CD-1 Angel Road Industrial	55
4.25	CD-2 1480 & 1490 Grafton Avenue	57
4.26	CD-3 817 Allsbrook Road	58
4.27	CD-4 1271 Kopernick Road	59
4.28	CD-5 1420 Romain Road	60
4.29	CD-6 1108 Errington Road	61
4.30	CD-7 1260 Fair Road	62
4.31	CD-8 1480 Romain Road	63
4.32	CD-9 1096 & 1102 Smithers Road	64
4.33	CD-10 1160 Smithers Road	65
4.34	CD-11 1225 Fair Road	66
4.35	CD-12 1440 Romain Road	67
4.36	CD-13 1470 Romain Road	68
4.38	CD-15 2701 Alberni Highway	69
4.39	CD-16 2116 Alberni Highway	71
4.40	CD-17 1429 Springhill Road	73
4.41	CD-18 1270 Alberni Highway	76
4.42	CD-19 Springhill Road	78
4.43	CD-20 Fairdowne	80

SECTION 5 – Definitions

**ELECTORAL AREA 'F' ZONING AND SUBDIVISION BYLAW 1285, 2002
TABLE OF CONTENTS**



SECTION 6 – Subdivision Regulations

<u>Section</u>	<u>Title</u>	<u>Page</u>
6.1	Prohibition	6-1
6.2	Exception.....	6-1
6.3	General.....	6-1
6.4	Minimum Lot Sizes	6-1
6.5	Minimum Frontage Requirements	6-1
6.6	Lot and Shape Dimensions	6-2
6.7	Lots Exempt from Minimum Lot Size Requirements.....	6-2
6.8	Servicing Requirements – General.....	6-3
6.9	Sewage Disposal.....	6-4
6.10	Water Supply	6-4
6.11	Storm Water	6-4

Section 7 – Development Permit Areas

<u>Section</u>	<u>Title</u>	<u>Page</u>
7.1	Development Permit Area Organization	7-1
7.2	Freshwater and Fish Habitat Development Permit Area.....	7-1

Schedule “B” – Zoning Map

**ELECTORAL AREA 'F'
ZONING and SUBDIVISION
BYLAW NO. 1285, 2002**

SCHEDULE 'A'