

**A-1 – AGRICULTURE 1¹****SECTION 4.1****4.1.1 Permitted Principal Uses**

- a) Dwelling Unit
- b) Farm Use – on lands located in the Agricultural Land Reserve
- c) Agriculture – on lands not located in the Agricultural Land Reserve

4.1.2 Permitted Accessory Uses to the Dwelling Unit Use

- a) Accessory Buildings and Structures
- b) Home Based Business
- c) Secondary Suite²

4.1.3 Permitted Accessory Farm Uses

- a) Agriculture Education and Research
- b) Temporary Sawmill
- c) Agri-tourism Accommodation
- d) Production of Biological Integrated Pest Management Products
- e) Gathering for an Event³

4.1.4 Regulations Table

Category	Requirements	
a) Maximum Density	1 Dwelling Unit per hectare to a maximum of 2 per lot	
b) Minimum Lot Size	4 ha	
c) Minimum Lot Frontage	100 metres	
d) Maximum Lot Coverage	i. Non-farm buildings and structures	10%
	ii. Farm buildings and structures	25%
	iii. Greenhouses	75%
	iv. In no case shall the combined lot coverage exceed 75%.	
e) Maximum Building and Structure Height	10 metres	
f) Minimum Setback from		
i) Front and Exterior Side Lot Lines	4.5 metres	
ii) All Other Lot Lines	2.0 metres	
g) Minimum Setback for all farm buildings, structures and uses	Refer to Section 3 – General Regulations	
h) General Land Use Regulations	Refer to Section 3 – General Regulations	

¹ Bylaw No. 1285.26, adopted June 28, 2016

² Bylaw No. 1285.19, adopted May 27, 2014

³ Bylaw No. 1285.29, adopted May 22, 2018



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4.1.5 Regulations

- a) For any part of a parcel in the Agricultural Land Reserve, 'Farm Use' shall be a permitted principal use and for any part of a parcel not located in the Agricultural Land Reserve, 'Agriculture' shall be a permitted principle use.
- b) Accessory Farm uses are only permitted on that part of a parcel that is within the Agricultural Land Reserve.
- c) Specific 'Farm' and 'Permitted' uses as defined in the ***Agricultural Land Reserve Use, Subdivision, and Procedure Regulation*** shall be developed in accordance with Section 2.19 and 2.20 of this Bylaw.
- d) Despite any regulation in this Bylaw, land established as "Agricultural Land Reserve" pursuant to the ***Agricultural Land Commission Act*** is subject to the ***Agricultural Land Commission Act and Regulations***, and applicable orders of the Agricultural Land Commission.

4.1.6 Additional A-1 Zones

Principal and accessory uses as set out in Section 4.23 (A-1.1 to A-1.28 inclusive) are permitted in addition to those uses permitted in the A-1 zone.¹

¹ Bylaw No. 1285.01, adopted April 13, 2004

**C-1 – COMMERCIAL 1****SECTION 4.2****4.2.1 Permitted Principal Uses**

- a) Care Services
- b) Dwelling Unit
- c) Outdoor Market
- d) Gasoline Service Station
- e) Personal Service
- f) Pub
- g) Retail Store
- h) Restaurant

4.2.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office

4.2.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per ha
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	20 metres
d) Maximum Lot Coverage	
i) First 1 ha of Lot	30%
ii) Remainder of Lot Greater than 1 ha	5%
e) Maximum Building and Structure Height	10 metres
f) Maximum Building and Structure Floor Area	1000 m ²
g) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
h) Minimum Setback from Watercourses	As outlined in Section 2.10
i) Runoff Control Standards	As outlined in Section 2.5
j) General Land Use Regulations	Refer to Section 3 – General Regulations

4.2.4 Regulations

Occupancy for a Care Services use shall not exceed ten persons per lot, of whom not more than six shall be persons in care.

4.2.5 Additional C-1 Zones

Principal and accessory uses as set out in Section 4.23 (C-1.1) are permitted in addition to those uses permitted in the C-1 zone.¹

¹ Bylaw No. 1285.01, adopted April 13, 2004



C-2 – COMMERCIAL 2

SECTION 4.3

4.3.1 Permitted Principal Uses

- a) Amusement Park
- b) Artisan Studio
- c) Tourist Accommodation
- d) Dwelling Unit
- e) Entertainment Centre
- f) Gasoline Service Station
- g) Outdoor Market
- h) Pub
- i) Outdoor Recreation
- j) Restaurant
- k) Retail Store
- l) Tourist Information Booth

4.3.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office

4.3.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per ha
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	
i) First 1 ha of Lot	30%
ii) Remainder of Lot Greater than 1 ha	5%
e) Maximum Building and Structure Height	10 metres
f) Maximum Building and Structure Floor Area	1500 m ²
g) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
h) Minimum Setback from Watercourses	As outlined in Section 2.10
i) Runoff Control Standards	As outlined in Section 2.5
j) General Land Use Regulations	Refer to Section 2 – General Regulations

4.3.4 Regulations

- a) Tourist Accommodation use will be limited to 25 tourist accommodation units per ha to a maximum of 50 tourist accommodation units per lot.
- b) No tourist accommodation unit shall be located within setback areas established in this Bylaw.

**C-3 – COMMERCIAL 3****SECTION 4.4****4.4.1 Permitted Principal Uses**

a) Artisan Studio	i) Food Processing	p) Outdoor Market
b) Auction Sales	j) Pub	q) Outdoor Sales
c) Building Supply and Lumber Outlet	k) Gasoline Service	r) Product Assembly
d) Care Services	Station	s) Personal Service
e) Commercial Cardlock	l) Kennel	t) Recreation Facility
f) Dwelling Unit	m) Mini Storage	u) Restaurant
g) Equipment Rental	n) Nursery	v) Retail Store
h) Funeral Home	o) Office	w) Service and Repair

4.4.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

4.4.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per ha
b) Minimum Lot Size with	1 ha
c) Minimum Lot Frontage	20 metres
d) Maximum Lot Coverage	
i) First 1 ha of Lot	30%
ii) Remainder of Lot Greater than 1 ha	5%
e) Maximum Building and Structure Height	10 metres
f) Maximum Building and Structure Floor Area	1500 m ²
g) Minimum Setback from	
i) Front and Exterior Side Lot Line	4.5 metres
ii) All Other Lot Lines	2.0 metres
h) Minimum Setback from Watercourses	As outlined in Section 2.14
i) Runoff Control Standards	As outlined in Section 2.5
j) General Land Use Regulations	Refer to Section 2 – General Regulations

4.4.4 Regulations

- a) The minimum setbacks for a building or structure for use as a Kennel shall be 15 metres from all lot lines.
- b) Occupancy for a Care Services use shall not exceed ten persons per lot, of whom not more than six shall be persons in care.



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4.4.5 Additional C-3 Zones

Principal and accessory uses as set in Section 4.23 (C-3.1 to C-3.18 inclusive) are permitted in addition to those uses permitted in the C-3 zone. ¹

¹ Bylaw No. 1285.01, adopted April 13, 2004

**C-3A – COMMERCIAL 3A¹****SECTION 4.4A****4.4A.1 Permitted Principal Uses**

a) Artisan Studio	i) Food Processing	p) Outdoor Market
b) Auction Sales	j) Pub	q) Outdoor Sales
c) Building Supply and Lumber Outlet	k) Gasoline Service Station	r) Product Assembly
d) Care Services	l) Kennel	s) Personal Service
e) Commercial Cardlock	m) Mini Storage	t) Recreation Facility
f) Dwelling Unit	n) Nursery	u) Restaurant
g) Equipment Rental	o) Office	v) Retail Store
h) Funeral Home		w) Service and Repair

4.4A.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

4.4A.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per ha
b) Minimum Lot Size with i. with Community Water ii. without Community Water	0.8 hectares 1.0 hectares
c) Minimum Lot Frontage	20.0 metres
d) Maximum Lot Coverage i. With Community Water ii. Without Community Water	40 % 18 %
e) Maximum Building and Structure Height	10.0 metres
f) Maximum Building and Structure Floor Area	1500 m ² per building
g) Minimum Setback from: i) Front Lot Line and Exterior Side Lot Lines ii) All Other Lot Lines	4.5 metres 2.0 metres
h) Minimum Setback from Watercourses	As outlined in Section 2.10
i) Runoff Control Standards	As outlined in Section 2.5
j) General Land Use Regulations	Refer to Section 2 - General Regulations

¹ Bylaw No. 1285.37, adopted February 14, 2023



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4.4A.4 Regulations

- a) The minimum setbacks for a building or structure for the use as a Kennel shall be 15.0 metres from all lot lines.
- b) Occupancy for a Care Services use shall not exceed ten persons per lot, or whom not more than six shall be persons in care.
- c) With respect the Section 2.5 Runoff Control Standards, parking, storage, and repair of vehicles is to occur on an impermeable surface and storm water is to be collected and directed through an engineered oil-water separator or inceptor appropriately size to accommodate anticipated flows.

**C-4 – COMMERCIAL 4****SECTION 4.5****4.5.1 Permitted Principal Uses**

- a) Artisan Studio
- b) Dwelling Unit
- c) Entertainment Centre
- d) Gasoline Service Station
- e) Tourist and Convenience Store
- f) Tourist Accommodation
- g) Pub
- h) Outdoor Recreation
- i) Restaurant

4.5.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office

4.5.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per ha
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	20%
e) Maximum Building and Structure Height	10 metres
f) Maximum Building and Structure Floor Area	1000 m ²
g) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
h) Minimum Setback from Watercourses	As outlined in Section 2.10
i) Runoff Control Standards	As outlined in Section 2.5
j) General Land Use Regulations	Refer to Section 2 – General Regulations

4.5.4 Regulations

- a) Tourist Accommodation use will be limited to 25 tourist accommodation units per ha to a maximum of 50 tourist accommodation units per lot.
- b) No tourist accommodation unit shall be located within the setback areas established in this Bylaw.



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4.5.5 Additional C-4 Zones

Principal and accessory uses as set out in Section 4.23 (C-4.1) are permitted in addition to those uses permitted in the C-4 zone. ¹

¹ Bylaw No. 1285.01, adopted April 13, 2004



FR-1 – FORESTRY/RESOURCE 1

SECTION 4.6

4.6.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Agriculture¹
- c) Log Storage and Sorting Yard
- d) Primary Mineral Processing
- e) Silviculture
- f) Wood Processing

4.6.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Farm Business
- c) Home Based Business

4.6.3 Regulations Table

Category	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	50 ha
c) Minimum Lot Frontage	400 metres
d) Maximum Lot Coverage	10 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from <ul style="list-style-type: none">i) Front and Exterior Side Lot Linesii) All Other Lot Lines	4.5 metres 2 metres
g) Minimum Setback of all agricultural buildings, structures and uses	Refer to Section 2 – General Regulations ²
h) Minimum Setback of all buildings or structures for primary mineral processing from all watercourses	30 metres ³
i) General Land Use Regulations	Refer to Section 2 – General Regulations

¹ Bylaw No. 1285.26, adopted June 28, 2016

² Bylaw No. 1285.26, adopted June 28, 2016

³ Bylaw No. 1285.26, adopted June 28, 2016



FR-2 – FORESTRY/RESOURCE 2¹

SECTION 4.6A

4.6A.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Agriculture
- c) Log Storage and Sorting Yard
- d) Primary Mineral Processing
- e) Silviculture
- f) Wood Processing

4.6A.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Farm Business
- c) Home Based Business
- d) Secondary Suite

4.6A.3 Regulations Table

Category	Requirements
a) Maximum Density	1 Dwelling Unit per ha to a maximum of 2 Dwelling Unit per lot
b) Minimum Lot Size	50 ha
c) Minimum Lot Frontage	400 metres
d) Maximum Lot Coverage	10 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from <ul style="list-style-type: none">i) Front and Exterior Side Lot Linesii) All Other Lot Lines	<ul style="list-style-type: none">4.5 metres2 metres
g) Minimum Setback of all agricultural buildings, structures and uses	Refer to Section 2 – General Regulations
h) Minimum Setback of all buildings or structures for primary mineral processing from all watercourses	30 metres
i) General Land Use Regulations	Refer to Section 2 – General Regulations

¹ Bylaw No. 1285.27, adopted October 24, 2017



I-1 – INDUSTRIAL 1

SECTION 4.7

4.7.1 Permitted Principal Uses

a)	Commercial Card Lock	i)	Transportation/Trans-shipment Terminal
b)	Dwelling Unit	j)	Value Added Lumber Remanufacturing
c)	Equipment Rental	k)	Heliport
d)	Log Home Building	l)	Warehousing/Wholesaling
e)	Product Assembly	m)	Mini-storage ¹
f)	Marshaling Yard	n)	Cannabis Production ²
g)	Outdoor Sales		
h)	Service and Repair		

4.7.2 Permitted Accessory Uses

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales

4.7.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	
i) First 1 ha of Lot with	30%
ii) Remainder of Lot Greater than 1 ha	5%
e) Maximum Building and Structure Height	15 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

¹ Bylaw No. 1285.01, adopted April 13, 2004

² Bylaw No. 1285.31, adopted April 24, 2018



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4.7.4 Regulations

All principal and accessory uses, buildings and structures on lots adjacent to the Vancouver Island Highway No. 19 shall be located a minimum of 30 metres from the Vancouver Island Highway No. 19 right-of-way.

4.7.5 Additional I-1 Zones

Principal and accessory uses as set out in Section 4.23 (I-1.1 to I-1.2 inclusive) are permitted in addition to those uses permitted in the I-1 zone.¹

¹ Bylaw No. 1285.01, adopted April 13, 2004

**I-2 – INDUSTRIAL 2****SECTION 4.8****4.8.1 Permitted Principal Uses**

a)	Commercial Card Lock	j)	Primary Mineral Processing
b)	Concrete/Asphalt Batch Plant	k)	Sawmill
c)	Dwelling Unit	l)	Transportation/Trans-shipment Terminal
d)	Equipment Rental	m)	Warehousing/Wholesaling
e)	Log Home Building	n)	Building Supply/Lumber Outlet
f)	Manufacturing	o)	Mini-storage ¹
g)	Marshaling Yard	p)	Cannabis Production ²³
h)	Outdoor Sales		
i)	Outdoor Storage		

4.8.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

4.8.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	
i) First 1 ha of Lot with	30%
ii) Remainder of Lot Greater than 1 ha	5%
e) Maximum Building and Structure Height	15 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards ⁴	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

¹ Bylaw No. 1285.01, adopted April 13, 2004

² Bylaw No. 1285.31, adopted April 24, 2018

³ Bylaw 1285.18, adopted February 11, 2014

⁴ Bylaw No. 1285.01, adopted April 13, 2004



4.8.4 Regulations

All principal and accessory uses, buildings and structures on lots adjacent to the Vancouver Island Highway No. 19 shall be located a minimum of 30 metres from the Vancouver Island Highway No. 19 right-of-way.

4.8.5 Additional I-2 Zones

Principal and accessory uses as set out in Section 4.23 (I-2.1 to I-2.3 inclusive) are permitted in addition to those uses permitted in the I-2 zone.¹

¹ Bylaw No. 1285.01, adopted April 13, 2004



I-3 – INDUSTRIAL 3

SECTION 4.9

4.9.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Primary Mineral Processing
- c) Cannabis Production ¹

4.9.2 Permitted Accessory Uses

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales

4.9.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	15 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

¹ Bylaw No. 1285.31, adopted April 24, 2018



I-4 – INDUSTRIAL 4¹

SECTION 4.9A

4.9A.1 Permitted Principal Uses

- a) Concrete/Asphalt Batch Plant
- b) Dwelling Unit
- c) Equipment Rental
- d) Log Home Building
- e) Manufacturing
- f) Marshalling Yard
- g) Outdoor Sales
- h) Outdoor Storage
- i) Sawmill
- j) Transportation/Trans-shipment Terminal
- k) Warehousing/Wholesaling
- l) Building supply/Lumber Outlet
- m) Mini-storage
- n) Cannabis Production

4.9A.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Offices and Retail Sales

4.9A.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	1.0 ha
c) Minimum Lot Frontage	30.0 metres
d) Maximum Lot Coverage Maximum Lot Coverage for any lot that contains Cannabis Production	40% 30%
e) Maximum Building and Structure Height	15.0 metres
f) Minimum Setback from i.) Front and Exterior Side Lot Lines ii.) All Other Lot Lines	4.5 metres 2.0 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

¹Bylaw No. 1285.35, adopted June 28, 2022



4.9A.4 Regulations

- a) All principal and accessory uses, buildings and structures on lots adjacent to the Vancouver Island Highway No. 19 shall be located a minimum of 30 meters from the Vancouver Island Highway No. 19 right-of-way.
- b) Lot D, District Lot 156, Nanoose District, Plan VIP52704 may reduce the minimum road frontage for one lot to a minimum of 20 meters.



I-5 – INDUSTRIAL 5¹

SECTION 4.9B

4.9.B.1 Permitted Principal Uses

- a) Commercial Card Lock
- b) Dwelling Unit
- c) Equipment Rental
- d) Log Home Building
- e) Product Assembly
- f) Marshalling Yard
- g) Outdoor Sales
- h) Service and Repair
- i) Transportation/Trans-shipment Terminal
- j) Value Added Lumber Remanufacturing
- k) Heliport
- l) Warehousing/Wholesaling
- m) Mini-storage

4.9.B.2 Permitted Accessory Uses

- 30 Accessory Outdoor Storage
- 31 Accessory Buildings and Structures
- 32 Accessory Office and Retail Sales

4.9.B.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per Lot
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	40%
e) Maximum Building and Structure Height	15 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2.0 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

4.9.B.4 Regulations

All principal and accessory uses, buildings and structures on lots adjacent to the Vancouver Island Highway No.19 shall be located a minimum of 30 meters from the Vancouver Island Highway No.19 right-of-way.

¹ Bylaw 1285.36, adopted July 27, 2021



MU-1 – MIXED USE CHATSWORTH ROAD 1

SECTION 4.10

4.10.1 Permitted Principal Uses

- a) Concrete and Asphalt Batch Plant
- b) Dwelling Unit
- c) Marshalling Yard
- d) Primary Mineral Processing
- e) Wood Processing

4.10.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales
- c) Home Based Business

4.10.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	50 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	15 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2.0 metres
g) Runoff Control Standards ¹	As outlined in Section 2.5
h) General Land Use Regulations	Refer to Section 2 – General Regulations

4.10.4 Additional MU-1 Zones

Principal and accessory uses as set out in Section 4.23 (MU-1.1 to MU-1.2 inclusive) are permitted in addition to those uses permitted in the MU-1 zone. ²

¹ Bylaw No. 1285.01, adopted April 13, 2004

² Bylaw No. 1285.01, adopted April 13, 2004



MU-2 – MIXED USE MEADOWOOD VILLAGE CENTRE 2¹ SECTION 4.10A

4.10A.1 Permitted Principal Uses

- a) Artisan Studio
- b) Recreational Vehicle Park
- c) Dwelling Unit
- d) Mini Storage
- e) Office
- f) Outdoor Market
- g) Personal Service
- h) Pub
- i) Retail Store
- j) Restaurant

4.10A.1 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Outdoor Storage

4.10A.3 Regulations Table

Categories	Requirements
a) Maximum Density	3 Dwelling Units
b) Minimum Lot Size	1.0 ha
c) Minimum Lot Frontage	20 metres
d) Maximum Lot Coverage	30 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from: <ul style="list-style-type: none">i) Front Lot Line and Exterior Side Lot Linesii) All Other Lot Lines	<p>4.5 metres</p> <p>2.0 metres</p>
g) Minimum Setback from Watercourses	As outlined in Section 2.10
i) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 - General Regulations

4.10A.4 Lighting and Screening

- a) All outdoor lighting, including lighting for parking and loading areas, roads, pedestrian areas, exterior building lighting and signage shall be dark sky compliant and include full cut-off flat lenses (FCO/FL) luminaries.
- b) A continuous landscaping buffer with a minimum vegetation height of 2.0 metres and width of 2.0 metres shall be provided and maintained along all exterior lot lines and between uses within the site, excluding access points and where buildings are located within 5.0 metres of exterior lots lines.

¹ Bylaw No. 1285.40, adopted January 13, 2026



4.10A.5 Signage

Notwithstanding Section 2.14 of the Bylaw, the following signage regulations shall apply in this zone:

- a) The use of banners, ribbons, flags, on-site display props, streamers, or pennant signs are prohibited.
- b) Mobile sandwich board signs are permitted where they advertise a use on the property and are located on the same property.
- c) Small temporary signs advertising products attached to a building or directional signage are permitted.
- d) Signs may be illuminated internally, externally or with channel lit lighting. The use of reader board, blinking or flashing lights is prohibited.

4.10A.6 Parking Regulations

- a) For the purposes of this zone, the minimum number of parking spaces required for artisan studio, outdoor market, personal service, and retail store shall be 1 parking space per 20 m² of floor area.
- b) For the purpose of this zone, additional parking spaces are not required for the mini storage use where loading space is provided within, or adjacent to, a storage building, provided the loading space does not obstruct emergency access and is not located within the setback areas.
- c) The minimum number of parking stalls required for all other uses shall be calculated in accordance with Table 2.2 Required Parking Spaces of Section 2 of this Bylaw.

4.10A.7 Recreational Vehicle Park Regulations and Standards

Recreational Vehicle Park shall be established or extended in accordance with the following regulations and standards:

- a) **Regulations and Definitions**
 - (i) Recreational Vehicle Park is limited to 14 recreational vehicle spaces.
 - (ii) For the purpose of this zone, *Recreational Vehicle* means any vehicle, trailer, coach, park model trailer, structure or conveyance designed to travel or be transported on a highway and constructed and equipped to be used as temporary living or sleeping quarters by travelers.
 - (iii) No recreational vehicle space shall be located within the setback area established in this Bylaw.
 - (iv) No accessory buildings or structures are permitted within RV sites.
- b) **Layout Standards**
 - (i) Recreational Vehicle Spaces
 - (a) Every recreational vehicle space shall have a minimum area of not less than 110 m².
 - (b) Every recreational vehicle space shall have a maximum slope of 5%.



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- (c) No recreational vehicle space shall be located within:
 - (1) 3.0 metres of an internal access road; and
 - (2) the setback areas in the applicable zones established pursuant to Part 4 of this Bylaw.
- (d) Each recreational vehicle space shall have one conveniently located parking space adjacent to the internal access road and may be sited in the area allotted for the 3.0 metre setback.
- (e) No recreation vehicle shall be located elsewhere in a recreational vehicle park than on a recreational vehicle space.

(ii) Internal Access Roads

- (a) All internal access roads in the recreational vehicle park shall be of hard durable surface so as not to produce dust.
- (b) The minimum internal access road width requirement shall be 6.0 m.
- (c) Dead-end internal access roads and cul-de-sacs shall have a turning circle radius of 12.0 m.
- (d) The maximum grade of any internal access road shall be 10%.

c) Servicing

(i) Sewage Disposal

Sewage disposal shall be by a community sewer system, or a sewage disposal system constructed to the standards of the relevant enactments.

(ii) Washroom Facilities

Washroom facilities shall be provided in accordance with the following:

- (a) shall be located in a separate building or buildings;
- (b) shall be located a maximum of 150 metres from any camping space and a minimum of 4.5 metres from any camping space;
- (c) shall integrate universal and accessible design requirements;
- (d) a minimum of 1 toilet, 1 urinal, and 1 wash basin shall be provided.

(iii) Water System

- (a) All recreational vehicle spaces shall be a maximum of 60.0 metres from a standpipe, constructed in accordance with best practices.

iv) Garbage Disposal

- (a) A minimum of one container for the disposal of garbage shall be provided.
- (b) Each container shall be durable, bear-proof, insect-tight, water-tight and rodent-proof.



MHP-1 – MANUFACTURED HOME PARK 1

SECTION 4.11

4.11.1 Permitted Principal Uses

- a) Manufactured Home
- b) Manufactured Home Park

4.11.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office ¹

4.11.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 ha per manufactured home space
b) Minimum Lot Frontage Manufactured Home Park	30 metres
c) Maximum Lot Coverage	30%
d) Maximum Building and Structure Height	7.5 metres
e) Minimum Setback from <ul style="list-style-type: none">i) Front and Exterior Side Lot Linesii) All Other Lot Linesiii) Other Manufactured Homes	<ul style="list-style-type: none">4.5 metres2 metres6.0 metres - except as otherwise outlined in Section 2 – General Regulations ²
f) Minimum Setback from Watercourses	As outlined in Section 2.10
g) General Land Use Regulations	Refer to Section 2 – General Regulations

4.11.4 Regulations

- a) One storage shed or utility building may be constructed on each manufactured home space provided that the building has:
 - i) maximum height of 3 metres
 - ii) maximum floor area of 10 m²
- b) One Accessory Office for the Management of Manufactured Home Park not exceeding 50 m² is permitted in this zone.
- c) The minimum internal access road width requirements shall be 6 metres and no parking shall be allowed on such internal access roads.

¹ Bylaw No. 1285.01, adopted April 13, 2004

² Bylaw No. 1285.01, adopted April 13, 2004



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4.11.5 Additional MHP-1 Zones

Principal and accessory uses as set out in Section 4.23 (MHP 1.1 to MHP-1.14 inclusive) are permitted in addition to those uses permitted in the MHP-1 zone.¹

¹ Bylaw No. 1285.01, adopted April 13, 2004



MHP-2 Manufactured Home Park 2¹

Section 4.11A

4.11A.1 Permitted Principal Uses

- a) Manufactured Home
- b) Manufactured Home Park

4.11A.2 Permitted Accessory Uses

- a) Dwelling Unit
- b) Accessory Office
- c) Accessory Buildings and Structures

4.11A.3 Regulations Table

Categories	Requirements
a) Permitted Manufactured Home and Dwelling Unit Density	<ul style="list-style-type: none">i. A maximum of one (1) manufactured home per 500 m² of site area, andii. One (1) dwelling unit per lot provided the dwelling unit is included in the density calculation in 4.11A.3a(i) above.
b) Minimum Lot Size	1.0 ha
c) Minimum Manufactured Home Space Area	<ul style="list-style-type: none">i. 330 m² for manufactured homes which are greater than or equal to 4.3 m in width and less than 8.3 metres in width.ii. 370 m² for manufactured homes which are 8.3 m or greater in width.
d) Minimum Lot Frontage	30 metres
e) Maximum Lot Coverage	35 %
f) Maximum Building and Structure Height	
i. Manufactured Home	7.5 metres
ii. Dwelling Unit	10.0 Metres
iii. Alterations to a Manufactured Home (Deck, Carport, Patio)	6.0 metres
iv. Buildings not located on a Manufactured Home Space	10.0 metres

¹ Bylaw No. 1285.25, 2016, adopted June 26, 2018



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v. Accessory Building or structure located on a Manufactured Home Space	3.0 metres
g) Maximum Building and Structure Floor Area	
i. Accessory Buildings not located on a Manufactured Home Space	Maximum combined building floor area of 400 m ² per lot may be constructed.
ii. Accessory Building located on a Manufactured Home Space	A maximum of one (1) accessory building up to 10 m ² in floor area may be constructed on each manufactured home space.
iii. Porches, Decks, and Carports	<p>a. No buildings or structures other than a manufactured home shall be constructed, erected, or located on a Manufactured Home Space except as follows:</p> <p>I. One or more of the following may be constructed on each Manufactured Home Space not exceeding a maximum combined floor area of 20 m²:</p> <p>a. Porch b. Deck c. Carport</p> <p>II. The following are permitted on each manufactured home:</p> <p>a. Wheel chair ramps b. One (1) entrance stairway for a secondary access not exceeding a floor area of two (2) m².</p>
iv. Accessory Office	One (1) accessory office building not exceeding a maximum floor area of 50 m ² .
h) Minimum Setback Requirements	
i. Setbacks that apply to lot lines, common parking areas, and Internal Access Roads	
a. Front Lot Line and Exterior Side Lot Lines	4.5 metres
b. All Other Lot Lines	2.0 metres
c. Internal access road or common parking area	2.0 metres
ii. Setbacks and Minimum Separation Distances that apply to Manufactured Home Spaces and Between Buildings	



a. Minimum separation between Manufactured Homes or additions thereto	6.0 metres
b. Minimum setback from all manufactured home space boundaries	2.0 metres
c. With the exception of decks, carports, or porches, the minimum separation distance between a manufactured home and all accessory buildings shall not be less than:	<ul style="list-style-type: none">i. 2.0 metres for buildings with a floor area of 6.0 m² or less.ii. 6.0 metres for buildings with a floor area greater than 6.0 m².
d. Minimum separation distance between any portion of a deck, porch, or carport and an adjacent Manufactured Home Space.	1.5 metres
iii. Setbacks that apply to Watercourses	
a. Minimum Setback from Watercourses	As outlined in Section 2.10
i) Minimum Parking Requirements	
i. Minimum parking requirements	One (1) parking space to be located on each Manufacture Home Space.
ii. Additional parking requirements	<ul style="list-style-type: none">a. All required parking which is in addition to one (1) parking space per manufactured home (dwelling unit) shall be located within the internal access road right-of-way or in grouped parking areas of no larger than 20 parking spaces.b. All parking must be provided and maintained with a hard durable surface that does not produce dust and is designed in accordance with Section 2.5 – Runoff Control Standards.
j) Runoff Control Standards	
Runoff Control Standards	As outlined in Section 2.5
k) Definitions	
Carport	means a roofed wall-less structure abutting or projecting from a manufactured home typically used to provide shelter to an automobile.
Deck	means a structure abutting or projecting from a mobile home with no roof or walls except for visual partitions and railings and is constructed on piers or a foundation above grade.
Porch	means a structure abutting or projecting from a mobile home, having a roof but with walls that are open and unenclosed to the extent of at least 50% thereof and is constructed on piers or a foundation above grade.



P-1 – PARKS and OPEN SPACE 1

SECTION 4.12A¹

4.12A.1 Permitted Principal Uses

- a) Park
- b) Outdoor Recreation
- c) Recreation Facility
- d) Dwelling Unit

4.12A.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

4.12A.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	20 metres
d) Maximum Lot Coverage	40 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

4.12A.4 Regulations

All buildings for housing animals, other than household animals, and for the storage of manure shall be a minimum of 30 metres from a well, watercourse, stream or any property line adjacent to an R-2, R-3 or MHP zone.

¹ Bylaw No. 1285.07, adopted January 24, 2006

**P-2 – PARKS and OPEN SPACE 2****SECTION 4.12B¹****4.12B.1 Permitted Principal Uses**

- a) Park
- b) Outdoor Recreation
- c) Recreation Facility
- d) Dwelling Unit

4.12B.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

4.12B.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	50 ha
c) Minimum Lot Frontage	20 metres
d) Maximum Lot Coverage	40 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from	
ii) Front and Exterior Side Lot Lines	4.5 metres
iii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

4.12B.4 Regulations

All buildings for housing animals, other than household animals, and for the storage of manure shall be a minimum of 30 metres from a well, watercourse, stream or any property line adjacent to an R-2, R-3 or MHP zone.

¹ Bylaw No. 1285.07, adopted January 24, 2006



R-1 – RURAL 1

SECTION 4.13

4.13.1 Permitted Principal Uses

- a) Dwelling Unit

4.13.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Home Based Business
- c) Secondary Suite¹

4.13.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per ha to a maximum of 2 Dwelling Units per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	70 metres
d) Maximum Lot Coverage	10 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot ² Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

4.13.4 Additional R-1 Zones

Principal and accessory uses as set out in Section 4.23 (R-1.1 to R-1.22 inclusive) are permitted in addition to those uses permitted in the R-1 zone. ³

¹ Bylaw No. 1285.19, May 27, 2014

² Bylaw No. 1285.01, adopted April 13, 2004

³ Bylaw No. 1285.01, adopted April 13, 2004



R-2 – RURAL RESIDENTIAL 2

SECTION 4.14

4.14.1 Permitted Principal Uses

- a) Dwelling Unit

4.14.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Home Based Business
- c) Secondary Suite¹

4.14.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per 1 ha
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	40 metres
d) Maximum Lot Coverage	25 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Line	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

4.14.4 Additional R-2 Zones

Principal and accessory uses as set out in Section 4.23 (R-2.1 to R-2.55 inclusive) are permitted in addition to those uses permitted in the R-2 zone. ²

¹ Bylaw No. 1285.19, adopted May 27, 2014

² Bylaw No. 1285.01, adopted April 13, 2004



R-3 – VILLAGE RESIDENTIAL 3

SECTION 4.15

4.15.1 Permitted Principal Uses

- a) Care Services
- b) Dwelling Unit
- c) Public Assembly
- d) School

4.15.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Home Based Business
- c) Secondary Suite¹

4.15.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per 1 ha
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	20 metres
d) Maximum Lot Coverage	30 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

4.15.4 Regulations

Occupancy for a Care Services use shall not exceed ten persons per lot, of whom not more than six shall be persons in care.

4.15.5 Additional R-3 Zones

Principle and accessory uses as set out in Section 4.23 (R-3.1 to R-3.8 inclusive) are permitted in addition to those uses permitted in the R-3 zone.²

¹ Bylaw No. 1285.19, adopted May 27, 2014

² Bylaw No. 1285.01, adopted April 13, 2004



R- 4 – RURAL 4

SECTION 4.15A¹

4.15A.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Agriculture²

4.15A.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Home Based Business
- c) Secondary Suite

4.15A.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per ha to a maximum of 2 Dwelling Units per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	80 metres
d) Maximum Lot Coverage	10 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback Requirement for all buildings and structures	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback for all agricultural buildings, structures and uses	Refer to Section 2 – General Regulations ³
h) Minimum Setback Requirement to the Agricultural Land Reserve Boundary	
i) Dwelling Unit and Secondary Suites	30.0 metres
ii) Accessory buildings and structures	15.0 metres
i) General Regulations	Refer to Section 2 – General Regulations

¹ Bylaw No. 1285.24, adopted May 26, 2015

² Bylaw No. 1285.26, adopted June 28, 2016

³ Bylaw No. 1285.26, adopted June 28, 2016



RC-1 – RECREATION 1

SECTION 4.16

4.16.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Recreational Vehicle Park

4.16.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

4.16.3 Prohibited

Structural additions to Recreational Vehicles are prohibited in the RC-1 zone.

4.16.4 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	8 ha
c) Minimum Lot Frontage	70 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	9 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

4.16.5 Regulations

- a) Recreational Vehicle Park uses will be limited to 25 recreational vehicle spaces per ha to a maximum of 50 recreational vehicle spaces per lot.
- b) No recreational vehicle space shall be located within the setback area established in this Bylaw.



RC-2 – RECREATION 2

SECTION 4.17

4.17.1 Permitted Principal Uses

- a) Boat Ramp
- b) Tourist Accommodation
- c) Dwelling Unit

4.17.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

4.17.3 Prohibited

Manufactured Home Parks and Recreational Vehicle Parks are prohibited in the RC-2 zone.

4.17.4 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	70 metres
d) Maximum Lot Coverage	20 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

4.17.5 Regulations

- a) Tourist Accommodation use will be limited to 25 tourist accommodation units per ha to a maximum of 50 tourist accommodation units per lot.
- b) No tourist accommodation unit shall be located within setback areas established under this Bylaw.

4.17.6 Additional RC-2 Zones

Principle and accessory uses as set out in Section 4.23 (RC-2.1 to RC-2.2 inclusive) are permitted in addition to those uses permitted in the RC-2 zone.¹

¹ Bylaw No. 1285.01, adopted April 13, 2004



RC-3 – RECREATION 3

SECTION 4.18

4.18.1 Permitted Principal Uses

- a) Dwelling Unit or Tourist Accommodation

4.18.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures

4.18.4 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit or 1 Tourist Accommodation Unit per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	70 metres
d) Maximum Lot Coverage	20 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	Refer to Section 2 – General Regulations
h) General Land Use Regulations	Refer to Section 2 – General Regulations

4.18.5 Regulations

No tourist accommodation unit shall be located within setback areas established under this Bylaw.

4.18.6 Additional RC-3 Zones

Principal and accessory uses as set out in Section 4.23 (RC-3.1) are permitted in addition to those uses permitted in the RC-3 zone. ¹

¹ Bylaw No. 1285.01, adopted April 13, 2004



S-1 – SALVAGE AND WRECKING 1

SECTION 4.19

4.19.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Marshaling Yard
- c) Vehicle Wrecking Yard

4.19.2 Permitted Accessory Uses

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales

4.19.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10 %
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

4.19.4 Regulations

All outdoor storage shall be located a minimum of 2 metres from any lot line.

4.19.5 Additional S-1 Zones

Principal and accessory uses as set out in Section 4.23 (S-1.1 to S-1.2 inclusive) are permitted in addition to those uses permitted in the S-1 zone.¹

¹ Bylaw No. 1285.01, adopted April 13, 2004



T-1 – INSTITUTIONAL / COMMUNITY FACILITY 1

SECTION

4.20

4.20.1 Permitted Principal Uses

- a) Care Services
- b) Cemetery
- c) Dwelling Unit
- d) Fairground
- e) Funeral Home
- f) Public Assembly
- g) Public Hospital
- h) Recreation Facility
- i) School

4.20.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

4.20.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	20 metres
d) Maximum Lot Coverage	40 %
e) Maximum Building Height	15 metres
f) Minimum Setback from <ul style="list-style-type: none">i) Front and Exterior Side Lot Linesii) All Other Lot Lines	<ul style="list-style-type: none">4.5 metres2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) General Land Use Regulations	Refer to Section 2 – General Regulations

4.20.4. Regulations

- a) All buildings for housing animals, other than household animals, and for the storage of manure shall be a minimum of 30 metres from all watercourses, streams or any property line adjacent to an R-2, R-3 or MHP zone.
- b) Occupancy for a Care Services use shall not exceed ten persons per lot, of whom not more than six shall be persons in care.

4.20.5 Additional T-1 Zones

Principal and accessory uses as set out in Section 4.23 (T-1.1 to T-1.3 inclusive) are permitted in addition to those uses permitted in the T-1 zone. ¹

¹ Bylaw No. 1285.01, adopted April 13, 2004



T-2 – INSTITUTIONAL / COMMUNITY FACILITY 2

SECTION 4.21

4.21.1 Permitted Principal Uses

- a) Railway
- b) Railway Station

4.21.2 Regulations Table

Categories	Requirements
a) Minimum Lot Size	2 ha
b) Minimum Lot Frontage	70 metres
c) Maximum Lot Coverage	10 %
d) Maximum Building Height	10 metres
e) Minimum Setback from i) Front and Exterior Side Lot Lines ii) All Other Lot Lines	4.5 metres 2 metres
f) Minimum Setback from Watercourses	As outlined in Section 2.10
g) General Land Use Regulations	Refer to Section 2 – General Regulations



W-1 – WATER 1

SECTION 4.22

4.22.1 Permitted Principal Uses

- a) Boat Ramp

4.22.2 Regulations Table

Categories	Requirements
a) Maximum Building and Structure Height	1 metre above surface of water as measured from the natural boundary
b) Minimum setback from all lot lines or lease boundaries	4.5 metres
c) General Land Use Regulations	Refer to Section 2 – General Regulations



Site Specific Zoning Regulations

SECTION 4.23

Additional A-1 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the A-1 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
A-1.1	Lot 6, District Lot 6, Plan 1889, Cameron District (1015 McLean Road).	Restaurant only
A-1.2	Block B, District Lot 143, Plan 4679, Nanoose District (2540 Alberni Highway)	Vehicle Wrecking Yard, Accessory Office and Retail Sales only
A-1.3	Block C, District Lot 143, Plan 4679, Nanoose District (2560 Alberni Highway)	Winery and Cidery only
A-1.4	Part of Lot 90, District Lot 139, Plan 1913, Nanoose District Lying to the South of McKibben Road as Said Road is Shown on Said Plan, and to the West of a Boundary Parallel to and Perpendicularly Distance 200 Feet from the Westerly Boundary of Said Lot 90 (D.D. F-21288) (1586 McKibben Road)	Vehicle Wrecking Yard as a Home Based Business only
A-1.5	Lot 1, District Lot 4, Plan 38539, Cameron District (3241 Alberni Highway)	Fire Hall only
A-1.6	District Lot 47, Nanoose District (1019 Errington Road)	Restaurant only
A-1.7	Lot A, District Lot 182, Nanoose District, Plan VIP65017 (2570 Peterson Road)	Composting Facility only, specifically excluding Waste Disposal
A-1.8	Lot 2, District Lot 94, Nanoose District, Plan 38808 (1580 Alberni Highway)	Three Dwelling Units and Sawmill to a maximum of 0.4 ha only
A-1.9	Lot 1, District Lot 24, Nanoose District, Plan 40600 (1607 Errington Road)	Manufacturing to a maximum of 1.2 ha only
A-1.10	Rem. Block I, District Lot 143, Nanoose District, Plan 4782 Except Part in Plan 735 RW (2595 Alberni Highway)	Fairground and Public Assembly and Outdoor Recreation only
A-1.11	Block G, District Lot 143, Nanoose District, Plan 4782 (2619 Alberni Highway)	Campground to a maximum of 100 camping spaces ¹
A-1.12 ²	Lot 2, Block A, District Lot 15, Cameron District, Plan 2017 (3230 Alberni Highway)	Design and metal fabrication shop to a maximum of 234 m ²

¹ Bylaw No. 1285.21, adopted May 27, 2014

² Bylaw No. 1285.01, adopted April 13, 2004



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A-1.13 ¹ /R2.55	Lot 1, District Lot 139, Nanoose District, Plan 24924 (1290 Ruffles Road)	RV Storage to a maximum of 0.7 ha on the whole parcel ²
A-1.14 ³ /R 2.48	Lot 2, District Lot 139, Nanoose District, Plan 22824 (1244 Ruffles Road)	A-1 portion horse riding ring, horse boarding and breeding. R-2 portion agriculture ⁴
A-1.15 ⁵	Lot 17, District Lot 139, Nanoose District, Plan 1913 Except Part in Plan 20397 (1240 Leffler Road)	North Island Recovery Center and related buildings and one suite above the principal residence
A-1.16 ⁶	Block J, District Lot 143, Nanoose District, Plan 4791 Except Part in Plan 735 RW & VIP60681 (2685 Palmer Road)	Butterfly World
A-1.17 ⁷ / C-3	Lot 1, District Lot 43, Nanoose District, Plan 7795 (850 Allsbrook Road)	Moving and storage
A-1.18 ⁸	Lot 5, District Lot 139, Nanoose District, Plan 26295 (1273 Fraser Road)	Two Dwelling Units ⁵
A-1.19 ⁶	Lot 1, District Lot 8, Cameron District, Plan 28493 (1149 Pratt Road)	Two Dwelling Units ⁶
A-1.20 ⁵	Block H, District Lot 143, Nanoose District, Plan 4782, except those parts in Plans 31757, 735 RW, and VIP60447 (2669 Alberni Highway)	Two Dwelling Units Only ⁵
A-1.21 ⁵	Lot 1, District Lot 9, Cameron District, Plan VIP55971 (890 Redman Road)	Two Dwelling Units Only ⁵
A-1.22 ⁵	Block 19, District Lot 140, Nanoose District, Plan 1918 (2040 Grafton Road)	Two Dwelling Units Only ⁵
A-1.23 ⁵	Lot 36, District Lot 8, Cameron District, Plan 1981, except the Northerly 8.84 Chains (1320 Pratt Road)	Three Dwelling Units Only ⁵
A-1.24 ⁵	Lot A, District Lot 141, Nanoose District, Plan 50466 (735 Virginia Road)	Three Dwelling Units Only ⁵
A-1.25 ⁵	Lot 17, District Lot 8, Cameron District, Plan 1981 (1140 Winchester Road)	Two Dwelling Units Only ⁵
A-1.26 ⁵	Lot A, District Lot 140, Nanoose District, Plan 49180 (2280 Matterson Road)	Two Dwelling Units Only ⁵

¹ Bylaw No. 1285.01, adopted April 13, 2004

² Bylaw No. 1285.05, adopted October 25, 2005

³ Bylaw No. 1285.01, adopted April 13, 2004

⁴ Bylaw No. 1285.26, adopted June 28, 2016

⁵ Bylaw No. 1285.01, adopted April 13, 2004

⁶ Bylaw No. 1285.01, adopted April 13, 2004

⁷ Bylaw No. 1285.01, adopted April 13, 2004

⁸ Bylaw No. 1285.05 adopted October 25, 2005



A-1.27 ⁵	That part of Lot 5, District Lot 149, Nanoose District, Plan 1917 Lying North of a Straight Boundary Extending From the Centre Point of the East Boundary to the Centre Point of the West Boundary of Said Lot, Except Parcels "A" (DD 37744N) and "B" (DD 54685N) Thereof (1115 Station Road)	One Dwelling Unit and One Dwelling Unit above the barn ⁵
A-1.28 ⁵	Parcel A (DD 3792N) of Lot 1, District Lot 74, Newcastle District, (Part of Which is Situated in Cameron District) Plan 2002, Except Part in Plan VIP72673 (961 Clarke Road)	One Dwelling Unit and One Dwelling Unit in the barn ⁵

Additional C-1 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the C-1 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
C-1.1 ¹	Lot 1, District Lot 139, Nanoose District, Plan 15854 (1548 Grafton Road)	Mini-storage, product assembly, office, and outdoor storage to a maximum area of 4,000 m ²

Additional C-3 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the C-3 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
C-3.2	Lot A, District Lot 143, Plan 7666, Nanoose District (2430 Alberni Highway)	Two Dwelling Units only
C-3.3	Lot 27, District Lot 156, Plan 1964, Nanoose District (1282 Alberni Highway)	Value Added Lumber Remanufacturing only
C-3.4	Lot 13, District Lot 143, Plan 2064, Nanoose District (2458 Alberni Highway)	Vehicle Wrecking Yard with outdoor storage limited to 400 m ²
C-3.5	Lot 2, District Lot 94, Nanoose District, Plan 7379 (994 Errington Road)	Two Dwelling Units only

¹ Bylaw No. 1285.01, adopted April 13, 2004

⁵ Bylaw No. 1285.05, adopted October 25, 2005



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C-3.6	Lot 5, District Lot 7, Nanoose District, Plan 22313 (3097 & 3103 Van Horne Road)	Three Dwelling Units and 4 Manufactured Homes only
C-3.7	That Part of Lot 4, District Lot 143, Nanoose District, Plan 2064, Lying to the East of a Straight Boundary Parallel to and Perpendicularly Distant to 2.39 Chains From the Easterly Boundary of Said Lot 4 (2443 Alberni Highway)	Manufacturing and Boat Building and Repair only
C-3.8	That Part of Lot 4, District Lot 143, Nanoose District, Plan 2064 Lying to the West of a Straight Boundary Parallel To and Perpendicularly Distant 2.39 Chains from the Easterly Boundary of Said Lot 4 (2451 Alberni Highway)	Manufacturing and Boat Building and Repair only
C-3.9	That Part of Lot 3, District Lots 2 and 7, Cameron District, Plan 22313 Lying to the West of a Boundary Parallel to and Perpendicularly Distant 150 Feet From the East Boundary of Said Lot (3073 Van Horne Rd)	Manufacturing only
C-3.10	Lot 7, Salvation Army Lots, Nanoose District, Plan 1115, Except Parts in Plans 32644, 35528 and 734RW (979 Shearne Road)	Value Added Lumber Remanufacturing and Marshalling Yard only
C-3.11	Lot 1 of Salvation Army Lots, Nanoose District, Plan 32644 (999 Shearne Road)	Value Added Lumber Remanufacturing and Marshalling Yard only
C-3.12	Lot 2, Salvation Army Lots, Plan VIP69390, Nanoose District (1696 Alberni Highway)	Value Added Lumber Remanufacturing and Outdoor Storage only
C-3.13	Lot B, District Lot 143, Newcastle District, Plan 8057 (2494 & 2484 Alberni Highway)	Cement Product Manufacturing only
C-3.14 ¹	That Part of Lot 9, District Lot 7, Cameron District, Plan 22313 Lying to the Northwest of a Boundary Parallel to and Perpendicularly Distant 117.5 Feet from the Southeast Boundary of the Said Lot (3090 Rinvold Road)	Two Dwelling Units only
C-3.15 / R-3.8	Lot 5, District Lot 148, Nanoose District, Plan 1115 (1850 Alberni Highway)	Agriculture ²
C-3.16	Lot 18, District Lot 156, Nanoose District, Plan 1964 Except Part in Plan 39281 (1223 Smithers Road)	Four – two bedroom suites above restaurant
C-3.17	Lot 2, District Lots 2 and 7, Cameron District, Plan 22313 Except Parcel A of DDC21439 (3027 Van Horne Road)	Two Dwelling Units only
C-3.18 ³	Lot 2, District Lot 2, Cameron District, Plan 21832 (3117 Van Horne Road)	Two Manufactured Homes only

¹ Bylaw No. 1285.01, adopted April 13, 2004 (C-3.14 to C-3.18 inclusive)

² Bylaw No. 1285.26, adopted June 28, 2016

³ Bylaw No. 1285.01, adopted April 13, 2004 (C-3.14 to C-3.18 inclusive)



Additional C-4 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the C-4 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
C-4.1	Lot 1, District Lot 39, Plan VIP54354, Newcastle District (3694 Alberni Highway)	Mini Storage and Metal Fabrication Shop only ¹

Additional I-1 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the I-1 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
I-1.1	Remainder of Lot 3, Plan 1964	No buildings, structures, parking or other use of land shall be undertaken within 100 metres of Easement Plan No. 45477, outdoor service and repair, outdoor processing, outdoor assembly and log home building are prohibited in this zone
I-1.2	Rem. Lot 4, District Lot 156, Nanoose District, Plan 1964 (865 Fairdowne Road)	Outdoor service and repair, outdoor processing, outdoor assembly and log home building are prohibited in this zone

Additional I-2 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the I-2 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

¹ Bylaw No. 1285.01, adopted April 13, 2004



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Zone	Lot Description	Regulations
I-2.1	Rem. Lot 13, District Lot 156, Nanoose District, Plan 38516 (929 Church Road)	Retail Store and Nursery only
I-2.2	Lot 1, District Lot 156, Nanoose District, Plan VIP57487 (1255 Taylor Road)	Restaurant and Outdoor Market and retail sales to a maximum floor area of 1000 m ² only
I-2.3	Lot 2, District Lot 156, Nanoose District, Plan VIP57487 (1247 Alberni Highway)	Nursery only

Additional MHP-1 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the MHP-1 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
MHP-1.1	West Part and East Part of Lot 8, Plan 22313, District Lot 7, Nanoose District (3100 Rinvold Road)	Eighteen Manufactured Homes only
MHP-1.2	Lot 3, Plan 35783, District Lot 148, Nanoose District (1801 Schafers Road)	Twenty Manufactured Homes only
MHP-1.3 ¹	Lot A, District Lot 148, Plan VIP68930, Nanoose District (1730 Whibley Road)	Fifteen Manufactured Homes and 8 Recreational Vehicle Spaces only ¹
MHP-1.4	Parcel B, DD26358W, District Lot 148, Nanoose District (1740 Alberni Highway)	Seventeen Manufactured Homes and two Dwelling Units only
MHP-1.5	Remainder of Lot 2, Plan 1115, District Lot 148, Nanoose District (1714 Alberni Highway)	Thirty-four Manufactured Homes and five Recreation Vehicle Sites and three Dwelling Units only
MHP-1.6	Lot 1, District Lot 148, Plan VIP69390, Nanoose District (1702 and 1688 Alberni Highway)	Nineteen Manufactured Homes and one Dwelling Unit and Six Recreation Vehicle Sites only
MHP-1.7 ²	Lot 1, District Lot 148, Nanoose District, Plan VIP61331 (1050 Bowlby Road)	Nineteen Manufactured Homes only ²
MHP-1.8	Parcel A, DD 387518I, District Lot 148, Nanoose District (1733 Whibley Road)	Nineteen Manufactured Homes only

¹ Bylaw No. 1285.01, adopted April 13, 2004

² Bylaw No. 1285.01, adopted April 13, 2004

³ Bylaw No. 1285.01, adopted April 13, 2004



MHP-1.9	Lot A, Plan VIP69355, District Lot 156, Nanoose District (1391 & 1401 Price Road)	Nineteen Manufactured Homes only
MHP-1.10	Lot B, Plan VIP69355, District Lot 156, Nanoose District (1391 Price Road)	Nineteen Manufactured Homes only
MHP-1.11	Lot D, District Lot 4, Cameron District, Plan 48368 (3175 Brooklin Lane)	Five Manufactured Homes only
MHP-1.12 ³	Strata Lots 1 – 19, District Lot 98, Nanoose District, Strata Plan VIS5369 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lots as shown on Form V (2100 Errington Road)	A maximum of 19 bare land strata lots. A maximum of 1 Manufactured Home per strata lot. ³
MHP-1.13 ¹	Strata Lots 1 – 47, District Lot 98, Nanoose District, Strata Plan VIS5370 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lots as shown on Form V (2130 Errington Road)	A maximum of 47 bare land strata lots. A maximum of 1 Manufactured Home per strata lot.

Additional MU-1 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the MU-1 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
MU-1.1	Lots 1 & 2, District Lot 9, Plan 48274, Cameron District (3880 Alberni Highway)	Mini Storage only
MU-1.2 ²	Lot 7, District Lot 10, Cameron District, Plan VIP 63488 (3702 Tralee Road)	Two Dwelling Units ³

¹ Bylaw No. 1285.01, adopted April 13, 2004

² Bylaw No. 1285.01, adopted April 13, 2004

³ Bylaw No. 1285.05, adopted October 25, 2005



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Additional R-1 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the R-1 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
R-1.1	Lot 2, District Lot 23, Plan VIP53338, Nanoose District (1020 Virginia Road)	Heliport only
R-1.2	Lot 1, District Lot 148, Plan 39110, Nanoose District (1042 Shearne Road)	Manufacturing, and Service and Repair as a Home Based Business and three Dwelling Units only
R-1.3	Lot 2, District Lot 74, Plan 2050, Cameron District (1124 Clark Road)	Boat Building and Repair, and 3 Dwelling Units only
R-1.4	Lot A, District Lot 148, Plan VIP68797, Nanoose Land District (1076 Shearne Road)	Service and Repair as a Home Based Business only
R-1.5	Lot 2, District Lot 139, Plan 26115, Nanoose District (1344 Kopernick Road)	Campground Use at a density of 25 camping spaces per ha to a maximum of 50 camping spaces per lot only
R-1.6	District Lot 187, Nanoose District (1015, 1021, 1027 Virginia Road)	Nine Dwelling Units, 3 Manufactured Homes and Retail Store with a Retail Store maximum floor area of 1000 m ² only
R-1.7	Remainder of Parcel A, DD 4151-N (DD26440-I) District Lot 114, Nanoose District (1831 Matterson Road)	Agriculture ¹ only
R-1.8	Lot 6, Block 544, Plan 35625, Nanoose District (1235 Dobson Road)	Kennel only
R-1.9	Lot A, Block 544, Nanoose District, Plan VIP74057 (1750 Fairdowne Road) ²	Four Dwelling Units only
R-1.11	Lot B, Block 544, Nanoose District, Plan VIP63634 (1091 Dobson)	Three Dwelling Units only
R-1.12	Lot 19, Block 544, Nanoose District, Plan 32293 (1061 Dobson Road)	Kennel to a maximum of 400 m ² only
R-1.13	Lot 1, District Lot 8, Cameron District, Plan 19049 (1485 Winchester Road)	Marshalling Yard and Outdoor Storage to a combined maximum of 800 m ² only
R-1.14	Lot K, Block 583, Nanoose District, Plan 41865 (760, 770, and 780 Englishman River Road)	Seven Tourist Accommodation Units only

¹ Bylaw No. 1285.26, adopted June 28, 2016

² Bylaw No. 1285.01, adopted April 13, 2004



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R-1.15	Lot 11, District lot 140, Nanoose District, Plan 22868 (1439 Tyler Road)	Outdoor Storage limited to 400 m ² only
R-1.16 ¹	Lot 13, Block 521, Nanoose District, Plan 35625 (1340 Dobson Road)	Agriculture ²
R-1.17	Lot A, Block 544, Nanoose District, Plan VIP63634 (1075 Dobson Road)	Four Manufactured Homes only
R-1.19	Lot 21, Block 544, Nanoose District, Plan 39786 (1101 Dobson Road)	Four Dwelling Units ³
R-1.20	Strata Lot 136, Block 526, Cameron District, Strata Plan VIS4673 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lots as shown on Form 1 (1625 Meadowood Way)	Strata/Real estate Office
R-1.21	Lot B, Block 544, Nanoose District, Plan VIP74057 (1184 Stagdowne Road)	Two Manufactured Homes and One Dwelling Unit only
R-1.22	Lot 1, District Lot 23, Nanoose District, Plan VIP53338 (1040 Virginia Road)	Two Dwelling Units only

¹ Bylaw No. 1285.01, adopted April 13, 2004 (R-1.16 to R-1.22 inclusive)

² Bylaw No. 1285.26, adopted June 28, 2016

³ Bylaw No. 1285.05, adopted October 25, 2005



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Additional R-2 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the R-2 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
R-2.1	Lot 15, District Lot 99, Plan 20929, Nanoose District (1177 Ruffels Road)	Two Dwelling Units only
R-2.2	Lot A, District Lot 156, VIP57616, Nanoose District (1209 Fair Road)	Four Dwelling Units only
R-2.3	Lot 2, District Lot 114, Plan VIP60195, Nanoose District (1205 Bowlby Road)	Four Dwelling Units and one Manufactured Home only
R-2.4	Lot 2, Block 544, Plan VIP58307, Nanoose District (1229 Dobson Road)	Two Dwelling Units only
R-2.5	Lot A, Block 359, Plan VIP63828, Newcastle District (1135 Corcan Road)	Agriculture ¹ only
R-2.6	Lot 2, District Lot 156, Plan 23204, Nanoose District (1423 Price Road)	Personal Service as a Home Based Business only
R-2.7	Lot A, District Lot 114, Plan 40740, Nanoose District (1227 Bowlby Road)	Kennel only
R-2.8	Lot 2, District Lot 74, Plan 23201, Newcastle District (Partly within Cameron District) (3514 Brittain Road)	Manufacturing only and accessory retail sales to a maximum of 140 m ² ²
R-2.9	Lot B, District Lot 148, Plan 43287, Nanoose District (1775 Gibbs Road).	Service and Repair to a maximum of 800 m ² only and outdoor storage to a maximum of 3,000 m ² ³
R-2.10	Lot 2, District Lot 156, Plan 19798, Nanoose District (1276 Fair Road).	Service and Repair to a maximum of 800 m ² only
R-2.11	Lot 1, District Lot 8, Plan VIP52834, Cameron District (3253 Melon Road)	Warehousing/Wholesaling to a maximum of 800 m ² and Accessory Retail Sales and Outdoor Sales to a maximum of 400m ² only
R-2.12	South PT A, Plan 2606 DL 39, Newcastle Land District (3704 Melrose Road)	Eight Dwelling Units and 12 Manufactured Homes and Nursery and Service and Repair with Nursery and Service and Repair limited to a combined total floor area of 800 m ² only
R-2.13	Lot 1, District Lot 11, Cameron District, Plan 33338 (1040 Koen Road)	Two Dwelling Units only

¹ Bylaw No. 1285.26, adopted June 28, 2016

² Bylaw No. 1285.01, adopted April 13, 2004

³ Bylaw No. 1285.01, adopted April 13, 2004



Zone	Lot Description	Regulations
R-2.14	Lot A, District Lot 9, Cameron District, Plan 45420 (1229 Walz Road).	Slaughtering and Butchering of Waterfowl, Poultry and Rabbit as a Home Based Business only
R-2.15	Lot 3, District Lot 9, Cameron District Plan 26160 (1254 Chatsworth Road).	Five Dwelling Units only
R-2.16	Block B, District Lot 9, Cameron District, Plan 26160 (1268 Chatsworth Road)	Campground Use at a density of 25 camping spaces per ha to a maximum of 50 camping spaces per lot only
R-2.17	Rem. A, District Lot 139, Nanoose District, Plan 34944 (1371 Grafton Avenue)	Agriculture ¹ and Kennel only
R-2.18	Strata Lot A, Block 359, Newcastle District, Plan VIS5127 (1789 Settler Road)	Horse Boarding Stable only
R-2.19	Lot 2, District Lot 156, Nanoose District, Plan 20908 (1364 Price Road)	Greenhouse only
R-2.20	Lot M, District Lot 138, Nanoose District, Plan 42052 (2030 Pierpont Road)	Two Dwelling Units only
R-2.21	Lot B, District Lot 156, Nanoose District, Plan 39983 (1271 Fair Road)	Three Dwelling Units only
R-2.22	Strata Lot E, Block 359, Newcastle District, Plan VIS4169 (1080 and 1090 Koskimo Place)	Two Dwelling Units only
R-2.23	Strata Lot B, Block 359, Newcastle District, Plan VIS4370 (1191 and 1193 Corcan Road)	Two Dwelling Units only
R-2.24	Lot 4, District Lot 156, Nanoose District, plan 16915 (1263 Fair Road)	Wood Processing and Food Processing only to a combined maximum lot coverage of 10%
R-2.25	Lot 3, District Lot 156, Nanoose District, Pan 20900 (1254 Fair Road)	Retail Sales to a maximum of 800 m ² and warehousing/wholesaling and Accessory Office only
R-2.26	Lot 1,Block 583, Nanoose District, Plan 50957 (724 & 730 Englishman River Road)	Two Dwelling Units only
R-2.27	Lot A, District Lot 58, Nanoose District, Plan 52064 (1470 Geddes Road)	Nursery and Greenhouse only
R-2.28	Lots 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27, 28, 29, 32, 33, 34, Block 359, Newcastle District, Plan VIP67560 (Meadowood Way and Galvin Place)	Two Dwelling Units per lot only
R-2.29	Lot 3, District Lots 9 and 10, Cameron District, Plan 46347 (1021 Chatsworth Road and 3790 Kriscott Rd)	Two Dwelling Units only

¹ Bylaw No. 1285.26, adopted June 28, 2016



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Zone	Lot Description	Regulations
R-2.30 ¹	Lot A, Block 544, Nanoose District, Plan VIP58972 (1221 Dobson Road)	Two Dwelling Units only
R-2.31	Lot 1, District Lots 9 and 10, Cameron District, Plan 46347 (3810 Kriscott Road)	One Dwelling Units and one suite above workshop only
R-2.32	Lot A, District Lot 138, Nanoose District, Plan VIP53500 (1995 Sun King Road)	Two Dwelling Units only
R-2.33	Lot 1, District Lot 156, Nanoose District, Plan 14854 (1059 Price Road)	Two Dwelling Units only
R-2.34	Lot 4, District Lot 58, Nanoose District, Plan 50268 (1887 Errington Road)	Two Dwelling Units only
R-2.35	Lot 1, District Lot 139, Nanoose District, Plan 26115 (1335 Middlegate Road)	Two Dwelling Units only
R-2.36	Lot 2, Block 521, Nanoose District, Plan 43393 (1874 Errington Road)	Two Dwelling Units only
R-2.37	Strata Lot 2, Block 359, Newcastle District, Strata Plan VIS4392 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot Shown on Form 1 (1081 Corcan Road)	Shake and Shingle Mill. Shop a maximum of 112 m ² and Outdoor storage to a maximum of 2,000 m ²
R-2.38	Lot A, District Lot 47, Nanoose District, Plan VIP69316 (1075 Regan Road)	Two Dwelling Units only
R-2.40	Lot 1, District Lot 9, Cameron District, Plan VIP57847 (3617 Tralee Road)	Two Manufactured Homes only
R-2.41	Lot 3, District Lot 99, Nanoose District, Plan 23548 (1169 Fair Road)	Two Dwelling Units only
R-2.42	Lot 29, Block 359, Newcastle District, Plan 41094 (1650 Nahmint Road)	Kennel
R-2.43	Lot H, District Lot 138, Nanoose District, Plan 42052 (1985 Pierpont Road)	Six Manufactured Homes only
R-2.44 / A-1	That Part of Lot 3, District Lot 149, Nanoose District, Plan 1917 Lying to the North of a Boundary Parallel to and Perpendicularly distant 360 ft. from the Northerly Boundary of Said Lot (1211 and 1219 Station Road)	Three Dwelling Units only
R-2.45 / A-1	Parcel A (DD32265W) of Lot 3, District Lot 148, Nanoose District, Plan 1917 (1241 Station Road)	Three Dwelling Units only

¹ Bylaw No. 1285.01, adopted April 13, 2004 (R-2.30 to R-2.54 inclusive)



Zone	Lot Description	Regulations
R-2.46	Strata Lot 2, District Lot 140, Nanoose District, Strata Plan VIS4842 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot Shown on Form 1 (1347 Tyler Road)	6 unit strata for warehousing/storage and manufacturing. Uses to be contained within the buildings only.
R-2.47	Lot 7, Block 521, Nanoose District, Plan 43393 (1964 Errington Road)	Kennel
R-2.48 / A-1.14	Lot 2, District Lot 139, Nanoose District, Plan 22824 (1244 Ruffles Road)	A-1 portion horse riding ring, boarding and breeding. R-2 portion agriculture ¹
R-2.49	Lot 2, District Lot 138, Nanoose District, Plan VIP56205 (774 Shawn Road)	Two Dwelling Units only
R-2.50	Lot 5, Block 521, Nanoose District, Plan 43393 (1910 Errington Road)	One Dwelling Unit and one suite above the workshop only
R-2.51	Lot B, District Lot 114, Nanoose District, Plan VIP53102 (1810 Gibbs Road)	Two Dwelling Units only
R-2.52	Lot A, District Lot 138, Nanoose District, Plan VIP60112 (2021 Sunking Road)	Two Dwelling Units only
R-2.53	Parcel A (DD 37744-N) of Lot 5, District Lot 149, Nanoose District, Plan 1917 (1119 and 1123 Station Road)	Three Dwelling Units ²
R-2.54 ³	Lot 1, District Lot 136, Nanoose District, Plan 21407 (908 Little Mountain Road)	Two Dwelling Units only.
R-2.55/ A-1.13	Lot 1, District Lot 139, Nanoose District, Plan 24924 (1290 Ruffles Road)	RV Storage to a maximum of 0.7 ha on the whole parcel ⁴

Additional R-3 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the R-3 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
R-3.1	Lot 9, District Lot 143, Plan 2064, Nanoose District (2384 Alberni Highway)	Four Dwelling Units only

¹ Bylaw No. 1285.26, adopted June 28, 2016

² Bylaw No. 1285.05, adopted October 25, 2005

³ Bylaw No. 1285.01, adopted April 13, 2004 (R-2.30 to R-2.54 inclusive)

⁴ Bylaw No. 1285.05, adopted October 25, 2005



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Zone	Lot Description	Regulations
R-3.2	Lot 29, District Lot 139, Plan 1989, Nanoose District (1400 Memorial Road)	Vehicle Wrecking Yard as a Home Based Business only
R-3.3	Lot A, District Lot 143, Nanoose District, Plan 23178 (951 Coombs Road)	Two Dwelling Units and a Kennel only
R-3.4	Lot A, District Lot 4, Cameron District, Plan 41831 (Hilliers Road)	Two Dwelling Units and Value Added Lumber Remanufacturing and Outdoor Storage only
R-3.5	Lot 3, District Lot 143, Nanoose District, Plan 6589, Except Those Parts in Plans 14236, 18812 and 734 RW (2363 Alberni Highway)	Artisan Studio only
R-3.6 ¹	Lot 18, District Lot 7, Cameron District, Plan 22313 (3085 Rinvold Road)	Two Dwelling Units only
R-3.7	Lot 4, Salvation Army Lots, Nanoose District, Plan 35783 (1010 Bonnell Road)	Marshaling a maximum area of 3,000 m ² (includes 228 m ² shop)
R-3.8 / C-3.15	Lot 5, Salvation Army Lots, Nanoose District, Plan 1115 (1850 Alberni Highway)	Agriculture ²

Additional RC-2 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the RC-2 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
RC-2.1	Lot 4, Block 36A, Cameron District, Plan 4059 (4655 Alberni Highway)	Two Dwelling Units only
RC-2.2	Lot 3, Block 36A, Cameron District, Plan 4059 (4655 Alberni Highway)	Three Dwelling Units only

Additional RC-3 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the RC-3 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

¹ Bylaw No. 1285.01, adopted April 13, 2004 (R-3.6 to R-3.8 inclusive)

² Bylaw No. 1285.26, adopted June 28, 2016



Zone	Lot Description	Regulations
RC-3.1	Lots 174, 175, 176, 177, 173, 172, 171, 178, 179, 182, 181, 180, 183, 184, 185, 186, 268, 269, 262, 270, 267, 261, 266, 271, 272, 265, 273, 274, 264, 275, 263, 276, 277, 278, 279, 280, 281, 282, 283, 284, Block 526, Cameron District, Plan VIS4673	Tourist Accommodation Use only.

Additional S-1 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the S-1 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
S-1.1	Lot 1, District Lot 99, Plan 17920, Nanoose District (1178 Smithers Road)	Mini Storage, Four Dwelling Units, Service and Repair, Outdoor Storage with all Service and Repair, and Outdoor Storage uses limited to combined maximum of 400 m ² only. Maximum lot coverage for this lot will be 20% only.
S-1.2	Lot 1, District Lot 7, Nanoose District, Plan 15224 (3161 Alberni Highway)	Greenhouse to a maximum of 400 m ² only

Additional T-1 Zones

The following uses and regulations apply to lots in the following zones in addition to the regulations in the T-1 zone that would otherwise apply. The zoning and permitted uses of the following lots are set out below:

Zone	Lot Description	Regulations
T-1.1	Lot 2, Plan 5372, District Lot 103 and 156, Nanoose District (860 Church Road)	Transfer Station only
T-1.2	Lot 21, District Lot 156, Nanoose District, Plan 1964 (1420 Alberni Highway)	Two Dwelling Units and one Manufactured Home and Service and Repair, and Retail Sales to a maximum combined floor area of 1000 m ² only
T-1.3	Parcel A (DD350751) of District Lot 4, Cameron District except parts in Plan 4019 and 15924 (855 & 861 Burbank Road)	Two Dwelling Units only ¹

¹ Bylaw 1285.05, adopted October 25, 2005



CD-1 ANGEL ROAD INDUSTRIAL¹

SECTION 4.24

4.24.1 Permitted Principle Uses

- a) Equipment Rental
- b) Heavy Equipment Salvage
- c) Manufacturing
- d) Marshaling Yard
- e) Outdoor Sales

4.24.2 Permitted Accessory Uses

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales
- d) Dwelling Unit

4.24.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	70 metres
d) Maximum Lot Coverage	
i) First 1 ha of Lot	30%
ii) Remainder of Lot Greater than 1 ha	5%
e) Maximum Building and Structure Height	15 metres
f) Minimum Setback	
i) From all lot lines	8 metres
ii) From Vancouver Island Highway	30 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

¹ Bylaw 1285.32, 2019, adopted November 23, 2021



4.24.4 Regulations

- a) All outdoor storage shall be located a minimum of 2 metres from all lot lines.
- b) All principal and accessory uses, buildings and structures on lots adjacent to the Vancouver Island Highway No. 19 shall be located a minimum of 30 metres from the Vancouver Island Highway No. 19 right-of-way.
- c) Despite the maximum lot coverage specified in Section 4.24.3(d) above, the following maximum lot coverage shall apply to the lot(s) specified below¹:

Legal Description: Lot D, District Lot 103, Plan EPP68815 and subsequent lots created through subdivision thereof.	
d) Maximum Lot Coverage	
i) First 2 ha of Lot	30%
ii) Remainder of Lot greater than 2 ha	5%

¹ Bylaw 1285.32, 2019, adopted November 23, 2021



CD-2 1480 & 1490 GRAFTON AVENUE

SECTION 4.25

4.25.1 Permitted Principal Uses

- a) Sawmill

4.25.2 Permitted Accessory Uses

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales
- d) Dwelling Unit

4.25.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	7 ha
c) Minimum Lot Frontage	70 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	15 metres
f) Minimum Setback From all Lot Lines	8 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

4.25.4 Regulations

- a) All outdoor storage of materials shall be located a minimum of 2 metres from all lot lines.
- b) Where a lot line in this zone is adjacent to a lot zoned R or T, all outdoor storage of material shall be located a minimum of 4.5 metres from that lot line.



CD-3 817 ALLSBROOK ROAD

SECTION 4.26

4.26.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Landscape Supply
- c) Marshaling Yard

4.26.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

4.26.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	520 m ²
c) Minimum Lot Frontage	15 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

4.26.4 Regulations

All landscape supply materials shall be located a minimum of 2 metres from all lot lines.



CD-4 1271 KOPERNICK ROAD

SECTION 4.27

4.27.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Service and Repair

4.27.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

4.27.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback From all Lot Lines	4.5 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations



CD-5 1420 ROMAIN ROAD

SECTION 4.28

4.28.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Marshaling Yard
- c) Service and Repair

4.28.2 Permitted Accessory Uses

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales

4.28.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per ha
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback From all Lot Lines	4.5 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

4.28.4 Regulations

- a) All outdoor storage shall be located a minimum of 4.5 metres from all lot lines.
- b) The Marshalling Yard, Service and Repair, Outdoor Storage and accessory uses shall be limited to a maximum area of 1 ha of all land within the CD -5 zone.



CD-6 1108 ERRINGTON ROAD

SECTION 4.29

4.29.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Marshalling Yard

4.29.2 Permitted Accessory Uses

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales

4.29.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback From all Lot Lines	4.5 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

4.29.4 Regulations

All outdoor storage shall be located a minimum of 2 metres from all lot lines.



CD-7 1260 FAIR ROAD

SECTION 4.30

4.30.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Retail Store
- c) Warehousing/Wholesale
- d) Service and Repair

4.30.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

4.30.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	12 metres
f) Maximum Building and Structure Floor Area	1500 m ²
g) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
h) Minimum Setback from Watercourses	As outlined in Section 2.10
i) Runoff Control Standards	As outlined in Section 2.5
j) General Land Use Regulations	Refer to Section 2 – General Regulations



CD-8 1480 ROMAIN ROAD

SECTION 4.31

4.31.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Value Added Lumber Remanufacturing

4.31.2 Permitted Accessory Uses

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales

4.31.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	2 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	20%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback From all Lot Lines	4.5 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

4.31.4 Regulations

All outdoor storage shall be located a minimum of 4.5 metres from all lot lines.



CD-9 1096 & 1102 SMITHERS ROAD

SECTION 4.32

4.32.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Equipment Rental
- c) Outdoor Storage
- d) Service and Repair
- e) Marshalling Yard

4.32.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

4.32.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per lot
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

4.32.4 Regulations

All outdoor storage shall be located a minimum of 2 metres from all lot lines.



CD-10 1160 SMITHERS ROAD

SECTION 4.33

4.33.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Outdoor Storage
- c) Service and Repair
- d) Product Assembly
- e) Warehousing/Wholesaling

4.33.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

4.33.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling per ha to a maximum of 2 per lot
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

4.33.4 Regulations

All outdoor storage shall be located a minimum of 2 metres from all lot lines.



CD-11 1225 FAIR ROAD

SECTION 4.34

4.34.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Product Assembly
- c) Wood Processing
- d) Service and Repair

4.34.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

4.34.3 Regulations Table

Categories	Requirements
a) Maximum Density	3 Dwelling Units
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	30%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations



CD-12 1440 Romain Road

SECTION 4.35

4.35.1 Permitted Principal Uses Dwelling Unit

- b) Marshalling yard
- c) Service and Repair

4.35.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales

4.35.2 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per ha
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback from <ul style="list-style-type: none">i) Front and Exterior Side Lot Linesii) All Other Lot Lines	<ul style="list-style-type: none">4.5 metres2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

4.35.4 Regulations

- a) The Marshalling Yard, Service and Repair and accessory uses shall be limited to a maximum area of 1 ha of all land within the CD -12 zone.



CD-13 1470 Romain Road

SECTION 4.36

4.36.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Product Assembly
- c) Service and Repair

4.36.2 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per ha
b) Minimum Lot Size	1 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations



CD-15 2701 ALBERNI HIGHWAY

SECTION 4.38 ¹

4.38.1 Permitted Principal Uses

- a) Dwelling Unit
- b) Retail Store
- c) Coffee Manufacturing
- d) Service and Repair
- e) Outdoor sales to a maximum area of 3,200 m²

4.38.2 Accessory Uses

- a) Storage Buildings to a maximum floor area of 190 m²

4.38.3 Signs

Despite Section 2.14 of this Bylaw the following sign regulations apply to this zone:

- a) A maximum of two freestanding signs with a maximum sign face area of 22 m² per sign and the total sign structure for each sign shall not exceed a maximum height of 10 metres.
- b) One freestanding property identification sign with a maximum height of 1.5 metres and a maximum length of 3.5 metres.
- c) All freestanding signs shall have a minimum setback of 4.5 metres from all lot lines.

4.38.4 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit per ha
b) Minimum Lot Size	1.75
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	14%
e) Maximum Building and Structure Height	12 metres
f) Minimum Setback from All Lot Lines	4.5 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 – General Regulations

¹ Bylaw No. 1285.01, adopted April 13, 2004



4.38.5 Regulations

Retail, Coffee Manufacturing, and Service and Repair uses shall not exceed a maximum combined floor area of 2,217 m² and specifically, the Coffee Manufacturing use shall be limited to a maximum floor area of 280 m² within the maximum allowable combined floor area.



CD-16 2116 ALBERNI HIGHWAY

SECTION 4.39

4.39.1 Permitted Principal Uses ¹

- a) Dwelling Unit
- b) Farm Use
- c) Kennel, for the keeping of Exotic Birds only

4.39.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Restaurant
- c) Accessory Retail Sales
- d) Farm Business
- e) Home Based Business

Notwithstanding the Permitted Principal Uses listed above, any use designated or permitted to be a 'farm use' by the Agricultural Land Commission or the Ministry of Agriculture, Food and Fisheries is permitted within this zone.

4.39.3 Regulations Table

Category	Requirements
a) Maximum Density	2 Dwelling Units per lot, provided that one Dwelling Unit is a Manufactured Home.
b) Minimum Lot Size	4 ha
c) Minimum Lot Frontage	100 metres
d) Maximum Lot Coverage	10%
e) Maximum Building and Structure Height	10 metres
f) Minimum Setback from i) Front and Exterior Side Lot Lines ii) All Other Lot Lines	4.5 metres 4.5 metres
g) Minimum Setback of all agricultural buildings, structures and uses	Refer to Section 2 – General Regulations ²
h) Runoff Control Standards	As outlined in Section 2.5
i) General Regulations	Refer to Section 2 – General Regulations
j) Parking Regulations	1 space per 100m ² of parrot refuge 1 space per 3 seats of concession
k) Other Parking Requirements	For stall dimensions and handicapped spaces, refer to Section 2.17.4

¹ (CD-16) Bylaw 1285.06, 2005, adopted July 28, 2005

² Bylaw No. 1285.26, adopted June 28, 2016



4.39.4 Regulations

- a) The maximum floor area permitted for the accessory restaurant and accessory retail sales shall not exceed a combined floor area of 50m².
- b) The maximum number of seats in the accessory restaurant area shall be 20.



CD-17 1429 SPRINGHILL ROAD

SECTION 4.40

4.40.1 Permitted Principal Uses

- a) Commercial Card Lock
- b) Dwelling Unit
- c) Equipment Rental
- d) Log Home Building
- e) Product Assembly
- f) Marshaling Yard
- g) Outdoor Sales
- h) Service and Repair
- i) Transportation/Trans-shipment Terminal
- j) Value Added Lumber Remanufacturing
- k) Heliport
- l) Warehousing/Wholesaling



4.40.2 Permitted Accessory Uses

- a) Accessory Outdoor Storage
- b) Accessory Buildings and Structures
- c) Accessory Office and Retail Sales

4.40.3 Regulations Table

Categories	Requirements
(a) Maximum Density	1 Dwelling Unit per lot
(b) Minimum Lot Size	2 ha
(c) Minimum Lot Frontage	30 metres
(d) Maximum Lot Coverage	
i) First 1 ha of Lot with	30%
ii) Remainder of Lot Greater than 1 ha	5%
(e) Maximum Building and Structure Height	15 metres
(f) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
(g) Minimum Setback from Watercourses	As outlined in Section 2.10
(h) Runoff Control Standards	As outlined in Section 2.5
(i) General Land Use Regulations	Refer to Section 2 – General Regulations



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4.40.4 Regulations

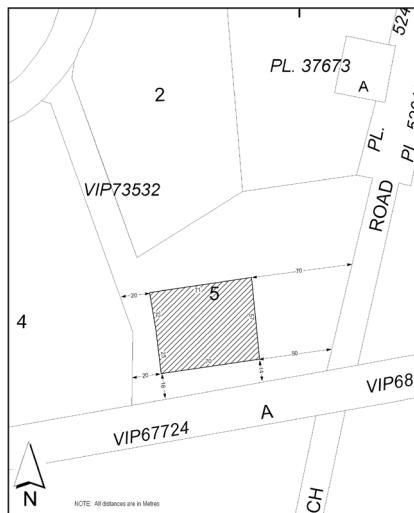
- a) For the purpose of this zone only, Value Added Lumber Remanufacturing means: the use of land, buildings, or structures for preparing, finishing, and assembling lumber and wood products including the cutting and sawing of raw logs fully contained within a building, and outdoor storage, sorting, debarking, and bucking of raw logs for cutting on site.
- b) There shall be no stockpiling of wood wastes on site in volumes in excess of 250 m³ and no processing of wood wastes
- c) Log storage, sorting, bucking, debarking, and stockpiling may only occur in the hatched area identified in Table No. 1 of Section 4.40.6 and runoff must be directed through an appropriately sized, engineered, and maintained oil/water separator.

4.40.5 Sign Regulations

For the purpose of this zone the following signage shall be permitted.

- a) 1 freestanding sign not exceeding 15.0 m² in sign face area
- b) 1 fascia sign per business not exceeding 3.0 m² in sign face area
- c) Maximum height of any portion of a sign shall not exceed 9.0 metres.

4.40.6 – Paved Outdoor Log Storage, Log Sort, Bucking, and Debarking Area



4.40.7 – Required Parking Spaces

For the purpose of this zone, the minimum number of parking stalls required shall be 1 parking stall per 100m² of floor area.



CD-18 ALBERNI HIGHWAY MINI STORAGE

SECTION 4.41

4.41.1 Permitted Principal Uses

- a) Mini Storage

4.41.2 Permitted Accessory Uses

- a) Accessory Buildings and Structures
- b) Accessory Office and Retail Sales
- c) Accessory Outdoor Storage
- d) Accessory Service and Repair
- e) Accessory Dwelling Unit

4.41.3 Regulations Table

Categories	Requirements
a) Maximum Density	One dwelling unit per ha
b) Minimum Lot Size with	5.0 ha
c) Minimum Lot Frontage	20 metres
d) Maximum Lot Coverage	30 % per lot
e) Maximum Building and Structure Height	12metres
f) Maximum Building and Structure Floor Area	1,500 m ² per building
g) Minimum Setback from:	
i) Front Lot Line	4.5 metres
ii) All Other Lot Lines	2.0 metres
h) Minimum Setback from Watercourses	As outlined in Section 2.10
i) Runoff Control Standards	As outlined in Section 2.5
j) General Land Use Regulations	Refer to Section 2 - General Regulations

4.41.4 Regulations

- a) For the purpose of this zone, *Accessory Outdoor Storage* means the use of land for the storage of vehicles, boats, and recreational vehicles entirely covered by a building or structure. Boats, vehicles and recreational vehicles must be operational and capable of being licensed by the applicable licensing authority. This use excludes on-site fuel dispensing.
- b) All *Accessory Outdoor Storage* shall be located a minimum of 2.0 m from all lot lines and shall be limited to a combined maximum floor area of 4,000 m² per lot.
- c) Outdoor storage or display of any goods or materials is specifically prohibited within the front lot line setback area and adjacent to Alberni Highway.
- d) For the purpose of this zone, *Accessory Service and Repair* means the servicing, testing, repairing, and installing of parts, machinery and equipment and such use shall be undertaken



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entirely within an enclosed building. This use includes the rental or leasing of vehicles and trailers for transporting goods, materials and equipment for private storage.

- e) Not more than 75 percent of the total lot area may be paved or surfaced within impervious surface materials.

4.41.5 Sign Regulations

Notwithstanding Section 2.14 of the Bylaw and Section 4.41.3 in this Zone, the following signage shall be permitted in this Zone:

- a) A maximum of two free-standing signs per lot, one not exceeding 12.0 m² in sign face area, and the other not exceeding 17.0 m² in sign face area.
- b) A maximum of two fascia signs per lot, each not exceeding 3.0 m² in sign face area.
- c) The maximum height of any portion of a sign shall not exceed 8.0 m.
- d) All free-standing signs shall have a minimum setback of 0.0 m from the front lot line.

4.41.6 Landscaping Regulations

- a) A continuous landscaping buffer with a minimum vegetation height of 2.5 m shall be provided and maintained along property lines that are common to agriculturally zoned lands.

4.41.6 Parking Regulations

- a) The minimum number of parking stalls required shall be calculated in accordance with Table 2.2 Required Parking Spaces of Section 2 of this Bylaw.
- b) For the purpose of this zone, additional parking spaces are not required for the mini storage use where loading space is provided within, or adjacent to, a storage building, provided the loading space does not obstruct emergency access and is not located within the setback areas.

Bylaw 1285.17, adopted July 24, 2012



CD-19 SPRINGHILL ROAD

SECTION 4.42

4.42.1 Permitted Principal Uses

- a) Commercial Card Lock
- b) Dwelling Unit
- c) Equipment Rental
- d) Log Home Building
- e) Product Assembly
- f) Marshalling Yard
- g) Outdoor Sales
- h) Service and Repair
- i) Transportation/Trans-shipment Terminal
- j) Value Added Lumber Remanufacturing
- k) Heliport
- l) Warehousing/Wholesaling
- m) Mini-storage
- n) Go-Cart Race Track

4.42.2 Permitted Accessory Uses

- a) Accessory Outdoor Storage
- b) Accessory Building and Structures
- c) Accessory Office and Retail Sales
- d) Accessory Food Concession

4.42.3 Regulations Table

Categories	Requirements
a) Maximum Density	1 Dwelling Unit Per lot
b) Minimum Lot Size with	2 ha
c) Minimum Lot Frontage	30 metres
d) Maximum Lot Coverage	30%
i. First 1 ha of Lot with	5%
ii. Remainder of Lot Greater than 1 ha	
e) Maximum Building and Structure Height	15 metres
f) Minimum Setback from:	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
g) Minimum Setback from Watercourses	As outlined in Section 2.10
h) Runoff Control Standards	As outlined in Section 2.5
i) General Land Use Regulations	Refer to Section 2 - General Regulations

Bylaw 1285.20, adopted March 25, 2014



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4.42.4 Regulations

- a) All principal and accessory uses, buildings and structures on lots adjacent to the Vancouver Island Highway No. 19 shall be located a minimum of 30 metres from the Vancouver Island Highway No. 19 right-of-way.
- b) Indoor seating associated with Accessory Food Concession shall not exceed 20 seats.



CD-20 – Fairdowne Comprehensive Development¹ SECTION 4.43

The intent of this zone is to provide land-use and siting requirements for the comprehensive development of the Fairdowne Business Centre within the Bellevue-Church Road area.

4.43.1 Definitions

Notwithstanding Section 5 of this bylaw, for the purpose of this zone the following definitions apply:

Active-use Storage means a building containing separate, individual self-storage units, each with a separate entrance to be rented, leased or sold for the private storage and basic general maintenance of personal goods, materials, motor vehicles and equipment;

Basic General Maintenance does not include welding, painting, stripping, power or pressure washing or other similar activities;

Building Footprint means the sum total horizontal area on a development site used by a building structure, defined by the perimeter of the building plan;

Building Strata Lot means a defined area on a strata plan on which the boundaries are delineated by reference to the floors, walls or ceilings of a building in accordance with the **Strata Property Act**;

Commercial Use means any use or activity prepared, done, or acting with intent of gain or financial profit;

Lot means any parcel, block or other area in which land is held or into which it is created pursuant to the **Land Title Act** or as a result of deposit of a bare land strata plan pursuant to the **Strata Property Act**;

Mezzanine means an intermediate floor assembly between the floor and ceiling of any room or storey that does not exceed 35% of the floor area of the floor below and includes an interior balcony;

Minimum Lot Size means the smallest area into which a lot may be created pursuant to the **Land Title Act** or as a bare land strata plan pursuant to the **Strata Property Act**;

Minimum Building Strata Lot size means the smallest area into which a building strata lot may be created pursuant to the **Strata Property Act**;

Storey means that portion of a building, not including a mezzanine, that is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it;

Subdivision means the division of any parcel, block or other area pursuant to the **Land Title Act** or pursuant to the **Strata Property Act**;

Wash Garage means a building or structure containing equipment and supplies for washing motor vehicles.

¹ Bylaw No. 1285.25, 2015, adopted November 24, 2015



4.43.2 Subdivision Regulations

The regulations applicable to the creation of lots within this Zone are as follows:

Categories	Requirements
a) Minimum Lot Size	1.2ha
b) Minimum Building Strata Lot Size	50 ²
c) Minimum Lot Frontage	10% of lot perimeter
d) Lot Shape and Configuration	Subdivision of the lands shall be in accordance with and distances may be scaled from Appendix 1

4.43.3 Development Areas

This Zone is divided into Development Areas 1 to 3 as outlined within Appendix 2. Development Areas 1 and 3 contain regulations that stipulate the location of buildings and structures used for Active-use Storage within those Development Areas. Distances may be scaled from Appendix 2.

4.43.4 Permitted Principal Uses

The uses permitted in Development Areas 1 to 3 are as follows:

Development Area 1	Development Area 2	Development Area 3
a) Active-use Storage	a) Commercial Card Lock b) Transportation/Trans-shipment Terminal c) Equipment Rental d) Log Home Building e) Manufacturing f) Outdoor Sales g) Warehousing/Wholesaling h) Outdoor Storage i) Mini-Storage	a) Commercial Card Lock b) Transportation/Trans-shipment Terminal c) Equipment Rental d) Log Home Building e) Manufacturing f) Outdoor Sales g) Warehousing/Wholesaling h) Outdoor Storage i) Mini-Storage j) Active-use storage



4.43.5 Permitted Accessory Uses

Where development areas are used for the applicable permitted use, accessory uses permitted in Development Areas 1 to 3 are as follows:

Development Area 1	Development Area 2	Development Area 3
a) Accessory Structures	a) Accessory Buildings and Structures	a) Accessory Buildings and Structures
b) Accessory Office	b) Accessory Office and Retail Sales	b) Accessory Office and Retail Sales
c) Wash Garage	c) Dwelling Unit	
d) Dwelling Unit		

4.43.6 Development Area 1 Regulations Table

The regulations in Column 2 of the following table apply to developments in Development Area 1:

Categories	Requirements
a) Maximum dwelling Unit Density	One Dwelling Unit not greater than 150 m ² in floor area
b) Maximum Lot Coverage	40%
c) Maximum Building and Structure Height	15 metres
d) Maximum number of Storeys	1
e) Maximum number of Mezzanine levels	1
f) Maximum accessory Wash Garage area	120 m ²
g) Maximum permitted Accessory Office units	1
h) Maximum Accessory Office floor area	185 m ²
i) Minimum Setback from iii) Front and Exterior Side Lot Lines iv) All Other Lot Lines	4.5 metres 2 metres
j) Minimum Setback from Watercourses	As outlined in Section 2.10
k) General Land Use Regulations	As outlined in Section 4.43.9



4.43.7 Development Area 2 and Development Area 3 Regulations Table

The regulations in Column 2 of the following table apply to developments in Development Area 2 and Development Area 3:

Categories	Requirements
a) Maximum Dwelling Unit Density (Development Area 2 and Development Area 3 combined)	One Dwelling Unit not greater than 150 m ² in floor area
b) Maximum Lot Coverage (Development Area 2 and Development Area 3 combined)	30%
c) Maximum Building and Structure Height	15 metres
l) Maximum number of Storeys if used for Active-use Storage	1
m) Maximum number of Mezzanine levels if used for Active-use Storage	1
d) Minimum Setback from	
i) Front and Exterior Side Lot Lines	4.5 metres
ii) All Other Lot Lines	2 metres
e) Minimum Setback from Watercourses	As outlined in Section 2.10
f) General Land Use Regulations	As outlined in Section 4.43.9

4.43.8 Runoff Control Standards

Notwithstanding Section 2.5 of this bylaw, an owner of land who carries out construction of a paved area or roof area must provide for the disposal of surface runoff and stormwater in accordance with the following:

1. Where a building or structure including a roof area has been constructed or land has been developed to include a paved area or similar impervious surface, the landowner must provide for the discharge of surface runoff and stormwater by ensuring that the surface runoff and stormwater containing Domestic Waste, Trucked Liquid Waste, Flammable or Explosive Waste, Corrosive Waste, High Temperature Waste, pH Waste, and Disinfectant Process Water, is not discharged or disposed of onto the surface of the land or into a stormwater collection channel or watercourse.
2. Where a building or structure including a roof area, has been constructed or land has been developed to include a paved area or similar impervious areas for the parking, maintenance or operation of automobiles or machinery, the landowner must provide for the discharge or disposal of all surface runoff and stormwater into stormwater collection and discharge systems that are designed by a professional engineer and include grease, oil, and sedimentation removal facilities.



3. Where a building or structure including a roof area has been constructed or land has been developed to include a paved area or similar impervious surface, the landowner must ensure that any stormwater that contains suspended solids in concentrations that would cause the water quality in the watercourse receiving the stormwater to exceed the maximum induced suspended sediments guidelines for aquatic life and wildlife as set out in the most current British Columbia Approved Water Quality Guidelines published by Ministry of Environment is not discharged into a stormwater collection channel or watercourse.
4. Where a building or structure is to be constructed or land is to be developed to include a paved area or similar impervious surface, the owner must provide an assessment report prepared by a professional engineer commenting on all proposed site excavation works to ensure that movement of surface and subsurface soils and excavations shall be designed and completed as to not disturb the impermeable soils protecting the aquifers in the subsurface and that the natural drainage characteristics of the land will be impaired as little as possible.
5. Where a building or structure including a roof area has been constructed or land has been developed to include a paved area or similar impervious surface, the landowner must ensure that no additional surface runoff and stormwater is discharged into the Ministry of Transportation and Infrastructure's drainage system or onto neighbouring properties.
6. Where an oil water separator is required by an engineer as part of a stormwater management plan or collection system, the oil water separator shall be kept in good repair and maintained in accordance with the engineer's recommendations or manufacturer's specifications.

4.43.9 General Zone Regulations

1. Unless otherwise noted in this Zone, all General Regulations as outlined in Section 2 of this Bylaw apply.
2. The location of Buildings A to G and the Wash Garage in Development Area 1 shall be sited in substantial compliance with Appendix 2.
3. The maximum building footprint of Buildings A to G and the Wash Garage in Area 1 shall be in accordance with Section 4.43.10.
4. The location of the Accessory Office and Dwelling Unit in Development Area 1 shall be located in one of Buildings A to G as shown on Appendix 2.
5. Notwithstanding any other provision in this Bylaw, the required parking spaces for Buildings A to G, the accessory Wash Garage and the Accessory Office in Development Area 1 shall be in accordance with Section 4.43.10.
6. The location of Buildings H and I in Development Area 3 shall be sited in substantial compliance with Appendix 2.



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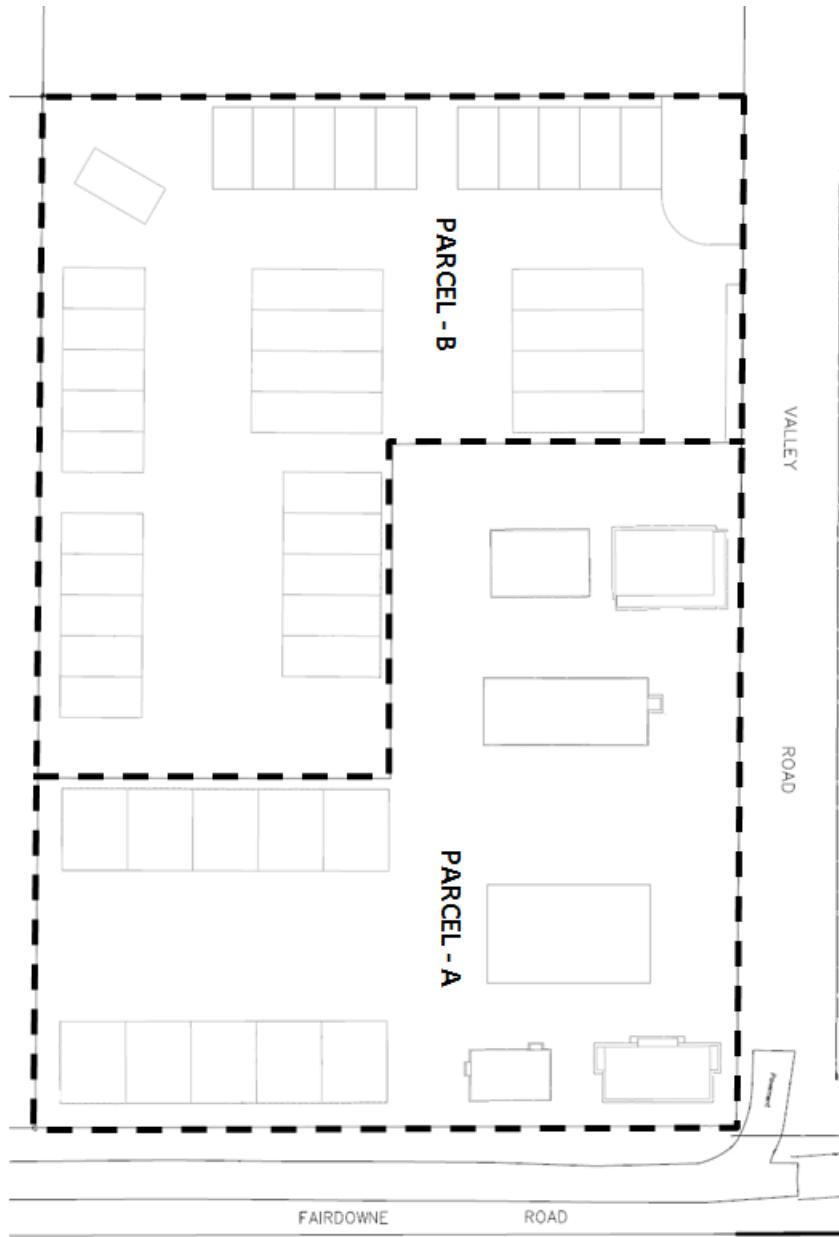
7. The maximum building footprint of Buildings H and I in Development Area 3 shall be in accordance with Section 4.43.10.
8. Notwithstanding any other provision in this Bylaw, the required parking spaces for Buildings H and I in Development Area 3, if used for Active-use Storage, shall be in accordance with Section 4.43.10.
9. Active-use Storage units are for individual and personal use only and are not to be used for Commercial Use.

4.43.10 Building Footprint and Parking Regulations

Building	Maximum Building Footprint	Parking Space Requirements for Active-use storage
Area 1 - Buildings A, C, F and G	585 m ²	1 space per Active-use Storage unit
Area 1 - Buildings B and D	745 m ²	1 space per Active-use Storage unit
Area 1 - Building E	700 m ²	1 space per Active-use Storage unit
Area 1 – accessory Wash Garage	120 m ²	No space required
Area 1 – Accessory Office	n/a	1 space
Area 3 - Buildings H and I	930 m ²	1 space per Active-use Storage unit



Appendix 1
Plan of Subdivision





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Appendix 2
Development Areas

