

**REGIONAL DISTRICT OF NANAIMO**

**BYLAW NO. 500**

**PART 3**

**LAND USE REGULATIONS**

## PART 3 LAND USE REGULATIONS

### 3.1 Zones

- 1) For the purpose of this Bylaw, the area described in the section of this Bylaw entitled **Application** is hereby divided into zones designated and described by the following classifications and their short title equivalents:

<b>ZONE CLASSIFICATION</b>	<b>SHORT TITLE</b>
Agriculture 1	AG1
Agriculture 2	AG2
Commercial 1 Zone	CM1
Commercial 2 Zone	CM2
Commercial 2.1 Zone	CM2.1
Commercial 3 Zone	CM3
Commercial 4 Zone	CM4
Commercial 5 Zone	CM5
Commercial 6 Zone	CM6
Commercial 7 Zone	CM7
Commercial 8 Zone	CM8
Conservation 1 Zone	ES1
Industrial 1 Zone	IN1
Industrial 2 Zone	IN2
Industrial 3 Zone	IN3
Industrial 4 Zone	IN4
Industrial 5 Zone	IN5
Public 1 Zone	PU1
Public 2 Zone	PU2
Public 3 Zone	PU3
Public 4 Zone	PU4
Public 6 Zone	PU6
Recreation 1 Zone	RC1
Recreation 2 Zone	RC2
Recreation 3 Zone	RC3
Recreation 4 Zone	RC4
Recreation 5 Zone	RC5
Recreation 6 Zone	RC6
Residential 1 Zone	RS1
Residential 1.1 Zone	RS1.1
Residential 1.2 Zone	RS1.2
Residential 2 Zone	RS2
Residential 2.1 Zone	RS2.1
Residential 2.2 Zone	RS2.2

<b>ZONE CLASSIFICATION continued</b>	<b>SHORT TITLE</b>
Residential 3 Zone	RS3
Residential 4 Zone	RS4
Residential 5 Zone	RS5
Residential 6 Zone	RS6
Residential 7 Zone	RS7
Residential 8 Zone	RS8
Resort Commercial	RCM
Resource Management 1 Zone	RM1
Resource Management 2 Zone	RM2
Resource Management 3 Zone	RM3
Resource Management 4 Zone	RM4
Resource Management 5 Zone	RM5
Resource Management 6 Zone	RM6
Resource Management 7 Zone	RM7
Resource Management 8 Zone	RM8
Resource Management 9 Zone	RM9
Rural 1 Zone	RU1
Rural 1.1 Zone	RU1.1
Rural 2 Zone	RU2
Rural 3 Zone	RU3
Rural 4 Zone	RU4
Rural 5 Zone	RU5
Rural 6 Zone	RU6
Rural 7 Zone	RU7
Rural 8 Zone	RU8
Rural 9 Zone	RU9
Rural 10 zone	RU10
Water 1 Zone	WA1
Water 2 Zone	WA2
Water 3 Zone	WA3
Water 4 Zone	WA4
Alternative Forms of Rural Development 1	AF1 <sup>1</sup>
Schooner House Comprehensive Development Zone 4	CD4
Wembley Comprehensive Development Zone 5	CD5
Bowser Village Comprehensive Development Zone 6	CD6
Fairwinds Comprehensive Development Zone 8	CD8
Horne Lake Comprehensive Development Zone 9	CD9
South Wellington Comprehensive Development Zone 10	CD10
South Wellington 2 Comprehensive Development Zone 11	CD11
Rondalyn Resort Comprehensive Development Zone 13	CD13

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<sup>1</sup> Bylaw No. 500.424, adopted December 8, 2020

<b>ZONE CLASSIFICATION continued</b>	<b>SHORT TITLE</b>
Englishman River Comprehensive Development Zone 14 (BLOCK 564)	CD 14
Kipp Road Industrial Comprehensive Development Zone 15	CD15
Comprehensive Development Zone 17 (NCID)	CD17
Schoolhouse Road Light Industrial Comprehensive Development Zone 18	CD18
Midora Road Comprehensive Development Zone 19	CD19
Parklands Mobile Home Park Comprehensive Development Zone 20	CD20
Comprehensive Development Zone 21 (Doumont)	CD21
Horne Lake Regional Park Comprehensive Development Zone 24	CD24
Claudet Road Rural Comprehensive Development Zone 26	CD26
South Wellington Light Industrial Comprehensive Development Zone 28	CD28
Cedar Estates Comprehensive Development Zone 29	CD29
Nanoose Bay Village Centre Comprehensive Development Zone 30	CD30
Horne Lake Road Comprehensive Development Zone 32	CD32
Schoolhouse and Harold Roads Light Industrial Comprehensive Development Zone 33	CD33
Ridge Town Homes Comprehensive Development Zone 34	CD34
Rockcliffe Comprehensive Development Zone 35	CD35
1680 Timberlands Comprehensive Development Zone 36	CD36
Main Road Light Industrial Comprehensive Development Zone 37	CD37
Qualicum Bay Seniors Development Comprehensive Development Zone 41	CD41
Crown and Anchor Campground Comprehensive Development Zone 42	CD42
Schooner Bay Manor Seniors Mobile Home Park Comprehensive Development Zone 43	CD43
Lakes District Comprehensive Development Zone (CD44)	CD44
Schooner Cove Comprehensive Development Zone (CD45)	CD45
Fielding Road Light Industrial Comprehensive Development Zone 49	CD49
Beck Road Comprehensive Development Zone 50	CD50
Comprehensive Development Zone 51	CD51 <sup>2</sup>
Lighthouse Villa Comprehensive Development Zone 52	CD52 <sup>3</sup>
Horne Lake Road Service Commercial Comprehensive Development Zone 54	CD54 <sup>4</sup>

2) The extent of each zone is shown on Schedule '3A'.

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<sup>2</sup> Bylaw No. 500.404, adopted October 16, 2018

<sup>3</sup> Bylaw No. 500.418, adopted December 4, 2018

<sup>4</sup> Bylaw No. 500.431, adopted December 8, 2020

- 3) Where a zone boundary is designated as following a highway or a watercourse, the centerline of the highway or the natural boundary of the watercourse or the centerline of a creek shall be the zone boundary.
- 4) Where a zone boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of the boundary shall be determined by scaling from Schedule '3A'.
- 5) Where a parcel is divided by a zone boundary, the areas created by such division shall be deemed to be separate parcels for the purpose of determining parcel coverage, setbacks, minimum site area and floor area ratio of this Bylaw<sup>5</sup>.
- 6) Where a parcel exists prior to the effective date of this Bylaw and the site area of the parcel does not conform to the provisions of this Bylaw, such parcel having an area less than the specified site area in the applicable zone may:
  - a) be used for only one permitted use in the applicable zone, provided that the requirements of the authority having jurisdiction are met with respect to provision of water and method of sewage disposal and the use may not be extended; or
  - b) be developed in accordance with the provisions and regulations of the Residential 1 zone.
- 7) Site area requirements do not apply to an unattended public utility use and park; and such uses are permitted in each zone.

### **3.2 General Operative Clauses**

#### **1) Permitted Uses**

No land, building or structure in any zone shall be used for any purpose other than that specified for the zone in which it is located in the schedules contained in this Part.

#### **2) Siting, Size and Shape<sup>6</sup>**

No person shall construct, move or alter any building or structure so that:

- a) its site area is less than required;
- b) it encroaches on a setback required;
- c) its parcel coverage is greater than permitted;
- d) it is taller than permitted;
- e) its floor area ratio is greater than permitted;
- f) the land exceeds the total number of units, buildings or structures permitted by the zone in which the building or structure is located, as designed in the schedules to this Part.

#### **3) Parcel Area, Shape and Dimensions<sup>7</sup>**

- a) Land shall not be subdivided to create parcels having a minimum parcel area less than that prescribed by Schedule '4B' of this Bylaw, nor with shape or dimensions contrary to those prescribed by Section 4.4 of this Bylaw.
- b) For the purpose of this Bylaw in determining how parcel areas are expressed on plans registered after February 22, 2011, the size of a parcel shall be determined by

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<sup>5</sup> Bylaw No. 500.123, adopted December 10, 1991

<sup>6</sup> Bylaw No. 500.426 adopted July 23, 2019

<sup>7</sup> Bylaw No. 500.360, adopted January 25, 2011

reference to parcel size established by a B.C. Land Surveyor based on the following table:

**Expression of Parcel Areas**

<b>Parcel Size</b>	<b>Maximum Number of Decimal Places Accepted</b>
up to 0.1 ha	quote to 0.1m <sup>2</sup>
from 0.1 ha up to 1 ha	quote to 0.001 ha
from 1 ha up to 10 ha	quote to 0.01 ha
from 10 ha up to 100 ha	quote to 0.1 ha
from 100 ha and over	quote to 1 ha

4) **Off-Street Parking and Loading Spaces**

Off-street parking and loading spaces shall be provided in accordance with the regulations of this Part.

5) **Setbacks**

Setbacks shall be provided in conformity with this Part.

**3.3 General Regulations**

1) **Accessory Buildings and Structures**

Buildings and structures accessory to the permitted use of a parcel are permitted in each zone, unless otherwise specified, provided that:

- a) the principal use is being performed on the parcel; or
- b) a building for the purpose of the principal use has been constructed on the parcel; or
- c) a building for the purpose of the principal use is in the process of being constructed on the parcel.

2) **Common Accessory Uses**

Accessory buildings and structures in a multiple dwelling unit development, resort condominium development or development pursuant to the **Strata Property Act**, shall be limited to accessory buildings and structures indicated as common property on the strata plan and generally intended for the common use of property owners or occupiers in the development, and may include facilities for storage, parking, laundry, service and recreation.<sup>8</sup>

3) **Storage of Fuel**

No parcel shall be used for the storage, warehousing, distribution or wholesale of any type of fuel or flammable or combustible liquids in either above ground or below ground tanks in excess of 4546 litres (1,000 imperial gallons); and further that this regulation does not apply to industrial zones, gasoline service stations, marine fuel supply stations, asphalt batch plants or to fuel used for residential heating purposes.<sup>9</sup>

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<sup>8</sup> Bylaw No. 500.74, adopted October 8, 1991

<sup>9</sup> Bylaw No. 500.123, adopted December 10, 1991

4) **Vehicle Wrecking Yard or Refuse**

Unless specifically permitted, no parcel shall be used as a vehicle wrecking yard or for the collection or storage of refuse.<sup>10</sup>

5) **Keeping of Animals<sup>1112</sup>**

a) In all zones where agriculture or farm use is not a permitted use, the keeping of animals shall be deemed to be an accessory use and shall be limited to:

- i) on parcels less than 1000 m<sup>2</sup> in size the keeping of animals is restricted to pets and household poultry in accordance with Subsection 5b;
- ii) on parcels 1000 m<sup>2</sup> or greater in size, the keeping of animals is restricted to household animals and pets;
- iii) on parcels 1.0 ha or greater in size, the keeping of pets, household animals, and household livestock is permitted.

b) The keeping of household poultry on parcels less than 1000 m<sup>2</sup> is subject to the following regulations:

- i) must be accessory to the residential use of the parcel;
- ii) a maximum of 5 hens or ducks are permitted per parcel;
- iii) no roosters, cockerels, or peacocks, and the like may be kept on the parcel;
- iv) a minimum enclosure of 0.37 m<sup>2</sup> (4 ft<sup>2</sup>) per hen or duck must be provided;
- v) any building or structure containing household poultry, whether portable or stationary, must:
  - a. meet the minimum setback requirements of the applicable zone and in no case shall be sited within 2.0 m of any lot line;
  - b. not be located within the front yard or exterior side yard;
  - c. have a maximum floor area of 10 m<sup>2</sup> and a maximum height of 3.0 m.”

6) **Landscaping**

Landscaping shall be provided in accordance with the regulations of this Part.

7) **Setbacks - Sight Triangle**

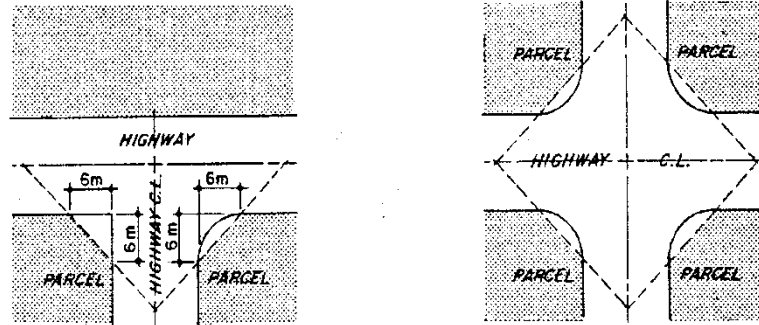
On a corner parcel in any zone there shall be no obstruction to the line of vision above the height of 0.5 m of the established grade of a highway within the sight triangle, being a triangular area formed by extending a 6.0 m boundary along the parcel lines from the point of the exterior corner intersection of the parcel lines and a line connecting these two points as illustrated below:

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<sup>10</sup> Bylaw No. 500.113, adopted August 13, 1991

<sup>11</sup> Bylaw No. 500.74, adopted October 8, 1991

<sup>12</sup> Bylaw No. 500.402, adopted June 28, 2016



**Sight Triangle** (not to scale)

**8) Setbacks - Watercourses, excluding the Sea**

- a) On parcels with an average slope of 5% or less adjacent to or containing a watercourse, no building or structure shall be constructed, altered, moved or extended within the following setbacks:
  - i) within 15.0 m horizontal distance from the natural boundary or within 18.0 m horizontal distance from a stream centerline, whichever is greater as illustrated in Table 1 and Table 2 of Schedule '3E';
  - ii) within 30.0 m horizontal distance from the natural boundary of the Nanaimo River, the Englishman River, the Little Qualicum River and the Qualicum River.
- b) On parcels with an average slope of greater than 5% adjacent to or containing a watercourse, no building or structure shall be constructed, altered, moved or extended within the following setbacks:
  - i) within 9.0 m horizontal distance from the top of the slope or the first significant and regular break in the slope as illustrated in Table 3 of Schedule '3E';
  - ii) within 30.0 m horizontal distance from the natural boundary of the Nanaimo River, the Englishman River, the Little Qualicum River and the Qualicum River.

**9) Setbacks - Sea<sup>13</sup>**

- a) For all Electoral Areas, except Electoral Area 'E', on parcels adjacent to or containing a coastal watercourse, no building or structure shall be constructed, moved, extended
  - i) within 8.0 metres horizontal distance inland from the top of a slope of 30% or greater; or
  - ii) within 8.0 metres horizontal distance from the natural boundary, whichever is greater.
- b) For Electoral Area 'E', on parcels adjacent to or containing a coastal watercourse, no building or structure shall be constructed, moved, extended

<sup>13</sup> Bylaw No. 500.324, adopted February 28, 2006



- i) within 8.0 metres horizontal distance inland from the top of a slope of 30% or greater; or
- ii) within 15.0 metres horizontal distance from the natural boundary, whichever is greater.

10) **Setbacks – Buildings and Structures<sup>14</sup>**

a) **Agriculture and Farm Buildings, Structures and Uses<sup>15</sup>**

The following minimum setback requirements shall apply to all agriculture or farm buildings, structures and uses.

Use(s)	Setback from all lot lines
1) The following shall apply to all agriculture or farm buildings, structures, and uses	
I. Outdoor uncovered horse riding rings and exercise yards where no feeding of animals occurs	0 m
II. Buildings and structures 10 m <sup>2</sup> or less that house any livestock or poultry (except household poultry on parcels less than 1000 m <sup>2</sup> in area), game, or other furbearing farm animals	8.0 m
III. Indoor horse riding rings where no feeding or housing of animals occurs	8.0 m
IV. Buildings and structures 50 m <sup>2</sup> or less that house any livestock, poultry, game, or other furbearing farm animals	15.0 m
V. Confined Livestock Area	
VI. Buildings and structures more than 50 m <sup>2</sup> that house any livestock, poultry, game, or other furbearing farm animals	30.0 m
VII. Feedlot	
VIII. Indoor riding rings where feeding or housing of animals occurs	
IX. Mushroom Barn	
X. Temporary Sawmill	
XI. Buildings, structures, and lands used for: <ul style="list-style-type: none"> <li>a. the storage of agricultural liquid or solid waste</li> <li>b. On-farm composting</li> </ul>	

<sup>14</sup> Bylaw No. 500.396, adopted February 24, 2015

<sup>15</sup> Bylaw No. 500.402, adopted June 28, 2016

c. Compost storage		
XII.	Cannabis Production - All building and structures except:  a. the setback shall be 60.0 m from all lot lines adjacent to non-ALR residential uses and;  b. the setback shall be 150.0 m from any parcel that contains a park or school <sup>16</sup>	30.0 m
XIII.	Gathering for an Event – All building, structures or event areas	30.0 m <sup>17</sup>
XIV.	All other agricultural buildings and structures	8.0 m <sup>18</sup>
2) The following watercourse setbacks shall apply to all agriculture or farm buildings, structures and uses:		
I. All buildings and structures that house any livestock or poultry (except household poultry) or store manure and all areas used for a feedlot shall be a minimum of 30 m from a domestic well, spring, or the natural boundary of a watercourse.		
II. All other agriculture or farm buildings and structures shall be sited in accordance with Sections 3.3.8 and 3.3.9 "		

b) Micro wind turbine systems

- i) For a system installed on the ground, the minimum setback from all parcel boundaries shall be equal to the height of the system as measured from the natural grade at the base of the wind turbine tower to the top of the highest vertical extension of the wind turbine at the top of the rotor blade arc; or
- ii) For a system installed on a rooftop or side of a building, the minimum setback from all parcel boundaries shall be equal to the height of the system as measured from the lowest point of the micro wind turbine system to the top of the highest vertical extension of the wind turbine at the top of the rotor blade arc.
- iii) No such system shall be located within 60 metres of any eagle or heron nesting tree, as determined by a Qualified Environmental Professional (QEP), measured from the base of the nesting tree to the base of the wind turbine system.

c) Highway No. 19<sup>19</sup> 20

<sup>16</sup> Bylaw No. 500.415, adopted March 27, 2018

<sup>17</sup> Bylaw No. 500.413, adopted May 22, 2018

<sup>18</sup> Bylaw No. 500.413, adopted May 22, 2018

<sup>19</sup> Bylaw No. 500.360, adopted January 25, 2011

<sup>20</sup> Bylaw No. 500.402, adopted June 28, 2016

For Electoral Area 'G' only, the minimum required setback for all buildings and structures adjacent to the Vancouver Island Highway No. 19 shall be the minimum setbacks prescribed in each zone or 15.0 metres, whichever is greater.

- d) Projections into Required Setbacks<sup>21</sup>
  - i) In RS1, RS1.1, RS1.2, RS2, RS2.1, RS2.2, RS3, RS4, and RS5 zones, decks, stairs, landings and wheel chair ramps less than 0.6 metres above finished grade immediately adjacent to a building may be located up to 0.6 metres from an interior side lot line and 1.5 metres from a rear lot line.
  - ii) The following table outlines features which may project into the front, rear, interior side or exterior side lot line setback as specified:

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<sup>21</sup> Bylaw 500.411, adopted September 12, 2017

Feature	Zone	Permitted Projection into Required Setbacks			
		Front	Rear	Interior Side	Exterior Side
Hutches, canopies, chimneys, cornices, eaves, gutters, leaders, ornamental features, pilasters, sills, sunshades	RS1	1.75 m	0.6 m	0.6 m	1.75 m
	RS1.1	Not permitted		0.6 m	
	RS1.2	Not permitted		Not permitted	
	RS2	1.75 m		0.6 m	
	RS2.1	1.75 m		0.6 m	
	RS2.2	1.75 m		Not permitted	
	RS3	1.75 m		0.6 m	
	RS4	1.75 m		0.6 m	
	RS5	1.75 m		0.6 m	
Footings below finished grade	RS1	0.5 m	0.5 m	0.5 m	0.5 m
	RS1.1				
	RS1.2				
	RS2				
	RS2.1				
	RS2.2				
	RS3				
	RS4				
RS5					
Bay window	RS1	1.75 m	Not permitted	Not permitted	Not permitted
	RS1.1	Not permitted			
	RS1.2	Not permitted			
	RS2	1.75 m			
	RS2.1	1.75 m			
	RS2.2	1.75 m			
	RS3	1.75 m			
	RS4	1.75 m			
RS5	1.75 m				

- iii) For certainty, a projection into a required setback must not obstruct the sight triangle as specified in Section 3.3.7.
- iv) For certainty, where a lot line is referenced as other and meets the definition of front, rear, interior side or exterior side lot line, the corresponding permitted projection of this section applies.

11) **Stormwater Management for Farm Use<sup>22</sup>**

Where the total impervious area of agriculture or farm buildings and structures exceeds 3,700 square metres or covers more than 25% of a parcel or contiguous parcels a stormwater management plan is required.

<sup>22</sup> Bylaw No. 500.402, adopted June 28, 2016

12) **Height Exemptions**<sup>23</sup>

The following structures, mechanical devices or parts of buildings may exceed a height restriction under this Bylaw:

- a) Chimney stacks, mast aerials, church spires, flag poles, water tanks, observation and transmission towers, and mechanical devices necessary for the operation of a building.<sup>24</sup>
- b) Principal agricultural or farm buildings or structures.<sup>25</sup>
- c) Components of solar photovoltaic or solar thermal systems where:
  - i) On a parcel less than 5,000 m<sup>2</sup> in area
    - a. the over-height portion of such system is limited to 50% of the roof width to which the system is attached;
    - b. no portion of such system exceeds 0.6 metre above the maximum permitted height; and
    - c. the system must be affixed to a roof with a pitch not exceeding 3:12.
  - ii) On a parcel 5,000 m<sup>2</sup> or greater in area, no portion of such system exceeds 0.6 metre above the maximum permitted height.
- d) One over-height micro wind turbine system per parcel provided that no such system exceeds twice the maximum permitted height, as measured from the natural grade at the base of the wind turbine tower to the top of the highest vertical extension of the wind turbine at the top of the rotor blade arc.

13) **Density - Category A Lots**<sup>26</sup>

For clarity, where a category A lot is divided between more than one zone, two dwelling units are permitted on only one parcel located within the eligible subdivision.

14) **Home Based Business**<sup>27, 28</sup>

On parcels where a home based business is a permitted use, the following provisions apply:

- a) The following activities shall be permitted as a home based business:
  - i) processing of goods;
  - ii) sales of related or unrelated goods combined with home based business product sales to a maximum of 1/3<sup>rd</sup> of home based business floor area;
  - iii) bed and breakfast provided the activity is contained wholly within the dwelling unit to a maximum of 2 bedrooms in Residential 1 and 3 zones, a maximum of 2 bedrooms in the Alternative Forms of Rural Development 1

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<sup>23</sup> Bylaw No. 500.396, adopted February 24, 2015

<sup>24</sup> Bylaw No. 500.402, adopted June 28, 2016

<sup>25</sup> Bylaw No. 500.402, adopted June 28, 2016

<sup>26</sup> Bylaw No. 500.253, adopted January 11, 2000

<sup>27</sup> Bylaw No. 500.270, adopted November 13, 2001

<sup>28</sup> Bylaw No. 500.424, adopted December 8, 2020

- zone and to a maximum of 4 bedrooms in all other zones where permitted by this Bylaw;
- iv) rental of non-motorized outdoor recreation equipment;
  - v) personal service use;
  - vi) professional practice; and
  - vii) office.
- b) Despite Section 3.3.14 a), the following activities are prohibited as a home based business:
- i) animal breeding in excess of two litters per calendar year;
  - ii) dog boarding;
  - iii) public assembly use;
  - iv) school pursuant to the **Schools Act**;
  - v) chemical processing;
  - vi) dry cleaning;
  - vii) slaughtering;
  - viii) butchering;
  - ix) smoking of food;
  - x) seafood processing;
  - xi) canning of foods with a pH level equal to or greater than 4.5;
  - xii) laundries;
  - xiii) manufacturing of fiberglass, pyroxlin or similar products;
  - xiv) paint, varnish, or lacquer manufacturing;
  - xv) primary processing including the processing of fence posts, shakes, and firewood;
  - xvi) rubber manufacturing;
  - xvii) tanneries;
  - xviii) funeral parlour;
  - xix) warehousing, specifically including mini-storage;
  - xx) marshalling of vehicles, equipment, and machinery;
  - xxi) vehicle wrecking or dismantling of vehicles;
  - xxii) spray painting shop;
  - xxiii) recycling facility;
  - xxiv) recreation facility;
  - xxv) sale of food and/or beverages for immediate consumption on or off the premises by an individual or household, and specifically including fast food outlets, neighbourhood pubs and restaurants, but not including breakfast served by a bed and breakfast to the traveling public who have been provided with overnight accommodation;<sup>29</sup>
  - xxvi) taxidermy;
  - xxvii) dispensing of automotive fuel, oil, or fluids;
  - xxviii) automotive repairs, vehicle restoration or maintenance except on parcels zoned Agriculture 1 and 2 (AG1-AG2) and Rural 1 to 4 (RU1-RU4) and Rural 6 to 9 (RU6-RU9) and Resource Management 1 to 5 (RM1-RM5) and Resource Management 7 to 9 (RM7-RM9)<sup>30</sup>;

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<sup>29</sup> Bylaw No. 500.286, adopted August 13, 2002

<sup>30</sup> Bylaw No. 500.402, adopted June 28, 2016

- xxix) cannabis production.<sup>31 32</sup>
- c) A home based business must:
- i) be conducted by the permanent residents of the parcel on which the home based business activity is located;
  - ii) be accessory to the residential use of the parcel;
  - iii) not change the outside appearance of the premises or create other visible evidence of its existence, other than one sign;
  - iv) be registered with the Regional District of Nanaimo Business Registry;
  - v) create no noise, vibration, glare, fumes, odours, dust, or smoke detectable off the parcel to the normal senses;
  - vi) be wholly contained within the dwelling unit, garage, and/or accessory building(s), except for outdoor play areas for child care facilities; and
  - vii) provide off street parking on the parcel for all non-resident employees.
- d) A maximum of one (1) non-illuminated home based business sign per parcel is permitted, provided that the sign:
- i) does not exceed .75m<sup>2</sup> in sign face area;
  - ii) is displayed on the exterior wall face of a dwelling unit, accessory building or fence, or as a free standing sign;
  - iii) if freestanding, does not exceed 1.5 metres in height;
  - iv) if freestanding, is sited within required setbacks of the applicable zone.
- e) A maximum of one non-resident home based business employee is permitted per parcel or the part time equivalent thereof.
- f) Despite subsection e), a maximum of two non-resident home based business employees are permitted per parcel in all Residential 2 (RS2) zones, in Agriculture 1 and 2 (AG1– AG2) zones, Rural 1 to 4 (RU1-RU4), Rural 6 to 9 (RU6-RU9) zones, Resource Management 1 to 5 (RM1-RM5) and Resource Management 7 to 9 (RM7-RM9) zones.<sup>33</sup>
- g) The location of a home based business is as follows:
- i) For Residential 1 (RS1) and Alternative Forms of Rural Development 1 (AF1) parcels less than 2000 m<sup>2</sup> in area, all Residential 3 (RS3) parcels, and all Rural 5 (RU5) parcels, a home based business must be contained within the dwelling unit or attached garage, with the exception of outdoor play areas for child care facilities.
  - ii) In all other zones where a home based business is a permitted use, the home based business must be contained within the dwelling unit, attached garage or accessory buildings(s), with the exception of outdoor play areas for child care facilities.
- h) The maximum allowed home based business floor area is as follows:

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<sup>31</sup> Bylaw No. 500.415, adopted March 27, 2018

<sup>32</sup> Bylaw No. 500.387, adopted February 11, 2014

<sup>33</sup> Bylaw No. 500.402, adopted June 28, 2016

- i) On Residential 1 (RS1) and Alternative Forms of Rural Development 1 (AF1) parcels less than 2000 m<sup>2</sup>, all Residential 3 (RS3) parcels, and Rural 5 (RU5) parcels, the home based business floor area must not exceed 49% of the combined total floor area of the dwelling unit and attached garage to a maximum of 100 m<sup>2</sup>.
  - ii) On Residential 1 (RS1) and Alternative Forms of Rural Development 1 (AF1) parcels greater than or equal to 2000 m<sup>2</sup> and all Residential 2 (RS2) parcels, the home based business floor area must not exceed 49% of the combined total floor area of the dwelling unit and attached garage to a maximum of 100 m<sup>2</sup>, or a maximum of 100 m<sup>2</sup> combined total for dwelling unit, attached garage, and/or accessory building(s).
  - iii) On Agriculture 1 and 2 (AG1 – AG2), Rural 1 to 4 (RU1-RU4) and Rural 6 to 9 (RU6-RU9) parcels and Resource Management 1 to 5 (RM1-RM5) and Resource Management 6 to 9 (RM6-RM9) parcels, the home based business floor area must not exceed 49% of the combined total floor area of the dwelling unit and attached garage to a maximum of 150 m<sup>2</sup> or a maximum of 150 m<sup>2</sup> combined total floor area for the dwelling unit, attached garage, and/or accessory building(s).<sup>34</sup>
- i) Home Based Business shall not be permitted within a secondary suite nor by the occupants of a secondary suite elsewhere on the subject property.
  - j) Bed and Breakfast shall not be permitted on a parcel that contains a suite.
  - k) Where a secondary suite is located on a parcel less than 4,000 m<sup>2</sup> in area, the Home Based Business must:
    - i) be limited to one (1) business; and,
    - ii) not include any non-resident home based business employees.<sup>35</sup>

15) **Farm Use Regulations**<sup>36</sup>

On lands located within the Agricultural Land Reserve the following activities are permitted farm uses in accordance with the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* and are subject to the following regulations:

a) **Agri-Tourism**

Agri-tourism activities, other than accommodation, are permitted on land located within the Agricultural Land Reserve that is classified as 'farm' under the *BC Assessment Act*, if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm.

b) **Farm Retail Sales**

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<sup>34</sup> Bylaw No. 500.402, adopted June 28, 2016

<sup>35</sup> Bylaw No. 500.389, adopted May 27, 2014

<sup>36</sup> Bylaw No. 500.383, adopted June 25, 2013



Farm retail sales is permitted on land located within the Agricultural Land Reserve if:

- i) All of the farm product offered for sale is produced on the farm on which the retail sales are taking place, or
- ii) At least 50% of the retail sales area is limited to the sale of farm products produced on the farm on which the retail sales is taking place and the total area, both indoors and outdoors, used for the retail sales of all products does not exceed 300 m<sup>2</sup>.

c) **Cannabis Production**

Cannabis production is permitted on land located within the Agricultural Land Reserve if:

- i) The production of cannabis is contained wholly within licensed facilities as permitted by the *Access to Cannabis for Medical Purposes Regulations* (ACMPR) and *Bill C-45* (the Cannabis Act).
- ii) The minimum setback for all structures associated with cannabis production is 30.0 metres from all property lines<sup>37, 38</sup>

16) **Accessory Farm Use Regulations**<sup>39</sup>

a) **Agriculture Education and Research**

Where agriculture education and research is permitted in this bylaw it shall be subject to the following regulations:

- i) the area occupied by any buildings or structures necessary for education or research must not exceed 100 m<sup>2</sup> for each parcel.

b) **Production of Biological Integrated Pest Management Products**

Where the production of biological integrated pest management products is permitted in this bylaw it shall be subject to the following regulations:

- i) the area occupied by any buildings or structures necessary for the production or development must not exceed 300 m<sup>2</sup> for each parcel.

c) **Agri-tourism Accommodation**<sup>40</sup>

- i) As per Section 3 of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, on parcels within the Agricultural Land Reserve and where agri-tourism accommodation is a permitted accessory use, the following general provisions apply:

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<sup>37</sup> Bylaw No. 500.415, adopted March 27, 2018

<sup>38</sup> Bylaw No. 500.387, adopted February 11, 2014

<sup>39</sup> Bylaw No. 500.402, adopted June 28, 2016

<sup>40</sup> Bylaw No. 500.383, adopted June 25, 2013

- a. Agri-tourism accommodation use must be for rental only;
  - b. Agri-tourism accommodation is permitted only on land classified as ‘farm’ under the *BC Assessment Act*;
  - c. Four agri-tourism accommodation sleeping units shall be permitted on any parcel and one additional sleeping unit shall be permitted per hectare on parcels greater than or equal to 1.0 ha up to a maximum of ten (10) sleeping units per farm or parcel;
  - d. When calculating the total number of agri-tourism accommodation sleeping units all forms of tourist accommodation, including a bed and breakfast, shall be included;
  - e. The total developed area for an agri-tourism accommodation use, including buildings, landscaping, driveways and parking shall occupy less than five percent (5%) of the total parcel area, in accordance with the *Agricultural Land Commission Act*.
- ii) An agri-tourism accommodation campground must be developed in accordance with the following regulations:
- a. Every campsite shall be unpaved and not exceed 150 m<sup>2</sup> in area;
  - b. Washroom and drinking water facilities shall be provided for in accordance with Island Health’s regulations and/or provincial regulations;
  - c. A maximum consecutive or non-consecutive stay of ninety (90) calendar days per visitor within any twelve (12) month period within any campsite on the parcel. The relocation of recreational vehicles (RVs) or campers to other sites within the parcel does not constitute the start of a new stay.
- iii) An agri-tourism accommodation cabin must be developed in accordance with the following regulations:
- a. The maximum gross floor area of an agri-tourism accommodation cabin shall not exceed 50 m<sup>2</sup>;
  - b. Washroom and drinking water facilities shall be provided for in accordance with Island Health’s regulations and/or provincial regulations;
  - c. A maximum of one kitchen facility shall be permitted within each agri-tourism accommodation cabin;
  - d. A maximum consecutive or non-consecutive stay of ninety (90) days per visitor in any twelve (12) month period within any cabin on the parcel. The relocation of a visitor to another cabin within the parcel does not constitute the start of a new stay;
  - e. One (1) parking space per agri-tourism accommodation cabin is required.
- d) Gathering for an Event<sup>41</sup>**
- i) As per Section 1 of the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* on parcels within the Agricultural Land Reserve and where gathering

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<sup>41</sup> Bylaw No. 500.413, adopted May 22, 2018

for events is a permitted accessory use in this bylaw, the following general provisions apply:

- a. The farm must be located on land classified as a farm under the *Assessment Act*;
- b. permanent facilities must not be constructed or erected in connection with the event;
- c. parking for those attending the event must be available on the farm, but must not be permanent nor interfere with the farm's agricultural productivity;
- d. no more than 150 people, excluding residents and employees of the farm, may be gathered on the farm at one time for the purpose of attending the event;
- e. the event must be of no more than 24 hours duration;
- f. maximum site area for events shall not exceed a combined total of 500 m<sup>2</sup>; and
- g. no more than 10 gatherings for an event of any type may occur on the farm within a single calendar year.

**17) Temporary Use Permits** <sup>42 43 44</sup>

1. The Regional District may issue a temporary use permit on any lot to temporarily allow a use not permitted by this bylaw. The following general conditions will guide the consideration of such applications. The Regional District may waive any of the following should they be deemed to not be relevant, and may give consideration to additional conditions relevant to the specific proposal.
  - i) The applicant demonstrates how any anticipated impact on the surrounding area will be mitigated (for example: noise, light, hours of operation, dust, odour, vibration, aesthetic impact, etc.).
  - ii) The applicant provides a projection of anticipated impact on local road networks, and proposes mitigating measures if necessary.
  - iii) The applicant provides an assessment of the impact of the proposed use on the natural environment, including groundwater, wildlife, and environmentally sensitive areas.
  - iv) The applicant provides a rationale for the suitability of the location and the inability to conduct the use in another area where the use is already permitted.
  - v) Submission of a satisfactory decommissioning and reclamation plan, which may require a security deposit to be held by the Regional District until completion of the proposed works.
  - vi) The proposal addresses concerns related to visual integrity and buffering of the Inland Island Highway if applicable.

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<sup>42</sup> Bylaw No. 500.413, adopted May 22, 2018

<sup>43</sup> Bylaw No. 500.402, adopted June 28, 2016

<sup>44</sup> Bylaw No. 500.422, adopted December 4, 2018

- vii) The proposed use is not a use referred to in section 2.
2. Notwithstanding clause 1 above, in some Official Community Plan areas, the issuance of a temporary use permit for specified uses is limited to specified designation as follows, and the following additional conditions will guide consideration of applications. The Regional District may waive any of the following should they be deemed to not be relevant, and may give consideration to additional conditions relevant to the specific proposal.

Official Community Plan Area	Official Community Plan Designation	Use
Arrowsmith Benson – Cranberry Bright	Resource	<ul style="list-style-type: none"> <li>• Primary processing of onsite aggregate or mineral resources</li> <li>• Manufacture of asphalt products</li> <li>• Commercial composting</li> </ul>
East Wellington – Pleasant Valley	Resource	<ul style="list-style-type: none"> <li>• Manufacture of asphalt products</li> <li>• Commercial composting solely for the purpose of reclaiming mined land</li> </ul>
Nanoose Bay	Resource	<ul style="list-style-type: none"> <li>• Manufacture of asphalt products</li> <li>• Gravel extraction</li> <li>• Commercial composting (only outside of the Agricultural Land Reserve)</li> </ul>
Electoral Area G	Rural or Rural Resource	<ul style="list-style-type: none"> <li>• Primary processing</li> <li>• Manufacture of asphalt products</li> <li>• Commercial composting</li> <li>• Concrete ready mix plant</li> <li>• Yard waste chipping</li> </ul>

- i) lots are in excess of 8.0 hectares in area, or in Electoral Area G are in excess of 4.0 hectares in area;
- ii) the asphalt is produced in a portable asphalt batch plant;
- iii) approval is obtained from the province for an industrial access permit and a Waste Management approval pursuant to the *Waste Management Act*;
- iv) a separation distance, created by a natural vegetative buffer or berm, is maintained between the temporary use and any dwelling unit not located on the subject property. The width should be sufficient to provide a reasonable buffer to noise, dust and sight;
- v) a composting activity shall be no closer than 400 metres from the Growth Containment Boundary as identified in the Regional Growth Strategy.
- vi) where gravel removal and processing are required in conjunction with the manufacture of asphalt products, all requirements for the Approval of Work System and Reclamation Permit under the *Mines Act* including provisions for rehabilitation of the site after completion, are satisfied;

- vii) the daily period is limited to minimize noise impacts, including heavy truck traffic, on surrounding lands;
  - viii) the use does not produce odours detectable from adjacent lots;
  - ix) for composting, the uses comply with the provincial Organic Matter Recycling Regulations and any Regional District of Nanaimo Waste Stream Licensing Bylaw;
  - x) in Electoral Area G, consideration is given to future inclusion of the subject property and surrounding land into the City of Parksville or Qualicum Beach and the compatibility of future development with adjoining areas within each municipality.
- 3. Where the land is in the Agricultural Land Reserve, approval from the Provincial Agricultural Land Commission is required prior to issuance of a permit.
  - 4. The Regional District may specify conditions in a permit including, but not limited to, environmental protection measures, odour abatement, hours of operation, parking, buffering, and groundwater protection.
  - 5. The Regional District may require security and/or an undertaking to secure the conditions of the permit in accordance with the *Local Government Act*.

18) **Pet Breeding or Boarding Facilities** <sup>45</sup>

The establishment of a facility for breeding or boarding pets on ALR land is not permitted unless by a rezoning of land, except where permitted in this bylaw. The use, if approved, shall be subject to the following specific requirements as well as all other applicable provisions of this bylaw:

- a) Must be located on parcels which are 2.0 ha or larger,
- b) All structures and areas utilized in association with the breeding or boarding facility shall be sited a minimum of 30.0 metres from all property lines.

19) **Secondary Suites**<sup>46</sup>

- a) Secondary suites shall be permitted in the following zone classifications: AG147, RS1, RS1.1, RS2, and RU1 – RU10 (Inclusive).
- b) A maximum of one (1) secondary suite is permitted per single dwelling unit to a maximum of two (2) per parcel of which only one (1) may be detached.
- c) Notwithstanding Section 2.1, a secondary suite shall be permitted within an accessory building.
- d) Secondary Suites shall be subject to the following requirements:

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<sup>45</sup> Bylaw No. 500.402, adopted June 28, 2016

<sup>46</sup> Bylaw No. 500.389, adopted May 27, 2014

<sup>47</sup> Bylaw No. 500.402, adopted June 28, 2016

- i) secondary suites within a principal dwelling unit must not exceed 40% of the habitable floor space of the building that it is located in nor 90 m<sup>2</sup> of total floor space, whichever is lesser;
  - ii) must not be located within a duplex, manufactured home, or multiple dwelling unit development;
  - iii) must provide at least two (2) additional designated off-street parking spaces (at least one (1) must have direct access to the street);
  - iv) shall be maintained in the same real estate entity as the principal dwelling unit to which it is accessory;
  - v) must meet minimum setback requirements for a dwelling unit located in the applicable Zone Classification.
  - vi) must be limited to a maximum of two bedrooms and one cooking facility;
  - vii) must, on parcels without community sewer services, have the approval of the local Health Authority with respect to the provision of sewage disposal;
  - viii) must have its own entrance separate from that of the principal dwelling unit; and,
  - ix) must not be used for short term (less than one month) rentals.
- e) A Secondary Suite may be located within an accessory building subject to the following:
- i) The minimum site area requirement shall be 800 m<sup>2</sup> for parcels serviced with community water and community sewer or 8,000 m<sup>2</sup> in all other cases.
  - ii) Notwithstanding any other provision in this Bylaw, the maximum height of a building containing a suite shall be 8.0 metres;
  - iii) The maximum floor area of an accessory building containing a secondary suite shall not exceed 40% of the habitable floor space of the principal dwelling unit which it is associated with nor 90 m<sup>2</sup> of total floor space, whichever is lesser.
  - iv) the secondary suite shall contain no interior access to any part of the accessory building and the means of access and egress must be external to the structure.
- f) Home Based Business shall be in accordance with Section 3.3.14.
- g) Despite any regulation in this Bylaw, land established as “Agricultural Land Reserve” pursuant to the ***Agricultural Land Reserve Act*** is subject to the ***Agricultural Land Reserve Act*** and ***Regulations***, and *applicable orders of the Land Reserve Commission*.

### **3.4 Regulations for Each Zone**

Detailed regulations respecting each zone can be found in Section 3.4.<sup>48</sup>

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<sup>48</sup> Bylaw No. 500.402, adopted June 28, 2016

Section 3.4.1

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**AGRICULTURE 1**

**AG1<sup>4950</sup>**

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**3.4.1.1 Permitted Uses and Minimum Site Area**

**Permitted Principal Uses**

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

**Permitted Accessory Residential Uses**

- a) Home Based Business
- b) Secondary Suite

**Permitted Accessory Farm Uses**

- a) Temporary Sawmill
- b) Agricultural Education and Research
- c) Agri-tourism Accommodation
- d) Production of Biological Integrated Pest Management Products
- e) Gathering for an Event<sup>51</sup>

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**3.4.1.2 Maximum Number and Size of Buildings and Structures**

- 1) Accessory residential buildings combined floor area of 400 m<sup>2</sup>
- 2) Dwelling units/parcel
  - a) on a parcel having an area of 2.0 ha or less 1

**For Electoral Areas 'A', 'C', 'E', and 'H'**

  - b) on a parcel having an area greater than 2.0 ha 2

**For Electoral Area 'G'**

  - c) on a parcel having an area equal to or greater than twice the minimum parcel size as established by Schedule '4B Subdivision District – Minimum Parcel Sizes' 2

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<sup>49</sup> Bylaw No.500.383, Adopted June 25, 2013

<sup>50</sup> Bylaw No. 500.402, adopted June 28, 2016

<sup>51</sup> Bylaw No. 500.413, adopted May 22, 2018

## AGRICULTURE 1 continued

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- d) Notwithstanding subsection (c), on a parcel located in this zone and created prior to February 22, 2011 and having an area greater than 2.0 ha. 2
  - 3) Height (non-farm and accessory farm buildings and structures) 9.0 m
  - 4) Parcel coverage
    - a) Non-farm buildings and structures 10%
    - b) Farm or agriculture buildings and structures 25%
    - c) Greenhouses 75%
    - d) In no case shall the combined parcel coverage exceed 75%.
    - e) Notwithstanding a), b), c) and d) above or any other regulation in this Bylaw, the following agricultural structures shall be exempt from maximum parcel coverage:
      - i) Permeable detention ponds
      - ii) Support structures used for shading, frost and wind protection, netting, or trellising.
- 

### 3.4.1.3 Minimum Setback Requirements

- 1) All non-farm buildings and structures – All lot lines 8.0 m  
except where:
    - a) the parcel is less than 4000 m<sup>2</sup> in area then the setback from lot lines may be reduced to 2.0 m from an interior side lot line and to 5.0 m from other lot lines, excluding the front lot line;
    - b) any part of a parcel is adjacent to or contains a watercourse or the sea then the regulations in Sections 3.3.8 and 3.3.9 shall apply.
  - 2) All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10.
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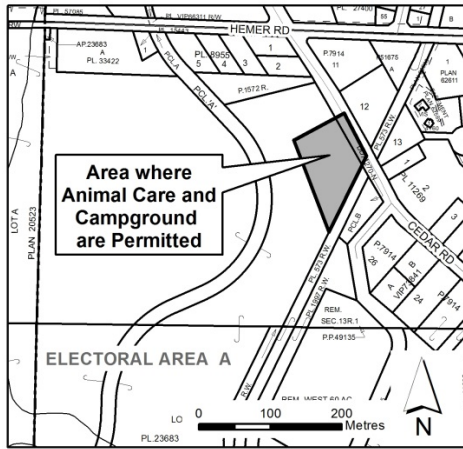
### 3.4.1.4 Other Regulations

- 1) 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 principal use.
- 2) Accessory Farm uses are only permitted on that part of a parcel that is within the Agricultural Land Reserve.
- 3) Specific 'Farm' and 'Permitted' uses as defined in the ***Agricultural Land Reserve Use, Subdivision, and Procedure Regulation*** shall be developed in accordance with Section 3.3.15 and 3.3.16 of this Bylaw.
- 4) 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 Land Reserve Commission.

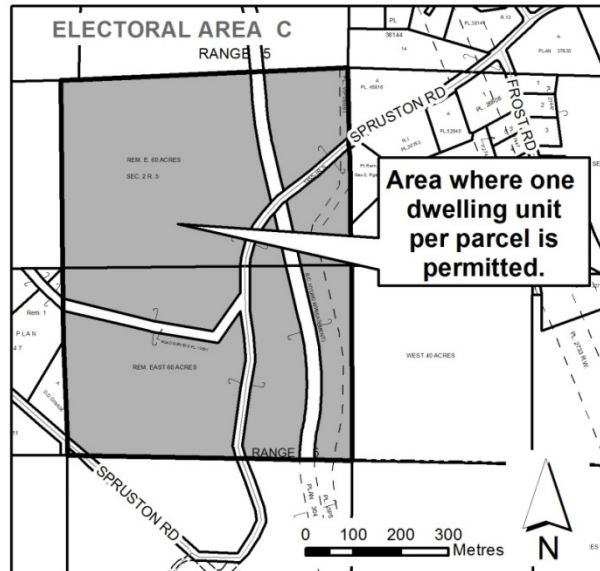
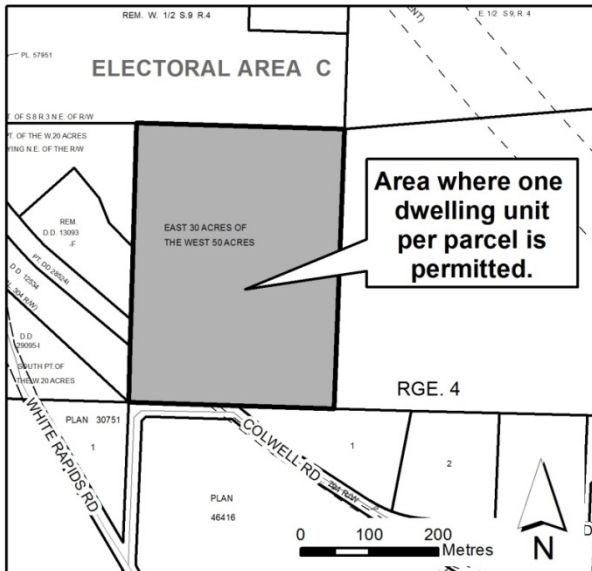


### AGRICULTURE 1 continued

- 5) Animal Care and Campground shall be permitted in the shaded area outlined in bold in the map below.

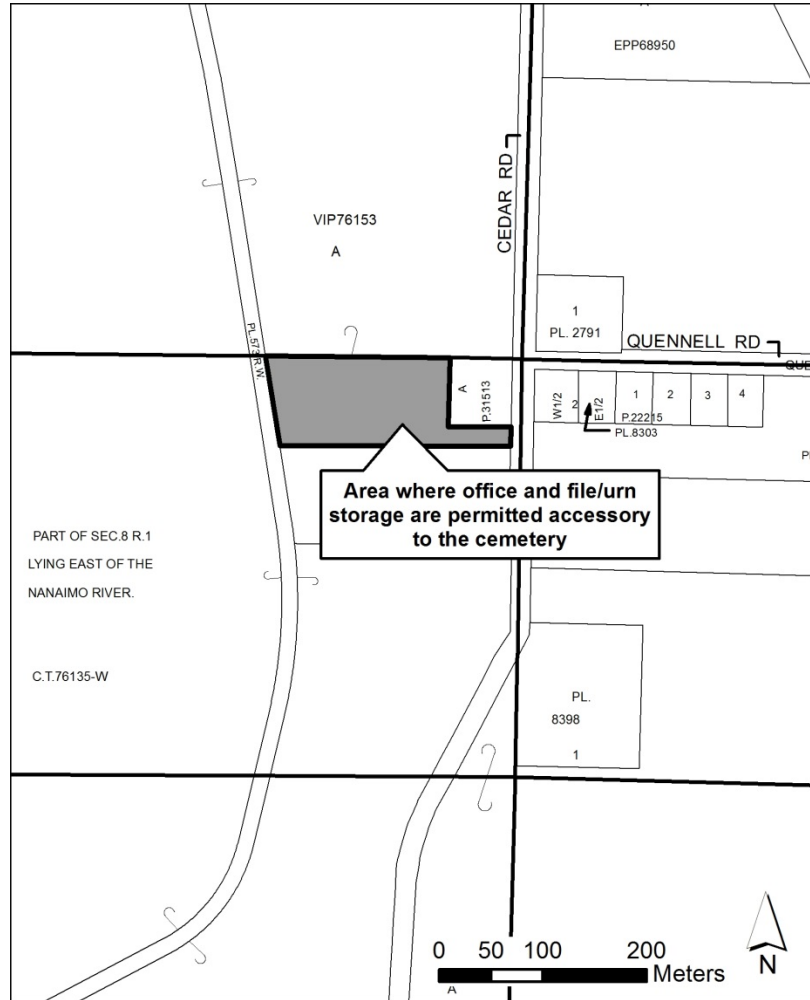


- 6) Notwithstanding Section 3.4.1.2 Dwelling units/parcel the maximum number of dwelling units permitted in the shaded areas outlined in bold in the maps below shall be limited to one dwelling unit per parcel.



**AGRICULTURE 1 continued**

- 7) Office and file/urn storage accessory to the cemetery shall be permitted in accordance with ALC non-farm use approval in the shaded area outlined in bold in the map below.<sup>52</sup>



<sup>52</sup> Bylaw 500.412, adopted March 27, 2018

Section 3.4.2

**AGRICULTURE 2**

**AG2<sup>53</sup>**

**3.4.2.1 Permitted Uses and Minimum Site Area**

<b>Permitted Principal Uses</b>	<b>Required Site Area:</b>
a) Farm Use – on lands located in the Agricultural Land Reserve	n/a
b) Agriculture – on lands not located in the Agricultural Land Reserve	n/a
c) Residential Use	n/a
d) Extraction Use	2.0 ha
e) Log Storage and Sorting Yard	1.0 ha
f) Primary Processing	5.0 ha

**Permitted Accessory Residential Uses**

- a) Home Based Business

**Permitted Accessory Farm Uses**

- a) Temporary Sawmill
- b) Agricultural Education and Research
- c) Agri-tourism Accommodation
- d) Production of Biological Integrated Pest Management Products
- e) Gathering for an Event<sup>54</sup>

**3.4.2.2 Maximum Number and Size of Buildings and Structures**

1) Accessory residential buildings	combined floor area of 400 m <sup>2</sup>
2) Dwelling units/parcel	
a) on a parcel having an area of 8.0 ha or less	1
<b><i>For Electoral Areas 'A', 'C', 'E', and 'H'</i></b>	
b) on a parcel having an area of 8.0 ha or more	2
<b><i>For Electoral Area 'G' only</i></b>	
c) on a parcel having an area equal to or greater than twice the minimum parcel size as established by Schedule '4B Subdivision District – Minimum Parcel Sizes'	2

<sup>53</sup> Bylaw No. 500.402, adopted June 28, 2016

<sup>54</sup> Bylaw No. 500.413, adopted May 22, 2018

## AGRICULTURE 2 continued

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- d) Notwithstanding subsection (c), on a parcel located in this zone and created prior to February 22, 2011 and having an area greater than 8.0 ha 2
- 3) Height (non-farm and accessory farm buildings and structures) 9.0 m
- 4) Parcel coverage
  - a) Non-farm or non-agricultural buildings and structures 10%
  - b) Farm or agriculture buildings and structures 25%
  - c) Greenhouses 75%
  - d) In no case shall the combined parcel coverage exceed 75%
  - e) Notwithstanding a), b), c) and d) above or any other regulation in this Bylaw, the following agricultural structures shall be exempt from maximum parcel coverage:
    - i) Permeable detention ponds
    - ii) Support structures used for shading, frost and wind protection, netting, or trellising.

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### 3.4.2.3 Minimum Setback Requirements

- 1) All residential and non-farm buildings and structures:
  - a) All residential buildings and structures – All lot lines 8.0 m
  - b) All other non-farm buildings and structures – All lot lines 20.0 m
  - c) Except where any part of a parcel is adjacent to or contains a watercourse or the sea then the regulations in Sections 3.3.8 and 3.3.9 shall apply
- 2) All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10.

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### 3.4.2.4 Other Regulations

- 1) 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 principal use.
- 2) Accessory Farm uses are only permitted on that part of a parcel that is within the Agricultural Land Reserve.
- 3) Specific 'Farm' and 'Permitted' uses as defined in the ***Agricultural Land Reserve Use, Subdivision, and Procedure Regulation*** shall be developed in accordance with Section 3.3.15 and 3.3.16 of this Bylaw.
- 4) 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 Land Reserve Commission.

Section 3.4.11

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**COMMERCIAL 1**

**CM1**

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**Permitted Uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
Convenience Store	800 m <sup>2</sup>	1600 m <sup>2</sup>	2400 m <sup>2</sup>
Office	500 m <sup>2</sup>	1000 m <sup>2</sup>	1500 m <sup>2</sup>
Residential Use <sup>1</sup>	500 m <sup>2</sup>	500 m <sup>2</sup>	500 m <sup>2</sup>
Restaurant	2000 m <sup>2</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>

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**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel <sup>2</sup>	- 1
Floor area ratio	- 0.40
Height	- 8.0 m
Parcel coverage	- 40%

**Minimum Setback Requirements**

Front lot line	- 8.0 m
Other lot lines	- 5.0 m

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987

Section 3.4.12

**COMMERCIAL 2**

**CM2**

**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Funeral Parlour	2000 m <sup>2</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>
b) Gas Bar	1000 m <sup>2</sup>	1600 m <sup>2</sup>	2000 m <sup>2</sup>
c) Nursery	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
d) Office	500 m <sup>2</sup>	1000 m <sup>2</sup>	1500 m <sup>2</sup>
e) Personal Service Use	800 m <sup>2</sup>	1600 m <sup>2</sup>	2400 m <sup>2</sup>
f) Recreation Facility	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
g) Restaurant	2000 m <sup>2</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>
h) Retail Store	1000 m <sup>2</sup>	1600 m <sup>2</sup>	2000 m <sup>2</sup>

**Accessory Uses**

a) Residential Use <sup>1</sup>	n/a	n/a	n/a
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**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel <sup>2</sup>	- 1
Floor area ratio	- 0.75
Height	- 8.0 m
Parcel coverage	- 50%

**Minimum Setback Requirements**

Front lot line	- 8.0 m
Other lot lines	- 5.0 m

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.282, adopted June 11, 2002

<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987

Section 3.4.12.1<sup>1</sup>**COMMERCIAL 2.1****CM2.1****Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
i) Funeral Parlour	2000 m <sup>2</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>
j) Gas Bar	1000 m <sup>2</sup>	1600 m <sup>2</sup>	2000 m <sup>2</sup>
k) Nursery	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
l) Office	500 m <sup>2</sup>	1000 m <sup>2</sup>	1500 m <sup>2</sup>
m) Personal Service Use	800 m <sup>2</sup>	1600 m <sup>2</sup>	2400 m <sup>2</sup>
n) Recreation Facility	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
o) Restaurant	2000 m <sup>2</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>
p) Retail Store	1000 m <sup>2</sup>	1600 m <sup>2</sup>	2000 m <sup>2</sup>
q) Automotive Repair	1000 m <sup>2</sup>	1600 m <sup>2</sup>	2000 m <sup>2</sup>

**Accessory Uses**

a) Residential Use	n/a	n/a	n/a
b) Vehicle Sales	n/a	n/a	n/a

**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel	1
Floor area ratio	0.75
Height	11.0 m
Parcel coverage	50%

**Minimum Setback Requirements**

Front and Other lot lines 4.5 m

except where:

- c) in the case of unenclosed covered entryways, roof overhangs, and canopies the Front and Other lot lines may be reduced to 2.0 metres;
- d) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- e) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.408, adopted August 22, 2017

### **Other Regulations**

For the purpose of this zone:

- a) Vehicle sales:
  - i shall be limited to a maximum of two vehicles for sale on a parcel at any one time;
  - ii shall not be located within the minimum setback requirements of this zone; and,
  - iii shall require a minimum of 1 additional off-street parking space.
  
- b) Despite any other regulation in this bylaw, parking and loading spaces:
  - i. shall be permitted within the applicable minimum setback requirements;
  - ii. despite (i.) above, shall not be located within the minimum setback requirement adjacent to Cedar Road or within the minimum setback requirement adjacent to any parcel which is zoned residential.



Section 3.4.13

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**COMMERCIAL 3**

**CM3**

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**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Gasoline Service Station	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
b) Nursery	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
c) Outdoor Sales	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
d) Residential Use <sup>1</sup>	n/a	n/a	n/a
e) Retail Store	1000 m <sup>2</sup>	1600 m <sup>2</sup>	2000 m <sup>2</sup>
f) Shopping Centre	5.0 ha	5.0 ha	5.0 ha

---

**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel <sup>2</sup>	- 1
Floor area ratio	- 0.10
Height	- 8.0 m
Parcel coverage	- 20%

**Minimum Setback Requirements**

All lot lines	- 8.0 m
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except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987

## Section 3.4.14

**COMMERCIAL 4****CM4****Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Fairground	1.0 ha	1.0 ha	2.0 ha
b) Fast Food Outlet	2000 m <sup>2</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>
c) Gasoline Service Station	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
d) Nursery	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
e) Outdoor Sales	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
f) Produce Market	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
g) Public Assembly	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
h) Recreation Facility	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
i) Residential Use <sup>1</sup>	n/a	n/a	n/a
j) Restaurant	2000 m <sup>2</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>
k) Retail Store	1000 m <sup>2</sup>	1600 m <sup>2</sup>	2000 m <sup>2</sup>

**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel <sup>2</sup>	- 1
Floor area ratio	- 0.60
Height	- 8.0 m
Parcel coverage	- 50%

**Minimum Setback Requirements**

Front lot line	- 8.0 m
Other lot lines	- 5.0 m

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.13, adopted October 13, 1987<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987

## Section 3.4.15

**COMMERCIAL 5<sup>1</sup>****CM5****Permitted Uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Hotel			
First Unit	2000 m <sup>2</sup>	2000 m <sup>2</sup>	4000 m <sup>2</sup>
Each Additional Unit	200 m <sup>2</sup>	400 m <sup>2</sup>	400 m <sup>2</sup>
b) Resort Condominium Unit	400 m <sup>2</sup>	1000 m <sup>2</sup>	4000 m <sup>2</sup>
c) Marina	5000 m <sup>2</sup>	5000 m <sup>2</sup>	1.0 ha
d) Neighbourhood Pub	2000 m <sup>2</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>
e) Public Assembly Use	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
f) Recreation Facility	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
g) Residential Use <sup>2</sup>	n/a	n/a	n/a
h) Restaurant	2000 m <sup>2</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>
i) Resort Vehicle Park <sup>3</sup>	400 m <sup>2</sup>	400 m <sup>2</sup>	400 m <sup>2</sup>
j) Tourist Information Booth	500 m <sup>2</sup>	500 m <sup>2</sup>	500 m <sup>2</sup>
k) Tourist Store	800 m <sup>2</sup>	1600 m <sup>2</sup>	2000 m <sup>2</sup>

**Maximum Number and Size of Buildings and Structures**

Resort Vehicle Park <sup>4</sup>	25 camping spaces/ha to a maximum of 150 camping spaces per parcel developed in accordance with Schedule '3C', 'Campground Regulations and Standards'
Dwelling units/parcel <sup>5</sup>	- 1
Floor area ratio	- 0.60
Height	- 8.0 m
Parcel coverage	- 40%

<sup>1</sup> Bylaw No. 500.74, adopted October 8, 1991<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987<sup>3</sup> Bylaw No. 500.162, adopted April 8, 1997<sup>4</sup> Bylaw No. 500.162, adopted April 8, 1997<sup>5</sup> Bylaw No. 500.13, adopted October 13, 1987

COMMERCIAL 5 continued

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**Minimum Setback Requirements**

Front lot line - 8.0 m

Other lot lines - 5.0 m

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

## Section 3.4.16

**COMMERCIAL 6<sup>1</sup>****CM6****Permitted Uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Hotel			
First Unit	3000 m <sup>2</sup>	4000 m <sup>2</sup>	4000 m <sup>2</sup>
Each Additional Unit	100 m <sup>2</sup>	400 m <sup>2</sup>	400 m <sup>2</sup>
b) Resort Condominium Development			
First Unit	3000 m <sup>2</sup>	1000 m <sup>2</sup>	4000 m <sup>2</sup>
Each Additional Unit	100 m <sup>2</sup>	1000 m <sup>2</sup>	4000 m <sup>2</sup>
c) Neighbourhood Pub	2000 m <sup>2</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>
d) Office	500 m <sup>2</sup>	1000 m <sup>2</sup>	1500 m <sup>2</sup>
e) Personal Service Use	800 m <sup>2</sup>	1600 m <sup>2</sup>	2400 m <sup>2</sup>
f) Public Assembly Use	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
g) Recreation Facility	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
h) Residential Use <sup>2</sup>	500 m <sup>2</sup>	1000 m <sup>2</sup>	1500 m <sup>2</sup>
i) Restaurant	2000 m <sup>2</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>
j) Retail Store	1000 m <sup>2</sup>	1600 m <sup>2</sup>	2000 m <sup>2</sup>

**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel <sup>3</sup>	- 1
Floor area ratio	- 0.75
Height	- 8.0 m
Parcel coverage	- 60%

<sup>1</sup> Bylaw No. 500.74, adopted October 8, 1991<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987<sup>3</sup> Bylaw No. 500.13, adopted October 13, 1987

## COMMERCIAL 6 continued

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### Minimum Setback Requirements

Front lot line - 8.0 m

Other lot lines - 5.0 m

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

Section 3.4.17

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**COMMERCIAL 7<sup>1</sup>**

**CM7**

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**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>No Community Services</b>
Office	500 m <sup>2</sup>	1000 m <sup>2</sup>
Personal Service Use	500 m <sup>2</sup>	
Residential Use	n/a	n/a

---

**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel	- 1
Floor area ratio	- 0.2
Height	- 8.0 m
Parcel coverage	- 20%

Notwithstanding the Floor Area Ratio noted in this zone, an additional FAR of 0.1 is permitted within a building or structure for “office” use, up to a total maximum FAR of 0.3 for the property legally described as Lot 36, District Lot 6, Nanoose District, Plan 23588.<sup>2</sup>

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**Minimum Setback Requirements**

Front lot line	8.0 m
Interior side lot lines	2.0 m
Rear lot line	2.0 m
Exterior side lot line	5.0 m

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.273, adopted May 8, 2001

<sup>2</sup> Bylaw No. 500.380, adopted March 26, 2013

Section 3.4.18

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**RESORT COMMERCIAL<sup>1</sup>**

**RCM**

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**Permitted Uses and Minimum Site Area**

Required Site Area with:

**Permitted Uses**

a) Tourist Store	2000 m <sup>2</sup>
b) Residential Use	500 m <sup>2</sup>
c) Outdoor Recreation	10000 m <sup>2</sup>
d) Resort Vehicle Park	400 m <sup>2</sup>
e) Recreation Facility	8000 m <sup>2</sup>
f) Gas Bar on the land identified on Illustration No. 1 and 2 below	8000 m <sup>2</sup>
g) Gasoline Service Station on the land identified on Illustration 3 below	2000 m <sup>2</sup>
Dwelling units/parcel	1
Floor area ration	0.6
Height	9.0
Parcel Coverage	40%
Resort Vehicle Park	25 camping spaces/ha to a maximum of 150 camping spaces per parcel developed in accordance with Schedule '3C', 'Campground Regulations and Standards'.

---

**Minimum Setback Requirements**

Front lot line	8.0 m
Other lot line	5.0 m

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.362, adopted January 25, 2011



Illustration No. 1 – Gas Bar is permitted on the property shown below

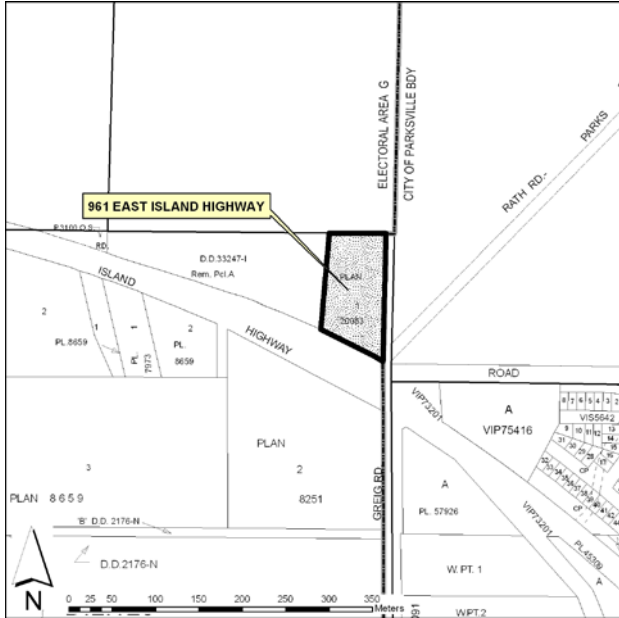


Illustration No. 2 – Gas Bar is permitted on the property shown below

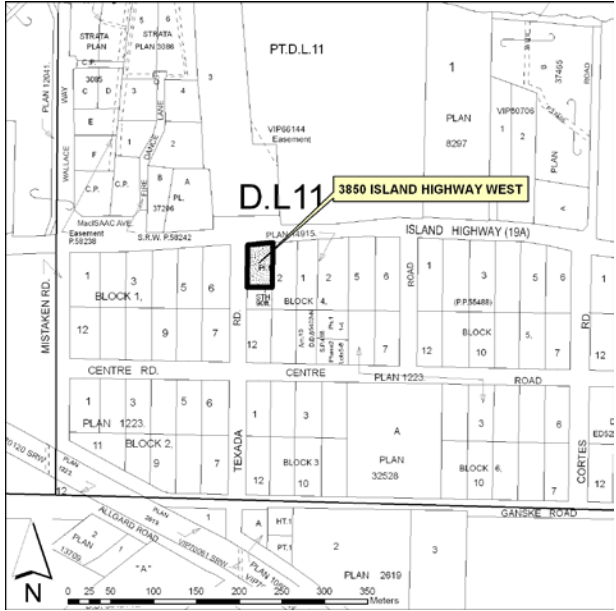
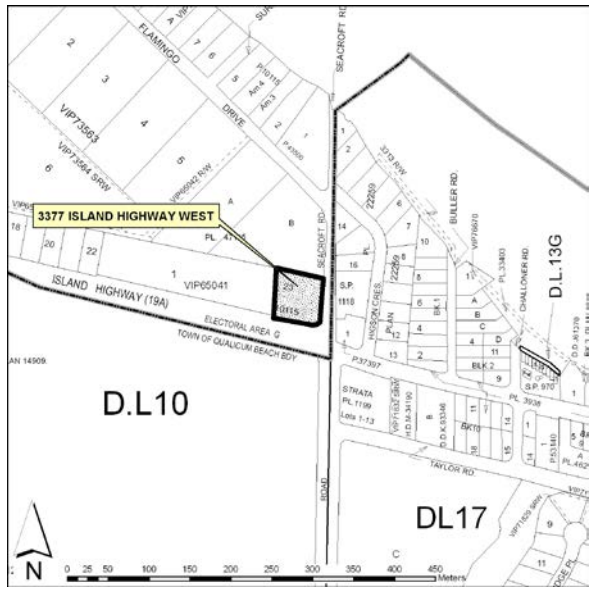


Illustration No. 3 – Gasoline Service Station is permitted on the property shown below



Section 3.4.19

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**COMMERCIAL 8<sup>1</sup>**

**CM8**

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**3.4.19.1 Permitted Uses & Density**

**Permitted Uses**

- a) Campground Use
  - b) Residential Use
  - c) Agriculture
- 

**3.4.19.2 Maximum Number and Size of Buildings and Structures**

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Number of Camping Spaces	Camping spaces shall be developed in accordance with Schedule '3C' – Campground Regulations.
Dwelling units/parcel	1
Maximum Height of buildings	<ul style="list-style-type: none"><li>a. 8.0 m above the 200 year designated flood level for all buildings and structures subject to the flood construction level requirements of "Regional District of Nanaimo Floodplain Management Bylaw No. 1469, 2006".</li><li>b. 8.0 metres above the natural grade for all buildings and structures exempt from the flood construction level requirements of "Regional District of Nanaimo Floodplain Management Bylaw No. 1469, 2006".</li><li>c. Notwithstanding (a) and (b) above, in the case where a building or structure exempt from the flood construction level requirements of "Regional District of Nanaimo Floodplain Management Bylaw No. 1469, 2006" is proposed to constructed above the 200 year designated flood level, the maximum height shall be 8.0 metres above the 200 year designated flood level.</li></ul>
Maximum Parcel coverage	10 %

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**3.4.19.3 Minimum Setback Requirements**

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For all buildings and structures:

Front Lot line	8.0 metres
All other lot lines	5.0 metres
Lot lines adjacent to the Englishman River	The regulations of Section 3.3.8 apply

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**3.4.19.4 Minimum Parcel Size**

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2.0 hectares

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<sup>1</sup> Bylaw No. 500.362, adopted January 25, 2011

## COMMERCIAL 8 continued

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### 3.4.19.5 Other Regulations

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For the purpose of this zone:

- a) In this zone Campground Use means the use of a parcel for providing temporary accommodation for travelers who stay no more than 60 days in a calendar year using tents or recreational vehicles, but specifically excludes a mobile home park or hotel. The following uses shall be permitted in conjunction with and accessory to a campground use: retail sales up to a maximum of 100 m<sup>2</sup> of floor area, public assembly, non-motorized recreational vehicle rentals, concession stand, and recreational use.
- b) Non-Motorized Recreational Vehicle Rentals means the use of land, and or a building or structure not exceeding a maximum floor area of 100 m<sup>2</sup> for the purpose of renting non-motorized recreational vehicles and equipment and may include accessory guiding and lessons.
- c) Concession Stand means the use of a building or structure not exceeding 15 m<sup>2</sup> in floor area not including outdoor eating and sitting areas for the sale of food and beverages to be consumed on the subject property, but specifically excludes neighbourhood pub and fast food outlet.
- d) Recreational Use means the use of land for the conduct of outdoor sports and outdoor leisure activities which may include accessory buildings and structures in association with a recreational use.
- e) Intensive Agricultural Uses including feed lot, fur farm, mushroom farm, horse boarding stable, and intensive swine operation are not permitted in this zone.
- f) All Recreational Vehicles shall be licensed for use on public roads, have wheels, have no structural skirting, and have no associated decks, patios, additions, or other structural improvements.
- g) The 200 year designated flood level shall be determined by interpretation of the "Province of British Columbia, Ministry of Environment – Water Management Branch Floodplain Mapping - Englishman River, drawing number 83-23-1,1980" and may be groundtruthed by a registered hydrologist or geotechnical engineer qualified to determine site specific flood construction levels to determine building-site specific flood construction levels.

Section 3.4.21

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**CONSERVATION 1**

**ES1**

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**Permitted Uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Historic, Natural or Archaeological Site	n/a	n/a	n/a
b) Residential Use <sup>1</sup>	n/a	n/a	n/a

---

**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel <sup>2</sup>	- 1	
Height	- 8.0 m	applicable to buildings and structures intended for residential use
Parcel coverage	- 20%	applicable to buildings and structures intended for residential use

**Minimum Setback Requirements**

Buildings and structures intended for residential use:

All lot lines - 8.0 m

except where any parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987

Section 3.4.31

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**INDUSTRIAL 1**

**IN1**

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**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Light Industry	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
b) Heavy Equipment Display	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
c) Residential Use <sup>1</sup>	n/a	n/a	n/a
d) Notwithstanding the Required Site Area, for the property legally described as Lot C, Sections 11 and 12, Range 7, Cranberry District, Plan 21786 both 'Light Industry' and 'Heavy Equipment Display' are permitted uses. <sup>2</sup>			

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**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel <sup>3</sup>	- 1
Height	- 8.0 m
Parcel coverage	- 60%

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**Minimum Setback Requirements**

Front lot line	- 8.0 m
Other lot lines	- 5.0 m

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>2</sup> Bylaw No. 500.357, adopted February 22, 2011

<sup>3</sup> Bylaw No. 500.13, adopted October 13, 1987

Section 3.4.32

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**INDUSTRIAL 2**

**IN2**

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**Permitted Uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Medium Industry <sup>1</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>	1.0 ha
b) Residential Use <sup>2</sup>	n/a	n/a	n/a

---

**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel <sup>3</sup>	- 1
Height	- 8.0 m
Parcel coverage	- 45%

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**Minimum Setback Requirements**

All lot lines	- 10.0 m
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except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.27, adopted August 9, 1988

<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>3</sup> Bylaw No. 500.13, adopted October 13, 1987

Section 3.4.33

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**INDUSTRIAL 3**

**IN3**

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**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Marshaling Yard	1.0 ha	1.0 ha	1.0 ha
b) Residential Use <sup>1</sup>	n/a	n/a	n/a
c) Shipping Yard	1.0 ha	1.0 ha	1.0 ha
d) Transportation Terminal	5000 m <sup>2</sup>	8000 m <sup>2</sup>	1.0 ha

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**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel <sup>2</sup>	- 1
Height	- 8.0 m
Parcel coverage	- 45%

**Minimum Setback Requirements**

All lot lines	- 10.0 m
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except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987

Section 3.4.34

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**INDUSTRIAL 4**

**IN4**

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**Permitted Uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Explosives Manufacturing	8.0 ha	8.0 ha	8.0 ha
b) Residential Use <sup>1</sup>	n/a	n/a	n/a

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**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel <sup>2</sup>	- 1
Height	- 12.0 m
Parcel coverage	- 20%

**Minimum Setback Requirements**

All lot lines	- 10.0 m
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except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987



Section 3.4.35

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**INDUSTRIAL 5**

**IN5**

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**Permitted Uses and Minimum Site Area**

<b>Permitted Uses</b>	<b>Required Site Area with:</b>		
	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Heavy Industry	2.0 ha	2.0 ha	2.0 ha
b) Residential Use <sup>1</sup>	n/a	n/a	n/a

---

**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel <sup>2</sup>	- 1
Height	- 8.0 m
Parcel coverage	- 20%

**Minimum Setback Requirements**

All lot lines - 10.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987

Section 3.4.41

**PUBLIC 1**

**PU1**

**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Personal Care	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
b) Personal Care Unit	400 m <sup>2</sup>	1600 m <sup>2</sup>	1.0 ha
c) Public Assembly Use	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
d) Public Utility Use	500 m <sup>2</sup>	1000 m <sup>2</sup>	1500 m <sup>2</sup>
e) Residential Use <sup>1</sup>	n/a	n/a	n/a
f) School	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>

Notwithstanding the provisions outlined above, the following Accessory Use shall be permitted in conjunction with a school for the parcel legally described as Lot A, District Lot 7, Bright District, Plan 30903:

School Accomodation, as defined in this zone<sup>2</sup>.

**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel <sup>3</sup>	- 1
Height	- 8.0 m
Parcel coverage	- 50% <sup>4</sup>

**Minimum Setback Requirements**

Front lot line	- 8.0 m
Other lot lines	- 5.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>2</sup> Bylaw No. 500.375, adopted October 23, 2012

<sup>3</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>4</sup> Bylaw No. 500.198, adopted May 14, 1996

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**PUBLIC 1 continued**

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**Other Regulations<sup>1</sup>**

- a) For the purposes of this zone, and for the parcel legally described as Lot A, District Lot 7, Bright District, Plan 30903, *School Accommodation* means a building or buildings used for temporary lodging or dormitory units for not more than 30 people who require accommodation in conjunction with a school use.
- b) *School Accommodation* must be located within the same parcel as the school it serves, and shall not be used as a dwelling unit(s) or provide any other form of permanent or temporary accommodation, except as defined in this zone, and may not be subdivided pursuant to the ***Strata Property Act***.

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<sup>1</sup> Bylaw No. 500.375, adopted October 23, 2012

Section 3.4.42

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**PUBLIC 2<sup>1</sup>**

**PU2**

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**Permitted Uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Correctional Facilities	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
b) Residential Use	n/a	n/a	n/a

---

**Maximum Number and Size of Buildings and Structures**

Residential use	- 1 dwelling unit/parcel
Height	- 8.0 m
Parcel coverage	- 40%

**Minimum Setback Requirements**

Front lot line	- 8.0 m
Other lot lines	- 5.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.179, adopted January 9, 1996

Section 3.4.43

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**PUBLIC 3<sup>1</sup>**

**PU3**

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**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Railway	n/a	n/a	n/a
b) Railway Station	n/a	n/a	n/a

---

**Maximum Number and Size of Buildings and Structures**

Height	- 10.0 m
Parcel coverage	- 10%

**Minimum Setback Requirements**

Front lot line	- 8.0 m
Other lot lines	- 5.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3 of this Part shall apply.

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<sup>1</sup> Bylaw No.500.283, adopted August 13, 2002

Section 3.4.44

---

**PUBLIC 4**

**PU4<sup>1</sup>**

---

**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Public Utility Use	n/a	n/a	n/a

---

**Maximum Number and Size of Buildings and Structures**

Height	- 10.0 m
Parcel coverage	- 10%

---

**Minimum Setback Requirements**

Front lot line	- 8.0 m
Other lot lines	- 5.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3 of this Part shall apply.

**Other Regulations<sup>2</sup>**

Notwithstanding the provisions outlined above, for the parcel legally described as Lot 12, Section 14, Range 4, Mountain District, Plan VIP80079, the following shall apply:

Maximum Height	- 12.5 m
Maximum Parcel coverage	- 20%

Off-Street parking shall be permitted within the minimum setback areas

---

<sup>1</sup> Bylaw No. 500.307, adopted October 26, 2004

<sup>2</sup> Bylaw No. 500.340, adopted June 26, 2007

Section 3.4.46

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**PUBLIC 6<sup>1</sup>**

**PU6**

---

**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Fish Hatchery and Associated Works	n/a	n/a	n/a
b) Flood Protection and Drainage Works	n/a	n/a	n/a
c) Park	n/a	n/a	n/a

---

**Maximum Number and Size of Buildings and Structures**

Height	- 10.0 m
Parcel coverage	- 10%

---

**Minimum Setback Requirements**

Front lot line	- 5.0 m
Other lot lines	- 5.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3 of this Part shall apply.

---

<sup>1</sup> Bylaw No. 500.319, adopted July 26, 2005

Section 3.4.51

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**RECREATION 1**

**RC1**

---

**Permitted Uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Campground	1.0 ha	1.0 ha	2.0 ha
b) Outdoor Recreation	1.0 ha	1.0 ha	1.0 ha
c) Residential Use <sup>1</sup>	n/a	n/a	n/a

---

**Maximum Number and Size of Buildings and Structures**

Campground	Maximum of 60 camping spaces per parcel developed in accordance with Schedule '3C', Campground Regulations and Standards <sup>2</sup>
Dwelling units/parcel <sup>3</sup>	- 1
Height	- 8.0 m
Parcel coverage <sup>4</sup>	- 10%

---

**Minimum Setback Requirements**

Front lot line	- 8.0 m
Other lot lines	- 5.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

---

<sup>1</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>2</sup> Bylaw No. 500.162, adopted April 8, 1997

<sup>3</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>4</sup> Bylaw No. 500.77, adopted march 27, 1990



Section 3.4.52

---

**RECREATION 2<sup>1</sup>**

**RC2**

---

**Permitted Uses and Minimum Site Area**

<b>Permitted Uses</b>	<b>Required Site Area with:</b>		
	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Guest Accommodation	n/a	n/a	n/a
b) Outdoor Recreation	2.0 ha	2.0 ha	2.0 ha
c) Public Assembly Use	2.0 ha	2.0 ha	2.0 ha
d) Residential Use <sup>2</sup>	n/a	n/a	n/a
e) School	n/a	n/a	n/a

---

**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel <sup>3</sup>	- 2 <sup>4</sup>
Height	- 9.0 m <sup>5</sup>
Parcel coverage	- 20%
Floor area ratio	- 0.20

---

**Minimum Setback Requirements**

Front lot line	- 8.0 m
Other lot lines	- 5.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

---

<sup>1</sup> Bylaw No. 500.139, adopted February 9, 1993

<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>3</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>4</sup> Bylaw No. 500.242, adopted June 13, 2000

<sup>5</sup> Bylaw No. 500.242, adopted June 13, 2000

Section 3.4.53

---

**RECREATION 3<sup>1</sup>**

**RC3**

---

**Permitted Uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Recreational Vehicle Park <sup>2</sup>			
b) each camping space	400 m <sup>2</sup>	400 m <sup>2</sup>	400 m <sup>2</sup>
c) Residential Use	n/a	n/a	n/a

---

**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel	- 1
Height	- 8.0 m
Parcel coverage	- 10%

---

**Minimum Setback Requirements**

All lot lines	- 8.0 m
---------------	---------

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

---

<sup>1</sup> Bylaw No. 500.171, adopted April 11, 1995

<sup>2</sup> Bylaw No. 500.162, adopted April 8, 1997

Section 3.4.54

---

**RECREATION 4<sup>1</sup>**

**RC4**

---

**3.4.54.1 Permitted Uses**

- a) Firearm Range for the use of Non-Restricted, Restricted or Prohibited Firearms as defined by the Federal **Firearm Act**.
  - b) Archery Range
  - c) Silviculture
  - d) Residential Use
- 

**3.4.54.2 Maximum Number and Size of Buildings and Structures**

- a) Accessory buildings                      combined floor area 1,500 m<sup>2</sup>
  - b) Dwelling Units/Parcel                      -1
  - c) Height    - 8.0 m
  - d) Parcel coverage                              - 5%
- 

**3.4.54.3 Minimum Setback Requirements**

All lot lines    30.0 m;  
except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

---

**3.4.54.4 Minimum Setback Requirements - Use**

Firearm or Archery Range                      30.0 m from all lot lines

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<sup>1</sup> Bylaw No. 500.253, adopted January 11, 2000

Section 3.4.55

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**RECREATION 5<sup>1</sup>**

**RC5**

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**3.4.55.1 Permitted Uses**

- |  |   |
|--|---|
| a) Alpine Recreation   | vii) Kiosk for the collection of fees       |
| b) No Accessory Uses or Buildings other than the following:  | viii) Washrooms or Showers for a campground |
| i) Ski Lift  | ix) Ski Patrol Building                     |
| ii) Pit Toilet   | x) Warm Up Huts for use by ski patrol       |
| iii) Board Walk, Stairs, Pedestrian Bridge   | xi) Ski Lodge                               |
| iv) Medical Evacuation Helipad   | xii) Tourist Store                          |
| v) Maintenance Facility  | xiii) Inn                                   |
| vi) Off-Street Parking and Loading for a ski resort in accordance with Schedule '3' B, Off-Street Parking and Loading Spaces | xiv) Restaurant                             |
|  | xv) Campground                              |
- 

**3.4.55.2 Maximum Number and Size of Buildings Structures and Uses**

- a) Maintenance Facility:  
The combined total floor area of all maintenance buildings must not exceed 2,000 m<sup>2</sup>.
- b) Ski Patrol Building and Warm Up Huts:  
The combined total floor area of all ski patrol buildings and warm up huts must not exceed 300 m<sup>2</sup>.
- c) Accommodation:
- i) The combined total number of hotel units and camping spaces must not exceed 50.
  - ii) For the purpose of Section 3.4.55.2 (c)(i), from May 1 to October 31 inclusive, not more than 50 camping spaces may be available for occupancy in lieu of constructed hotel units which shall be unavailable for occupancy and shall not be used between May 1 and October 31.
  - iii) No camping space referred to in Section 3.4.55.2(c)(ii) may exceed 150 m<sup>2</sup> in area and the camping spaces must be located adjacent to one another in a maximum of two groupings.
  - iv) The combined total floor area utilized for hotel units shall not exceed the product of the following calculation: number of hotel units X 50 m<sup>2</sup> of hotel unit floor area
- d) Ski Lodge:
- i) A maximum of 2 ski lodge buildings will be permitted.
  - ii) The combined total floor area of all ski lodge buildings excluding hotel units and access corridors to hotel units, must not exceed 3,000 m<sup>2</sup>.
- e) Tourist Store:
- i) The combined total floor area of all tourist stores within ski lodges must not exceed 200 m<sup>2</sup>.
  - iii) The combined total floor area of all tourist stores not within a ski lodge must not exceed 200 m<sup>2</sup>

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<sup>1</sup> Bylaw No. 500.253, adopted January 11, 2000

## RECREATION 5 continued

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- f) Restaurant:
    - i) The combined total floor area of all restaurants within ski lodges must not exceed 400 m<sup>2</sup>.
    - ii) The combined total floor area of all restaurants not within a ski lodge must not exceed 400 m<sup>2</sup>.
  - g) Height  
16.0 m however, this maximum may be exceeded for ski lifts
- 

### 3.4.55.3 Minimum Parcel Area

Subject to Section 4.4.4, no parcel having an area less than the applicable subdivision district as stated in Section 4.1 may be created by subdivision, and for the purposes of this subsection, "parcel" includes a lot created by deposit of a strata plan under the **Strata Property Act** (British Columbia).

---

### 3.4.55.4 Minimum Setback Requirements

All lot lines - 5.0 m;

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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### 3.4.55.5 Other Regulations

- a) Mountain bike trails must have a permeable surface.
- b) Recreational vehicles in campgrounds must not exceed 37 m<sup>2</sup> in floor area.
- c) Camping spaces must be developed in accordance with Schedule '3C', Campground Regulations and Standards.
- d) For the purposes of this zone, "temporary accommodation" means occupancy of a ski lodge, inn or campground by an individual, other than Mount Arrowsmith staff occupying a hotel unit, for fewer than 4 consecutive weeks in a calendar year and fewer than 120 days in total during the same calendar year.
- e) In the event of inconsistency between any provision of Section 3.4.55 and any other provision of this Bylaw, the Section 3.4.55 provision will apply and the other provision will not apply to the extent of the inconsistency.

Section 3.4.56

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**RECREATION 6<sup>1</sup>**

**RC6**

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**3.4.56.1 Permitted Uses**

- a) Motocross Track
  - b) Campground
  - c) Residential Use
- 

**3.4.56.2 Maximum Number and Size of Buildings and Structures**

- |   |  |
|---|--|
| a) Campground                                       | 50 camping spaces                      |
| b) Accessory buildings other than spectator seating | combined floor area 200 m <sup>2</sup> |
| c) Dwelling Units/Parcel                            | -1                                     |
| d) Height   | - 8.0 m                                |
| e) Parcel coverage                                  | - 5%                                   |
- 

**3.4.56.3 Minimum Parcel Area**

Subject to Section 4.4.4, no parcel having an area less than the applicable subdivision district as stated in Section 4.1 may be created by subdivision, and for the purposes of this subsection, "parcel" includes a lot created by deposit of a strata plan under the **Strata Property Act** (British Columbia).

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**3.4.56.4 Minimum Setback Requirements**

All lot lines 30.0 m;  
except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

---

**3.4.56.5 Minimum Setback Requirements - Use**

Motorcross Track 30.0 m from all lot lines

---

**3.4.56.6 Other Regulations**

- a) Recreational vehicles in campgrounds must not exceed 37 m<sup>2</sup> in floor area.
- b) Camping spaces must be developed in accordance with Schedule '3C', Campground Regulations and Standards.
- c) In the event of inconsistency between the following provision of Section 3.4.56 on maximum occupancy within a campground and any other provision of this Bylaw, the following provision will apply and the other provision will not apply to the extent of the inconsistency: the maximum occupancy for an individual within a campground is less than 3 consecutive days in a calendar year and less than 30 days in the same calendar year.

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<sup>1</sup> Bylaw No. 500, adopted January 11, 2000

Section 3.4.61

**RESIDENTIAL 1**

**RS1**

**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Home Based Business <sup>1</sup>	n/a	n/a	n/a
b) Residential Use	n/a	n/a	n/a
c) Secondary Suite <sup>2</sup>	n/a	n/a	n/a

**Maximum Number and Size of Buildings and Structures**

Accessory buildings	- combined floor area of 100 m <sup>2</sup> or 8% of area of parcel whichever is greater, but shall not exceed 250 m <sup>2</sup> . <sup>3</sup>
Accessory building height <sup>4</sup>	- 6.0 m
Dwelling units/parcel <sup>5</sup>	- 1
Dwelling unit height <sup>6</sup>	- 8.0 m
Parcel coverage <sup>7</sup>	- 35%

**Minimum Setback Requirements**

Front lot line	- 8.0 m
Interior side lot line	- 2.0 m
Rear lot line <sup>8</sup>	- 2.0 m
Other lot lines	- 5.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

No setback from an interior or rear lot line shall be required for one accessory building not exceeding a floor area of 10 m<sup>2</sup> and with a maximum height of 3.0 metres.<sup>9</sup>

<sup>1</sup> Bylaw No. 500.270, adopted November 13, 2001

<sup>2</sup> Bylaw No. 500.389, adopted May 27, 2014

<sup>3</sup> Bylaw No. 500.272, adopted November 13, 2001

<sup>4</sup> Bylaw No. 500.113, adopted August 13, 1991

<sup>5</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>6</sup> Bylaw No. 500.113, adopted August 13, 1991

<sup>7</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>8</sup> Bylaw No. 500.17, adopted February 14, 1989

<sup>9</sup> Bylaw No. 500.17, adopted February 14, 1989

Section 3.4.62

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**RESIDENTIAL 1.1<sup>1</sup>**

**RS1.1**

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**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Home Based Business	n/a	n/a	n/a
b) Residential Use	n/a	n/a	n/a
c) Secondary Suite <sup>2</sup>			

---

**Maximum Number and Size of Buildings and Structures**

Accessory buildings	- combined floor area of 100 m <sup>2</sup> or 8% of area of parcel whichever is greater, but shall not exceed 250 m <sup>2</sup> .
Accessory building height	- 6.0 m
Dwelling units/parcel	- 1
Dwelling unit height	- 10.0 m
Parcel coverage <sup>3</sup>	- 35%

---

**Minimum Setback Requirements**

Front lot line	- 5.0 m
Exterior side lot line	- 5.0 m
Other lot lines	- 2.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

No setback from an interior or rear lot line shall be required for one accessory building not exceeding a floor area of 10 m<sup>2</sup> and with a maximum height of 3.0 metres.

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<sup>1</sup> Bylaw No. 500.361, adopted January 25, 2011

<sup>2</sup> Bylaw No. 500.389, adopted May 27, 2014



Section 3.4.61.3

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**RESIDENTIAL 1.2<sup>1</sup>**

**RS1.2**

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**Permitted Uses and Minimum Site Area**

***Permitted Uses***

- a) Home Based Business
- b) Residential Use
- c) Secondary Suite

---

**Maximum Number and Size of Buildings and Structures**

Accessory buildings	Combined floor area of 100 m <sup>2</sup> or 8% of area of parcel whichever is greater, but shall not exceed 250 m <sup>2</sup> .
Accessory building height	6.0 m
Dwelling units/parcel	1
Dwelling unit height	8.0 m
Parcel coverage	45%

---

**Minimum Setback Requirements**

Front lot line	5.0 m 6.0 m to any garage door or carport entrance way facing a highway
Interior side lot line	1.5 m
Rear lot line	2.0 m
Other lot lines	5.0 m

Except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

No setback from an interior or rear lot line shall be required for one accessory building not exceeding a floor area of 10 m<sup>2</sup> and with a maximum height of 3.0 metres.

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<sup>1</sup> Bylaw No. 500.394, adopted August 25, 2015

## Section 3.4.62

**RESIDENTIAL 2****RS2****Permitted Uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Home Based Business <sup>1</sup>	n/a	n/a	n/a
b) Residential Use - per dwelling unit <sup>2</sup>	2000 m <sup>2</sup>	2000 m <sup>2</sup>	1.0 ha
c) Secondary Suite <sup>3</sup>	n/a	n/a	n/a

**Maximum Number and Size of Buildings and Structures**

Accessory buildings <sup>4</sup>	- combined floor area of 100 m <sup>2</sup> or 10% of area of parcel whichever is greater, but shall not exceed 250 m <sup>2</sup> . <sup>5</sup>
Accessory building height	- 6.0 m
Dwelling units/parcel	- 2
Dwelling unit height	- 8.0 m
Parcel coverage <sup>6</sup>	- 35%

**Minimum Setback Requirements**

Front lot line	- 8.0 m
Interior side lot line	- 2.0 m
Rear lot line <sup>7</sup>	- 2.0 m
Other lot lines	- 5.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

No setback from an interior or rear lot line shall be required for one accessory building not exceeding a floor area of 10 m<sup>2</sup> and with a maximum height of 3.0 m.<sup>8</sup>

<sup>1</sup> Bylaw No. 500.270, adopted November 13, 2001

<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>3</sup> Bylaw No. 500.389, adopted May 27, 2014

<sup>4</sup> Bylaw No. 500.193, adopted January 9, 1996

<sup>5</sup> Bylaw No. 500.272, adopted November 13, 2001

<sup>6</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>7</sup> Bylaw No. 500.17, adopted February 14, 1989

<sup>8</sup> Bylaw No. 500.17, adopted February 14, 1989

Section 3.4.62.1

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**RESIDENTIAL 2.1<sup>1</sup>**

**RS2.1**

---

**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>No Community Services</b>
a) Home Based Business	n/a	n/a
b) Residential Use - per dwelling unit	1400 m <sup>2</sup>	1.0 ha

---

**Maximum Number and Size of Buildings and Structures**

Accessory buildings	- combined floor area of 100 m <sup>2</sup> or 8% of area of parcel whichever is greater, but shall not exceed 250 m <sup>2</sup> .
Accessory building height	- 6.0 m
Dwelling units/parcel	- 1 duplex
Dwelling unit height	- 8.0 m
Parcel coverage	- 35%

---

**Minimum Setback Requirements**

Front lot line	- 8.0 m
Interior side lot line	- 2.0 m
Rear lot line	- 2.0 m
Other lot lines	- 5.0 m

except where:

any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3. shall apply.

---

**Other Regulations**

No setback from an interior or rear lot line shall be required for one accessory building not exceeding a floor area of 10 m<sup>2</sup> and with a maximum height of 3.0 m.

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<sup>1</sup> Bylaw No. 500.293, adopted August 12, 2003

Section 3.4.62.2

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**RESIDENTIAL 2.2<sup>1</sup>**

**RS2.2**

**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Home Based Business	n/a	n/a	n/a
b) Residential Use - per dwelling unit	500 m <sup>2</sup>	1000 m <sup>2</sup>	1.0 ha
c) Duplex	1000 m <sup>2</sup>	2000 m <sup>2</sup>	2.0 ha

---

**Maximum Number and Size of Buildings and Structures**

Floor area ratio	- 0.60
Height	- 8.0 m
Parcel coverage	- 40%

---

**Minimum Setback Requirements**

Front lot line	- 8.0 m
Interior side lot line	- 1.5 m
Rear lot line	- 2.0 m
Other lot line	- 5.0 m

except where:

- a) an accessory building for individual use is permitted, no setback from an interior lot line shall be required for one accessory building with a maximum height of 2.0 m and a floor area of 9.0 m<sup>2</sup>;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.395, adopted September 29, 2015

Section 3.4.63

**RESIDENTIAL 3**

**RS3**

**Permitted Uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Residential Use - per dwelling unit	2000 m <sup>2</sup>	2000 m <sup>2</sup>	1.0 ha
b) Multiple Dwelling Unit Development: - per dwelling unit	2000 m <sup>2</sup>	2000 m <sup>2</sup>	1.0 ha
c) Home Based Business <sup>1</sup>	n/a	n/a	n/a

**Maximum Number and Size of Buildings and Structures**

Accessory buildings	- combined floor area of 100 m <sup>2</sup> or 8% of area of parcel whichever is greater, but shall not exceed 250 m <sup>2</sup> . <sup>2</sup>
Height	- 8.0 m
Parcel coverage <sup>3</sup>	- 35%

**Minimum Setback Requirements**

1. In a Multiple Dwelling Unit development or on a parcel divided pursuant to the **Strata Property Act** and not contained within a Bare Land Strata Plan:

All lot lines - 10.0 m;

2. All other buildings and structures:

Front and exterior lot lines - 8.0 m

Other lot lines - 3.0 m

except where:

- a) an accessory building for individual use is permitted, no setback from an interior lot line shall be required for one accessory building with a maximum
- b) height of 2.0 m and a floor area of 9.0 m<sup>2</sup>;
- c) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.270, adopted November 13, 2001

<sup>2</sup> Bylaw No. 500.272, adopted November 13, 2001

<sup>3</sup> Bylaw No. 500.13, adopted October 13, 1987

Section 3.4.64

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**RESIDENTIAL 4**

**RS4**

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**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
d) Multiple Dwelling Unit Development: - per dwelling unit	700 m <sup>2</sup>	1600 m <sup>2</sup>	1.0 ha

---

**Maximum Number and Size of Buildings and Structures**

Floor area ratio	- 0.50
Height	- 8.0 m
Parcel coverage	- 50%

**Minimum Setback Requirements**

1. In a Multiple Dwelling Unit development or on a parcel divided pursuant to the **Strata Property Act** and not contained within a Bare Land Strata Plan:  
All lot lines - 10.0 m;
  2. All other buildings and structures:  
Front and exterior lot lines - 8.0 m  
Other lot lines - 3.0 m
- except where:
- a) an accessory building for individual use is permitted, no setback from an interior lot line shall be required for one accessory building with a maximum height of 2.0 m and a floor area of 9.0 m<sup>2</sup>;
  - b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

Section 3.4.65

---

**RESIDENTIAL 5**

**RS5**

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**Permitted Uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Multiple Dwelling Unit Development: - per dwelling unit	500 m <sup>2</sup>	1600 m <sup>2</sup>	1.0 ha

---

**Maximum Number and Size of Buildings and Structures**

Floor area ratio	- 0.60
Height	- 8.0 m
Parcel coverage	- 60%

**Minimum Setback Requirements**

1. In a Multiple Dwelling Unit development or on a parcel divided pursuant to the **Strata Property Act** and not contained within a Bare Land Strata Plan:  
All lot lines - 10.0 m;
2. All other buildings and structures:  
Front and exterior lot lines - 8.0 m  
Other lot lines - 3.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

Section 3.4.66

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**RESIDENTIAL 6**

**RS6**

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**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Mobile Home Park	2.0 ha	2.0 ha	3.0 ha
- per mobile home	500 m <sup>2</sup>	2000 m <sup>2</sup>	1.0 ha

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**Maximum Number and Size of Buildings and Structures**

Height	8.0 m
Mobile homes	subject to servicing requirements (a) above and developed in accordance with Schedule '3D'
Parcel coverage	40%

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**Minimum Setback Requirements**

Front lot line	- 8.0 m
Other lot lines	- 5.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.



Section 3.4.67

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**RESIDENTIAL 7**

**RS7**

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**Permitted Uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Mobile Home Park - per mobile home	2.0 ha 1000 m <sup>2</sup>	2.0 ha 1000 m <sup>2</sup>	3.0 ha 4000 m <sup>2</sup>

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**Maximum Number and Size of Buildings and Structures**

Height	8.0 m
Mobile homes	subject to servicing requirements (a) above and developed in accordance with Schedule '3D'
Parcel coverage	40%

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**Minimum Setback Requirements**

Front lot line	- 8.0 m
Other lot lines	- 5.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

Section 3.4.68

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**RESIDENTIAL 8<sup>1</sup>**

**RS8**

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**Permitted Uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Multiple Dwelling Unit Development: - per dwelling unit	310 m <sup>2</sup>	1600 m <sup>2</sup>	1.0 ha

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**Maximum Number and Size of Buildings and Structures**

Floor area ratio	- 0.75
Height	- 15.0 m
Parcel coverage	- 60%

---

**Minimum Setback Requirements**

1. In a Multiple Dwelling Unit development or on a parcel divided pursuant to the **Strata Property Act** and not contained within a Bare Land Strata Plan:  
All lot lines - 10.0 m
2. All other buildings and structures:  
Front and exterior lot lines - 8.0 m  
Other lot lines - 3.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.15, adopted September 8, 1987

Section 3.4.71

**RESOURCE MANAGEMENT 1**

**RM1**

**Permitted Uses and Minimum Site Area**

Required Site Area with:

Permitted Uses	Community Water & Sewer System	Community Water System	No Community Services
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Extraction Use	2.0 ha	2.0 ha	2.0 ha
d) Home Based Business <sup>1</sup>	n/a	n/a	n/a
e) Log Storage & Sorting Yard	1.0 ha	1.0 ha	1.0 ha
f) Primary Processing	5.0 ha	5.0 ha	5.0 ha
g) Residential Use <sup>2</sup>	n/a	n/a	n/a
h) Silviculture	n/a	n/a	n/a

<sup>3 4</sup>

**Maximum Number and Size of Buildings and Structures<sup>5</sup>**

1) Accessory buildings	combined floor area of 400m <sup>2</sup>
2) Dwelling Units/parcel:	
a) on a parcel having an area of 8.0 ha or less	1
<b>For Electoral Areas 'A,C,E and H'</b>	
b) on a parcel having an area greater than 8.0 ha	2
<b>For Electoral Area 'G'</b>	
c) on a parcel having an area equal to or greater than twice the minimum parcel size as established by Schedule '4B' Subdivision District – Minimum Parcel Sizes'	2
d) Notwithstanding subsection (c), on a parcel located in this zone and created prior to February 22, 2011 and having an area greater than 8.0 ha	2
3) Height	9.0m
4) Parcel Coverage	10%

<sup>1</sup> Bylaw No. 500.270, adopted November 13, 2001

<sup>2</sup> Bylaw No. 500.13, adopted October 13, 1987

<sup>3</sup> Bylaw No. 500.166, adopted April 11, 1995 (Asphalt Batch Plant deleted)

<sup>4</sup> Bylaw No. 500.162, adopted April 8, 1997 (Campground deleted)

<sup>5</sup> Bylaw No. 500.359, adopted January 25, 2011

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**RESOURCE MANAGEMENT 1 continued**

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**Minimum Setback Requirements**

1. All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10.<sup>1</sup>
2. All other buildings and structures

All lot lines - 20.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.402, adopted June 28, 2016

## Section 3.4.72

**RESOURCE MANAGEMENT 2<sup>1</sup>****RM2****Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Asphalt Batch Plant	2.0 ha	2.0 ha	2.0 ha
d) Extraction Use	2.0 ha	2.0 ha	2.0 ha
e) Home Based Business <sup>2</sup>	n/a	n/a	n/a
f) Log Storage & Sorting Yard	1.0 ha	1.0 ha	1.0 ha
g) Primary Processing	5.0 ha	5.0 ha	5.0 ha
h) Residential Use	n/a	n/a	n/a
i) Silviculture	n/a	n/a	n/a
j) Wood Waste Facility for the parcel legally described as Lot A, Section 19, Range 1, Mountain District, Plan VIP76600 <sup>3</sup>	n/a	n/a	n/a

**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel:

- a) on a parcel having an area of 8.0 ha or less - 1
- b) on a parcel having an area greater than 8.0 ha - 2

Accessory buildings	- combined floor area of 400 m <sup>2</sup> <sup>4</sup>
Height	9.0 m <sup>5</sup>
Parcel coverage	10%

**Minimum Setback Requirements**

1. All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10<sup>6</sup>
2. All other buildings and structures
  - All lot lines - 20.0 m
 except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.166, adopted April 11, 1995 (Introduces RM2)

<sup>2</sup> Bylaw No. 500.270, adopted November 13, 2001

<sup>3</sup> Bylaw No. 500.354, adopted February 23, 2010

<sup>4</sup> Bylaw No. 500.272, adopted November 13, 2001

<sup>5</sup> Bylaw No. 500.246, adopted December 8, 1998

<sup>6</sup> Bylaw No. 500.402, adopted June 28, 2016

Section 3.4.73

**RESOURCE MANAGEMENT 3<sup>1</sup>**

**RM3**

**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Extraction Use	2.0 ha	2.0 ha	2.0 ha
d) Home Based Business <sup>2</sup>	n/a	n/a	n/a
e) Log Storage & Sorting Yard	1.0 ha	1.0 ha	1.0 ha
f) Primary Processing	5.0 ha	5.0 ha	5.0 ha
g) Residential Use	n/a	n/a	n/a
h) Silviculture	n/a	n/a	n/a

**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel:

- a) on a parcel having an area of 8.0 ha or less - 1
  - b) on a parcel having an area greater than 8.0 ha - 2
- Accessory buildings - combined floor area of 400 m<sup>2</sup><sup>3</sup>
- Height 9.0 m<sup>4</sup>
- Parcel coverage 10%

**Minimum Setback Requirements**

1. All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10
2. All other buildings and structures
  - All lot lines - 20.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.218, adopted August 12, 1997 (Introduces RM3)

<sup>2</sup> Bylaw No. 500.270, adopted November 13, 2001

<sup>3</sup> Bylaw No. 500.272, adopted November 13, 2001

<sup>4</sup> Bylaw No. 500.246, adopted December 8, 1998

Section 3.4.74

**RESOURCE MANAGEMENT 4<sup>1</sup>**

**RM4**

**3.4.74.1 Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Extraction Use	2.0 ha	2.0 ha	2.0 ha
d) Home Based Business <sup>2</sup>	n/a	n/a	n/a
e) Log Storage & Sorting Yard	1.0 ha	1.0 ha	1.0 ha
f) Primary Processing	5.0 ha	5.0 ha	5.0 ha
g) Residential Use	n/a	n/a	n/a
h) Silviculture	n/a	n/a	n/a

**3.4.74.2 Maximum Number and Size of Buildings and Structures**

- a) Dwelling units/parcel - 1
- b) Accessory buildings - combined floor area of 400 m<sup>2</sup> <sup>3</sup>
- c) Height 9.0 m
- d) Parcel coverage 10%

**3.4.74.3 Minimum Setback Requirements**

- a) All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10<sup>4</sup>
- b) All other buildings and structures

All lot lines - 20.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.253, adopted January 11, 2000  
<sup>2</sup> Bylaw No. 500.270, adopted November 13, 2001  
<sup>3</sup> Bylaw No. 500.272, adopted November 13, 2001  
<sup>4</sup> Bylaw No. 500.402, adopted June 28, 2016

## Section 3.4.75

**RESOURCE MANAGEMENT 5<sup>1</sup>****RM5****3.4.75.1 Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
c) Agriculture	n/a	n/a	n/a
d) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
e) Extraction Use	2.0 ha	2.0 ha	2.0 ha
f) Home Based Business <sup>2</sup>	n/a	n/a	n/a
g) Log Storage & Sorting Yard	1.0 ha	1.0 ha	1.0 ha
h) Primary Processing	5.0 ha	5.0 ha	5.0 ha
i) Residential Use	n/a	n/a	n/a
j) Silviculture	n/a	n/a	n/a

**3.4.75.2 Maximum Number and Size of Buildings and Structures**

- a) Dwelling units/parcel:
- i) on a parcel having an area 8.0 ha or less -1
  - ii) on a parcel having an area greater than 8.0 ha -2
- b) Accessory buildings - combined floor area of 400 m<sup>2</sup> <sup>3</sup>
- c) Height 9.0 m
- d) Parcel coverage 10%

**3.4.75.3 Minimum Parcel Area**

Subject to Section 4.4.4, no parcel having an area less than the applicable subdivision district as stated in Section 4.1 may be created by subdivision, and for the purposes of this subsection, "parcel" includes a lot created by deposit of a strata plan under the **Strata Property Act** (British Columbia) but excludes a bare land strata lot.

**3.4.75.4 Minimum Setback Requirements**

- a) All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10<sup>4</sup>
- b) All other buildings and structures  
All lot lines - 20.0 m
- except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.253, adopted January 11, 2000

<sup>2</sup> Bylaw No. 500.270, adopted November 13, 2001

<sup>3</sup> Bylaw No. 500.272, adopted November 13, 2001

<sup>4</sup> Bylaw No. 500.402, adopted June 28, 2016



Section 3.4.76

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**RESOURCE MANAGEMENT 6<sup>1</sup>**

**RM6**

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**3.4.76.1 Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Extraction Use	2.0 ha	2.0 ha	2.0 ha
b) Primary Processing	5.0 ha	5.0 ha	5.0 ha
c) Residential Use	n/a	n/a	n/a
d) Wood Waste Disposal Facility	n/a	n/a	n/a

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**3.4.76.2 Maximum Number and Size of Buildings and Structures**

- a) Dwelling units/parcel - 1
  - b) Accessory buildings - combined floor area of 400 m<sup>2</sup> <sup>2</sup>
  - c) Height - 7.8 m
  - d) Parcel coverage - 5%
- 

**3.4.76.3 Minimum Setback Requirements**

All lot lines - 7.5 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No.500.253, adopted January 11, 2000

<sup>2</sup> Bylaw No.500.272, adopted November 13, 2001

Section 3.4.77

**RESOURCE MANAGEMENT 7<sup>1</sup>**

**RM7**

**3.4.77.1 Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Asphalt Batch Plant	2.0 ha	2.0 ha	2.0 ha
d) Extraction Use	2.0 ha	2.0 ha	2.0 ha
e) Home Based Business <sup>2</sup>	n/a	n/a	n/a
f) Log Storage & Sorting Yard	1.0 ha	1.0 ha	1.0 ha
g) Primary Processing	5.0 ha	5.0 ha	5.0 ha
h) Residential Use	n/a	n/a	n/a
i) Silviculture	n/a	n/a	n/a

**3.4.77.2 Maximum Number and Size of Buildings and Structures**

- a) Dwelling units/parcel:
  - i) on a parcel having an area of 8.0 ha or less - 1
  - ii) on a parcel having an area greater than 8.0 ha - 2
- b) Despite Section 3.4.77.2 a) ii), the permitted density of one of the parcels located within an eligible subdivision shall be two dwelling units provided the parcel is greater than 8.0 ha.
- c) After the development of 2 dwelling units on the parcel referred to in Section 3.4.77.2 (b), the maximum permitted density of all other parcels located within the eligible subdivision shall be 1 dwelling unit per parcel.
- d) Accessory buildings -combined floor area of 400 m<sup>2</sup> <sup>3</sup>
- e) Height 9.0 m
- f) Parcel coverage 10%

**3.4.77.3 Minimum Parcel Area**

Subject to Section 4.4.4, no parcel having an area less than the applicable subdivision district as stated in Section 4.1 may be created by subdivision, and for the purposes of this subsection, "parcel" includes a lot created by deposit of a strata plan under the **Strata Property Act** (British Columbia) but excludes a bare land strata lot.

<sup>1</sup> Bylaw No.500.253, adopted January 11, 2000

<sup>2</sup> Bylaw No.500.270, adopted November 13, 2001

<sup>3</sup> Bylaw No.500.272, adopted November 13, 2001

**RESOURCE MANAGEMENT 7 continued**

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**3.4.77.4 Minimum Setback Requirements**

- a) All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10<sup>1</sup>
- b) All other buildings and structures  
All lot lines - 20.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.402, adopted June 28, 2016

Section 3.4.78

**RESOURCE MANAGEMENT 8<sup>1</sup>**

**RM8**

**3.4.78.1 Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Extraction Use	2.0 ha	2.0 ha	2.0 ha
d) Home Based Business <sup>2</sup>	n/a	n/a	n/a
e) Log Storage & Sorting Yard	1.0 ha	1.0 ha	1.0 ha
f) Primary Processing	5.0 ha	5.0 ha	5.0 ha
g) Residential Use	n/a	n/a	n/a
h) Silviculture	n/a	n/a	n/a
i) Wood Processing	2.0 ha	2.0 ha	2.0 ha

**3.4.78.2 Maximum Number and Size of Buildings and Structures**

- a) Dwelling units/parcel:
  - i) on a parcel having an area of 8.0 ha or less - 1
  - ii) on a parcel having an area greater than 8.0 ha - 2
- b) Accessory buildings - combined floor area of 400 m<sup>2</sup> <sup>3</sup>
- c) Height 9.0 m
- d) Parcel coverage 10%

**3.4.78.3 Minimum Setback Requirements**

- a) All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10<sup>4</sup>
- b) All other buildings and structures  
All lot lines - 7.5 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.253, adopted January 11, 2000  
<sup>2</sup> Bylaw No. 500.270, adopted November 13, 2001  
<sup>3</sup> Bylaw No. 500.272, adopted November 13, 2001  
<sup>4</sup> Bylaw No. 500.402, adopted June 28, 2016

## Section 3.4.79

**RESOURCE MANAGEMENT 9<sup>1</sup>****RM9****3.4.79.1 Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Extraction Use	2.0 ha	2.0 ha	2.0 ha
d) Home Based Business <sup>2</sup>	n/a	n/a	n/a
e) Log Storage & Sorting Yard	1.0 ha	1.0 ha	1.0 ha
f) Primary Processing	5.0 ha	5.0 ha	5.0 ha
g) Residential Use	n/a	n/a	n/a
h) Silviculture	n/a	n/a	n/a

**3.4.79.2 Maximum Number and Size of Buildings and Structures**

- a) Dwelling units/parcel:
- (i) on a parcel having an area 8.0 ha or less -1
  - (ii) on a parcel having an area greater than 8.0 ha -2
- b) Despite Section 3.4.79.2 (a) (ii), the maximum permitted density of one of the parcels located within an eligible subdivision shall be two dwelling units provided the parcel is greater than 8.0 hectares.
- c) After the development of 2 dwelling units on the parcel referred to in Section 3.4.79.2 (b), the maximum permitted density of all other parcels located within the eligible subdivision shall be 1 dwelling unit per parcel.
- d) Accessory buildings -combined floor area of 400 m<sup>2</sup> <sup>3</sup>
- e) Height 9.0 m
- f) Parcel coverage 10%

**3.4.79.3 Minimum Parcel Area**

Subject to Section 4.4.4, no parcel having an area less than the applicable subdivision district as stated in Section 4.1 may be created by subdivision, and for the purposes of this subsection, "parcel" includes a lot created by deposit of a strata plan under the **Strata Property Act** (British Columbia) but excludes a bare land strata lot.

<sup>1</sup> Bylaw No. 500.253, adopted January 11, 2000

<sup>2</sup> Bylaw No. 500.270, adopted November 13, 2001

<sup>3</sup> Bylaw No. 500.272, adopted November 13, 2001

## RESOURCE MANAGEMENT 9 continued

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### 3.4.79.4 Minimum Setback Requirements

- a) All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10<sup>1</sup>
- b) All other buildings and structures  
All lot lines - 20.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.402, adopted June 28, 2016

Section 3.4.81

**R U R A L 1**

**RU1**

**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Home Based Business <sup>1</sup>	n/a	n/a	n/a
d) Produce Stand	n/a	n/a	n/a
e) Residential Use	n/a	n/a	n/a
f) Silviculture	n/a	n/a	n/a
g) Secondary Suite <sup>2</sup>	n/a	n/a	n/a

**Maximum Number and Size of Buildings and Structures<sup>3</sup>**

1) Accessory buildings	combined floor area of 400m <sup>2</sup>
2) Dwelling Units/parcel:	
a) on a parcel having an area of 2.0 ha or less	1
<b><i>For Electoral Areas 'A,C,E and H'</i></b>	
b) on a parcel having an area greater than 2.0 ha	2
<b><i>For Electoral Area 'G'</i></b>	
c) on a parcel having an area equal to or greater than twice the minimum parcel size as established by Schedule '4B Subdivision District –Minimum Parcel Sizes'	2
d) Notwithstanding subsection (c), on a parcel located in this zone and created prior to February 22, 2011 and having an area greater than 2.0 ha	2
3) Height	9.0m
4) Parcel Coverage	25%

<sup>1</sup> Bylaw No. 500.270, adopted November 13, 2001

<sup>2</sup> Bylaw No. 500.389, adopted May 27, 2014

<sup>3</sup> Bylaw No. 500.359, adopted January 25, 2011

## **R U R A L 1 continued**

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### **Minimum Setback Requirements**

1. All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10<sup>1</sup>
2. All other buildings and structures  
All lot lines - 8.0 m

except where:

- a) the parcel is less than 4000 m<sup>2</sup> in area then the setback from lot lines may be reduced to 2.0 m from an interior side lot line and to 5.0 m from other lot lines, excluding the front lot line;<sup>2</sup>
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.<sup>3</sup>

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<sup>1</sup> Bylaw No. 500.402, adopted June 28, 2016

<sup>2</sup> Bylaw No.500.13, adopted October 13, 1987

<sup>3</sup> Bylaw No.500.13, adopted October 13, 1987



Section 3.4.81.1<sup>1</sup>

**R U R A L 1.1**

**RU1.1**

**Permitted Uses and Minimum Site Area**

Required Site Area with:

Permitted Uses	Community Water & Sewer System	Community Water System	No Community Services
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Home Based Business	n/a	n/a	n/a
d) Produce Stand	n/a	n/a	n/a
e) Residential Use	n/a	n/a	n/a
f) Silviculture	n/a	n/a	n/a
g) Secondary Suite	n/a	n/a	n/a

**Maximum Number and Size of Buildings and Structures**

1) Accessory buildings	combined floor area of 400m <sup>2</sup>
2) Dwelling Units/parcel:	
a) on a parcel having an area greater than twice the minimum parcel size as established by Schedule '4B Subdivision District – Minimum Parcel Sizes'	2
b) on a parcel having an area equal to or less than twice the minimum parcel size as established by Schedule '4B Subdivision District – Minimum Parcel Sizes'	1
3) Height	9.0m
4) Parcel Coverage	25%

**Minimum Setback Requirements**

1. All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10
2. All other buildings and structures
 

All lot lines	8.0 m
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<sup>1</sup> Bylaw No. 500.407, adopted October 3, 2017

**R U R A L 1.1 continued**

except where:

- a) the parcel is less than 4000 m<sup>2</sup> in area then the setback from lot lines may be reduced to 2.0 m from an interior side lot line and to 5.0 m from other lot lines, excluding the front lot line;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

Section 3.4.82

**RURAL 2<sup>1</sup>**

**RU2**

**Permitted Uses and Minimum Site Area**

Required Site Area with:

Permitted Uses	Community Water & Sewer System	Community Water System	No Community Services
a) Agriculture	n/a	n/a	n/a
b) Animal Care	2.0 ha	2.0 ha	2.0 ha
c) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
d) Campground	1.0 ha	1.0 ha	2.0 ha
e) Home Based Business <sup>2</sup>	n/a	n/a	n/a
f) Nursery	n/a	n/a	n/a
g) Produce Stand	n/a	n/a	n/a
h) Residential Use	n/a	n/a	n/a
i) Silviculture	n/a	n/a	n/a
j) Secondary Suite <sup>3</sup>	n/a	n/a	n/a

**Maximum Number and Size of Buildings and Structures<sup>4</sup>**

1. Accessory buildings	combined floor area of 400 m <sup>2</sup>
2. Dwelling units/parcel:	
a) on a parcel having an area of 2.0 ha or less	1
<b>For Electoral Areas 'A,C,E and H'</b>	
b) on a parcel having an area greater than 2.0 ha	2
<b>For Electoral Area 'G'</b>	
c) on a parcel having an area equal to or greater than twice the minimum parcel size as established by Schedule '4B Subdivision District – Minimum Parcel Sizes'	2
d) Notwithstanding subsection (c), on a parcel located in this zone and created prior to February 22, 2011 and having an area greater than 2.0 ha	2
3. Height	9.0 m
4. Parcel coverage	25%

<sup>1</sup> Bylaw No.500.23, adopted June 14, 1988

<sup>2</sup> Bylaw No.500.270, adopted November 13, 2001

<sup>3</sup> Bylaw No. 500.389, adopted May 27, 2014

<sup>4</sup> Bylaw No. 500.359, adopted January 25, 2011

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**R U R A L 2 continued**

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**Minimum Setback Requirements**

1. All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10<sup>1</sup>
2. All other buildings and structures  
All lot lines - 8.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.402, adopted June 28, 2016

## Section 3.4.83

**RURAL 3<sup>1</sup>****RU3****Permitted Uses and Minimum Site Area**

Permitted Uses <sup>2</sup>	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Home Based Business <sup>3</sup>	n/a	n/a	n/a
d) Produce Stand	n/a	n/a	n/a
e) Residential Use	n/a	n/a	n/a
f) Silviculture	n/a	n/a	n/a
g) Wood Processing	2.0 ha	2.0 ha	2.0 ha
h) Secondary Suite <sup>4</sup>	n/a	n/a	n/a

**Maximum Number and Size of Buildings and Structures<sup>5</sup>**

1. Accessory buildings	combined floor area of 400 m <sup>2</sup>
2. Dwelling units/parcel:	
a) on a parcel having an area of 2.0 ha or less	1
<b>For Electoral Areas 'A,C,E and H'</b>	
b) on a parcel having an area greater than 2.0 ha	2
<b>For Electoral Area 'G'</b>	
c) on a parcel having an area equal to or greater than twice the minimum parcel size as established by Schedule '4B' Subdivision Districts–Minimum Parcel Sizes	2
d) Notwithstanding subsection (c), on a parcel located in this zone and created prior to February 22, 2011 and having an area greater than 2.0 ha	2
3. Height	9.0 m
4. Parcel coverage	25%

**Minimum Setback Requirements**

- All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10<sup>6</sup>
- All other buildings and structures  
All lot lines - 8.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.23, adopted June 14, 1988

<sup>2</sup> Bylaw No. 500.362, adopted January 25, 2011

<sup>3</sup> Bylaw No. 500.270, adopted November 13, 2001

<sup>4</sup> Bylaw No. 500.389, adopted May 27, 2014

<sup>5</sup> Bylaw No. 500.359, adopted January 25, 2011

<sup>6</sup> Bylaw No. 500.402, adopted June 28, 2016

Section 3.4.84<sup>1</sup>**RURAL 4****RU4****Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Home Based Business <sup>2</sup>	n/a	n/a	n/a
d) Produce Stand	n/a	n/a	n/a
e) Residential Use	n/a	n/a	n/a
f) Silviculture	n/a	n/a	n/a
g) Secondary Suite <sup>3</sup>	n/a	n/a	n/a

**Maximum Number and Size of Buildings and Structures**

1. Accessory buildings - combined floor area of 400 m<sup>2</sup> <sup>4</sup>
  2. Dwelling units/parcel:
    - a) on a parcel having an area of 2.0 ha or less - 1
    - b) on a parcel having an area greater than 2.0 ha - 2
- Height 9.0 m <sup>5</sup>
- Parcel coverage 25%

**Minimum Parcel Area**

Subject to Section 4.4.4, no parcel having an area less than 2.0 ha may be created by subdivision, and for the purposes of this subsection, "parcel" includes a lot created by deposit of a strata plan under the **Strata Property Act** (British Columbia).

**Minimum Setback Requirements**

1. All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10<sup>6</sup>
2. All other buildings and structures  
All lot lines - 8.0 m

except where:

the parcel is less than 4000 m<sup>2</sup> in area then the setback from lot lines may be reduced to 2.0m from an interior side lot line and to 5.0 m from other lot lines, excluding the front lot line;

any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.206, adopted November 12, 1996

<sup>2</sup> Bylaw No. 500.270, adopted November 13, 2001

<sup>3</sup> Bylaw No. 500.389, adopted May 27, 2014

<sup>4</sup> Bylaw No. 500.272, adopted November 13, 2001

<sup>5</sup> Bylaw No. 500.246, adopted December 8, 1998

<sup>6</sup> Bylaw No. 500.402, adopted June 28, 2016

Section 3.4.85

**RURAL 5<sup>1</sup>**

**RU5**

**Permitted Uses and Minimum Site Area**

Required Site Area with:

Permitted Uses	Community Water & Sewer System	Community Water System	No Community Services
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Home Based Business <sup>2</sup>	n/a	n/a	n/a
d) Produce Stand	n/a	n/a	n/a
e) Residential Use	n/a	n/a	n/a
f) Silviculture	n/a	n/a	n/a
g) Secondary Suite <sup>3</sup>			

**Maximum Number and Size of Buildings and Structures**

Accessory buildings - combined floor area 400 m<sup>2</sup> <sup>4</sup>

Dwelling units/parcel:

a) on a parcel having an area of 2.0 ha or less - 1

b) on a parcel having an area greater than 2.0 ha - 2

Height 9.0 m<sup>5</sup>

Parcel coverage 25%

**Minimum Setback Requirements**

1. All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10<sup>6</sup>

2. All other buildings and structures

All lot lines - 8.0 m

except where:

the parcel is less than 4000 m<sup>2</sup> in area then the setback from lot lines may be reduced to 2.0 m from an interior side lot line and to 5.0 m from other lot lines, excluding the front lot line;

any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.218, adopted August 12, 1997 (Introduces RU5)

<sup>2</sup> Bylaw No. 500.270, adopted November 13, 2001

<sup>3</sup> Bylaw No. 500.389, adopted May 27, 2014

<sup>4</sup> Bylaw No. 500.272, adopted November 13, 2001

<sup>5</sup> Bylaw No. 500.246, adopted December 8, 1998

<sup>6</sup> Bylaw No. 500.402, adopted June 28, 2016

Section 3.4.86

**RURAL 6<sup>1</sup>**

**RU6**

**3.4.86.1 Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Home Based Business <sup>2</sup>	n/a	n/a	n/a
d) Produce Stand	n/a	n/a	n/a
e) Residential Use	n/a	n/a	n/a
f) Silviculture	n/a	n/a	n/a
g) Secondary Suite <sup>3</sup>			

**3.4.86.2. Maximum Number and Size of Buildings and Structures**

- a) Accessory buildings - combined floor area 400 m<sup>2</sup> <sup>4</sup>
- b) Dwelling units/parcel -1
- c) Height 9.0 m
- d) Parcel coverage 25%

**3.4.86.3 Minimum Setback Requirements**

- a) All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10<sup>5</sup>
- b) All other buildings and structures
  - All lot lines - 8.0 m
  - except:
    - for Lots 1 to 18, District Lot 5, Douglas District (situated partly in Cranberry District), Plan VIP 59461 where buildings and structures do not house livestock or store manure, the following setbacks shall apply:
      - Front lot line - 7.5 m
      - Interior and exterior side lot lines - 3.0 m
      - Rear lot line - 4.5 m
      - Other lot lines - 1.5 m
  - where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.253, adopted January 1, 2000  
<sup>2</sup> Bylaw No. 500.270, adopted November 13, 2001  
<sup>3</sup> Bylaw No. 500.389, adopted May 27, 2014  
<sup>4</sup> Bylaw No. 500.272, adopted November 13, 2001  
<sup>5</sup> Bylaw No. 500.402, adopted June 28, 2016



Section 3.4.87

**RURAL 7<sup>1</sup>**

**RU7**

**3.4.87.1 Permitted Uses and Minimum Site Area**

Required Site Area with:

Permitted Uses	Community Water & Sewer System	Community Water System	No Community Services
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Home Based Business <sup>2</sup>	n/a	n/a	n/a
d) Produce Stand	n/a	n/a	n/a
e) Residential Use	n/a	n/a	n/a
f) Silviculture	n/a	n/a	n/a
g) Secondary Suite <sup>3</sup>			

**3.4.87.2 Maximum Number and Size of Buildings and Structures**

- a) Accessory buildings - combined floor area 400 m<sup>2</sup> <sup>4</sup>
- b) Dwelling units/parcel:
  - i) on a parcel having an area of 2.0 ha or less - 1
  - ii) on a parcel having an area greater than 2.0 ha - 2
- c) Height - 9.0 m
- d) Parcel coverage - 25%

**3.4.87.3 Minimum Parcel Area**

Subject to Section 4.4.4, no parcel having an area less than the applicable subdivision district as stated in Section 4.1 may be created by subdivision, and for the purposes of this subsection, "parcel" includes a lot created by deposit of a strata plan under the **Strata Property Act** (British Columbia) but excludes a bare land strata lot.

**3.4.87.4 Minimum Setback Requirements**

- a) All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10<sup>5</sup>
- b) All other buildings and structures
  - All lot lines - 8.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.253, adopted January 11, 2000  
<sup>2</sup> Bylaw No. 500.270, adopted November 13, 2001  
<sup>3</sup> Bylaw No. 500.389, adopted May 27, 2014  
<sup>4</sup> Bylaw No. 500.272, adopted November 13, 2001  
<sup>5</sup> Bylaw No. 500.402, adopted June 28, 2016

Section 3.4.88

**RURAL 8<sup>1</sup>**

**RU8**

**3.4.88.1 Permitted Uses and Minimum Site Area**

Required Site Area with:

Permitted Uses	Community Water & Sewer System	Community Water System	No Community Services
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Home Based Business <sup>2</sup>	n/a	n/a	n/a
d) Produce Stand	n/a	n/a	n/a
e) Residential Use	n/a	n/a	n/a
f) Silviculture	n/a	n/a	n/a
g) Secondary Suite <sup>3</sup>			

**3.4.88.2 Maximum Number and Size of Buildings and Structures**

- a) Accessory buildings - combined floor area 400 m<sup>2</sup> <sup>4</sup>
- b) Dwelling units/parcel:
  - i) on a parcel having an area 8.0 ha or less -1
  - ii) on a parcel having an area greater than 8.0 ha -2
- c) Despite Section 3.4.88.2 b) ii), the maximum permitted density of one of the parcels located within an eligible subdivision shall be two dwelling units provided the parcel is greater than 8.0 hectares.
- d) After the development of 2 dwelling units on the parcel referred to in Section 3.4.88.2 (c), the maximum permitted density of all other parcels located within the eligible subdivision shall be 1 dwelling unit per parcel.
- e) Height - 9.0 m
- f) Parcel coverage - 25%

**3.4.88.3 Minimum Parcel Area**

Subject to Section 4.4.4, no parcel having an area less than the applicable subdivision district as stated in Section 4.1 may be created by subdivision, and for the purposes of this subsection, "parcel" includes a lot created by deposit of a strata plan under the **Strata Property Act** (British Columbia) but excludes a bare land strata lot.

<sup>1</sup> Bylaw No.500.253, adopted January 11, 2000  
<sup>2</sup> Bylaw No.500.270, adopted November 13, 2001  
<sup>3</sup> Bylaw No. 500.389, adopted May 27, 2014  
<sup>4</sup> Bylaw No.500.272, adopted November 13, 2001

**RURAL 8 continued**

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**3.4.88.4 Minimum Setback Requirements**

- a) All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10<sup>1</sup>
- b) All other buildings and structures
  - All lot lines - 8.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.402, adopted June 28, 2016

Section 3.4.89

**RURAL 9<sup>1</sup>**

**RU9**

**3.4.89.1 Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Home Based Business <sup>2</sup>	n/a	n/a	n/a
d) Produce Stand	n/a	n/a	n/a
e) Residential Use	n/a	n/a	n/a
f) Silviculture	n/a	n/a	n/a
g) Secondary Suite <sup>3</sup>	n/a	n/a	n/a

**3.4.89.2 Maximum Number and Size of Buildings and Structures**

- a) Accessory buildings - combined floor area 400 m<sup>2</sup> <sup>4</sup>
- b) Dwelling units/parcel:
  - i) on a parcel having an area of 2.0 ha or less - 1
  - ii) on a parcel having an area greater than 2.0 ha - 2
- c) Despite Section 3.4.89.2 b) ii), the maximum permitted density of one of the parcels located within an eligible subdivision shall be two dwelling units provided the parcel is greater than 2.0 hectares.
- d) After the development of two dwelling units on the parcel referred to in Section 3.4.89.2 (c), the maximum permitted density of all other parcels located within the eligible subdivision shall be one dwelling unit per parcel.
- e) Height - 9.0 m
- f) Parcel coverage - 25%

**3.4.89.3 Minimum Setback Requirements**

- a) All agriculture or farm buildings, structures and uses – in accordance with Section 3.3.10<sup>5</sup>
- b) All other buildings and structures
  - All lot lines - 8.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No.500.253, adopted January 11, 2000

<sup>2</sup> Bylaw No.500.270, adopted November 13, 2001

<sup>3</sup> Bylaw No. 500.389, adopted May 27, 2014

<sup>4</sup> Bylaw No.500.272, adopted November 13, 2001

<sup>5</sup> Bylaw No. 500.402, adopted June 28, 2016

Section 3.4.810

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**RURAL 10<sup>1</sup>**

**RU10**

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**3.4.810.1 Permitted Uses, Density, and Park Amenity**

**Permitted Uses**

- a) Residential Use
- b) Home Based Business Use
- c) Secondary Suite<sup>2</sup>

**Density and Park Land Amenity**

For the parcels legally described as Lot 1, District Lot 84, Nanoose District, Plan 47545, Lot 2, District Lot 84, Nanoose District, Plan 47545, and Lot A, District Lot 84 Nanoose District Plan VIP80224, the following applies:

- a) The maximum number of parcels that may be created by subdivision within the area as shown outlined on Schedule No. 2 of the Rural 10 zone shall be a maximum of 5 fee simple parcels.
  - b) The park land amenity is the transfer of lands for community park and is a trail corridor 10 metres to 15 metres in width connecting the proposed cul-de-sac road to the south east corner of Lot A District Lot 84 Nanoose District Plan VIP80224.
- 

**3.4.810.2 Maximum Number and Size of Buildings and Structures**

Accessory buildings	Combined floor area 400 m <sup>2</sup>
Dwelling units/parcel	1
Height of buildings	9.0 m
Parcel coverage	10%

---

**3.4.810.3 Minimum Setback Requirements**

For all buildings and structures

All lot lines 8.0 metres

Except where any part of the parcel is adjacent to or contains a watercourse then the regulations of section 3.3.8 shall apply.

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**3.4.810.4 Minimum Parcel Size**

Minimum parcel size 4.0 ha

Despite the minimum parcel size, for the parcels legally described as Lot 1, District Lot 84, Nanoose District, Plan 47545, Lot 2, District Lot 84, Nanoose District, Plan 47545, and Lot A, District Lot 84 Nanoose District Plan VIP80224, the following applies:

a maximum of 3 fee simple parcels may be parcel averaged based on the total size of the parent parcel divided by the number of fee simple parcels created provided that the total number of fee simple parcels does not exceed 5 and the smallest parcel is not less than 2.94 ha in size.

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<sup>1</sup> Bylaw No. 500.348, adopted April 28, 2009

<sup>2</sup> Bylaw No. 500.389, adopted May 27, 2014

**RURAL 10 continued**

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**3.4.810.5 Other Regulations**

For the purpose of this zone:

- a) Home Based Business Use – a home based business use shall be restricted to an office home based business only provided it is fully contained within a single dwelling unit and all other applicable regulations set out in section 3.3.14 apply to this zone.
- b) Despite section 3.3.5), the keeping of animals shall be restricted pets and household animals.

Section 3.4.91

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**WATER 1**

**WA1**

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**Permitted Uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
b) Boat Ramp	2000 m <sup>2</sup>	2000 m <sup>2</sup>	2000 m <sup>2</sup>

---

**Maximum Number and Size of Buildings and Structures**

Height <sup>1</sup> 1.0 m above surface of water measured from the natural boundary

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**Minimum Setback Requirements**

All lot lines or lease boundaries - 3.0 m

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<sup>1</sup> Bylaw No.500.174, adopted October 10, 1995

Section 3.4.92

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**WATER 2**

**WA2**

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**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Boat Ramp	2000 m <sup>2</sup>	2000 m <sup>2</sup>	2000 m <sup>2</sup>
b) Marina	1.0 ha	1.0 ha	1.0 ha
c) Marina Sales	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
d) Outdoor Recreation Use	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>

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**Maximum Number and Size of Buildings and Structures**

Height 5.0 m above surface of water measured from the natural boundary

---

**Minimum Setback Requirements**

All lot lines or lease boundaries - 3.0 m

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Section 3.4.93

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**WATER 3**

**WA3**

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**Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Boat Building & Repair	1.0 ha	1.0 ha	1.0 ha
b) Log Storage & Sorting Yard	2.0 ha	2.0 ha	2.0 ha
c) Marina	1.0 ha	1.0 ha	1.0 ha
d) Marine Fuel Supply Station	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
e) Shipping Yard	2.0 ha	2.0 ha	2.0 ha

---

**Maximum Number and Size of Buildings and Structures**

Height 12.0 m above surface of water measured from the natural boundary

---

**Minimum Setback Requirements**

All lot lines or lease boundaries - 5.0 m

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Section 3.4.94

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**WATER 4**<sup>1</sup>

**WA4**

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**3.4.94.1 Permitted Uses and Minimum Site Area**

**Permitted Uses**

- a) Dock
  - b) Boat Ramp
  - c) Wharf
- 

**3.4.94.2 Maximum Number and Size of Buildings Structures and Uses<sup>2</sup>**

- a) Area
    - i) Dock – A maximum of 25 recreational residences permitted under the Horne Lake CD9 zone may have a maximum of 40m<sup>2</sup> of dock area excluding access walkways or ramps that do not exceed 1.22m in width and the maximum dock area for all other recreational residences permitted under the Horne Lake CD9 zone shall not exceed 20m<sup>2</sup> excluding access walkways or ramps that do not exceed 1.22m in width.
    - ii) Dock – A maximum of 2 swimming docks not exceeding a maximum dock area of 10m<sup>2</sup> is permitted for the Horne Lake Regional Park.
    - iii) Wharf – A maximum of 1 boat wharf not exceeding a maximum area of 20m<sup>2</sup> is permitted for the Horne Lake Regional Park excluding access walkways or ramps that do not exceed 1.22m in width.
    - iv) Boat ramp – A maximum of 2 boat ramps are permitted at Horne Lake. One located at the Horne Lake Regional Park and one located between strata lots 373 and 374.
  - b) Height
    - i) Docks and wharves shall not exceed 1.0m above the surface of the water excluding diving boards and slides that do not exceed 2.5m above the surface of the water and that are not contained within a building.
- 

**3.4.94.3 Minimum Setback Requirements**

All lot lines - 0.0 m

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**3.4.94.4 Other Regulations**

- a) For the purposes of this zone dock means a floating structure for the mooring of boats;
- b) For the purposes of this zone no accessory uses, buildings or structures including fences under 2.0 m in height are permitted;
- c) In the event of inconsistency between any provision of Section 3.4.94 and any other provision of this Bylaw, the Section 3.4.94 provision will apply and the other provision will not apply to the extent of the inconsistency.

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<sup>1</sup> Bylaw No.500.275, adopted October 9, 2001

<sup>2</sup> Bylaw No.500.314, adopted January 10, 2006

Section 3.4.95

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**ALTERNATIVE FORMS OF RURAL DEVELOPMENT 1<sup>1</sup>**

**AF 1**

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**3.4.95.1 Permitted Uses and Minimum Site Area**

**Permitted Principle Uses**

- a) Residential Use

**Permitted Accessory Uses**

- a) Home Based Business  
b) Secondary Suite

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**3.4.95.2 Maximum Number and Size of Buildings and Structures**

- |   |  |
|---|--|
| a) Accessory buildings  | Combined floor area of 100 m <sup>2</sup> or 8% of the area of the parcel, whichever is greater, but shall not exceed 250 m <sup>2</sup> . |
| b) Dwelling units/parcel  | 1  |
| c) Maximum number of parcels within the AF1 zone classification | 7  |
| d) Height   | 9.0 m  |
| e) Parcel coverage  | 35%  |

---

**3.4.95.3 Minimum Setback Requirements**

- |  |  |
|--|--|
| a) Front                                 | 8.0 m  |
| b) Interior side lot line                | 2.0 m  |
| c) Rear lot line                         | 2.0 m  |
| d) Other lot line                        | 5.0 m  |
| e) Watercourse setbacks                  | Notwithstanding the above, Section 3.3.8 shall apply.  |
| f) Setback exemption for small buildings | No setback from an interior side or rear lot line shall be required for one accessory building not exceeding a floor area of 10 m <sup>2</sup> and with a maximum height of 3.0 m. |

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**3.4.95.4 Other Regulations**

- |                     |   |
|---------------------|---|
| a) Secondary Suites | Secondary suite shall only be located within the dwelling unit. |
|---------------------|---|

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<sup>1</sup> Bylaw No. 500.424, adopted December 8, 2020

**ALTERNATIVE FORMS OF RURAL  
DEVELOPMENT 1 continued**

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b) Onsite sewage disposal

A communal method of sewage disposal shall be required for more than 4 dwelling units within the AF1 zone.

**3.4.95.5 Definitions**

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For the purpose of this zone:

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a) *Communal Method of Sewage Disposal* means a system of shared sewers and sewerage works including sewage treatment facilities which meets or exceeds the *Sewerage System Regulation* and Island Health Subdivision Standards.

Section 3.4.103

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**SCHOONER HOUSE COMPREHENSIVE DEVELOPMENT<sup>1</sup> Zone 4**

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**CD4**

**Permitted Uses and Minimum Site Area**

<b>Permitted Uses</b>	<b>Required Site Area with: Community Water &amp; Sewer System</b>
a) Multiple Dwelling Unit Development	1.036 ha

---

**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel	49
Height	20.0 m
Parcel coverage	35%

**Minimum Setback Requirements**

1. In a Multiple Dwelling Unit development or on a parcel divided pursuant to the **Strata Property Act** and not contained within a Bare Land Strata Plan:

All lot lines	10.0 m
2. All other buildings and structures:	
Front and exterior lot lines	8.0 m
Other lot lines	3.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No.500.130, adopted January 12, 1993

Section 3.4.104

---

**WEMBLEY COMPREHENSIVE DEVELOPMENT ZONES<sup>1</sup>**

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**CD5**

**Permitted Uses and Minimum Site Area**

<b>Permitted Uses</b>	<b>Required Site Area with: Community Water &amp; Sewer System</b>
a) Multiple Dwelling Unit Development	2.3 ha

---

**Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel	102
Height	13.0 m
Parcel coverage	35%
Floor Area Ratio	0.70

---

**Minimum Setback Requirements**

1. In a Multiple Dwelling Unit development or on a parcel divided pursuant to the **Strata Property Act** and not contained within a Bare Land Strata Plan:

All lot lines	10.0 m
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2. All other buildings and structures:

Front and exterior lot lines	8.0 m
Other lot lines	3.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No.500.207, adopted March 11, 1997

Section 3.4.105

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**BOWSER VILLAGE COMPREHENSIVE DEVELOPMENT Zone 6<sup>1</sup>**

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**CD6**

**Permitted Uses**

Any combination of the following uses shall be permitted with a community water system:

- a) retail store
- b) office
- c) personal service use
- d) restaurant
- e) tourist store
- f) recreation facility  
(excluding pool hall, bowling alley,  
curling, roller rink and swimming pool)
- g) multiple dwelling unit development
- h) emergency services<sup>2</sup>

---

**Maximum Number and Size of Buildings and Structures**

Height	10.0 m
Parcel coverage	25%
Floor Area Ratio	0.50
Dwelling Units	5 dwelling units per hectare

---

**Minimum Setback Requirements**

All lot lines 5.0 metres

Except where:

- a) The adjoining parcel is zoned industrial or commercial gthan the setback from the common interior side lot line may be reduced to zero<sup>3</sup>.

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<sup>1</sup> Bylaw No. 500.219, adopted September 9, 1997

<sup>2</sup> Bylaw No. 500.386, adopted November 26, 2013

<sup>3</sup> Bylaw No. 500.386, adopted November 26, 2013

Section 3.4.106

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**FAIRWINDS COMPREHENSIVE  
DEVELOPMENT ZONE 8<sup>1</sup>**

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**CD8**

**3.4.106.1 Permitted Uses**

- a) Office [refer to 3.4.106.4 a)]
- b) Personal Service Use [refer to 3.4.106.4 b)]
- c) Recreation Facility
- d) Restaurant
- e) Retail Store

---

**3.4.106.2 Maximum Number and Size of Buildings and Structures**

- |                     |  |
|---------------------|--|
| a) Office           | The combined total floor area of all office uses must not exceed 375m <sup>2</sup>   |
| b) Restaurant       | The combined total floor area of all restaurants must not exceed 100m <sup>2</sup>   |
| c) Retail Store     | The combined total floor area of all retail stores must not exceed 100m <sup>2</sup> |
| d) Floor Area Ratio | 0.25   |
| e) Height           | 12.0 m   |
| f) Parcel coverage  | 20%  |

---

**3.4.106.3 Minimum Setback Requirements**

All lot lines 5.0 metres

except where

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3 of this Part shall apply.

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**3.4.106.4 Other Regulations**

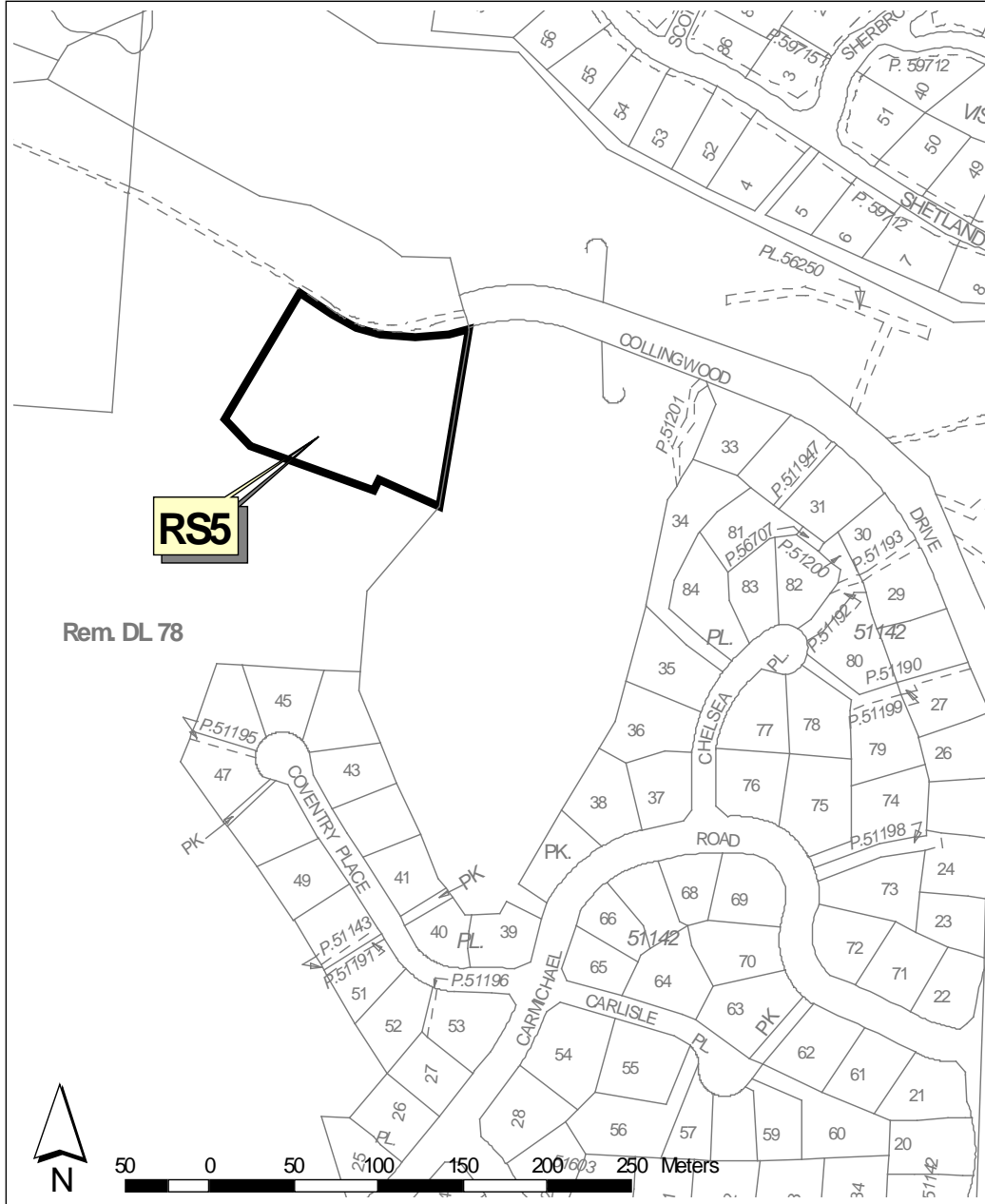
- a) For the purpose of this zone, the use "office" is limited to:
  - real estate sales,
  - i) real estate information center,
  - ii) management of business.
- b) For the purpose of this zone, "personal service use" is limited to fitness training services.
- c) In the event of inconsistency between any provision of Section 3.4.106.4 and any other provision of this Bylaw, the Section 3.4.106.4 provision will apply and the other provision will not apply to the extent of the inconsistency.

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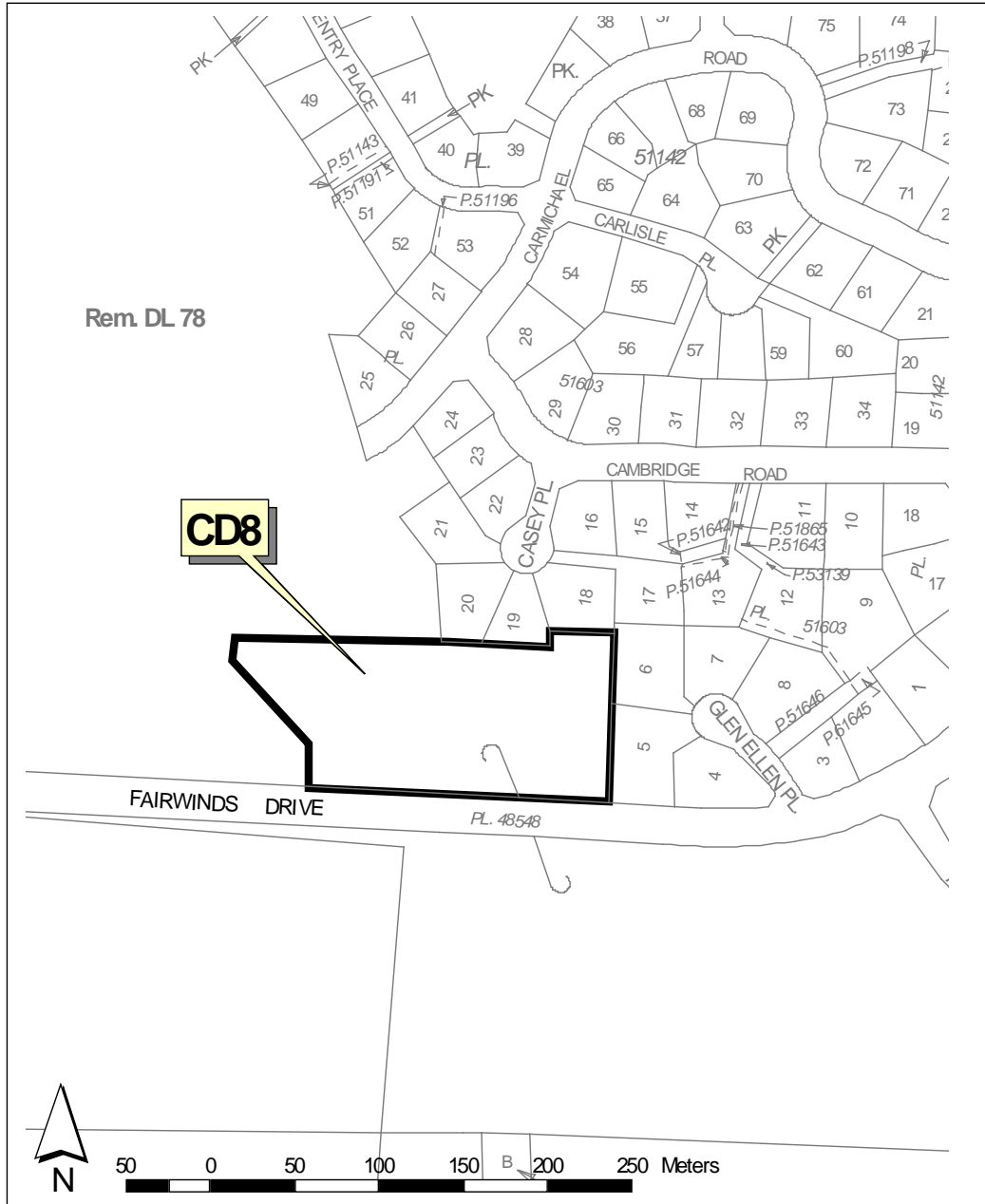
<sup>1</sup> Bylaw No.500.263, adopted October 10, 2000



Comprehensive Development Zone CD8  
Schedule 2



### Comprehensive Development Zone CD8 Schedule 3



Section 3.4.107

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**HORNE LAKE COMPREHENSIVE  
DEVELOPMENT ZONE 9<sup>1</sup>**

---

**CD9**

**3.4.107.1 Permitted Uses**

- a) Recreational Residence
  - b) Recreational Vehicle Storage Area
- 

**3.4.107.2 Maximum Number and Size of Buildings Structures and Uses**

- a) The maximum number of recreational residences permitted within the area as shown outlined on plan contained in Schedule CD9 'A', shall be:
  - i) 400, where the regional park amenity referred to in subsection (f)<sup>2</sup> is provided to the regional district; or
  - ii) 2, where the regional park amenity has not been provided.
- b) Number of recreational residences per bare land strata lot - 1
- c) Floor Area:
  - i) cabin – 70 m<sup>2</sup> subject to subsections 3.4.107.6 (a)(xi) and 3.4.107.6 (a)(xiii)
  - ii) visitor recreational vehicle – 37m<sup>2</sup>
  - iii) accessory buildings - one 10 m<sup>2</sup> and one 6 m<sup>2</sup> for each recreational residence
  - iv) accessory water storage structure – 6.0m<sup>2</sup> for each recreational residence<sup>3</sup>
  - v) accessory wood storage structure – 6.0m<sup>2</sup> for each recreational residence<sup>4</sup>
- d) Height (recreational residence):
  - i) cabin – 6.1 m
  - ii) accessory buildings and structures - 3.0m
  - iii) accessory water storage structure – 3.0m excluding water container<sup>5</sup>
  - iv) accessory wood storage structure – 3.0m<sup>6</sup>
- e) Storeys
  - i) The maximum number of storeys contained within a cabin must not exceed 2.
  - ii) Where 2 storeys are provided within a cabin either the floor area of the storey with the highest elevation does not exceed 50% of the floor area of the lower storey not including internal stairways or the floor area of the storey with the lower elevation must not exceed 50% of the floor area of the upper storey.<sup>7</sup>
- f) The Regional park amenity is the transfer to the Regional District of the lands legally described Block 40, Alberni District, Plan 691N, Except That Part Thereof Shown Outlined in Red on Plan 1339R and except That Part in Plan 46603 in substantially the same condition as such lands were as of May 31, 2001, to be operated and maintained by or on behalf of the Regional District as regional park.

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<sup>1</sup> Bylaw No. 500.275, adopted October 9, 2001

<sup>2</sup> Bylaw No. 500.314, adopted January 10, 2006

<sup>3</sup> Bylaw No. 500.314, adopted January 10, 2006

<sup>4</sup> Bylaw No. 500.314, adopted January 10, 2006

<sup>5</sup> Bylaw No. 500.314, adopted January 10, 2006

<sup>6</sup> Bylaw No. 500.314, adopted January 10, 2006

<sup>7</sup> Bylaw No. 500.314, adopted January 10, 2006

**HORNE LAKE COMPREHENSIVE  
DEVELOPMENT ZONE 9 continued**

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**3.4.107.3 Minimum Parcel Size**

Despite Section 4.1 and 4.4.4 of this bylaw, the following subdivision regulations apply:

- a) Maximum number of bare land strata lots that may be subdivided within the CD9 zone – 400
- 

**3.4.107.4 Minimum Setback Requirements**

All watercourses, except Horne Lake	15.0 m from the natural boundary or where a bank is within 15 metres of the natural boundary, 15.0 m from the top of the bank, whichever is greater.
Horne Lake	8.0 m from the natural boundary as shown on the survey plan prepared by Bruce Lewis, BCLS and dated March 15, 2000.
Interior side lot line	1.5 m
Rear lot line	1.5 m
All other lot lines	5.0 m

---

**3.4.107.5 Flood Control<sup>1</sup>**

- a) The following Lands are designated flood plain:
  - i) That part of Strata Lots 1 through 400, of District Lot 215, Alberni District, Plan VIS5160, Below 121.7 metres Geodetic Survey of Canada Datum.
- b) Despite the designation of the Horne Lake Lands as floodplain and the restrictions contained in subsection (a), a person may construct a permitted minor addition to a building in the Horne Lake Comprehensive Development Zone.
- c) Within the Horne Lake flood plain “a permitted minor addition” means one addition to a cabin located in the Horne Lake Comprehensive Development Zone having an area, which is the lesser of:
  - i) 25% of the floor area of the main floor of the cabin; or
  - ii) 10m<sup>2</sup>Provided the main floor area of the cabin does not exceed the maximum floor area of 70m<sup>2</sup> as specified in Section 3.4.107(b)(i) after the one addition.

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<sup>1</sup> Bylaw No. 500.314, adopted January 10, 2006

**HORNE LAKE COMPREHENSIVE  
DEVELOPMENT ZONE 9 continued**

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**3.4.107.6 Other Regulations**

- a) For the purposes of this zone:
- i) “*recreational residence*” means one cabin, or one cabin and one visitor recreational vehicle
  - ii) “*cabin*” means a building or recreational vehicle used for the temporary accommodation of one or more persons;
  - iii) “*visitor recreational vehicle*” means a tent or one recreational vehicle other than a mobile home located within 100 metres of a cabin, which provides for the accommodation of persons visiting the occupants of the cabin;
  - iv) a visitor recreational vehicle for a given cabin may be located on site for no more than 4 consecutive days within a week with the exception that one visit within a calendar year may extend up to 90 consecutive days;
  - v) “*temporary accommodation*” means the occupation of a cabin for fewer than 180 consecutive days in a calendar year and fewer than 240 days in total during the same calendar year;
  - vi) “*recreational vehicle storage*” means the storage of vehicles used for temporary seasonal accommodation during the periods of time when such vehicles are not in use.
  - vii) No more than 2.0235 hectares (5 acres) of land within the Horne Lake Comprehensive Development Zone 9 shall be used for recreational vehicle storage.
  - viii) The area of land used for recreational vehicle storage shall form one contiguous area and vehicle storage shall not take place in different locations within this zone.
  - ix) The area of land used for recreational vehicle storage shall not be closer than 30 metres from the natural boundary of Horne Lake, 30 metres from the top of a bank adjacent to a watercourse and 5 metres from any other lot line.
  - x) “*storey*” means that portion of a building 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 the floor and the ceiling above.
  - xi) up to 35m<sup>2</sup> floor area that is located on a second storey is permitted in addition to the maximum floor area specified in 3.4.107.2(c)(i),<sup>1</sup> not including internal stairways;
  - xii) “*porch*” means a roofed open structure projecting from the exterior wall of a building and having at least 30% of the total areas of the vertical planes forming its perimeter, other than the exterior wall of the building, unobstructed in any manner except by insect screening;
  - xiii) up to 40 m<sup>2</sup> of floor area used for porches and decks<sup>2</sup> attached to a cabin is permitted in addition to the maximum floor area specified in 3.4.107.2c) i)<sup>3</sup> provided the combined lot coverage “footprint” of the cabin, porch, deck or hard surfaced patio, other than a permitted minor addition of 10 m<sup>2</sup>, does not exceed 93 m<sup>2</sup> within a setback of 15 metres from the natural boundary of Horne Lake;

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<sup>1</sup> Bylaw No. 500.314, adopted January 10, 2006

<sup>2</sup> Bylaw No. 500.314, adopted January 10, 2006

<sup>3</sup> Bylaw No. 500.314, adopted January 10, 2006

**HORNE LAKE COMPREHENSIVE  
DEVELOPMENT ZONE 9 continued**

- xiv) Despite section 3.4.107.2 d)<sup>1</sup> i)<sup>2</sup>, a cabin may be up to 8.0 metres in height, where the difference in height between 8.0 metres and 6.1 metres arises from the construction of raised foundations or other construction which does not enclose habitable or occupiable storage space;
  - xv) The keeping of animals for agricultural purposes is not permitted in this zone.
  - xvi) The height of a raised foundation, as set out in subsection (xiv) shall be determined by average natural grade of the footprint of the recreational residence excluding decks and porches;<sup>3</sup>
  - xvii) The floor area of the storey with the loft (upper or lower), as set out in subsection 3.4.107.2(e)(ii), is calculated exclusive of the portion of the floor area where the height to ceiling is 1.0 metre or less;<sup>4</sup>
  - xviii) Where a lower loft is being constructed the maximum height of the recreational residence shall not exceed 6.1 metres as measured from the lowest point of natural grade;<sup>5</sup>
  - xix) *“accessory water storage structure”* means an unenclosed structure used exclusively for supporting or containing an individual private water supply and may include a container or tank;<sup>6</sup>
  - xx) *“accessory wood storage structure”* means a three sided structure used exclusively for the storage of wood.<sup>7</sup>
- b) In the event of inconsistency between any provision of Section 3.4.107 and any other provision of this Bylaw, the Section 3.4.107 provision will apply and the other provision will not apply to the extent of the inconsistency.

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<sup>1</sup> Bylaw No. 500.314, adopted January 10, 2006

<sup>2</sup> Bylaw No. 500.281, adopted May 14, 2002

<sup>3</sup> Bylaw No. 500.314, adopted January 10, 2006

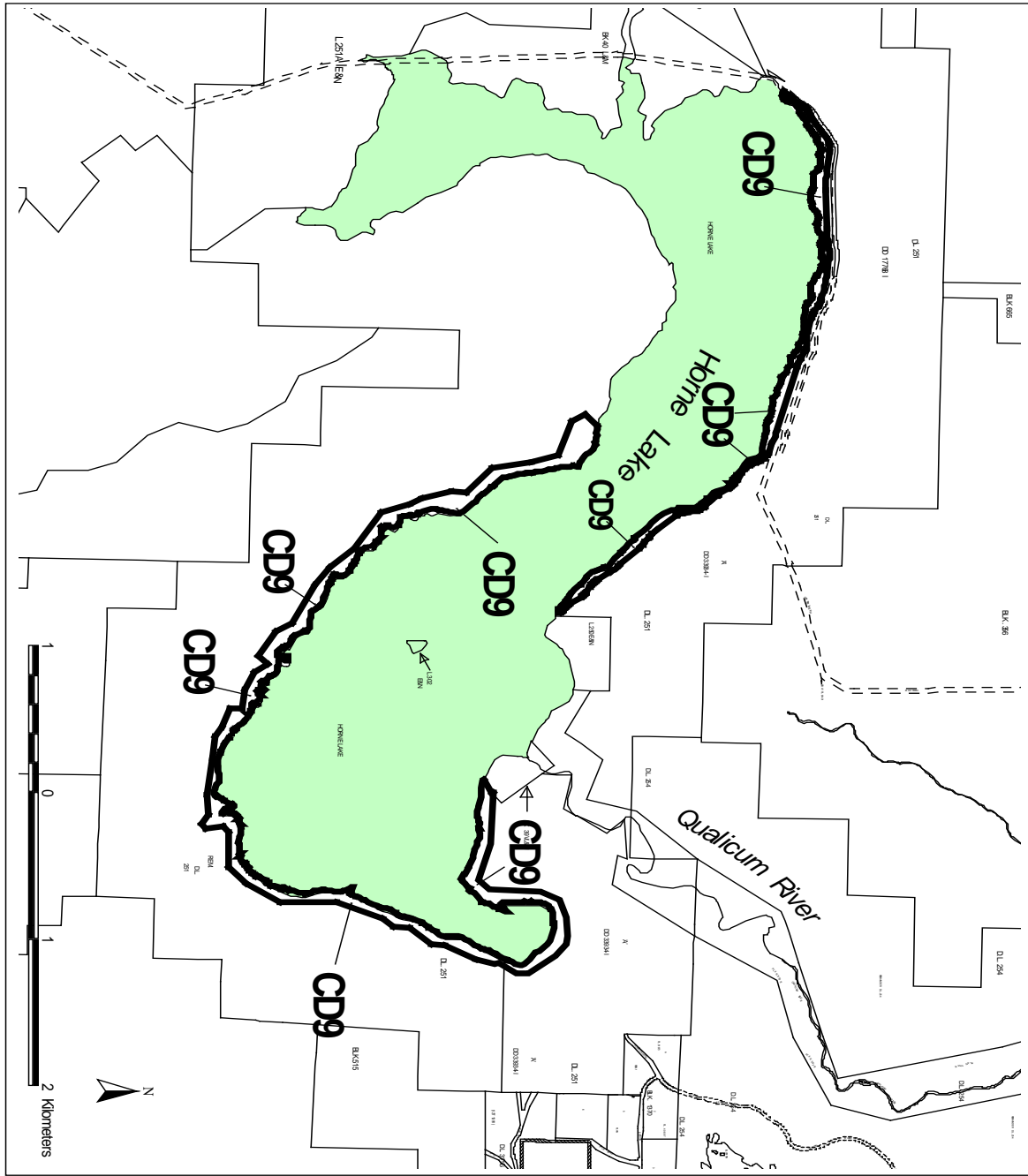
<sup>4</sup> Bylaw No. 500.314, adopted January 10, 2006

<sup>5</sup> Bylaw No. 500.314, adopted January 10, 2006

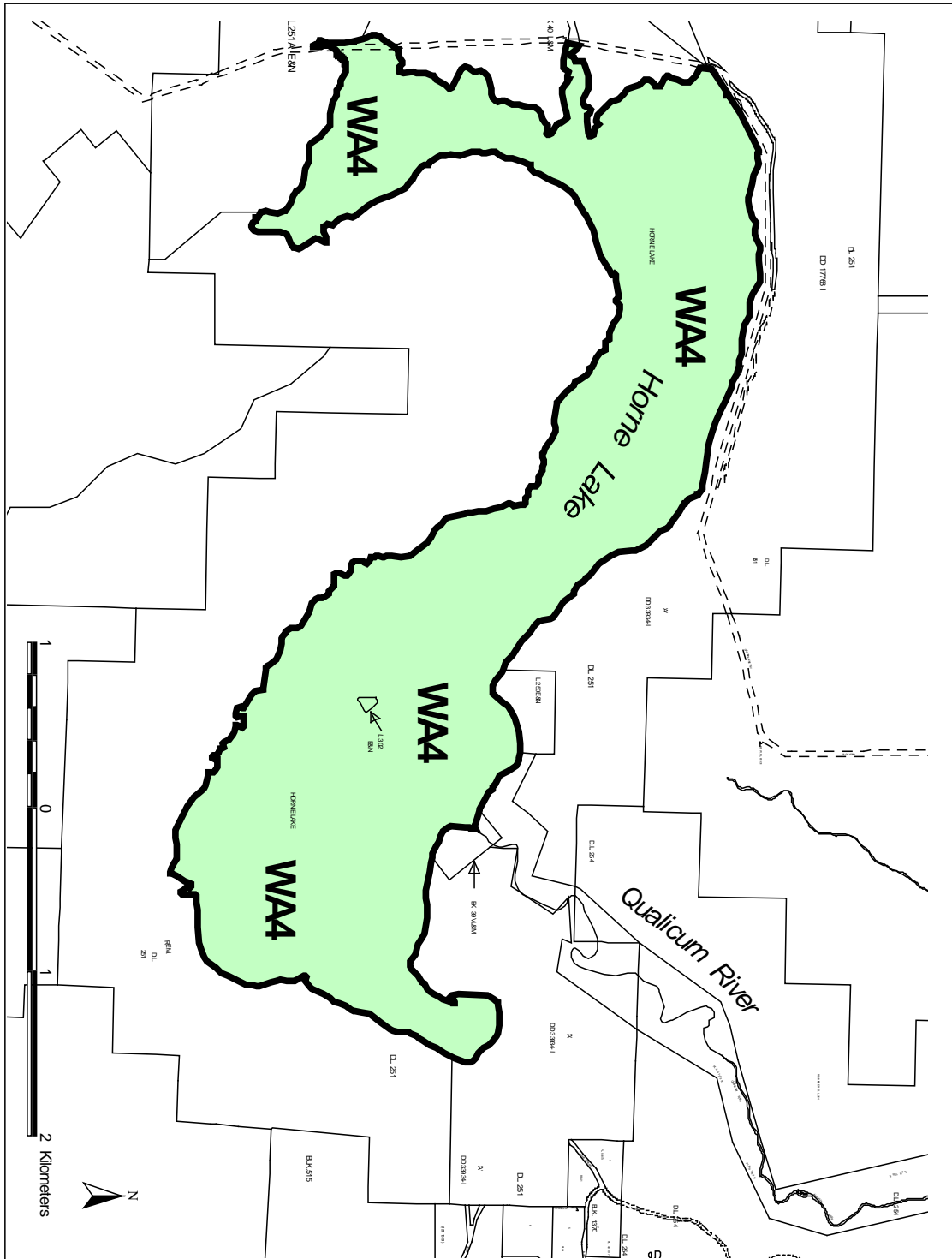
<sup>6</sup> Bylaw No. 500.314, adopted January 10, 2006

<sup>7</sup> Bylaw No. 500.314, adopted January 10, 2006

### Comprehensive Development Zone CD9 Schedule 3

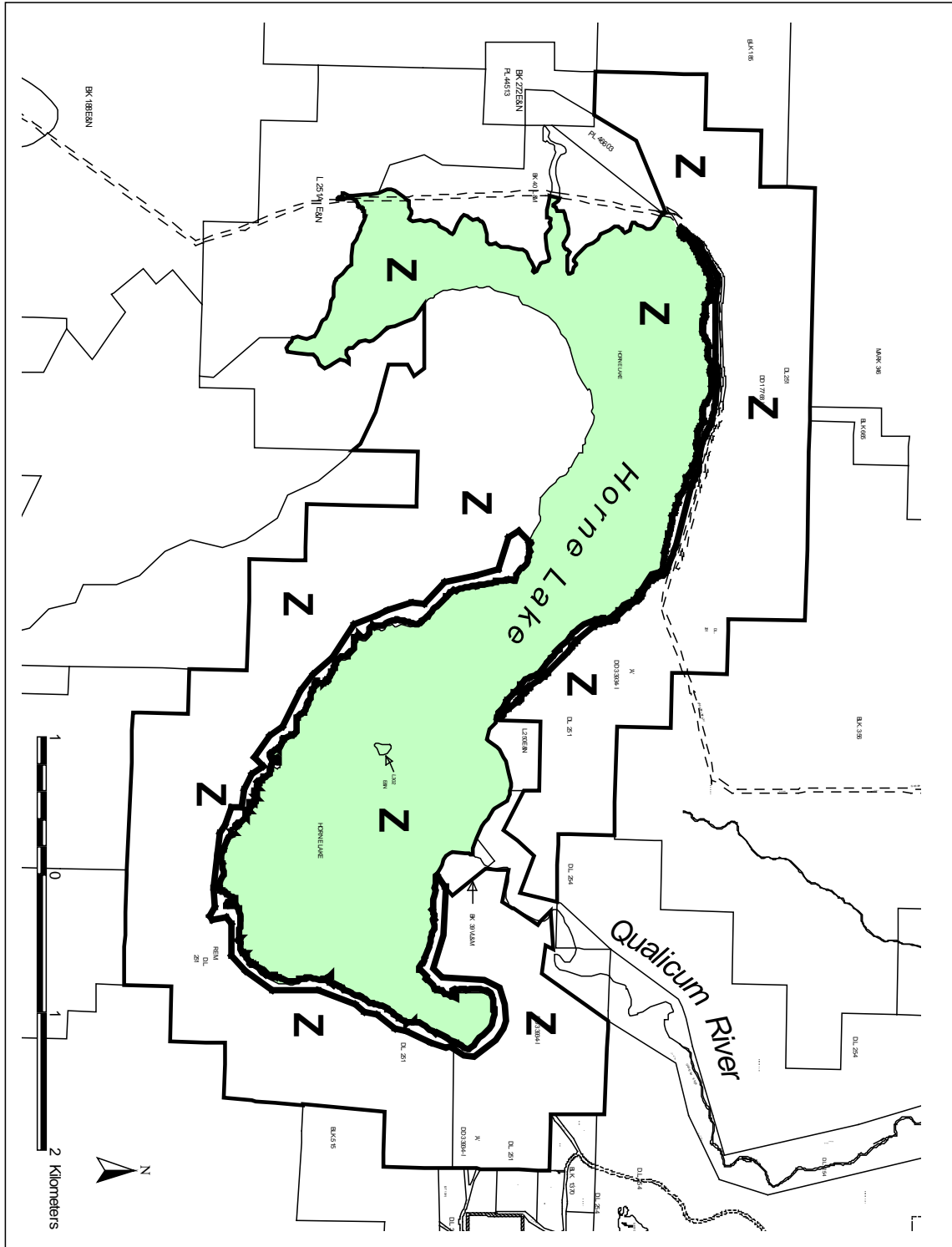


### Comprehensive Development Zone CD9 Schedule 4

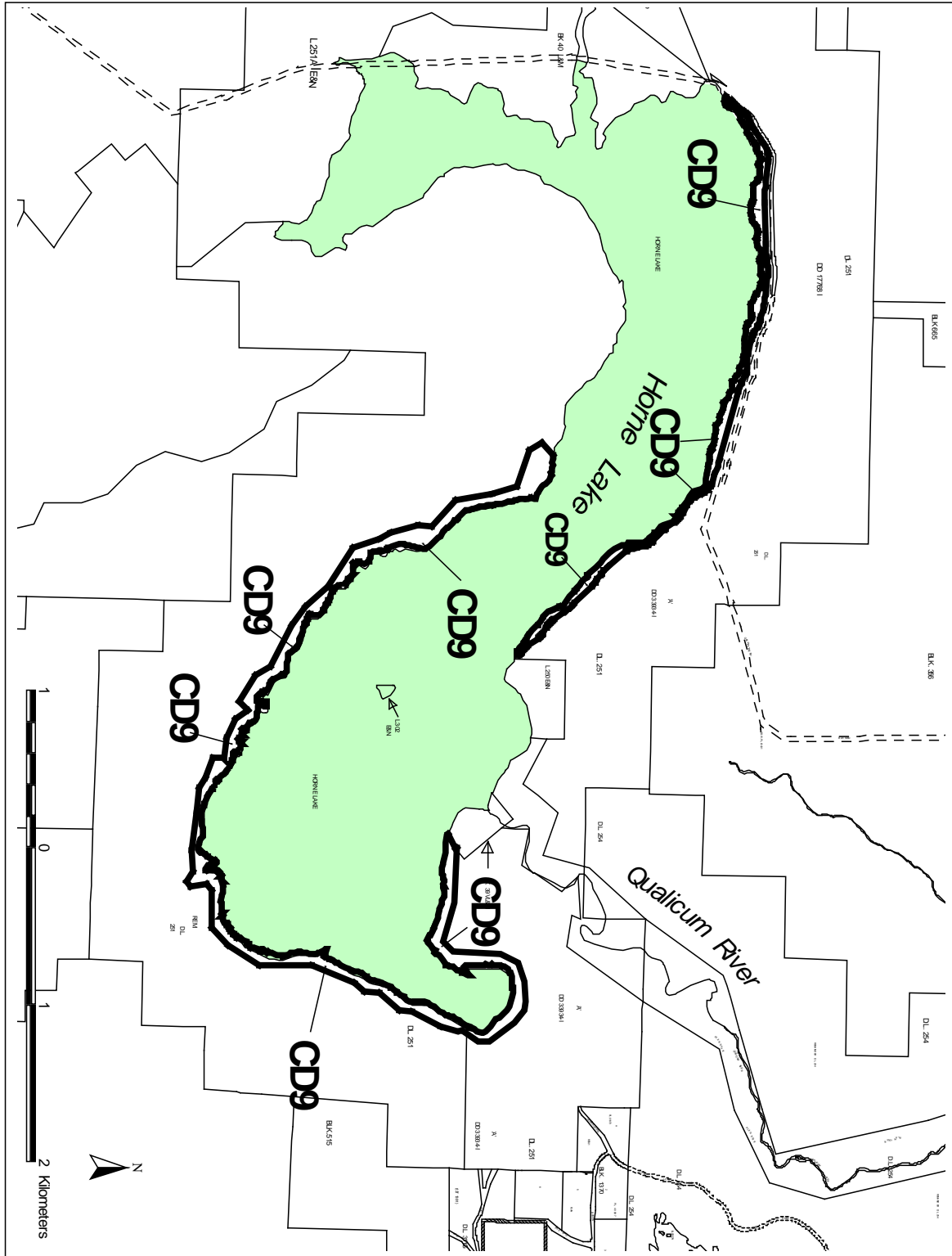




### Comprehensive Development Zone CD9 Schedule 5



### Comprehensive Development Zone CD9 Schedule 6



## Section 3.4.108

**SOUTH WELLINGTON COMPREHENSIVE  
DEVELOPMENT ZONE 10<sup>1</sup>****CD10****3.4.108.1****Permitted Uses and Minimum Site Area**

Required Site Area with:

<b>Permitted Uses</b>	<b>Community Water &amp; Sewer System</b>	<b>Community Water System</b>	<b>No Community Services</b>
a) Agriculture	n/a	n/a	n/a
b) Aquaculture	5000 m <sup>2</sup>	5000 m <sup>2</sup>	5000 m <sup>2</sup>
c) Home Occupation Use	n/a	n/a	n/a
d) Produce Stand	n/a	n/a	n/a
e) Residential Use	n/a	n/a	n/a
f) Silviculture	n/a	n/a	n/a
g) Light Industry	n/a	n/a	n/a
h) Outdoor Sales	n/a	n/a	n/a

**3.4.108.2 Maximum Number and Size of Buildings and Structures**

Accessory buildings:

combined floor area 400 m<sup>2</sup>

Light Industry

The combined total floor area of all light industry uses must not exceed 170 m<sup>2</sup>

Dwelling units/parcel

a) on a parcel having an area of 2.0 ha or less - 1

b) on a parcel having an area greater than 2.0 ha - 2

Height - 9.0 m

Parcel coverage - 25%

**3.4.108.3 Minimum Parcel Area**

Despite Section 4.4.4, no parcel having an area less than 2.0 ha may be created by subdivision, and for the purposes of this subsection, “parcel” includes a lot created by deposit of a strata plan under the **Strata Property Act** (British Columbia)

**3.4.108.4 Minimum Setback Requirements**

1) Buildings and structures for housing livestock or for storing manure:

All lot lines - 30.0 m;

2) All other buildings and structures

All lot lines - 8.0 m;

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.278, adopted December 11, 2001

SOUTH WELLINGTON COMPREHENSIVE  
DEVELOPMENT ZONE 10<sup>1</sup> continued

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**3.4.108.5 Other Regulations**

- 1) For the purpose of this zone, the “light industry” use is limited to:
  - i) autobody repair with not more than two employees
- 2) For the purpose of this zone, the "outdoor sales" use is limited to:
  - i) the display and sale of automobiles
  - ii) the display of not more than 4 automobiles at any given time
  - iii) the display of sale information attached to each automobile, not exceeding a surface area of 812 cm<sup>2</sup> , with displayed information including, but not limited to year, make, model description, and sale price of vehicle
  - iv) an outdoor display and sales area of not more than 72 m<sup>2</sup>
- 3) For the purpose of this zone, and notwithstanding the above-noted Section 2 (iii), signage will be restricted to: not more than 1 free standing indirectly illuminated sign with a surface area of 4.5 m<sup>2</sup> and not exceeding 6.0 metres in height from its supporting foundation; and the use of ribbon flags, pennants and other on-site display props for advertising is prohibited.
- 4) For the purpose of this zone, the use “home occupation” is limited to the provisions listed for a Rural 4 zone.
- 5) In the event of inconsistency between any provision of Section 3.4.108.5 and any other provision of this Bylaw, the Section 3.4.108.5 provision will apply and the other provision will not apply to the extent of the inconsistency.

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<sup>1</sup> Bylaw No. 500.278, adopted December 11, 2001

## Section 3.4.109

**SOUTH WELLINGTON 2  
COMPREHENSIVE DEVELOPMENT ZONE 11 <sup>1</sup>**

CD11

**3.4.109.1****Permitted Uses and Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Fairground	1.0 ha	1.0 ha	2.0 ha
b) Fast Food Outlet	2000 m <sup>2</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>
c) Gasoline Service Station	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
d) Nursery	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
e) Heavy Equipment Display	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
f) Produce Market	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
g) Public Assembly	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
h) Recreation Facility	4000 m <sup>2</sup>	5000 m <sup>2</sup>	8000 m <sup>2</sup>
i) Residential Use	n/a	n/a	n/a
j) Restaurant	2000 m <sup>2</sup>	4000 m <sup>2</sup>	6000 m <sup>2</sup>
k) Retail Store	1000 m <sup>2</sup>	1600 m <sup>2</sup>	2000 m <sup>2</sup>

**3.4.109.2 Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel	- 1
Floor area ratio	- 0.60
Height	- 8.0 m
Parcel coverage	- 50%

**3.4.109.3 Minimum Parcel Area**

Subject to Section 4.4.4, no parcel having an area less than 2.0 ha may be created by subdivision, and for the purposes of this subsection, “parcel” includes a lot created by deposit of a strata plan under the **Strata Property Act** (British Columbia)

**3.4.109.4 Minimum Setback Requirements**

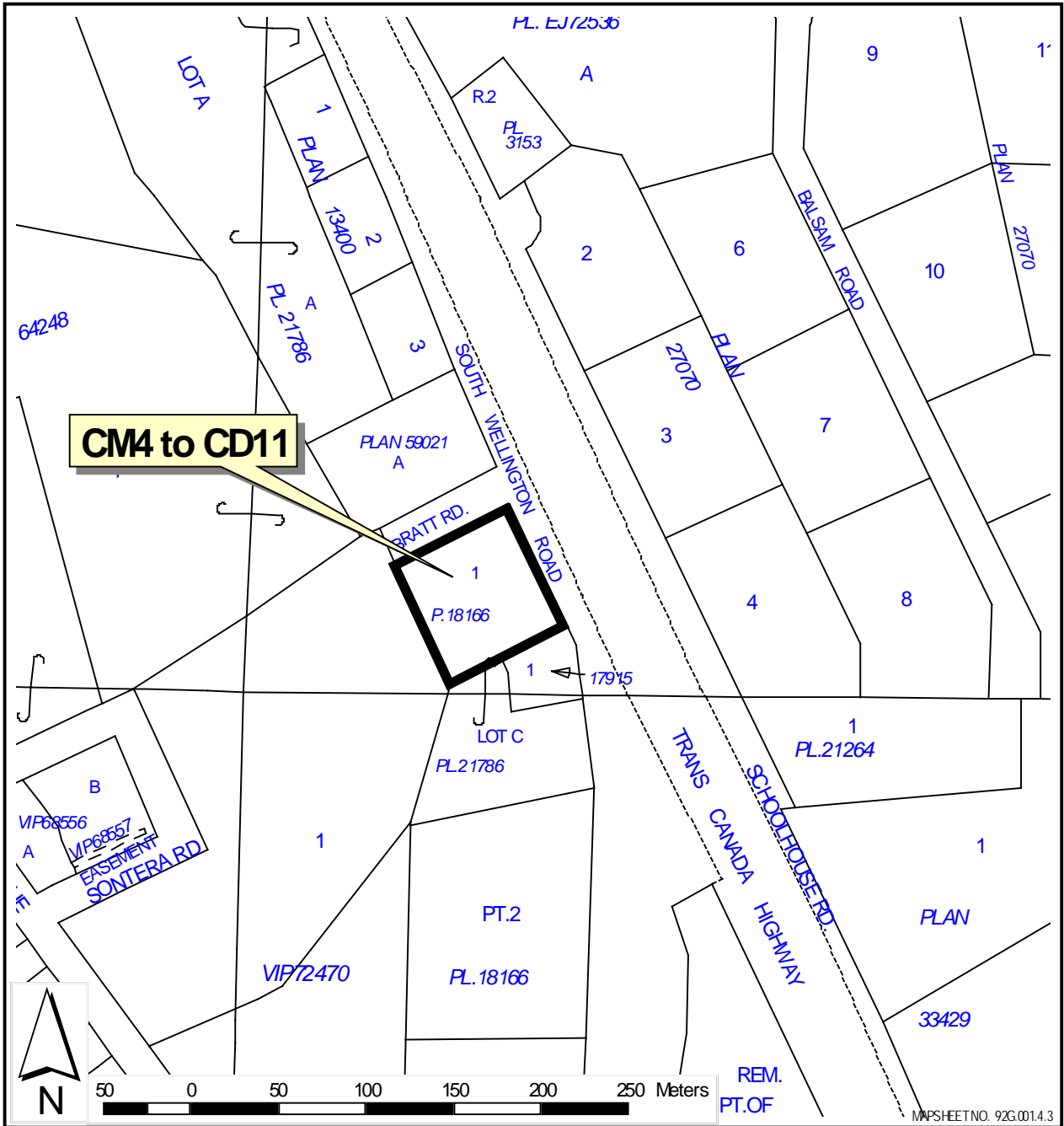
Front lot line	- 8.0 m
Other lot lines	- 5.0 m

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero;
- b) any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

<sup>1</sup> Bylaw No. 500.279, adopted June 11, 2002

Comprehensive Development Zone CD11  
Schedule 2



Section 3.4.111

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**RONDALYN RESORT  
COMPREHENSIVE DEVELOPMENT ZONE 13**

**CD13<sup>1</sup>**

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**3.4.111.1 Permitted Uses and Accessory Uses**

**Permitted Uses**

- a) Recreational Vehicle Park

**Permitted Accessory Uses**

Accessory recreation and service uses that are incidental to the Recreational Vehicle Park use intended for the sole use of RV Park visitors and residents

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**3.4.111.2 Maximum Number and Size of Buildings, Structures and Uses**

Recreational Vehicle Park	Maximum of 90 RV / camping spaces developed in accordance with Schedule '3C' Campground Regulations and Standards. <sup>2</sup>
Dwelling units/parcel	- 2
Height	- 8.0 metres
Parcel coverage	- 10%

---

**3.4.111.3 Minimum Setback Requirements**

Front lot lines	- 8.0 metres
Other lot lines	- 5.0 metres

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 apply;

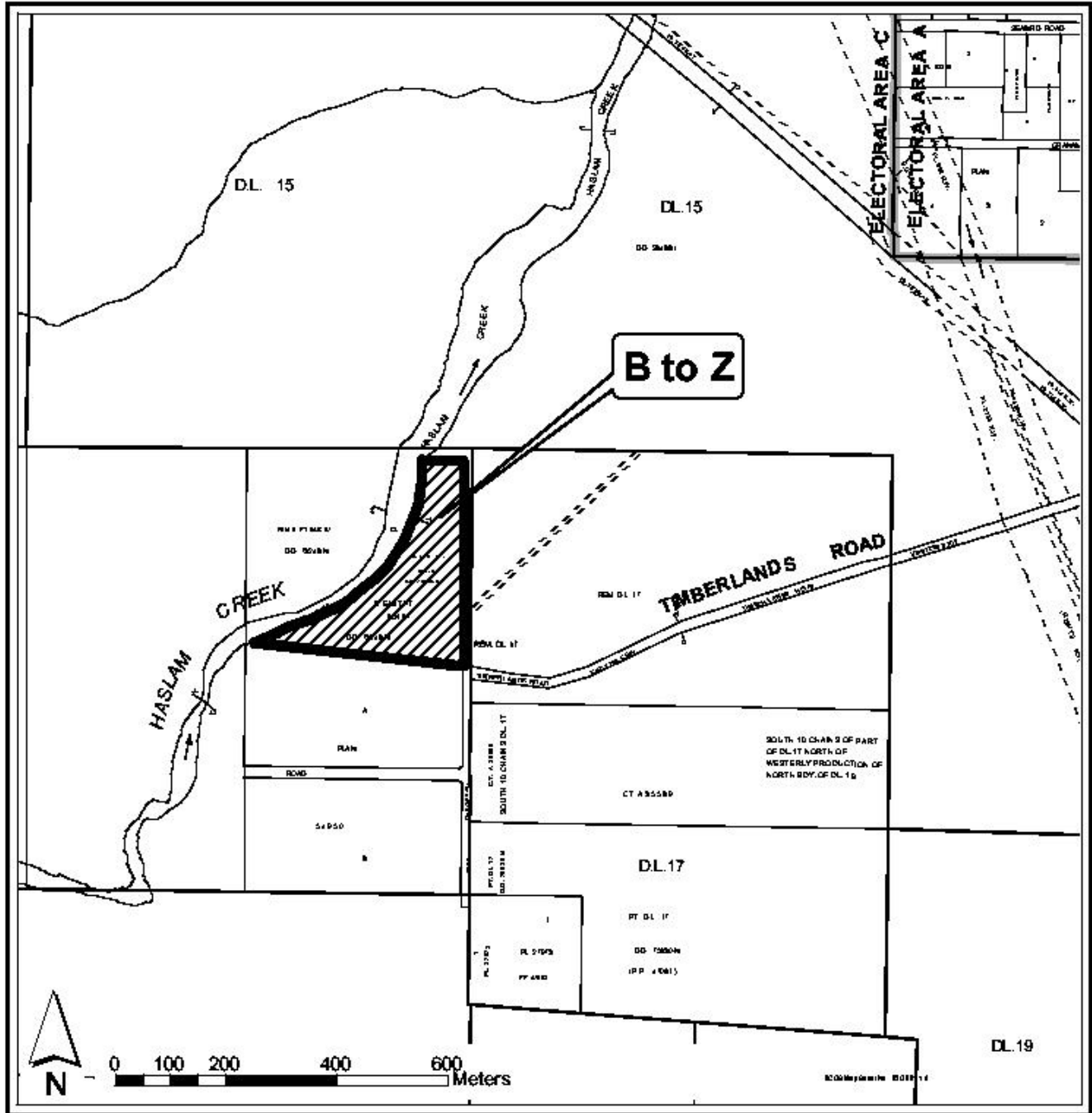
and except for one free standing sign that meets the requirements of "Regional District of Nanaimo Sign Bylaw No. 993, 1995" within the required setback.

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<sup>1</sup> Bylaw No. 500.287, adopted June 13, 2005

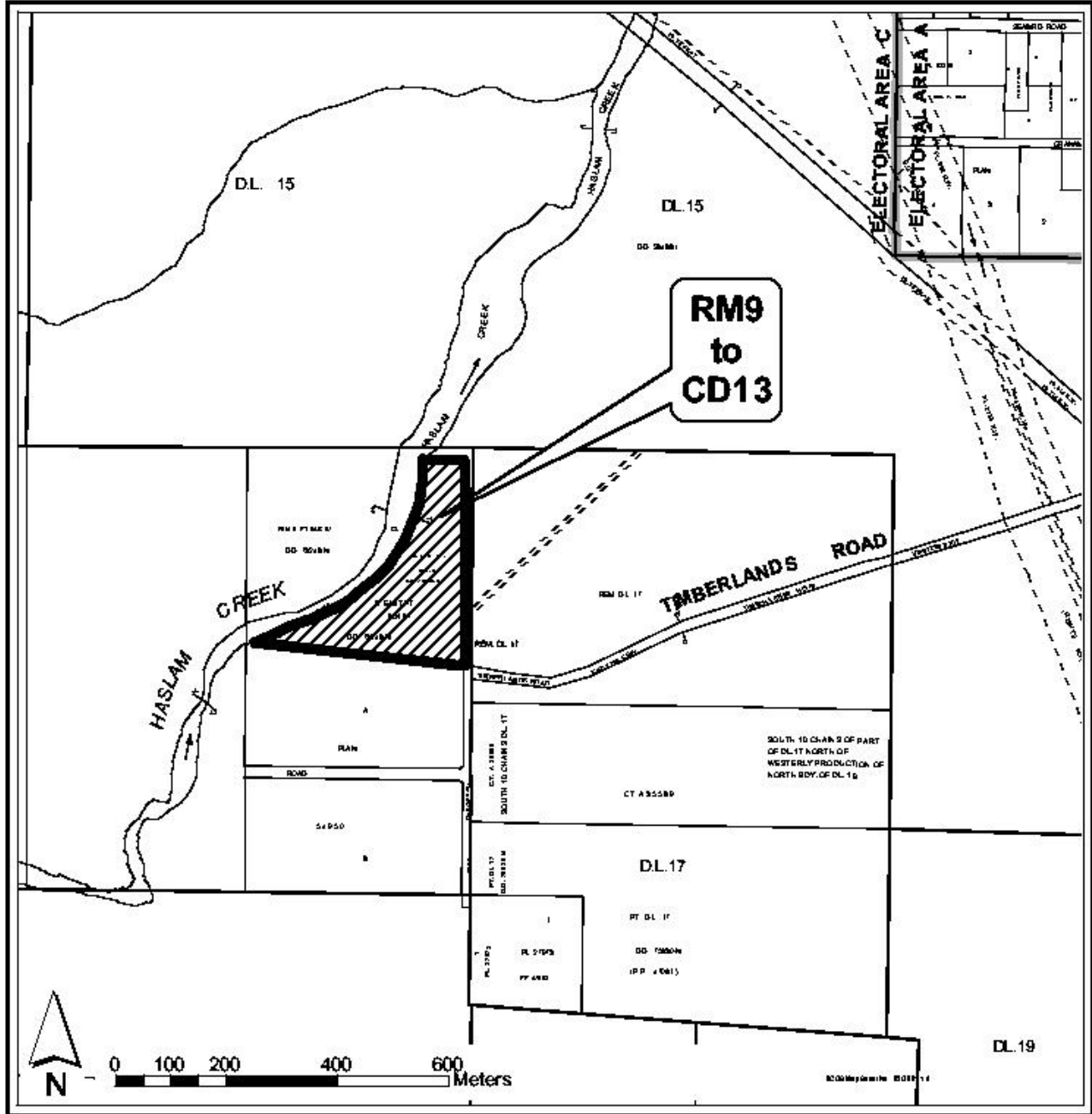
<sup>2</sup> Bylaw No. 500.330, adopted May 23, 2006

### Comprehensive Development Zone CD13 Schedule 2 (1 of 2)





Comprehensive Development Zone CD13  
Schedule 2 (2 of 2)



Section 3.4.112

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**ENGLISHMAN RIVER (BLOCK 564)  
COMPREHENSIVE DEVELOPMENT ZONE 14**

**CD14<sup>1</sup>**

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**3.4.112.1 Permitted Uses, Density, and Park Amenity**

**Permitted Uses**

- a) Residential Use
  - b) Home Based Business Use
  - c) Agriculture use, within that part of the zone within the ALR
- 

**Density and Park Amenity**

- a) The maximum number of parcels that may be created by subdivision within the area as shown outlined on Schedule No. 2 of the CD 14 zone shall be:
  - i) 158 where the Regional Park amenity referred to in section b) of Section 3.4.112.1 is provided to the Regional District; or
  - ii) 36 parcels where the Regional Park has not been provided.
- b) The Regional Park amenity is the transfer of the following portions of the lands legally described as the Remainder of Block 564, Nanoose District, Except That Part Shown Outlined in Red on Plan 613-R and Except Parts in Plans 360RW, 3132RW, 31833, 39893, 42873, VIP66068, VIP67422, VIP69511 and VIP71158 (The Remainder of Block 564, Nanoose District) for Regional Park:
  - i) A greenway corridor not less than 15.0 metres in width linking a minimum of one (1) accessible location from the top of the bank of the Englishman River to the two (2) locations where Craig Creek crosses the lands and to the location of the unnamed wetland located near the south boundary of the lands;
  - ii) The Craig Creek Corridor and that part of the land east and south of Craig Creek situated west of the Island Highway, including the Bed of the Creek and a minimum 30.0 metres as measured from the top of the bank of the Creek;
  - iii) That portion of land located between DL 57, Nanoose District and the Island Highway that includes all of the area 200 metres south of the Remainder of DL 40 Nanoose District;
  - iv) That portion of land located between the east boundary of DL 57, Nanoose District and the top of the bank of the Englishman River Valley;
  - v) A 30.0-metre wide strip of land located adjacent to the west side of the Island Highway from the south boundary of the Remainder of DL 40, Nanoose District to Kaye Road; and
  - vi) A 30.0 metre wide strip of land located west of that portion of Lot 1, Block 564 and DL 171 Nanoose District Plan VIP71158 that fronts the Island Highway.

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<sup>1</sup> Bylaw No. 500.291, adopted June 10, 2003

**ENGLISHMAN RIVER (BLOCK 564)  
COMPREHENSIVE DEVELOPMENT ZONE 14 continued**

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**3.4.112.2 Maximum Number and Size of Buildings and Structures**

Accessory buildings	Combined floor area 400 m <sup>2</sup>
Dwelling units/parcel	1
Height of buildings	9.0 m
Parcel coverage	10%

---

**3.4.112.3 Minimum Setback Requirements**

Watercourse	30.0 metres
Top of the bank adjacent to a watercourse	15.0 metres
All other lot lines	8.0 metres

Where the top of the bank adjacent to a watercourse is within 30.0 metres of the natural boundary of a watercourse then the setback shall be a minimum of 30.0 metres from the natural boundary of the watercourse or 15.0 metres from the top of the bank, whichever is greater.

---

**3.4.112.4 Minimum Parcel Size**

- |  |        |
|--|--------|
| a) for a parcel with a connection to a community water system                              | 1.0 ha |
| b) for a parcel without a connection to a community water system or community sewer system | 8.0 ha |
- 

**3.4.112.5 Other Regulations**

For the purpose of this zone:

- a) Where land in this zone is not within the ALR, the keeping of animals, as set out in section 3.3.5 of this bylaw is further restricted to a maximum of 2 livestock animals that may be kept on a parcel at the same time except that no livestock shall be kept on those parcels that front the public lands adjacent to the Englishman River and South Englishman River.
- b) Home Based Business Use - the regulations set out in section 3.3.14 applicable to the Rural 5 zone apply to this zone.

**ENGLISHMAN RIVER (BLOCK 564)  
COMPREHENSIVE DEVELOPMENT ZONE 14 continued**

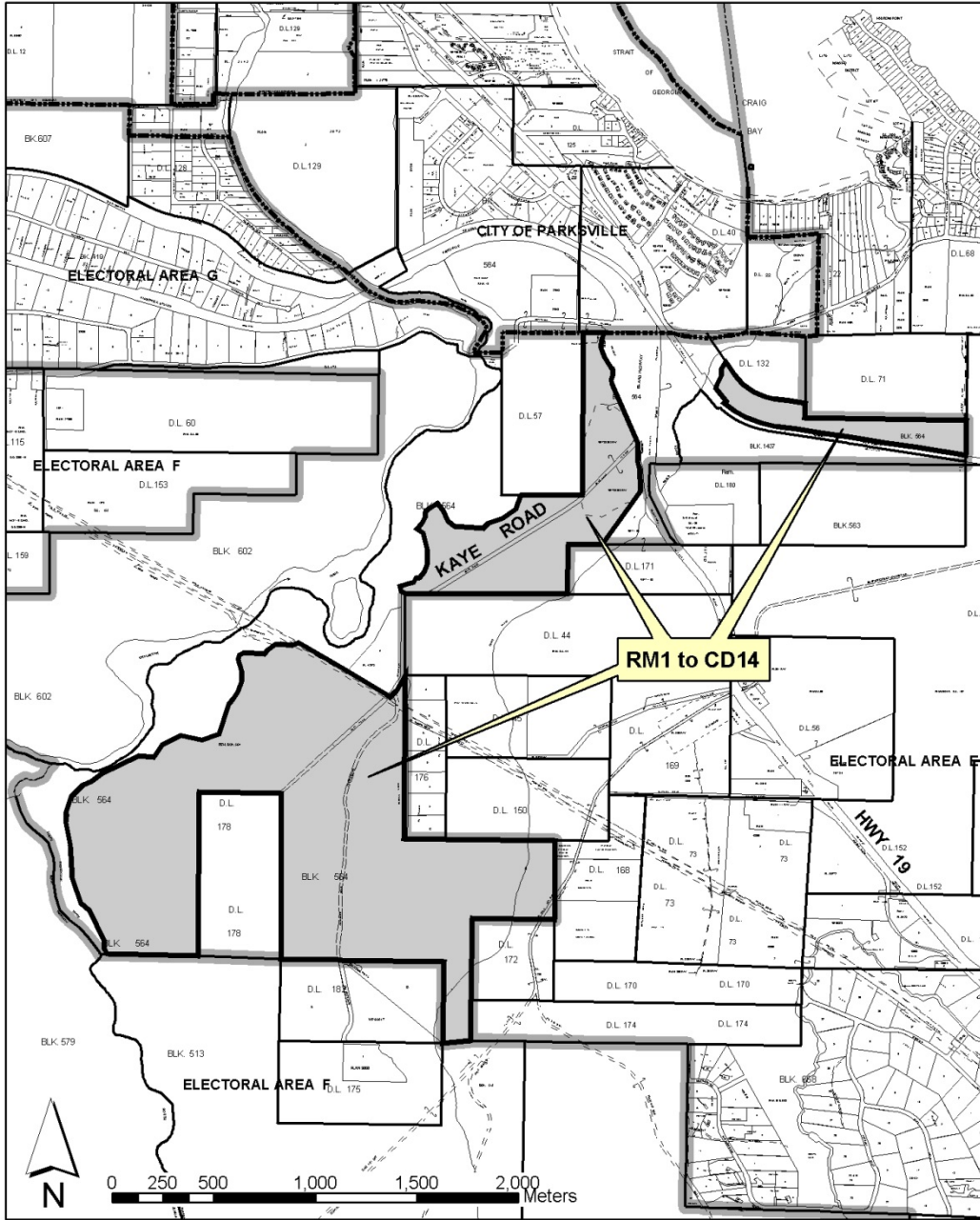
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**3.4.112.6 Community Water System Standards Applicable to this zone.**

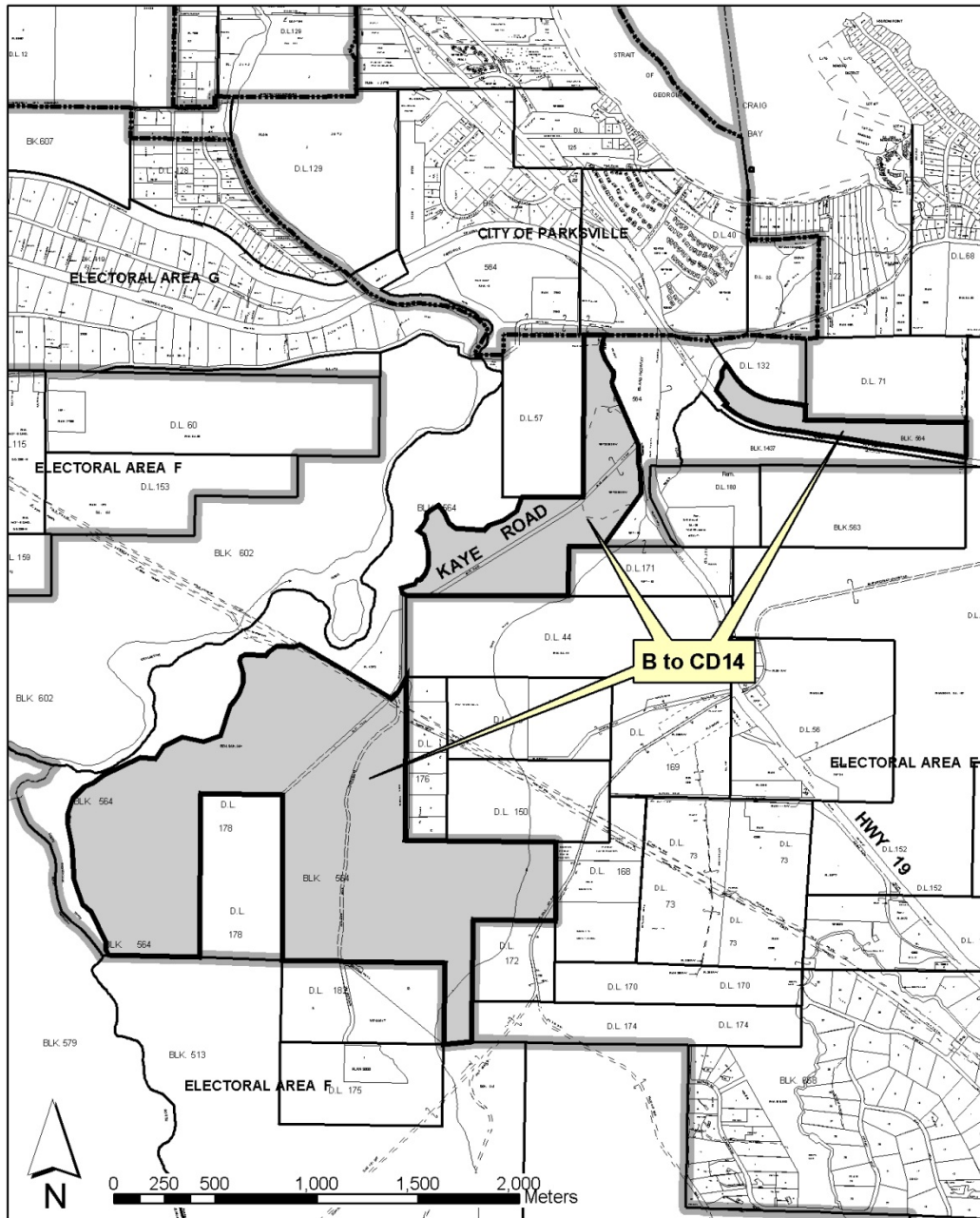
For the purpose of this zone:

- a) The design population to be used in calculating water demand as referred to in section 2.3 of Schedule 4C of this bylaw shall be 553 persons.
- b) The water supply quality as referred to in section 2.5 of Schedule 4C of this bylaw shall meet or exceed both potable and aesthetic standards according to the current Canadian Drinking Water Standard.
- c) The ground water supply source as referred to in section 2.6 of Schedule 4C of this bylaw shall provide for a minimum demand of 100 imperial gallons per minute developed in accordance with the specifications and testing procedures of Schedule 4C of this bylaw.
- d) The reservoir size for water storage as referred to in section 2.7 (1) of Schedule 4C of this bylaw shall be a minimum of 150,000 imperial gallons and may be located outside the CD14 zone provided the site area of the reservoir and access to the site is secured by statutory right-of-way.
- e) The standard for fire hydrant distribution, as referred to in section 2.10 of Schedule 4C of this bylaw, shall be the spacing of fire hydrants such that the maximum distance from a hydrant to the centroid of any parcel measured along the centreline of the highway and perpendicular to a highway, is 300 metres.
- f) No community wells shall produce less than 30 imperial gallons per minute.

### Comprehensive Development Zone CD14 Schedule 2



**Comprehensive Development Zone CD14  
Schedule 3**



Section 3.4.113

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**KIPP ROAD INDUSTRIAL  
COMPREHENSIVE DEVELOPMENT ZONE 15**

---

**CD15<sup>1</sup>**

**3.4.113.1 Permitted Uses, Density, and Park Amenity**

**Permitted Uses**

- a) Light Industry Use
- b) Manufacturing Use
- c) Marshalling Yard
- d) Residential Use

---

**3.4.113.2 Maximum Number and Size of Buildings and Structures**

Accessory manufacturing office	Combined floor area 400 m <sup>2</sup>
Dwelling units/parcel	1
Height of buildings	8.0 m
Parcel coverage	40%

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**3.4.113.3 Minimum Setback Requirements**

All lot lines	8.0 metres
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**3.4.113.4 Other Regulations**

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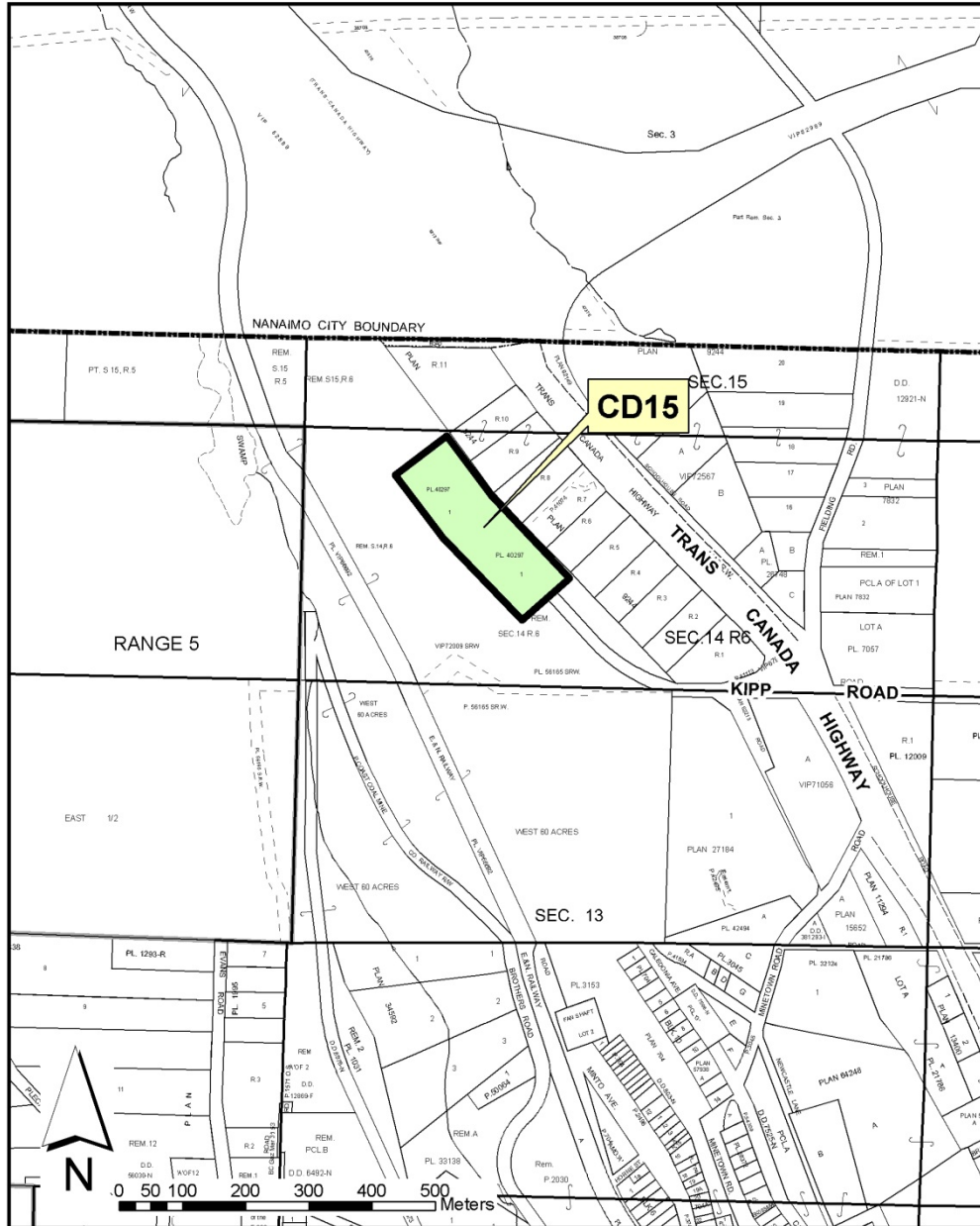
For the purpose of this zone:

- a) Manufacturing use means the assembling and manufacturing of a product or products taking place within a building and shall include an accessory office use.
- b) The maximum permitted site area for a marshaling yard use shall not exceed 4000 m<sup>2</sup>.
- c) The maximum permitted site area for an outdoor storage use shall not exceed 3500 m<sup>2</sup> and is limited to one area of the site.
- d) Outdoor storage use shall not include any vehicles, industrial equipment, mobile homes, boats, recreational vehicles, or other similar vehicle or equipment, which may negatively impact groundwater.
- e) The accessory commercial washing of vehicles associated with a marshaling yard use is not permitted unless an approved water recycling/oil separator system is in operation.
- f) All manufacturing shall be contained within a building or buildings other than the assembly of products limited to 65 m<sup>2</sup> in area and provided that there is no outdoor storage of products.
- g) There shall be no outdoor sandblasting permitted within this zone.
- h) There shall be no outdoor tire storage permitted within this zone.

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<sup>1</sup> Bylaw No. 500.299, adopted July 13, 2004

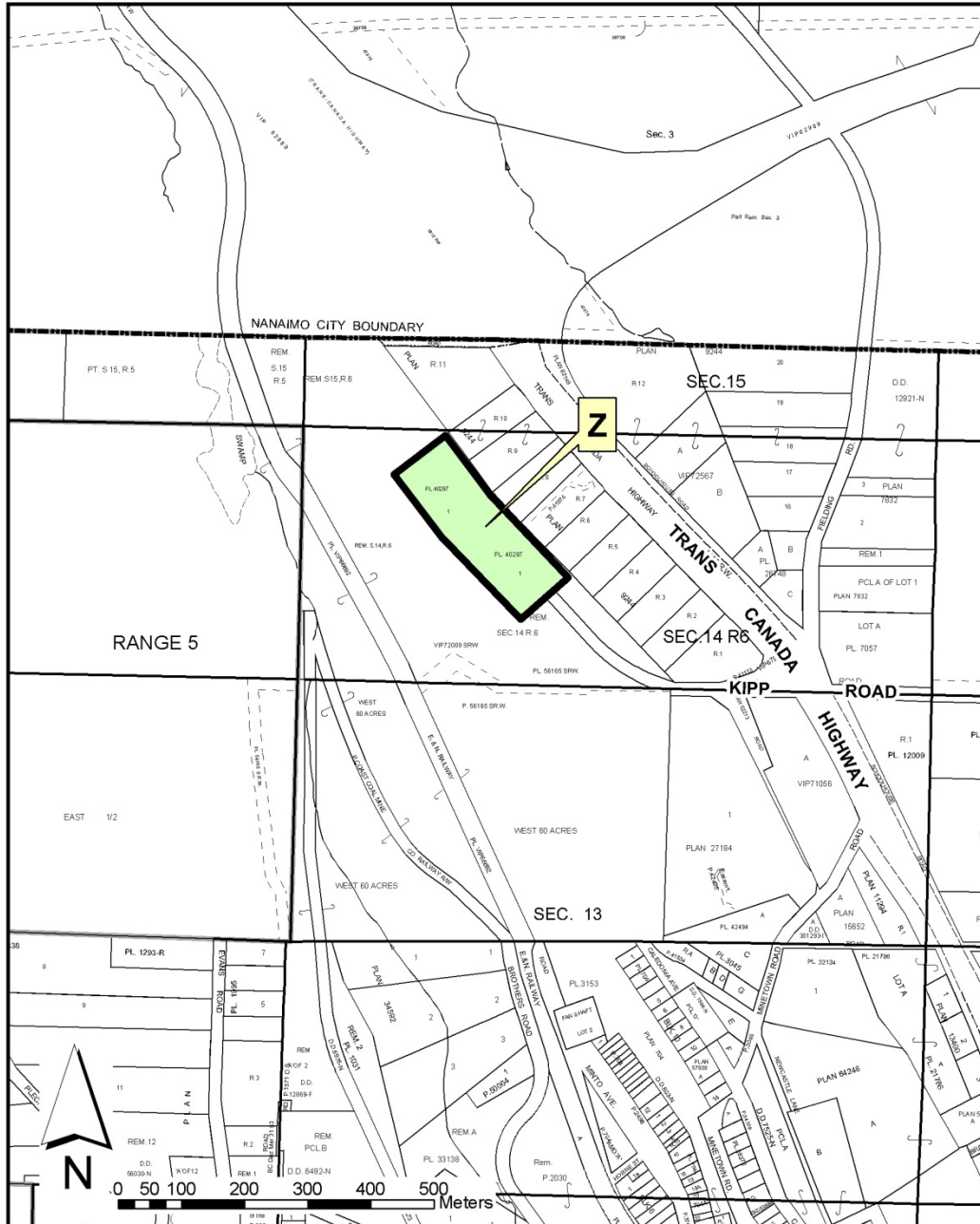
### Comprehensive Development Zone CD15 Schedule 2



BCGS MAPSHEET NO. 92G.011.1.2



### Comprehensive Development Zone CD15 Schedule 3



BCGS MAPSHEET NO. 92G.011.1.2

Section 3.4.117

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**COMPREHENSIVE DEVELOPMENT ZONE 17**

**CD17<sup>1</sup>**

---

**3.4.117.1 Permitted Uses and Density**

**Permitted Uses**

- a) Public Utility Use
  - b) Residential use
- 

**3.4.117.2 Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel	1
Height of buildings	10.0 m
Parcel coverage	50%

---

**3.4.117.3 Minimum Setback Requirements**

All lot lines	5.0 metres
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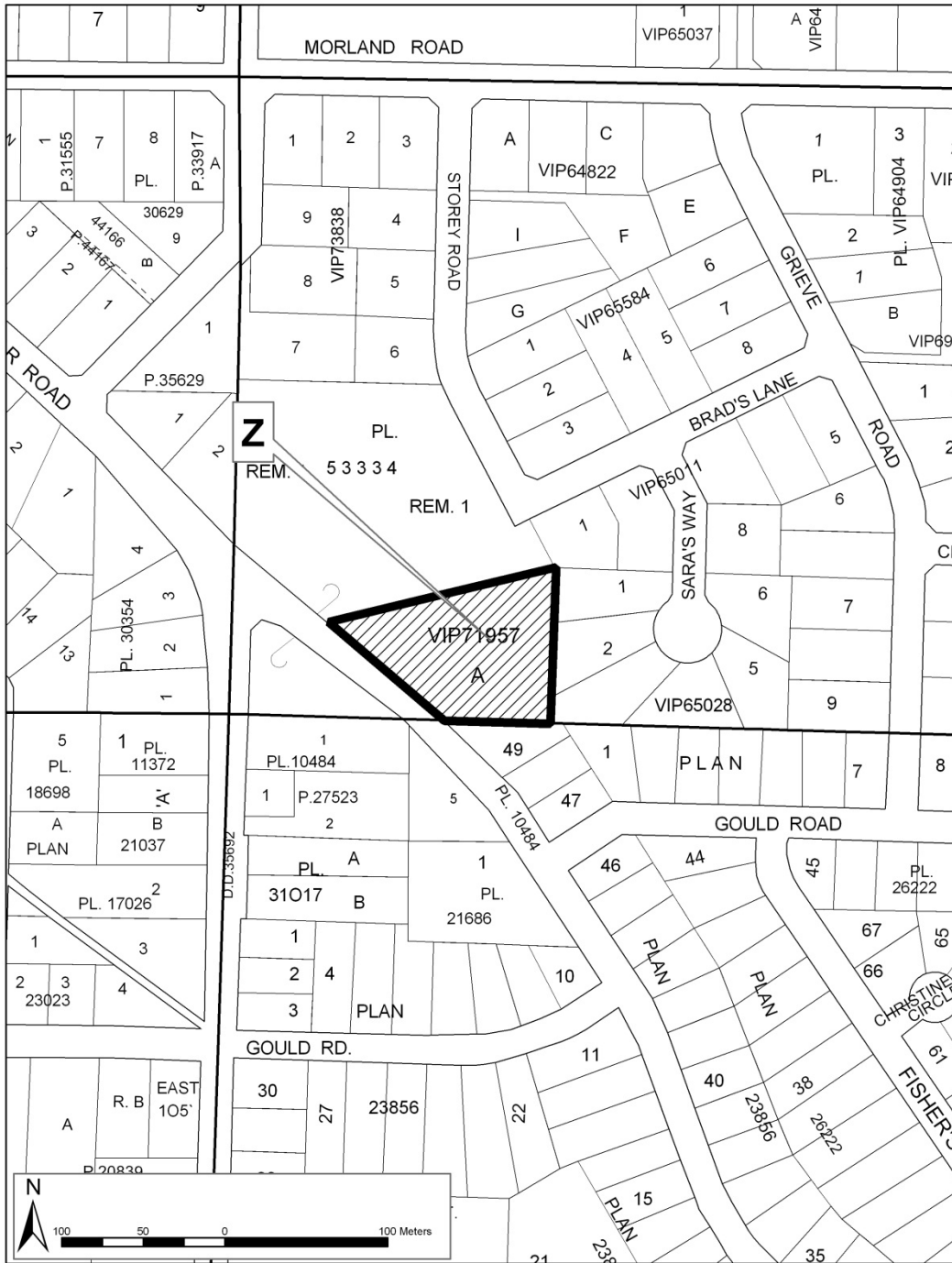
<sup>1</sup> Bylaw No. 500.300, adopted October 26, 2004

### Comprehensive Development Zone CD17 Schedule 2



BCGS MAPSHEET 92G.001.4.4.

### Comprehensive Development Zone CD17 Schedule 3



BCGS MAPSHEET 92G.001.4.4.

Section 3.4.118

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**SCHOOLHOUSE ROAD LIGHT INDUSTRIAL  
COMPREHENSIVE DEVELOPMENT ZONE 18**

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**CD18<sup>1</sup>**

**3.4.118.1 Permitted Uses and Density**

**Permitted Uses**

- a) Industrial Equipment Display Use
  - b) Light Industry
  - c) Residential Use
- 

**3.4.118.2 Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel	1
Height of buildings	8.0 m
Parcel coverage	40%

---

**3.4.118.3 Minimum Setback Requirements**

Lot lines adjacent to Schoolhouse Road	8.0 metres
All other lot lines	5.0 metres

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**3.4.118.4 Other Regulations**

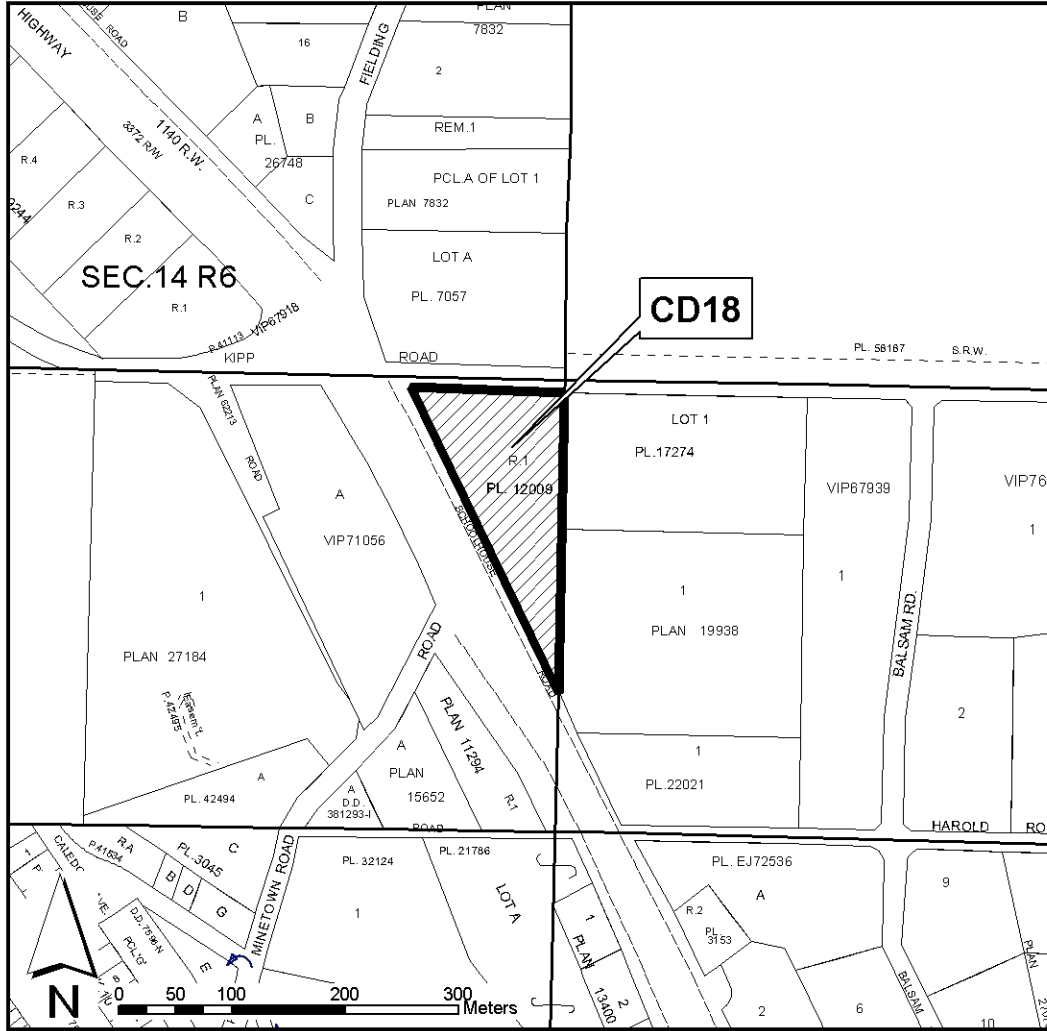
For the purpose of this zone:

- a) *Industrial Equipment* Display Use means the use of land, buildings or structures for the display, sale or rental of industrial vehicles and includes the servicing of such equipment.

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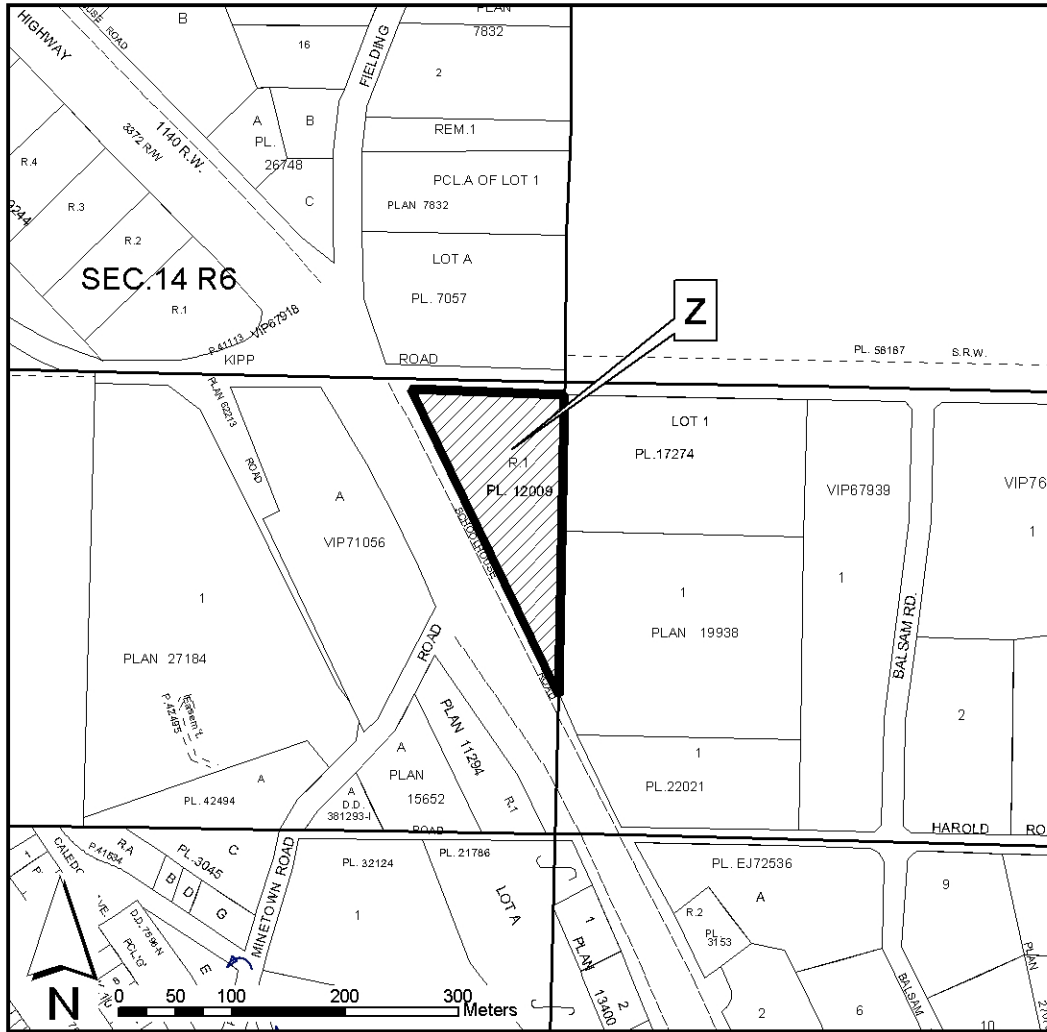
<sup>1</sup> Bylaw No. 500.301, adopted September 28, 2004

### Comprehensive Development Zone CD18 Schedule 2



BCGS MAPSHEET NO. 92G0112.1

Comprehensive Development Zone CD18  
Schedule 3



BC GS MAPSHEET NO. 92G.0112.1

Section 3.4.119

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**MIDORA ROAD  
COMPREHENSIVE DEVELOPMENT ZONE 19**

**CD19<sup>1</sup>**

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**3.4.119.1 Permitted Uses and Density**

**Permitted Uses**

- a) Residential Use
  - b) Home Based Business
- 

**3.4.119.2 Maximum Number and Size of Buildings and Structures**

Accessory Building	250 m <sup>2</sup>
Height	9.0 m
Parcel coverage	25%
Dwelling Units/Parcel	1

---

**3.4.119.3 Minimum Parcel Size**

2.0 ha

Despite the minimum parcel size, residential parcels may be averaged based on the total size of the parent parcel divided by the number of residential parcels created provided that the total number of residential parcels not exceed 9 and that no residential parcel is less than 0.5 hectares.

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**3.4.119.4 Minimum Setback Requirements**

All buildings and structures:

All lot lines 8.0 metres

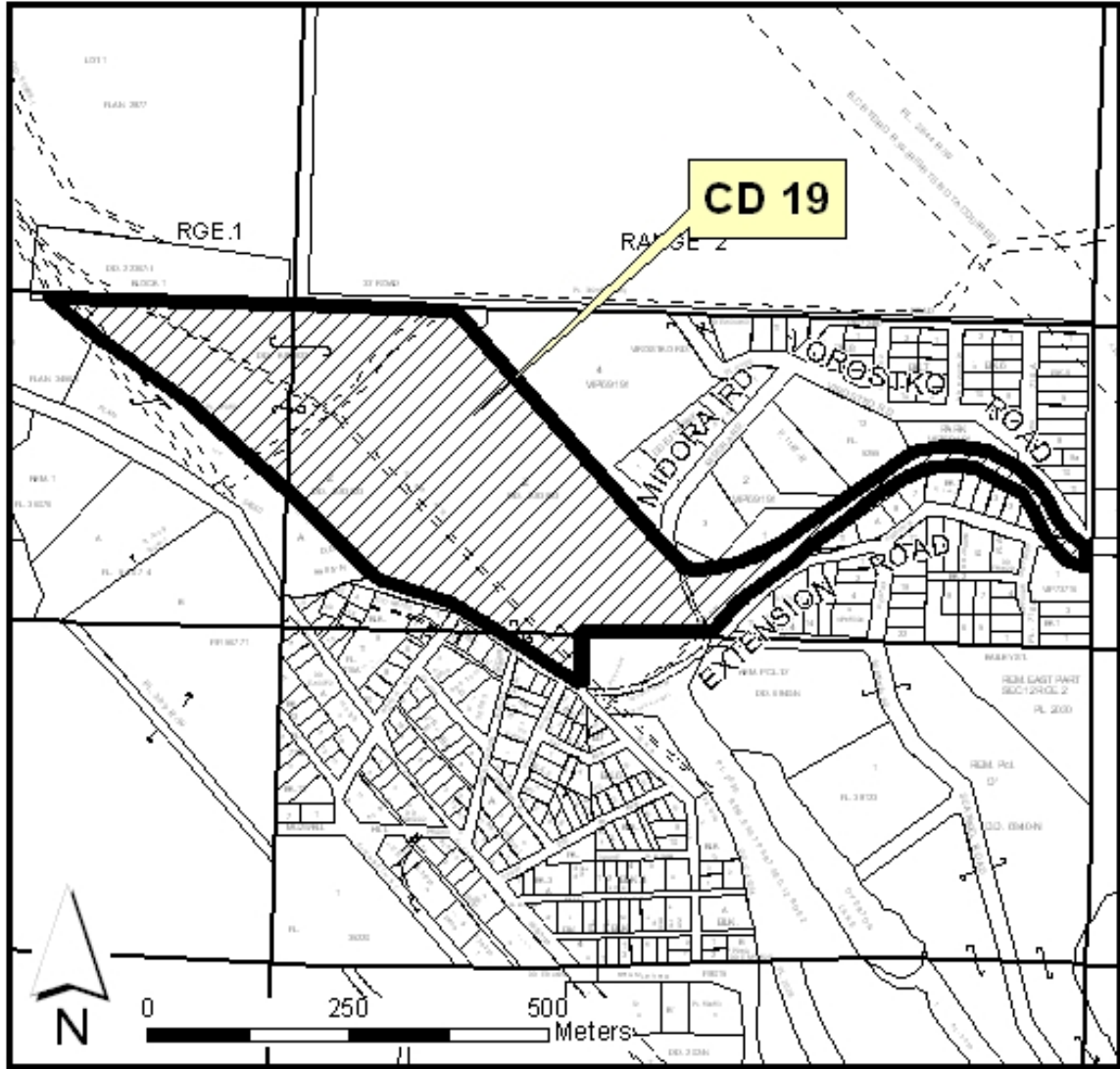
Except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.308, adopted February 28, 2006



**Comprehensive Development Zone CD19  
Schedule 2**



BCGS Map Sheet No. 92G.011.1.1

Section 3.4.120

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**PARKLANDS MOBILE HOME PARK  
COMPREHENSIVE DEVELOPMENT ZONE 20 \*Dist of Lantz**

**CD20<sup>1</sup>**

---

**3.4.120.1 Permitted Uses and Density**

**Permitted Uses**

- a) Residential Use
  - b) Accessory buildings and structures for each mobile home and the Mobile Home Park
- 

**3.4.120.2 Maximum Number and Size of Buildings and Structures**

The maximum number of dwelling units shall be:

- i) 29 Mobile homes and 6 RV sites
- ii) Mobile homes shall not exceed a maximum footprint width of 4.5 metres except that 5 mobile homes may have a maximum footprint width of 7.5 metres

The maximum number of accessory buildings shall be:

- i) 1 accessory building per mobile home not exceeding a floor area of 10 m<sup>2</sup>
- ii) Mobile home accessory building height shall not exceed 3.0 metres
- iii) Common accessory buildings shall not exceed a combined maximum floor area of 200 m<sup>2</sup>
- iv) Common accessory buildings height shall not exceed 6.0 metres

The maximum number of porch/deck additions shall be:

- i) 1 porch/deck addition per mobile home not exceeding a floor area of 20 m<sup>2</sup> excluding wheel chair ramps
  - ii) 1 entrance stairs to a secondary access not exceeding a floor area of 2 m<sup>2</sup>
- 

**3.4.120.3 Minimum Setback Requirements**

- a) All buildings and structures
  - Exterior lot line 5.0 metres
  - Interior lot line 2.0 metres
- b) Except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.
- c) All buildings/ structures or mobile homes – 3.0 metres from adjacent mobile home or building/structure

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<sup>1</sup> Bylaw No.500.311, adopted June 13, 2005

COMPREHENSIVE DEVELOPMENT ZONE 20 continued

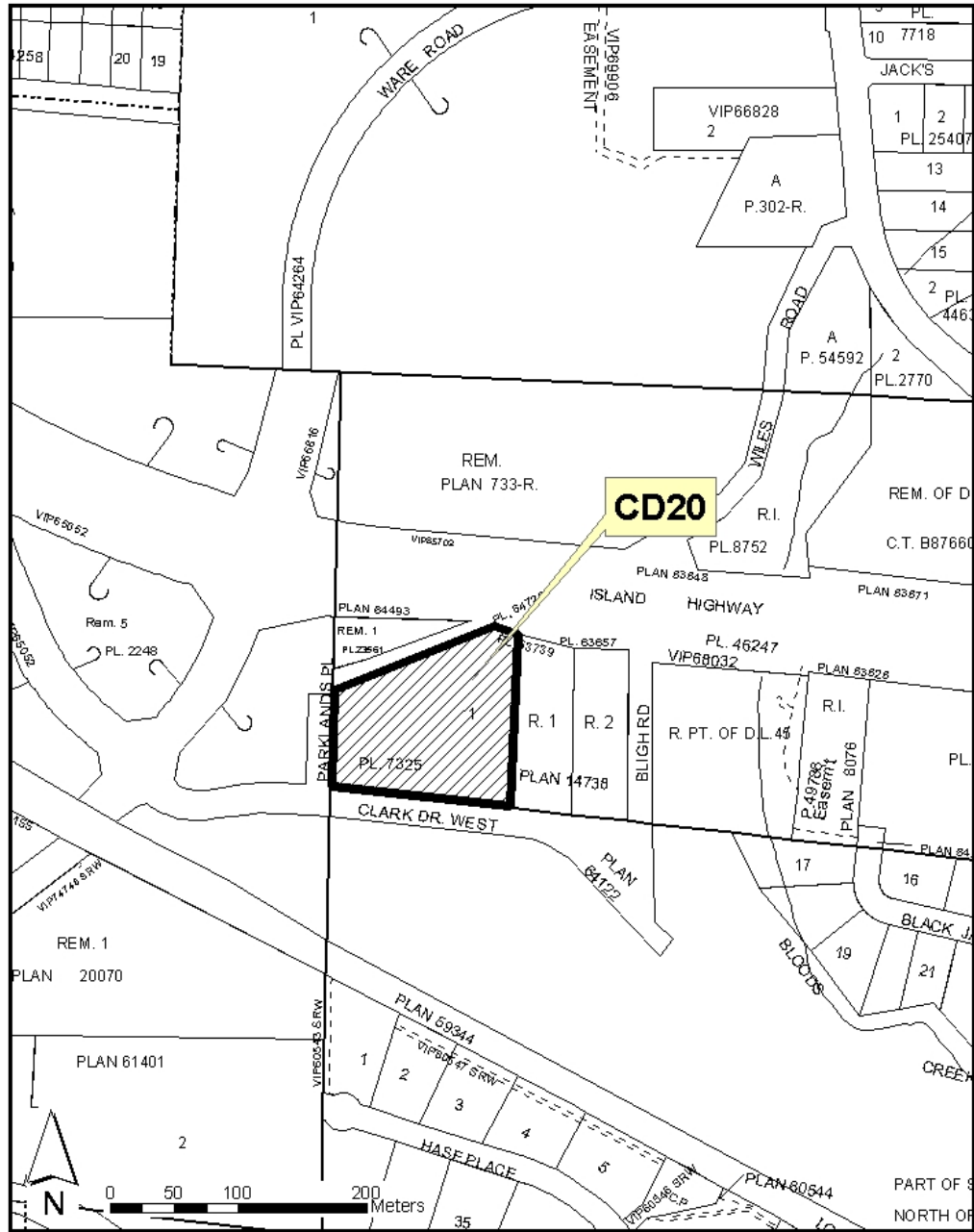
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**3.4.120.4 Other Regulations**

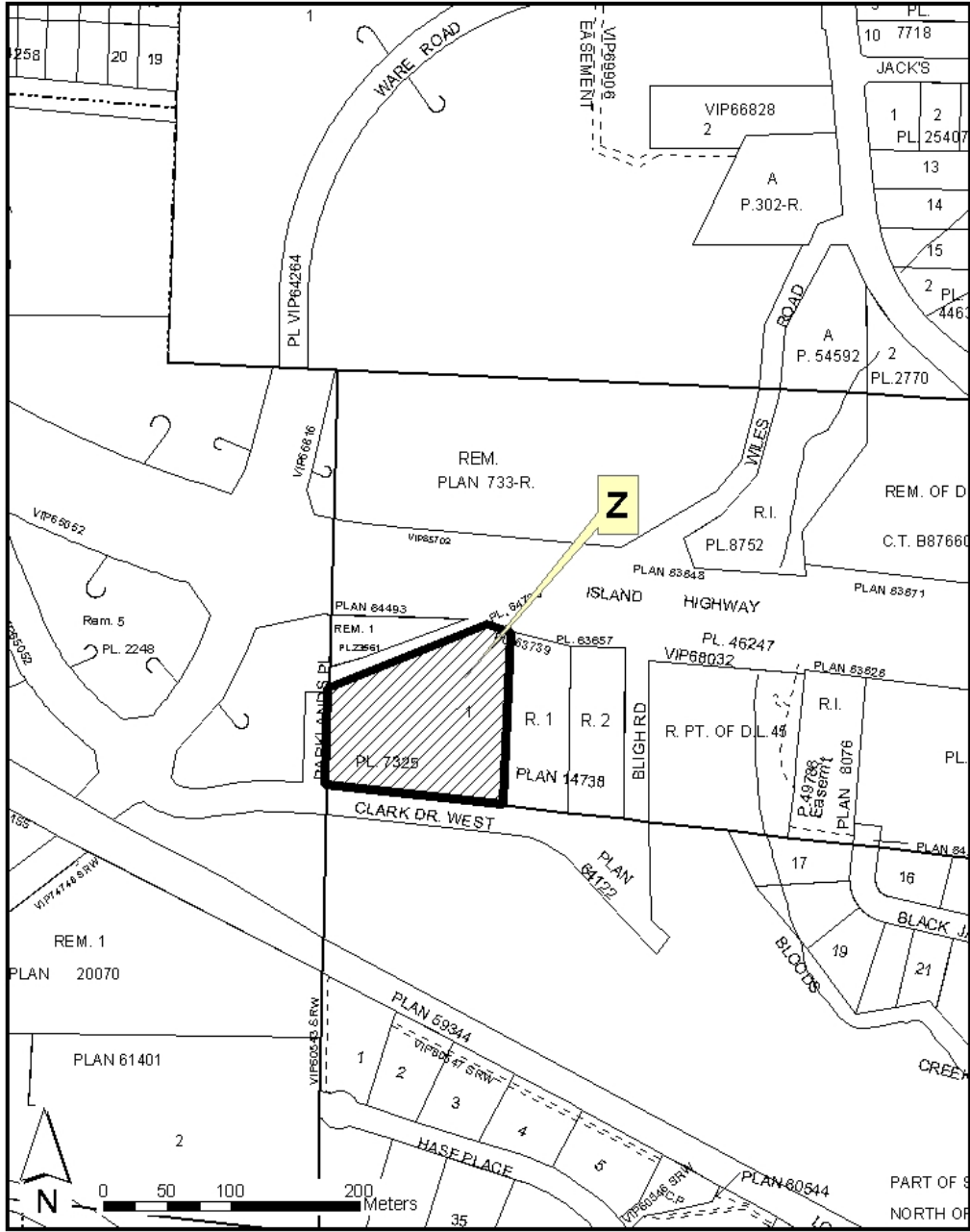
For the purpose of this zone:

- a) Mobile Homes
  - i) No new additions shall be constructed for habitable space
  - ii) No carports or enclosed garages are permitted
  - iii) Any porch/deck or entrance addition shall be structurally supported Independent of the mobile home and shall have a building permit.
- b) Recreational Vehicles shall
  - i) Be licensed and have wheels
  - ii) Have no structural skirting
  - iii) Have no structural decks or additions
- c) Porch is defined as a structure abutting 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 for use as an outdoor living area
- d) Deck is defined as a structure abutting a mobile home with no roof or walls except for visual partitions and railings and is constructed on piers or a foundation above grade for use as an outdoor living area

**Comprehensive Development Zone CD20  
Schedule 2**



### Comprehensive Development Zone CD20 Schedule 3



Section 3.4.121

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**COMPREHENSIVE DEVELOPMENT ZONE 21**

**CD21<sup>1</sup>**

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**3.4.121.1 Permitted Uses and Density**

**Permitted Uses**

- a) Agriculture
  - b) Aquaculture
  - c) Home Based Business
  - d) Produce Stand
  - e) Residential Use
  - f) Silviculture
  - g) Soil Processing
- 

**3.4.121.2 Maximum Number and Size of Buildings and Structures**

Accessory Buildings	Combined floor area of 400m <sup>2</sup>
Dwelling units/parcel	a) on a parcel having an area of 2.0 ha or less - 1 b) on a parcel having an area of greater than 2.0 ha - 2
Height of buildings	9.0 m
Parcel coverage	25%

---

**3.4.121.3 Minimum Setback Requirements**

Buildings and structures for housing livestock or for storing manure – all lot lines	30.0 metres
All other buildings and structures – all lot lines	8.0 metres

Except where:

- a) The parcel is less than 4000m<sup>2</sup> in area then the setback from lot lines may be reduced to 2.0m from an interior side lot line and to 5.0 m from other lot lines, excluding the front lot line;
  - b) Any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply
- 

**3.4.121.4 Other Regulations**

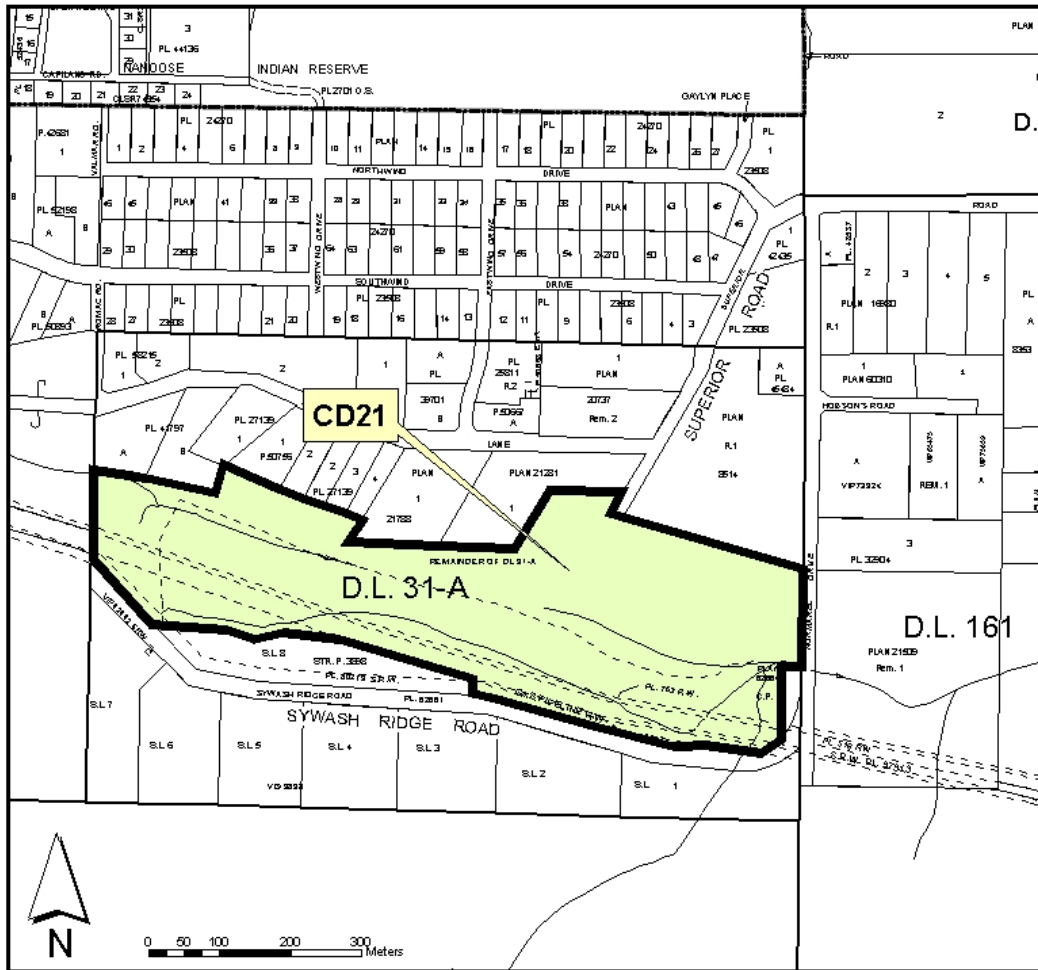
For the purpose of this zone:

Soil Processing means the use of 0.1 ha of land for the mixing, screening and storage of soil and pre-chipped wood waste, for commercial use off the property, and excludes commercial composting for off site use.

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<sup>1</sup> Bylaw 500.310, adopted May 9, 2005

### Comprehensive Development Zone CD21 Schedule 2



BOGS MAPSHEET NO. 92F.030.1.4

Section 3.4.124<sup>1</sup>

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**HORNE LAKE REGIONAL PARK  
COMPREHENSIVE DEVELOPMENT ZONE 24**

**CD24**

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**3.4.124.1 Permitted Uses and Density**

**Permitted Uses**

- a) Wilderness Campground
  - b) Outdoor Wilderness Recreation
  - c) Tourist Accommodation
  - d) Day Use Recreation
  - e) Group Camping
  - f) Public Assembly
- 

**3.4.124.2 Permitted Accessory Uses**

- a) Accessory Office, Building and Structures
  - b) Boat Ramp
  - c) Residential Use
  - d) Tourist Store
  - e) Visitor Centre
- 

**3.4.124.3 Maximum Number and Size of Buildings and Structures**

- a) Wilderness Campground      Maximum of 125 individual camp sites and a maximum of seventy five (75) camping parties within three (3) group camping areas subject to subsections 3.4.124.4 and 3.4.124.6 to 3.4.124.8
- b) Tourist Accommodation      Maximum 10 units and shall not exceed 35m<sup>2</sup> in floor area per unit excluding a 7.5 m<sup>2</sup> deck
- c) Dwelling Units /Parcel      1
- d) Dwelling Unit Height      8.0 m as measured above the flood construction elevation pursuant to subsection 3.4.124.5
- e) Accessory Buildings      Combined floor area of 500 m<sup>2</sup>  
Accessory horse boarding stable – maximum of 10 stalls not exceeding 5 m<sup>2</sup> in floor area per stall  
Tourist Store shall not exceed 20 m<sup>2</sup> in floor area.
- f) Accessory Building/  
Structure Height      8.0 m as measured above the flood construction elevation pursuant to subsection 3.4.124.5 except for zip line
- g) Parcel Coverage      30%

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<sup>1</sup> Bylaw No. 500.318, adopted September 20, 2005



**HORNE LAKE REGIONAL PARK  
COMPREHENSIVE DEVELOPMENT ZONE 24 continued**

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**3.4.124.4 Minimum Setback Requirements**

- a) Buildings and structures for housing livestock or for storing manure
  - i) All lot lines 30.0 metre
  - ii) Horne Lake 30.0 metre natural boundary
  - iii) Qualicum River 30.0 metre natural boundary
  - iv) Internal access roads 3.0 metre
- b) All other buildings, structures, camp sites, campground services (internal roads, parking, water, and waste disposal systems)
  - i) All lot lines 8.0 metre
  - ii) Horne Lake 30.0 metre natural boundary
  - iii) Qualicum River 30.0 metre natural boundary

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**3.4.124.5 Flood Control**

- a) The following lands are designated flood plain:
  - i) Block 40, Alberni District, Plan 691N, except that part thereof shown outlined in red on Plan 1339R and except that part in Plan 46603
  - ii) Part of Block 40, Alberni District, Plan 1339R
- b) The flood construction elevation shall be 121.7 metres Geodetic Survey of Canada for any permanent building.

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**3.4.124.6 Campground Layout Standards**

- a) Individual Camp Sites
  - i) Every camp site shall have a minimum area of not less than 110m<sup>2</sup>.
  - ii) Every camp site shall have a maximum slope of five percent.
  - iii) No camp site shall be located within:
    - 01. 3.0 m of another camp site; and
    - 02. the setback areas established pursuant to Part 3.4.124.4 of this Bylaw.
  - iv) Each individual camp site 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 m internal road access setback.
  - v) No recreation vehicle or tent shall be located elsewhere in a campground than on a camp site or group camp site.
  - vi) No more than one camping party shall be permitted in one camp site.
- b) Group Camp Area
  - i) A maximum of 3 group camping areas with a combined area of 3.0 ha is permitted.
  - ii) A maximum of 75 camping parties are permitted in the 3 group camping areas.
  - iii) A maximum of 2 vehicles per camping party may park within the group camping area.

**HORNE LAKE REGIONAL PARK  
COMPREHENSIVE DEVELOPMENT ZONE 24 continued**

- iv) Each group camp area shall have a minimum of a 5 m wide vegetated buffer.
  - v) Each group camping area shall have a centralized fire pit.
  - vi) Each group camp area shall have a maximum slope of five percent.
  - vii) No recreation vehicle or tent shall be located elsewhere in a campground than on a group camp site.
  - viii) No group camp site shall be located within:
    - 01. 3.0 m of another camp site; and
    - 02. the setback areas established pursuant to Part 3.4.124.4 of this Bylaw.
- c) Buffer Area
- i) Day use recreation is permitted within the setback pursuant to subsection 3.4.124.4b. ii.
- e) Internal Access Roads
- i) All internal access roads shall be of hard durable surface so as not to produce dust.
  - ii) The minimum internal access road width shall be 6.0 metres
  - iii) Dead-end internal access roads and cul-de-sacs shall have a turning radius of 12.0 metres.
- f) Group, Day Use and Trailer Parking
- i) These requirements do not apply to parking spaces pursuant to 3.4.124.6.a.iv and 3.4.124.6.b.iii
  - ii) A minimum of 100 parking spaces shall be provided.
  - iii) Parking stall and aisle dimensions shall be in accordance with Schedule '3B' Table 2 of this Bylaw.
  - iv) A minimum of 10 disability parking spaces shall be provided.
  - v) Each disability space shall be:
    - 01. a minimum of 4.0 metres wide
    - 02. marked with the International Symbol of Accessibility
    - 03. located adjacent to the day use area within convenient access of the development, building, or use that it is intended to serve, and any level change shall not exceed 13 mm
  - vi) A minimum of 50 boat trailer parking spaces shall be provided for boat launch patrons once the number of camping parties exceeds 100. Each boat trailer parking space shall:
    - 01. enable the vehicle to pull thru; and
    - 02. be a minimum length of 11 m.
  - vii) All parking spaces shall be clearly delineated.
  - viii) All parking spaces shall be provided and maintained with a hard durable surface that does not produce dust and is permeable.
  - ix) All parking spaces shall have a maximum gradient and cross-slope of 6%.

**HORNE LAKE REGIONAL PARK  
COMPREHENSIVE DEVELOPMENT ZONE 24 continued**

**3.4.124.7 Campground Servicing**

- a) Washroom Facilities:
  - i) Shall be located in a separate building(s); and
  - ii) Shall be located:
    - 01. a maximum of 150 m from any individual camp site or group camping area;
    - 02. a minimum of 4.5 m from any camp site;
    - 03. a minimum of 15 m from any drinking water source or surface water;
    - 04. a minimum of 3 m from any building, internal access road or water supply pipe, and
  - iii) Shall be established as outlined in Table No. 1; and
  - iv) Where holding tanks are utilized for toilets they shall be sealed and have a minimum capacity 200 gal.
  - v) A minimum of 2 toilets (1 male and 1 female) shall be wheelchair accessible and located adjacent to the primary day use area.
  - vi) A minimum of 2 wash basins and 2 shower (1 male and 1 female) shall be wheelchair accessible.

**Table No. 1**

Number of potential camping parties	Toilets		Wash basins		Showers	
	Female	Male	Female	Male	Female	Male
1 - 75	10	10	0	0	0	0
76 – 120	12	12	2	2	2	2
121 – 200	14	14	4	4	6	6

- b) Sewage Disposal Station (Sani-dump)
 

One sewage disposal station for use by recreational vehicles shall:

  - i) be established once the number of potential camping parties exceeds 100
  - ii) be located:
    - 01. in the North park ;
    - 02. a maximum of 150 m from any individual camp site or group camping area;
    - 03. a minimum of 4.5 m from any camp site;
    - 04. a minimum of 15 m from any drinking water source or surface water; and
    - 05. a minimum of 3 m from any building, internal access road or water supply pipe.
- c) Water System
 

Potable water source shall be provided once the number of potential camping parties exceeds 75.
- d) Garbage Disposal and Recycling
  - i) Large communal garbage and recycling facilities shall be centrally located in the North and South Park;
  - ii) Small garbage and recycling receptacles shall be located in all day use areas; and
  - iii) All garbage and recycling facilities and receptacles shall be animal and insect proof.

**HORNE LAKE REGIONAL PARK  
COMPREHENSIVE DEVELOPMENT ZONE 24 continued**

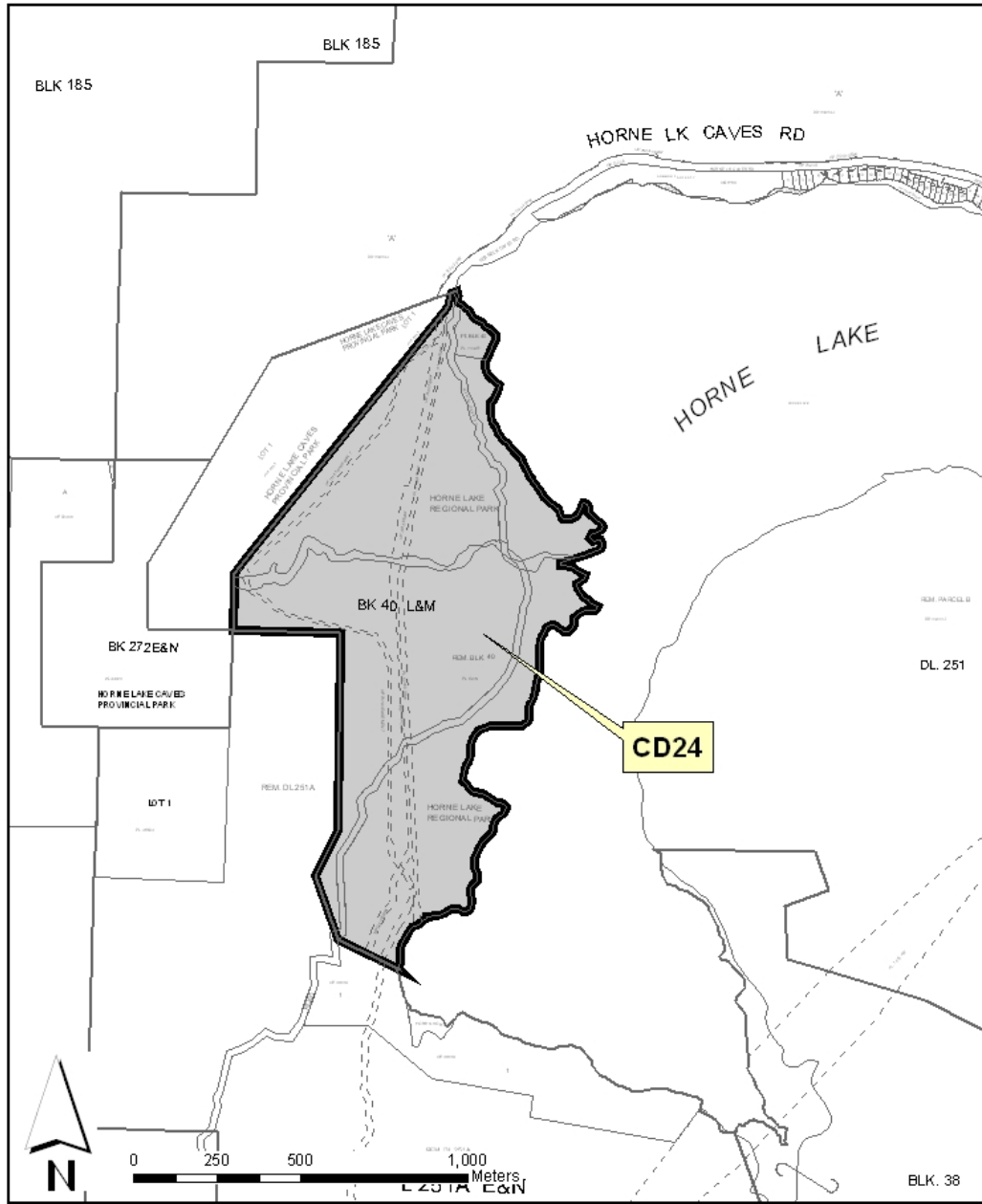
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**3.4.124.8 Other Regulations**

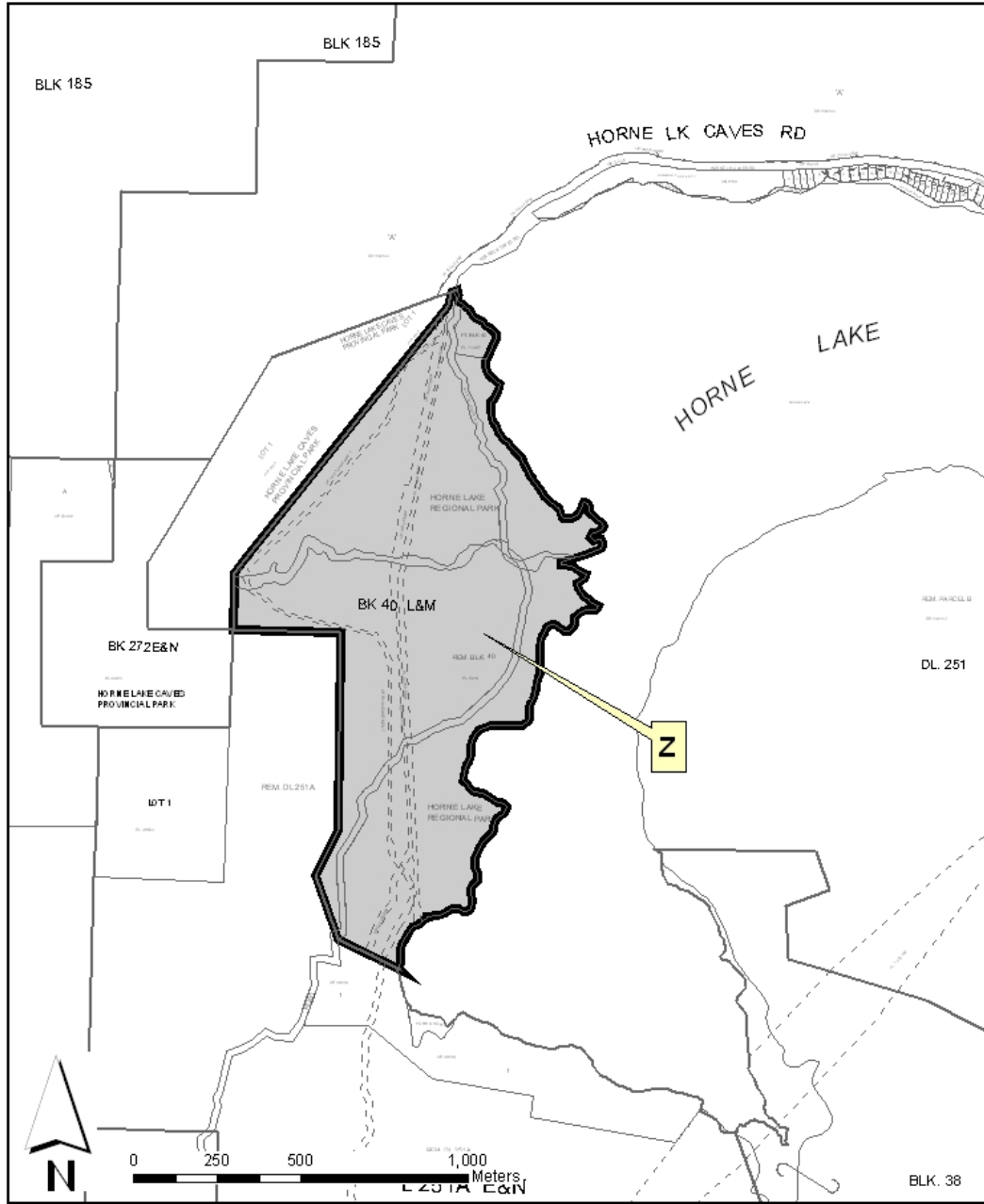
For the purpose of this zone:

- i) “Adventure Camp” means an outdoor wilderness recreation program area including one group camping area.
- ii) “Camp site (Individual)” means an area within a campground used by one camping party for tents or recreational vehicles.
- iii) “Camping Party” means a maximum of eight (8) persons including no more than four (4) adults, an adult being a person 16 years of age or over.
- iv) “Day Use Recreation” means an area consisting of largely of open space, which may include picnic area, playground, gazebo, docks and wharves, or similar use but shall not include a campground.
- v) “Group Camping Area” means an area used for camping by three or more camping parties and shall include the Adventure Camp.
- vi) “Outdoor Wilderness Recreation” means a recreational activity undertaken where the outdoor setting and natural landscape is a significant element in the activity, where there is no significant alteration of the land, where there is no hydro service, and the density of recreational users is not a significant element and includes obstacle course, zip line course, orienteering, horse boarding and trail rides, trails, day use recreation.
- vii) “Temporary accommodation” means the occupation of a camp site to a maximum of 28 days in total per year by any one camping party.
- viii) “Tourist accommodation” means a one-storey building with a heat source and with no provision for cooking, sanitation or permanent residential occupancy.
- ix) “Tourist Store” means a detached accessory building or portion of an accessory building that sells supplies and pre-packaged dry goods catering to park users and specifically prohibits the preparation of food.
- x) “Visitor Centre” means a place in a fully enclosed building for the purposes of viewing or displaying information and exhibits related to natural and cultural history, the natural environment, and wilderness recreation, and where such display is intended, in part, to serve the educational and cultural needs of the community as a whole.
- xi) “Washroom facilities” means a building or buildings that contain toilets, washbasins, and heated showers.
- xii) “Wilderness campground” means an area in Horne Lake Regional Park without hydro service that provides for the temporary accommodation of travellers using tents, tent trailers, or recreational vehicles and specifically excludes a mobile home park or hotel

### Comprehensive Development Zone CD24 Schedule 2



Comprehensive Development Zone CD24  
Schedule 3



Section 3.4.126

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**CLAUDET ROAD RURAL COMPREHENSIVE  
DEVELOPMENT ZONE 26**

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**CD26<sup>1</sup>**

**3.4.126.1 Permitted Uses, Density and Park Amenity**

**Permitted Uses**

- a) Agriculture
  - b) Home Based Business
  - c) Residential Use
- 

**3.4.126.2 Maximum Number and Size of Buildings and Structures**

Accessory Buildings	Combined floor area of 400m <sup>2</sup>
Dwelling units/parcel	1
Height	9.0 m
Parcel coverage	25%

---

**3.4.126.3 Minimum Setback Requirements**

Buildings and structures for housing livestock or for storing manure:

All lot lines	30.0 metres
All other buildings and structures – all lot lines	8.0 metres

Except where any part of a parcel is adjacent to or contains a watercourse then the regulations in section 3.3.8 apply.

---

**3.4.126.4 Minimum Parcel Size**

Minimum parcel size 4.0 ha

Despite the minimum parcel size, a maximum of 1 rural parcel may be parcel averaged based on the total size of the parent parcel divided by the number of rural parcels created provided that the total number of rural parcels does not exceed 2 and 1 rural parcel is not less than 1.4 ha in size.

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**3.4.126.5 Other Regulations**

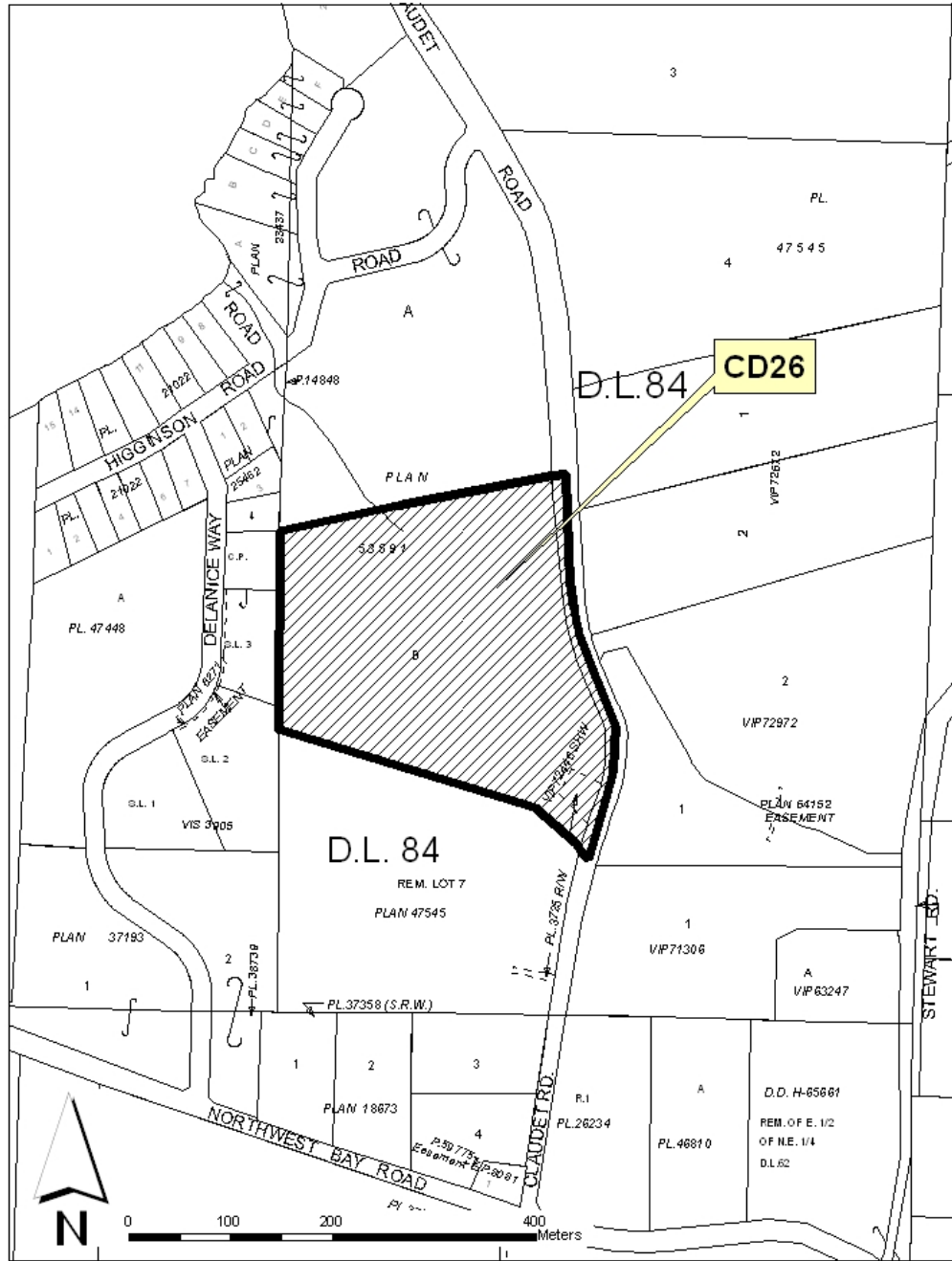
For the purpose of this zone:

- a) Intensive Agricultural Uses including feed lot, fur farm, mushroom farm, horse boarding stable, and intensive swine operation are not permitted in this zone.
- b) Home based business – the regulations set out in section 3.3.14 applicable to the Rural 5 zone apply to this zone.

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<sup>1</sup> Bylaw No. 500.309, adopted January 24, 2006

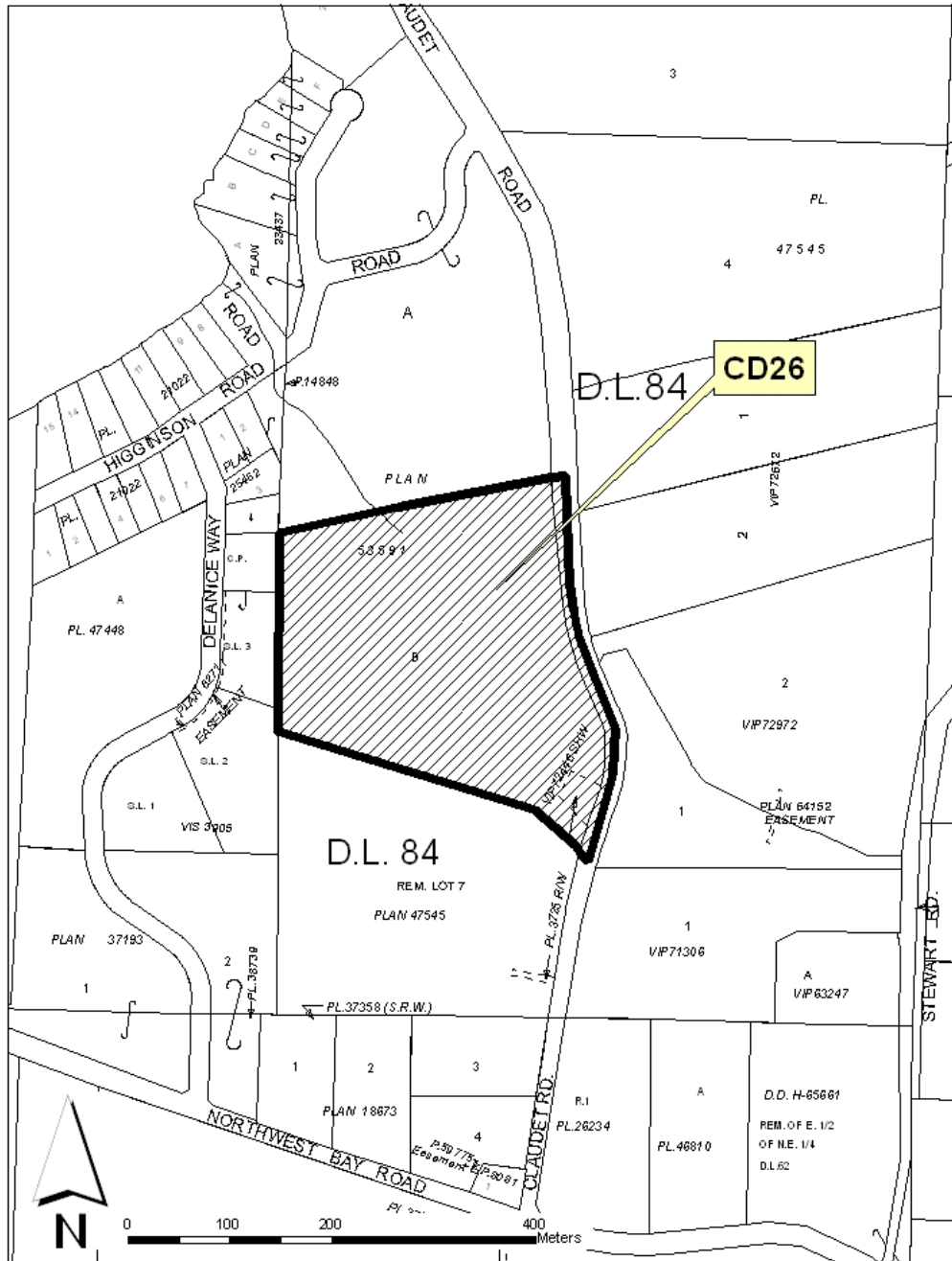
### Comprehensive Development Zone CD26 Schedule 2



BCGS Map Sheet No. 92F.030.3.3



Comprehensive Development Zone CD26  
Schedule 3



BCGS Map Sheet No. 92F.030.3.3

Section 3.4.128

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**SOUTH WELLINGTON LIGHT INDUSTRIAL  
COMPREHENSIVE DEVELOPMENT ZONE 28**

**CD28<sup>1</sup>**

---

**3.4.128.1 Permitted Uses**

**Permitted Uses**

Light Industry  
Manufacturing Use  
Recreational Vehicle Sales and Storage  
Residential Use  
Moving Truck and Moving Trailer Rentals

---

**3.4.128.2 Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel	1
Height of buildings	8.0 m
Parcel coverage	60%

---

**3.4.128.3 Minimum Parcel Size:**

1.0 hectare

---

**3.4.128.4 Minimum Setback Requirements**

Front Lot Line	8.0 metres
Other Lot Lines	5.0 metres

---

**3.4.128.5 Regulation of Signs**

- a) Within this zone, a maximum of two (2) freestanding signs shall be permitted adjacent to the Trans Canada Highway and one (1) freestanding entrance sign shall be permitted adjacent to South Wellington Road.
- b) No freestanding sign adjacent to the Trans Canada Highway shall exceed a maximum width of 5.5 metres or height of 6.1 metres as measured from natural grade.
- c) The combined sign surface area of all sides of all freestanding signs adjacent to the Trans Canada Highway shall not exceed 35.3 m<sup>2</sup>.
- d) The freestanding entrance sign permitted adjacent to South Wellington Road shall not exceed a height nor width of 5.0 metres and the combined sign surface area of all sides shall not exceed 11.0 m<sup>2</sup>.
- e) One fascia sign not exceeding twenty five percent (25%) of each tenant's store front shall be permitted and each fascia sign shall not exceed a maximum sign face area of 7.0 m<sup>2</sup>.
- f) No additional freestanding signs shall be permitted.
- g) The use of banners, ribbons, flags, on-site display props, streamers, pennants, or mobile signs are prohibited.
- h) Signs may be illuminated internally or externally and the use of neon lighting, or blinking or flashing lights is prohibited.

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<sup>1</sup> Bylaw No. 500.327, adopted July 25, 2006

**SOUTH WELLINGTON LIGHT INDUSTRIAL  
COMPREHENSIVE DEVELOPMENT ZONE 28 continued**

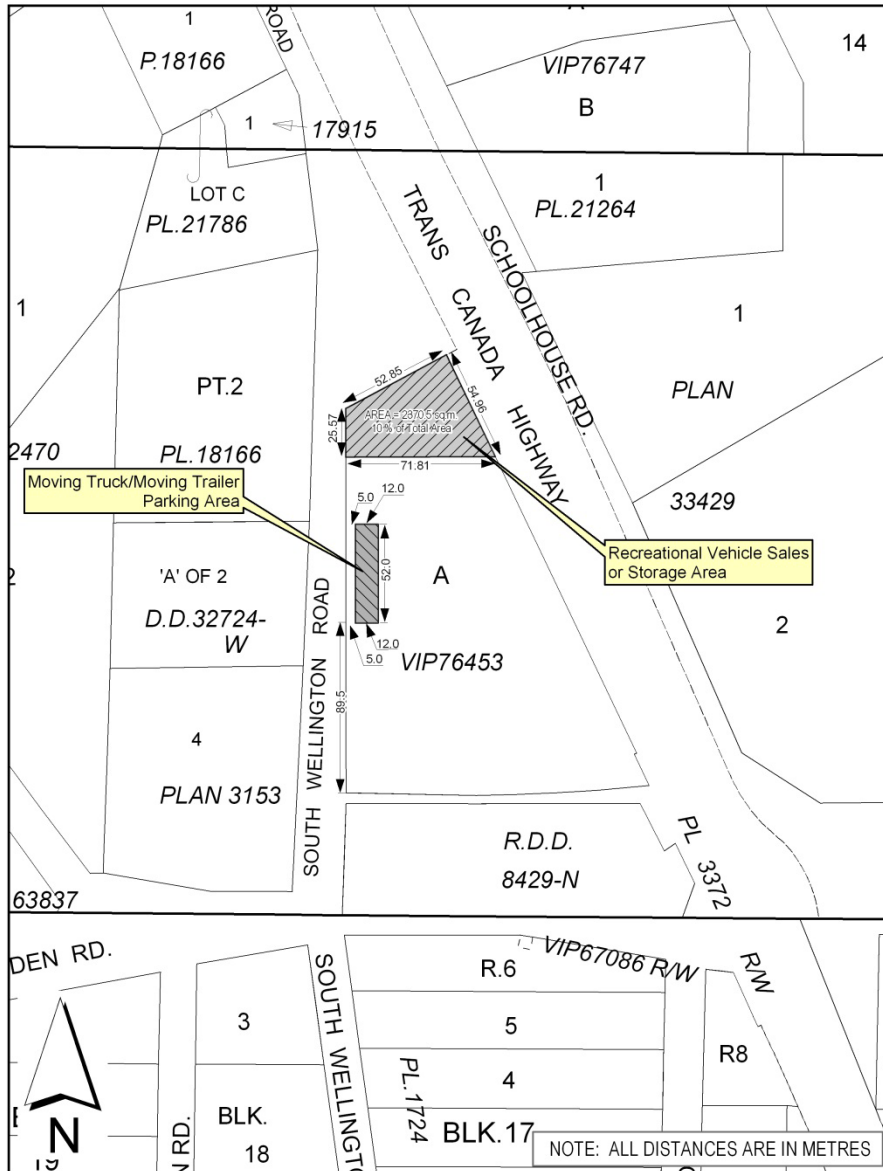
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**3.4.128.6 Other Regulations**

For the purpose of this zone:

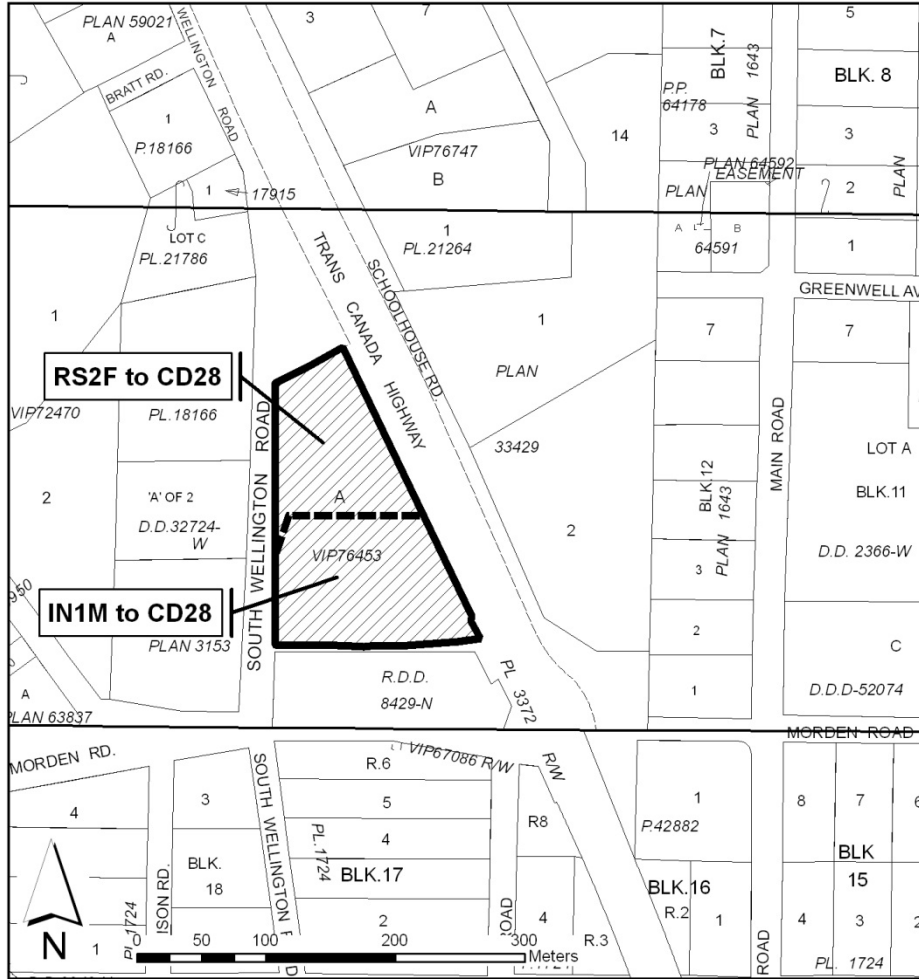
- a) *Manufacturing Use* means the assembling and manufacturing of a product or products in a building only and may include indoor accessory retail sales of the product(s) produced to a maximum of ten percent (10%) of the floor area of the building and may include an accessory office use.
- b) *Recreational Vehicle Sales or Storage* means the use of land or buildings for the sale or storage of recreational vehicles to a maximum of ten percent (10%) of the area of the parcel and is permitted only in the hatched area as shown in Table No. 1 in Section 3.4.128.7.
- c) *Moving Truck and Moving Trailer Rentals* means the use of land and or buildings for the rental of moving trucks and moving trailers excluding passenger cars and trucks to the general public. The parking of moving trucks and moving trailers is permitted only in hatched area as shown in Table No. 1 in Section 3.4.128.7.
- d) The Recreational Vehicle Sales or Storage area must be clearly separated from the remainder of the parcel and other uses by landscaping and or fencing or combination of the above to create a continuous barrier at least one metre in height, excluding entrances.
- e) The Recreational Vehicle Sales or Storage area must be screened from view along all external property lines with landscaping and or fencing to meet or exceed the following landscaping criteria:
  - i) landscaping shall be provided to the satisfaction of the Regional District of Nanaimo along the perimeter of the Recreational Vehicle Sales and Storage Area, and shall include, a minimum of seventy-five percent (75%) screening from grade level to a height of 3.0 metres and at least twenty-five percent (25%) screening from a height of 3.0 metres to 5.0 metres above grade;
  - ii) provided the overall density of vegetation is provided, landscaping adjacent to Schoolhouse Road may be grouped. No other landscaping on site may be grouped;
  - iii) landscaping shall include planting one evergreen tree for every 3.0 metres of parcel frontage; and
  - iv) all landscaping abutting parking or other vehicle access areas on site shall be protected by a permanent curb a minimum of 15 cm in height to protect landscaping from potential vehicular damage.
- f) The Recreational Vehicle Sales or Storage area and the Moving Truck and Moving Trailer parking area must be clearly separated from the remainder of the parcel and other uses by landscaping and or fencing or combination of the above to create a continuous barrier at least 1.0 metre in height, excluding entrances.
- g) The Moving Truck and Moving Trailer parking area shall be screened from view from South Wellington Road by a vegetated buffer a minimum of 5.0 metres in width.
- h) Except where varied by this zone, landscaping shall be provided in accordance with **Schedule 3F – Landscaping Regulations and Standards of Bylaw No. 500**.
- i) Except for the Recreational Vehicle Sales and Storage and Moving Truck and Moving Trailer Rentals located in the hatched area as shown in Table No. 1 in Section 3.4.128.7, all uses must be fully contained within a building.

Comprehensive Development Zone CD28  
Table 1



BCGS Map Sheet No. 92G.0014.3

**Comprehensive Development Zone CD28  
Table 2**



BCGS Map Sheet No. 92G.001.4.3

Section 3.4.129

**CEDAR ESTATES COMPREHENSIVE  
DEVELOPMENT ZONE 29**

**CD29<sup>1</sup>**

---

**3.4.129a.1 Permitted Uses in Area A as shown in Section 3.4.129d.1**

- a) Residential Use
- b) Home Based Business

---

**3.4.129a.2 Maximum Number and Size of Buildings and Structures in Area A**

Accessory Buildings	Combined floor area of 100 m <sup>2</sup>
Accessory Building Height	5.0 metres
Dwelling Units/parcel	1
Dwelling Unit Height	9.0 metres
Parcel Coverage	40%

---

**3.4.129a.3 Minimum Setback Requirements in Area A**

Front Lot Line	6.0 metres
Interior Side Lot Lines	1.5 metres
Rear Lot Lines	3.0 metres
Exterior Lot Lines	4.0 metres

---

**3.4.129a.4 Other Regulations in Area A**

For the purpose of this zone:

Minimum Parcel Size:

440 m<sup>2</sup> with community water and sewer system. No subdivision permitted without full community services.

Parking Requirements:

minimum 2 parking spaces per unit to be developed in accordance with Schedule '3B' of the Bylaw.

Home Based Business uses are restricted to those uses permitted in the RS1 zone for parcels less than 2,000 m<sup>2</sup> in area.

---

**3.4.129b.1 Permitted Uses in Area B as shown in Section 3.4.129d.1**

- a) Residential Use
- b) Home Based Business

---

<sup>1</sup> Bylaw No. 500.323, adopted July 25, 2006

**CEDAR ESTATES COMPREHENSIVE  
DEVELOPMENT ZONE 29 continued**

---

**3.4.129b.2 Maximum Number and Size of Buildings and Structures in Area B**

Accessory Buildings	Combined floor area of 150 m <sup>2</sup>
Accessory Building Height	9.0 metres
Dwelling Units/parcel	2
Dwelling Unit Height	9.0 metres
Parcel Coverage	40%

---

**3.4.129b.3 Minimum Setback Requirements in Area B**

Front Lot Line	6.0 metres
Interior Side & Rear Lot Lines	1.5 metres
Exterior Lot Lines	4.0 metres

---

**3.4.129b.4 Other Regulations in Area B**

For the purpose of this zone:

Minimum Parcel Size:

500 m<sup>2</sup> with community water and sewer system. No subdivision permitted without full community services.

Parking Requirements:

minimum 2 parking spaces for the first dwelling unit, and 1 parking space for the second dwelling unit, to be developed in accordance with Schedule '3B' of the Bylaw.

The 2<sup>nd</sup> dwelling unit is considered an accessory use to the first dwelling unit, and is permitted in an accessory building. The second dwelling unit may have a maximum floor area of 75 m<sup>2</sup>.

Home Based Business uses are restricted to those uses permitted in the RS1 zone for parcels less than 2,000 m<sup>2</sup> in area.

---

**3.4.129c.1 Permitted Uses and Density in Area C as shown in Section 3.4.129d.1**

- a) Personal Care Units
  - b) Accessory Convenience Store and Personal Service Use
- 

**3.4.129c.2 Maximum Number and Size of Buildings and Structures in Area C**

Dwelling units/parcel	75 personal care units with a combined maximum occupancy of 75 persons per parcel with community water and community sewer system.
Height of Buildings	9.0 metres
Parcel Coverage	40%

**CEDAR ESTATES COMPREHENSIVE  
DEVELOPMENT ZONE 29 continued**

---

**3.4.129c.3 Minimum Setback Requirements in Area C**

Front Lot Line	6.0 metres
Interior Side Lot Lines	6.0 metres
Setback from Plan R573 RW	6.0 metres

---

**3.4.129c.3 Other Regulations in Area C**

For the purpose of this zone:

Minimum Parcel Size:

4600 m<sup>2</sup> with community water and community sewer system. No subdivision permitted without full community services.

Personal Care Units shall not accommodate more than 75 persons in residence.

*Accessory Convenience Store and Personal Service use* are permitted only as accessory uses to Personal Care Units and in the same building as Personal Care Units and may not exceed a combined floor area of 50 m<sup>2</sup>.

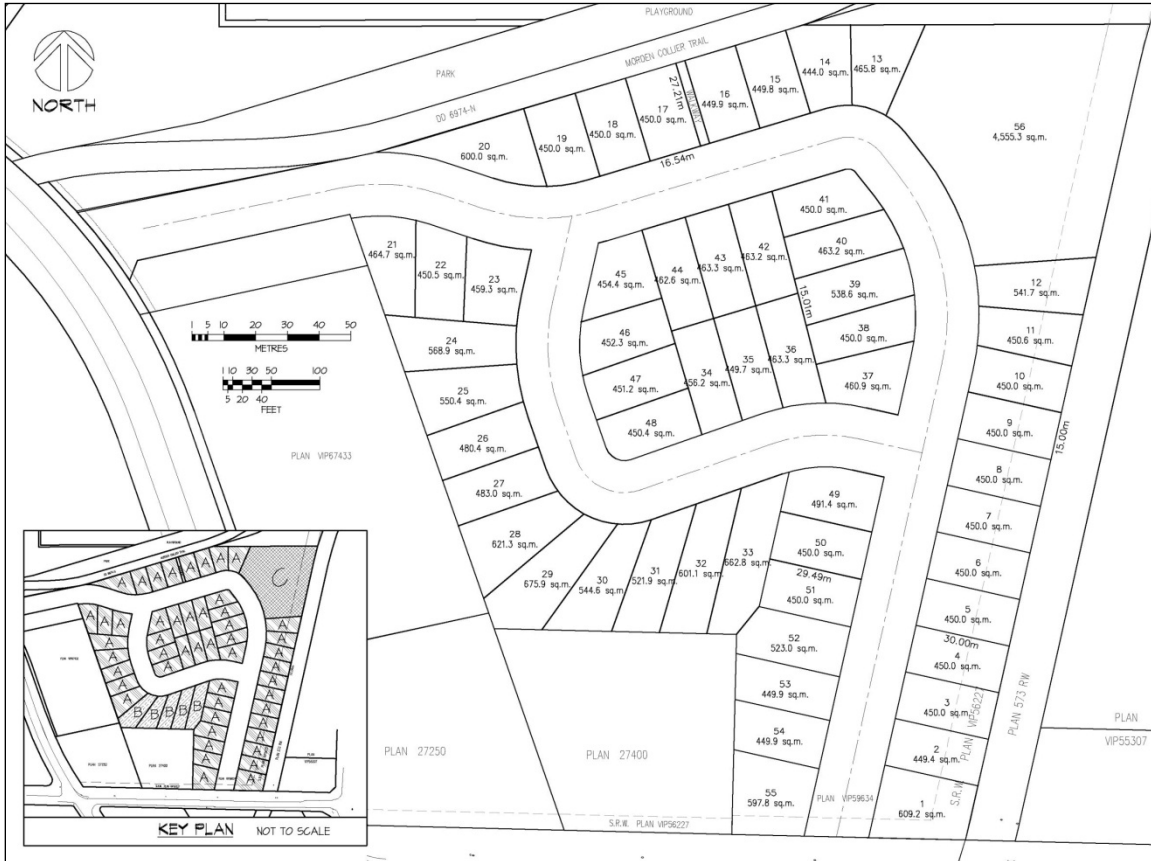
Parking Requirements:

minimum 1 parking space per 3 units, of which 25% may be small car spaces to be developed in accordance with Schedule '3B' of the Bylaw.

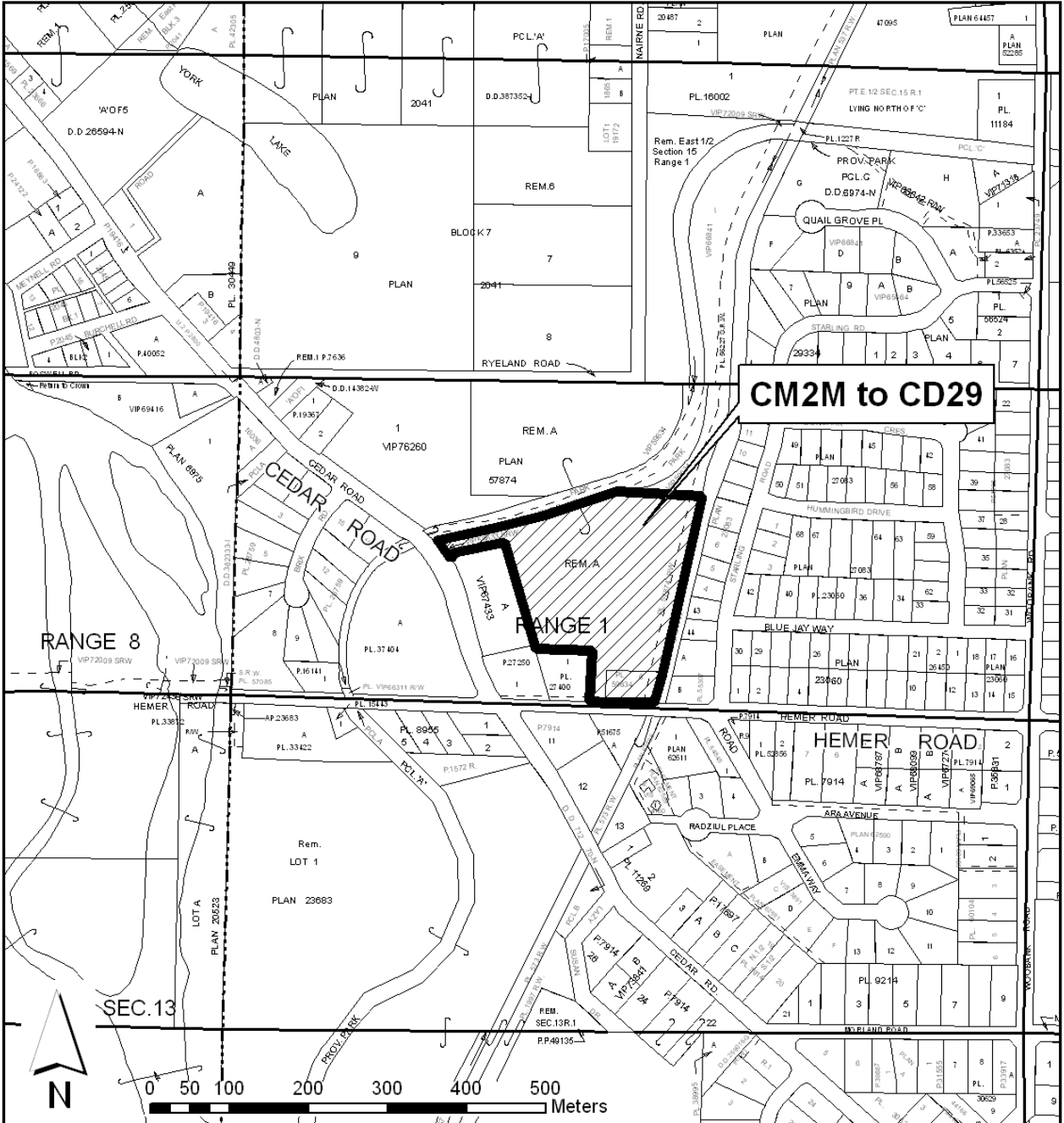


### Comprehensive Development Zone CD29

#### 3.4.129d.1 Land Use Area Plan



### Comprehensive Development Zone CD29 Schedule 2



BCGS Map Sheet No. 92G.011.2.1

Section 3.4.130

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**NANOOSE BAY VILLAGE CENTRE  
COMPREHENSIVE DEVELOPMENT ZONE 30**

**CD30**

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**Section 3.4.130.1 Permitted Uses & Density**

**Permitted Uses**

- a) Convenience Store
  - b) Office
  - c) Personal Service Use
  - d) Restaurant
  - e) Retail Store
  - f) Tourist Store
- 

**3.4.130.2 Maximum Number and Size of Buildings and Structures**

Phase 1 Building	3115 m <sup>2</sup> maximum total floor area as follows: Level 1 – maximum 1255 m <sup>2</sup> Level 2 – maximum 1255 m <sup>2</sup> ; and Level 3 – maximum 605 m <sup>2</sup>
Phase 2 Building	2335 m <sup>2</sup> maximum total floor area
Accessory Building	49 m <sup>2</sup> maximum total floor area
Floor area ratio	0.80
Height of Buildings and Structures	14.0 m 16.0 m
Height of Clock Tower	6.0 m
Accessory Building	40%
Parcel coverage	

---

**3.4.130.3 Minimum Setback Requirements**

All buildings and structures:

Lot lines adjacent to Northwest Bay Road including corner cut off	10.0 m
Lot lines adjacent to Powder Point Road	5.0 m
For Lot lines adjacent to Lot 2, District Lot 6, Nanoose District, Plan VIP50996	
Lot lines adjacent to Lot "A", District Lot 6, Nanoose District, Plan 13317	0 m
Except That Part (Road Only) in Plan 49094	5.0 m

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**3.4.130.4 Minimum Parcel Size Requirements**

Minimum Parcel Size:	6880 m <sup>2</sup>
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**NANOOSE BAY VILLAGE CENTRE  
COMPREHENSIVE DEVELOPMENT ZONE 30 continued**

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**3.4.130.5 Other Regulations**

For the purpose of this zone the following regulations apply:

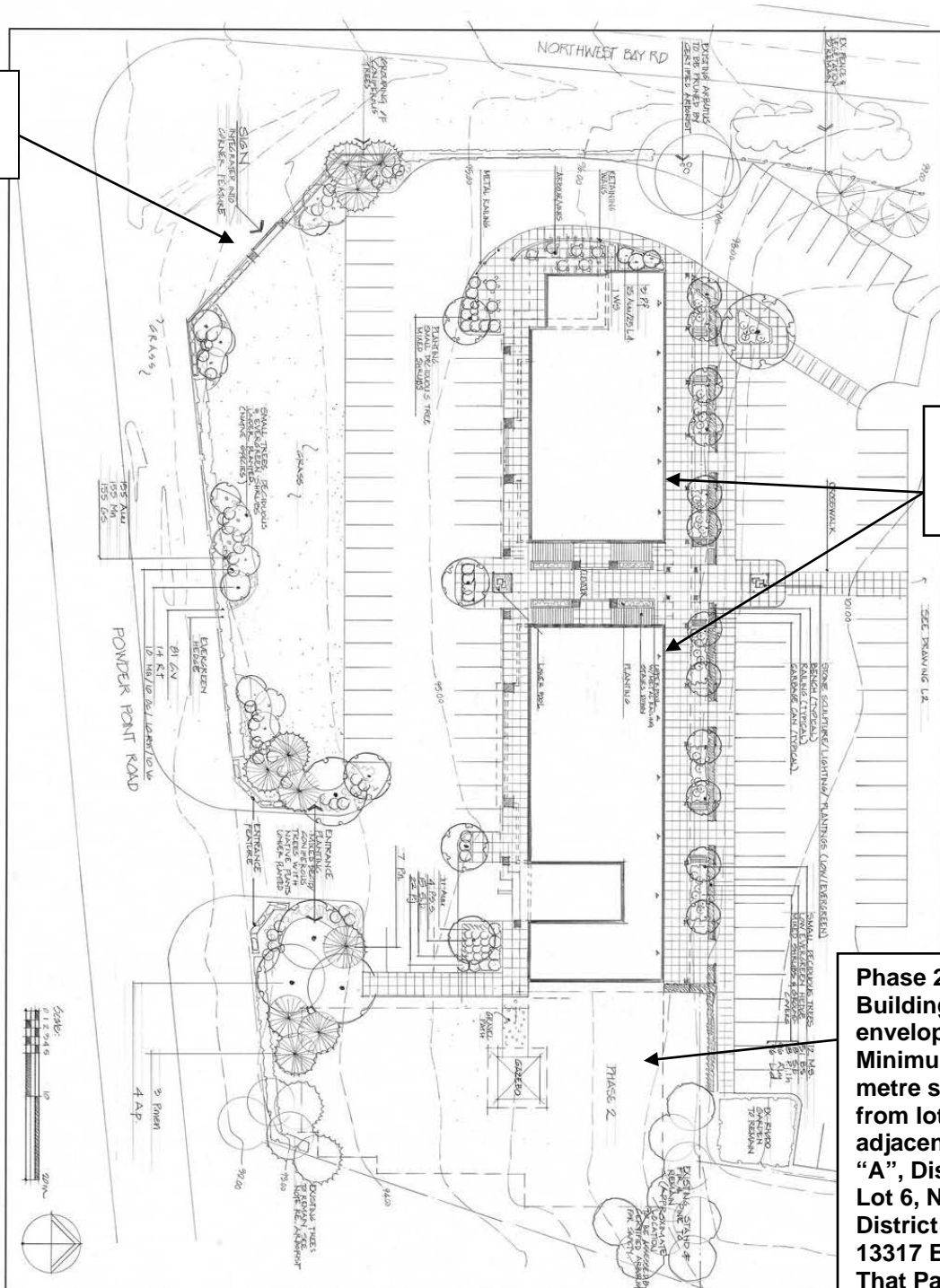
- a) The site shall be developed in accordance with Schedule No. A - Roof & Site Plan prepared by Chow Low Hammond Architects Inc. and dated November 7, 2007 attached to and forming part of Amendment Bylaw No. 500.326, 2007.
- b) The Phase 1 Building shall be constructed in accordance with Schedule No. B - Elevations Plan prepared by Chow Low Hammond Architects Inc. and dated June 7, 2007 attached to and forming part of Amendment Bylaw No. 500.326, 2007.
- c) The landscaping shall be constructed in accordance with Schedule No. C – Conceptual Landscape Plan Consisting of Pages 1 and 2 prepared by Victoria Drakeford Landscape Architect and dated April 18/07 attached to and forming part of Amendment Bylaw No. 500.326, 2007.
- d) Off-Street Parking Requirements shall be as follows:
  - A minimum of 107 parking spaces shall be provided and constructed in accordance with the Schedule No. '3B' Sections 1.2, 1.4, and Part 2 of Bylaw No. 500, 1987 in association with the Phase 1 Building.
  - A minimum of 40 parking spaces shall be provided and constructed to Bylaw No. 500, 1987 standard in association with the Phase 2 Building.
- e) Despite Schedule No. '3B' Section 1.1.a) of Bylaw No. 500, 1987, a maximum of 67 off-street parking spaces of the required off-street parking spaces may be located on Lot 2, District Lot 6, Nanoose District, Plan VIP50996.
- f) Despite Schedule No. 3B' Section 1.1.b) of Bylaw No. 500, 1987, the minimum setback requirement for parking spaces adjacent to the corner cutoff of Northwest Bay Road shall be 3.0 metres.
- g) A minimum of one (1) off-street loading space shall be provided and constructed in accordance with the Schedule No. '3B' Part 3 Loading Spaces of Bylaw No. 500, 1987.

Comprehensive Development Zone CD30  
Schedule No. A

Location of corner cut off

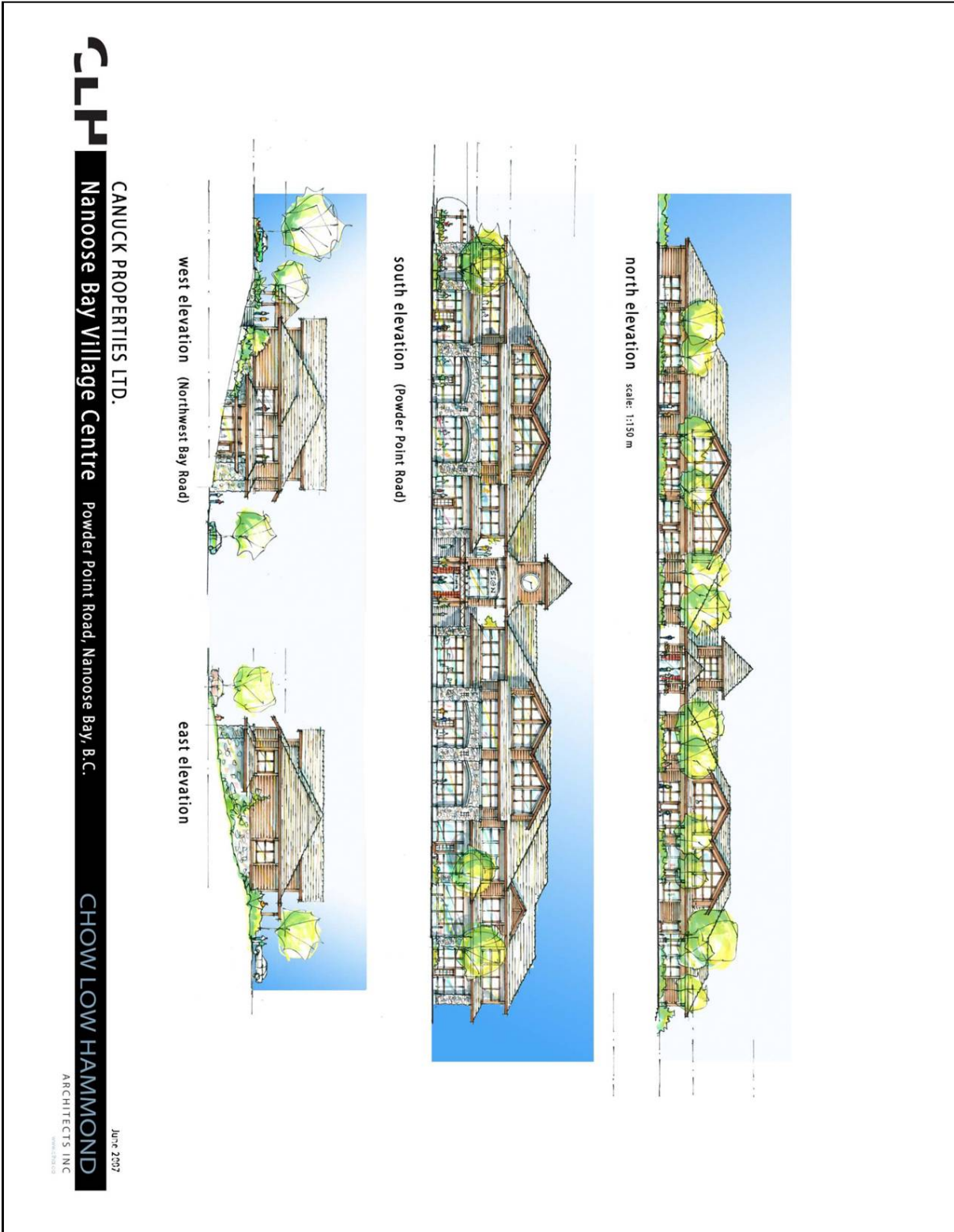
Phase 1 Building Envelope

Phase 2 Building envelope  
Minimum 5.0 metre setback from lot line(s) adjacent to Lot "A", District Lot 6, Nanoose District, Plan 13317 Except That Part (Road Only) in Plan 49094

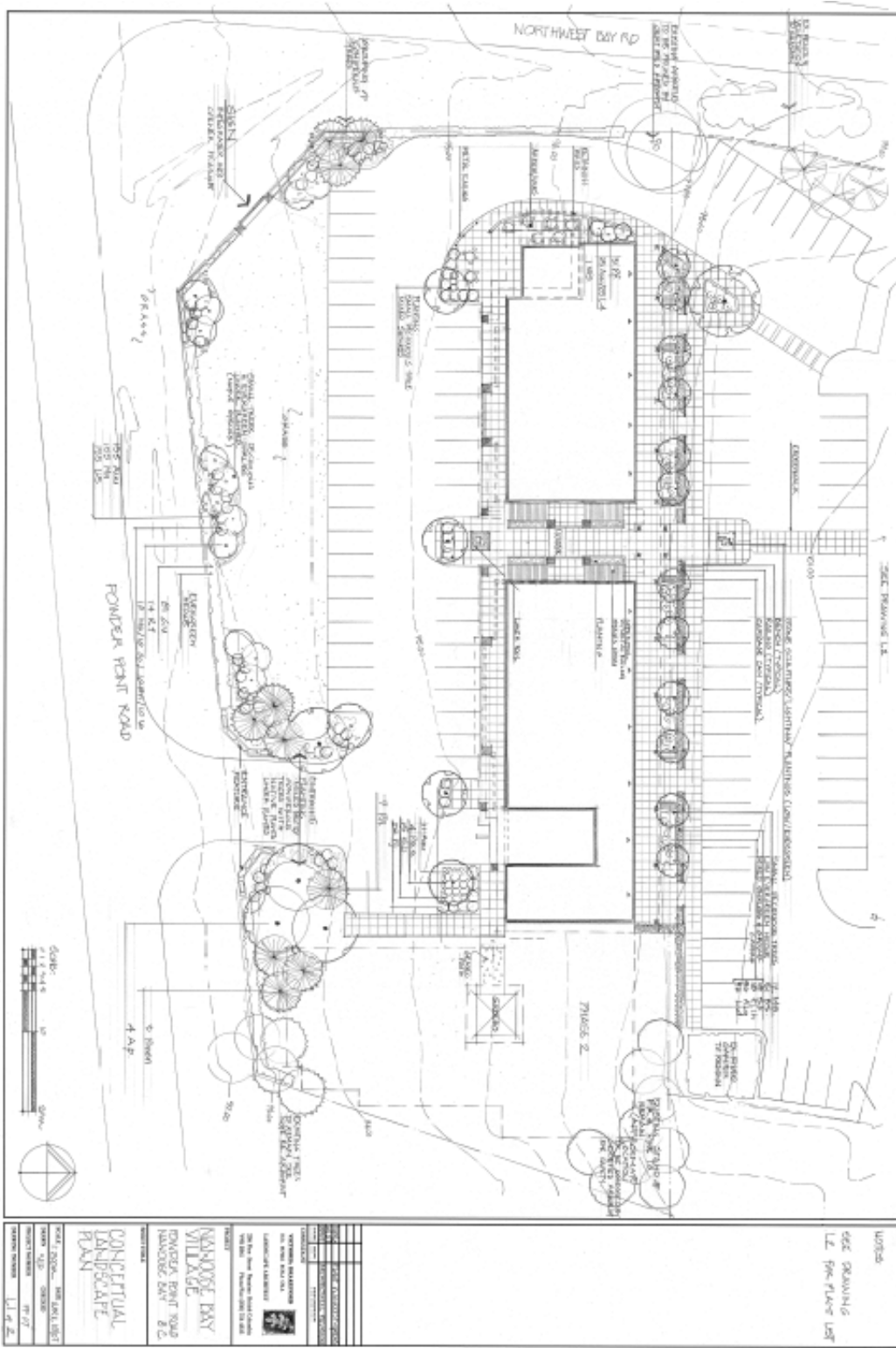


SCALE	1:2250	SHEET NO.	18/07
PROJECT	CONCEPTUAL LANDSCAPE PLAN		
CLIENT	NANOOSE BAY VILLAGE		
DATE	2018		
DESIGNER	LANDSCAPE ARCHITECTURE		
PROJECT NO.	1801		
DATE	2018		
PROJECT	NANOOSE BAY VILLAGE		
CLIENT	NANOOSE BAY VILLAGE		
DATE	2018		
DESIGNER	LANDSCAPE ARCHITECTURE		
PROJECT NO.	1801		
DATE	2018		
PROJECT	NANOOSE BAY VILLAGE		
CLIENT	NANOOSE BAY VILLAGE		
DATE	2018		
DESIGNER	LANDSCAPE ARCHITECTURE		
PROJECT NO.	1801		
DATE	2018		

Comprehensive Development Zone CD30  
Schedule No. B



**Comprehensive Development Zone CD30  
Schedule No. C (Page 1 of 2)**

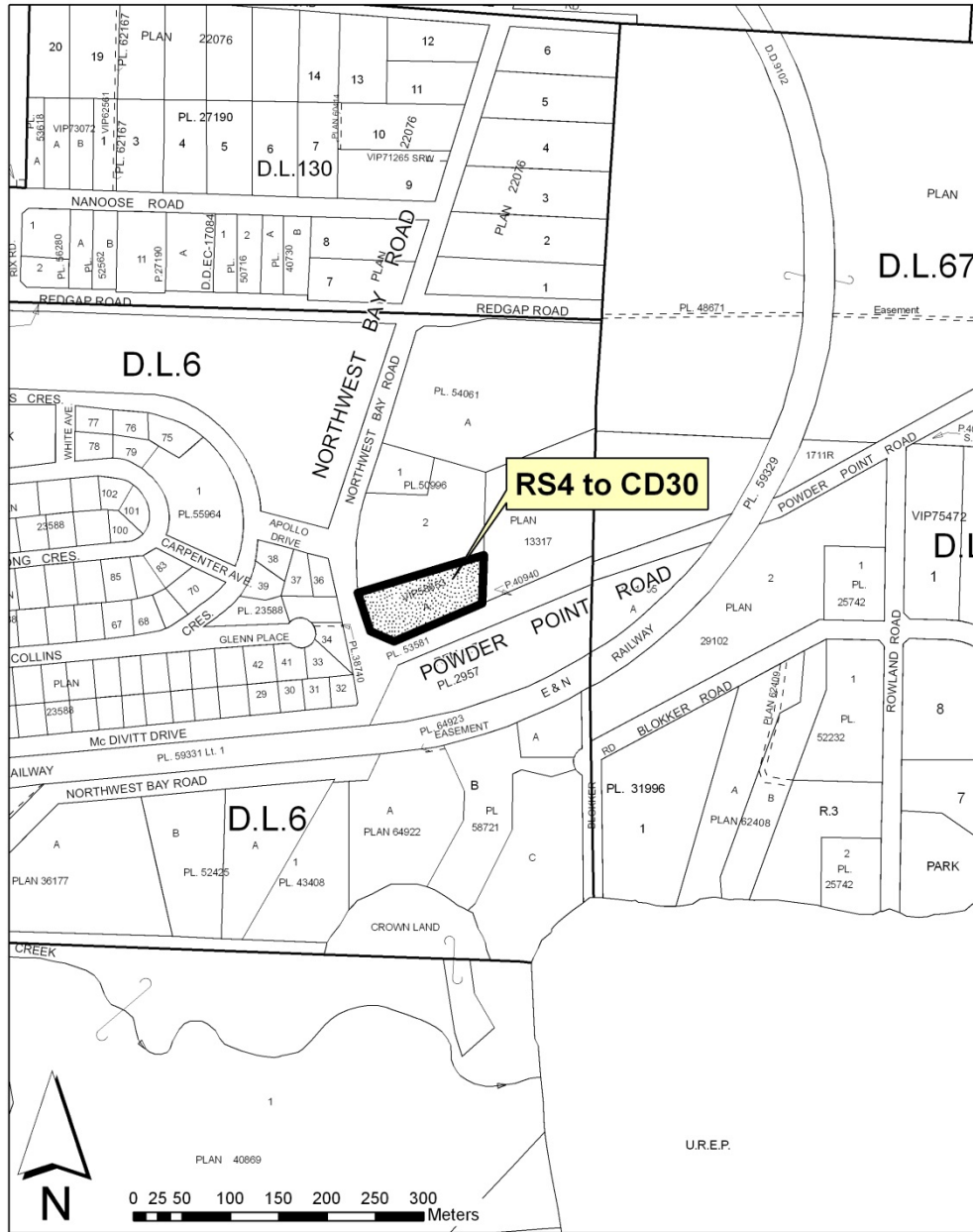


Comprehensive Development Zone CD30  
Schedule No. C (page 2 of 2)



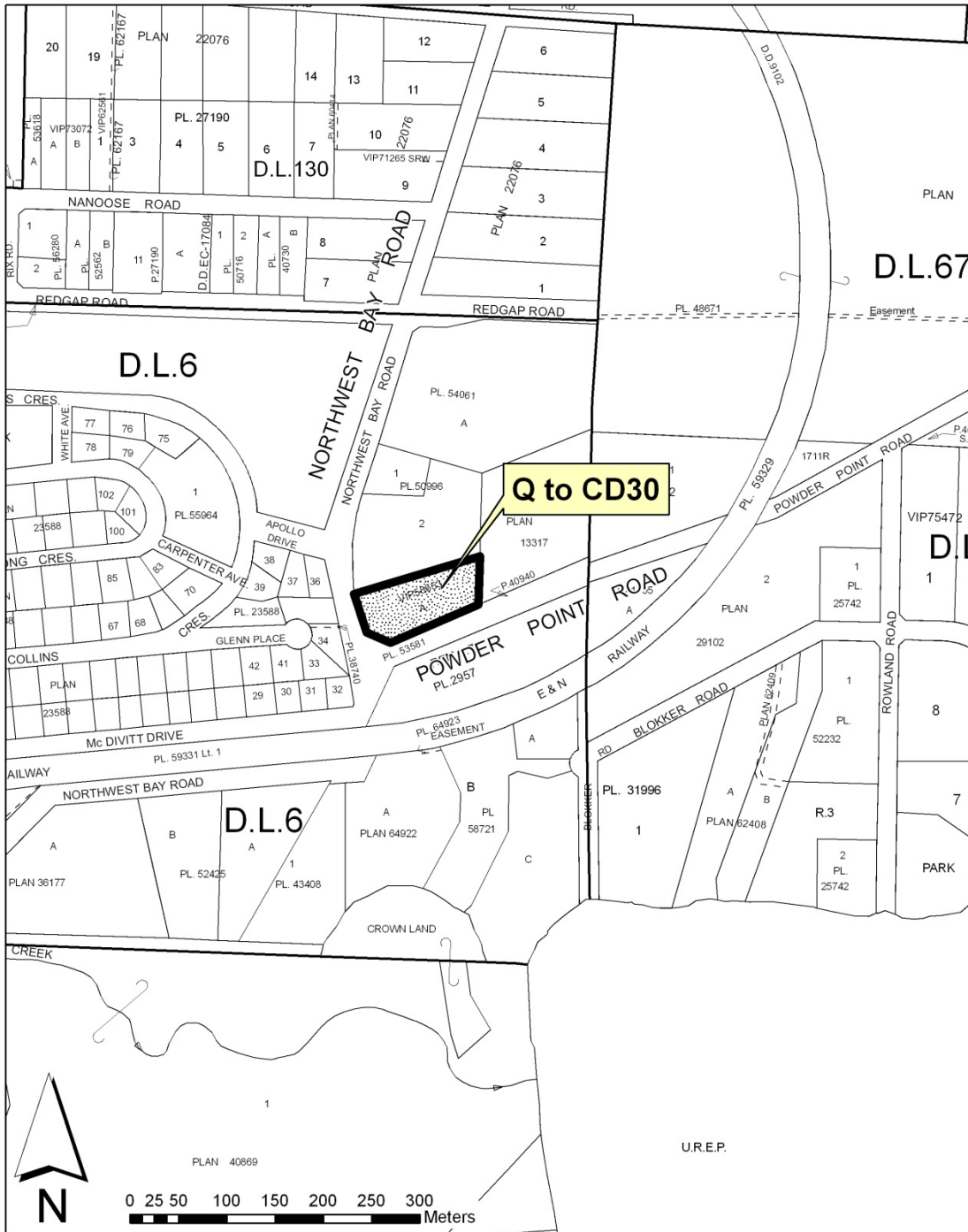


### Comprehensive Development Zone CD30 Schedule No. 2



BCGS MAPSHEET NO. 92F.030.3.1

### Comprehensive Development Zone CD30 Schedule No. 3



Section 3.4.132

---

**HORNE LAKE ROAD COMPREHENSIVE  
DEVELOPMENT ZONE 3 2**

**CD32<sup>1</sup>**

---

**3.4.132.1 Permitted Uses**

- a) Residential Use
  - b) Temporary Recreational Vehicle Use
  - c) Mobile Home Park
- 

**3.4.132.2 Maximum Number and Size of Buildings and Structures**

- a) The Maximum number and type of dwelling units permitted shall be:
    - i) Nineteen (19) dwelling units, thirteen (13) of which must be mobile homes
    - ii) Mobile homes must not exceed a maximum width of 7.5 metres.
    - iii) The maximum combined floor area of all dwelling units other than mobile homes shall not exceed 340 m<sup>2</sup>
  - b) The maximum dwelling unit height shall be 8.0 metres.
  - c) The maximum number and type of accessory buildings shall be:
    - i) One (1) accessory building per dwelling unit with a maximum floor area of 10.0 m<sup>2</sup>.
    - ii) Accessory building height shall not exceed 3.0 metres.
    - iii) The maximum combined floor area of all common accessory buildings shall not exceed 100.0 m<sup>2</sup>.
    - iv) Common accessory building height shall not exceed 8.0 metres.
  - d) No building or structure additions are permitted to Mobile Homes, except as follows:
    - i) One (1) porch/deck addition per mobile home not exceeding:
      - a. a maximum floor area of 50.0 m<sup>2</sup> for existing deck/porch additions, excluding wheel chair ramps, and
      - b. a maximum floor area of 25.0 m<sup>2</sup> for new decks/porches or additions to existing decks/porches provided the combined total floor area of the deck/porch does not exceed 25.0 m<sup>2</sup>, excluding wheel chair ramps.
    - ii) One (1) set of stairs to a secondary access not exceeding an area of 2.0m<sup>2</sup>.
- 

**3.4.132.3 Minimum Setback Requirements**

- a) All existing buildings and structures:
  - i) Exterior Lot Line: - 2.4 metres
  - ii) North Interior Side Lot Line: - 0.9 metres
  - iii) South and East Interior Lot Lines: - 4.0 metres

---

<sup>1</sup> Bylaw No. 500.328, adopted April 25, 2006

**HORNE LAKE ROAD COMPREHENSIVE  
DEVELOPMENT ZONE 32 continued**

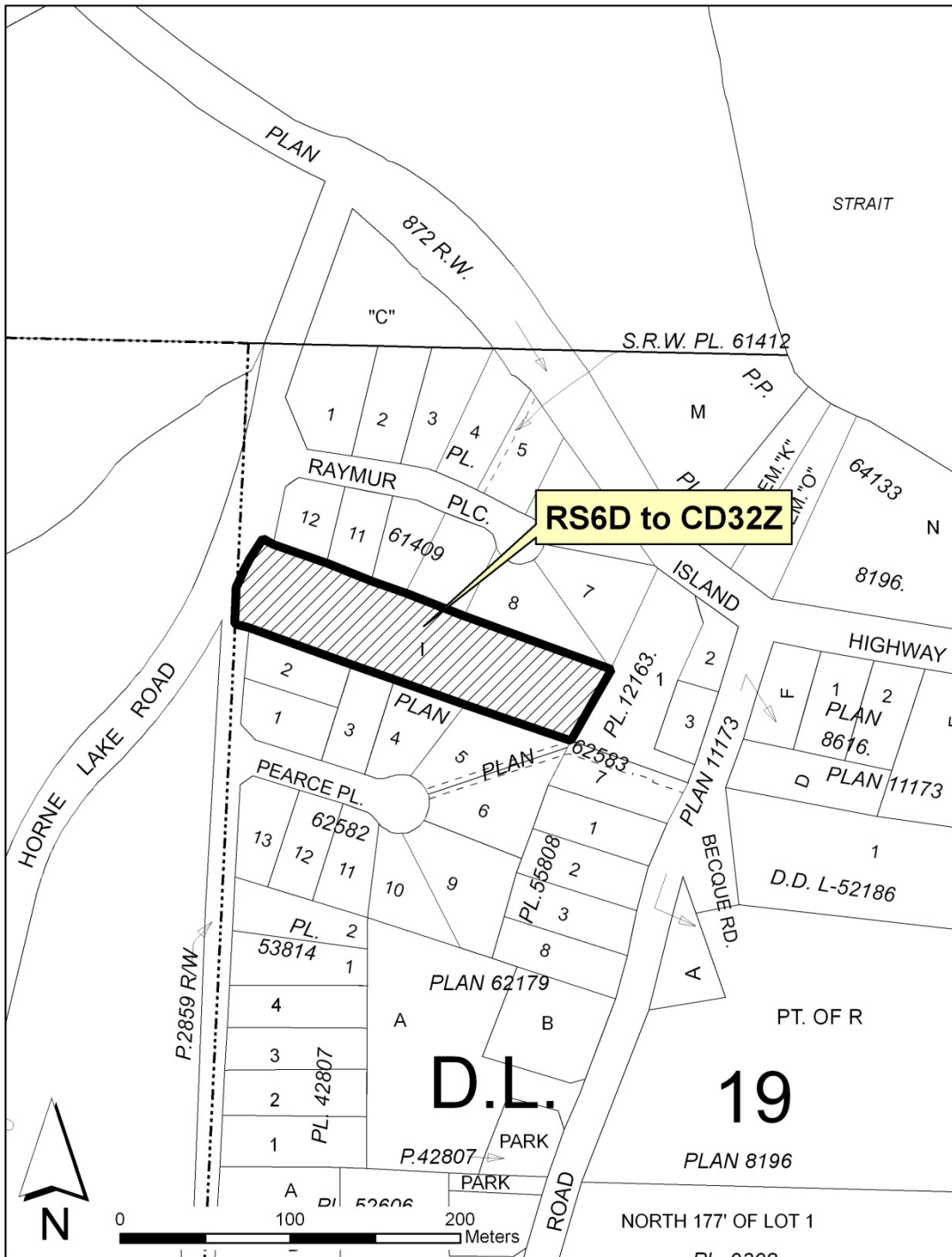
- b) All new buildings or structures, or additions or alterations to existing buildings or structures:
    - i) Exterior Lot Line – 5.0 Metres
    - ii) North Interior Side Lot Line – 2.0 metres
    - iii) South and East Interior Lot Lines: - 4.0 metres
  - c) All buildings and structures must be separated by a minimum of 2.0 metres.
- 

**3.4.132.4 Other Regulations**

For the purpose of this zone:

- a) Temporary Recreational Vehicle Use means the use of land in designated recreational vehicle spaces for use by the traveling public and shall be limited to two (2) Recreational Vehicles only where such vehicles are fully licensed, have wheels, have no structural skirting, and have no associated decks or additions and must not be occupied for a continuous period exceeding three (3) months.
- b) Porch is defined as a structure abutting 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 ground.
- c) Deck is defined as a structure abutting a mobile home with no roof or walls except for visual partitions and railings and is constructed on piers or a foundation above ground.
- d) No carports or enclosed garages are permitted.

Comprehensive Development Zone CD32  
Schedule 2



BCGS Map Sheet No. 92F.037.4.4

Section 3.4.133

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**SCHOOLHOUSE and HAROLD ROADS LIGHT INDUSTRIAL  
COMPREHENSIVE DEVELOPMENT ZONE 33**

---

CD33<sup>1</sup>

**3.4.133.1 Permitted Uses**

Permitted Uses

- a) Light Industry
- b) Manufacturing Use
- c) Residential Use
- d) Mini Storage

---

**3.4.133.2 Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel	1
Height of buildings	8.0 m
Parcel coverage	40%

---

**3.4.133.3 Minimum Parcel Size:** 5.0 hectares

---

**3.4.133.4 Minimum Setback Requirements**

Lot Lines Adjacent to Harold Road	8.0 metres
Lot Lines Adjacent to Schoolhouse Road	8.0 metres
Other Lot Lines	5.0 metres

---

**3.4.133.5 Other Regulations**

For the purpose of this zone:

- a) *Manufacturing Use* means the assembling and manufacturing of a product or products in a building only and may include indoor accessory retail sales of the product(s) produced to a maximum of 10% of the floor area of the building and may include an accessory office use.
- b) *Mini Storage* Means a building or buildings containing separate, individual self-storage units, each with a separate entrance designed to be rented or leased to the general public for private storage of personal goods, materials, and equipment and does not include outside storage or the rental or lease of moving trucks or moving trailers.

All uses must be fully contained within a building.

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<sup>1</sup> Bylaw No. 500.333, adopted March 25, 2008

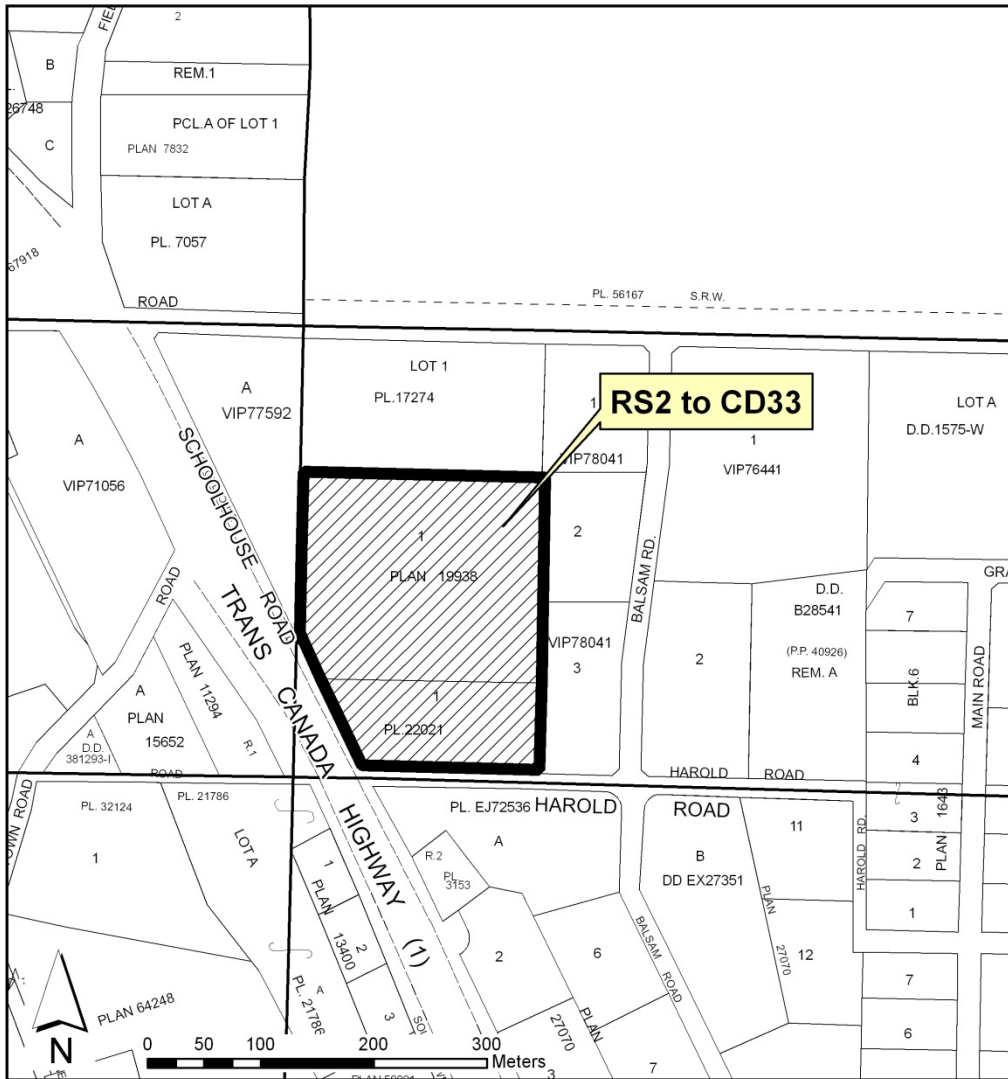
**SCHOOLHOUSE and HAROLD ROADS LIGHT INDUSTRIAL  
COMPREHENSIVE DEVELOPMENT ZONE 33** continued

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**3.4.133.6 Landscaping**

- a) Landscaping shall be provided to the satisfaction of the Regional District of Nanaimo along the perimeter of Schoolhouse and Harold Roads excluding entrances to a minimum width of 5.0 metres, and shall include, a minimum of seventy-five percent screening from grade level to a height of 3.0 metres and at least 25 percent screening from a height of 3.0 metres to 5.0 metres above grade.
- b) Landscaping shall at minimum include planting one evergreen tree for every 3.0 metres of parcel frontage.
- c) All landscaping abutting parking or other vehicle access areas on site shall be protected by a permanent curb a minimum of 15 cm in height to protect landscaping from potential vehicular damage.
- d) Except where varied by this zone, landscaping shall be provided in accordance with Schedule 3F – Landscaping Regulations and Standards of Bylaw No. 500.

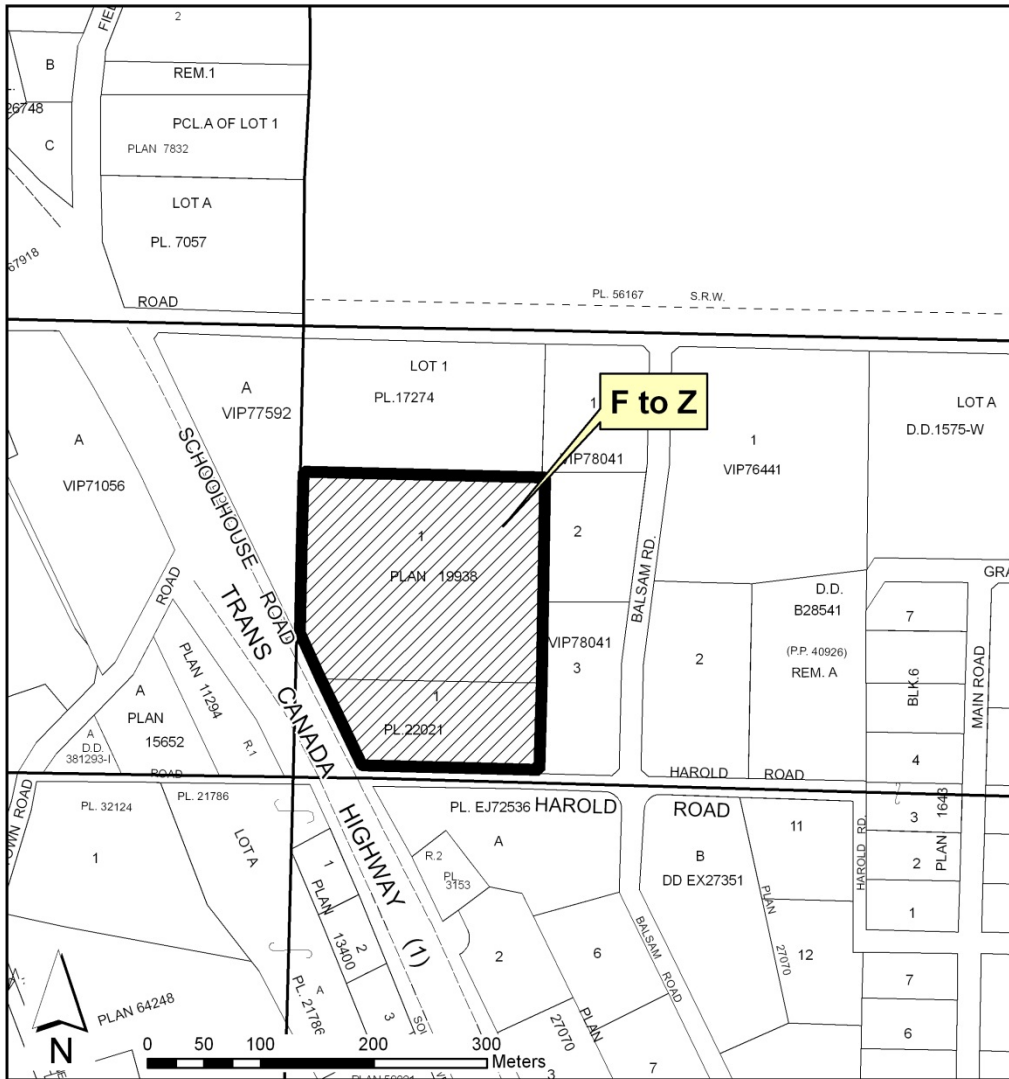
Comprehensive Development Zone CD33  
Schedule 2



BCGS Map Sheet No. 92G.011.2.1



### Comprehensive Development Zone CD33 Schedule 3



BCGS Map Sheet No. 92G.011.2.1

Section 3.4.134

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**RIDGE TOWN HOMES COMPREHENSIVE  
DEVELOPMENT ZONE 34**

**CD34<sup>1</sup>**

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**3.4.134.1 Permitted Uses & Minimum Site Area**

Permitted Uses and Minimum Site Area	Required Site with Community & Community Sewer Systems
a) Multiple Dwelling Unit Development	4.6 ha
b) Common Property Accessory Building	

---

**3.4.134.2 Maximum Number and Size of Buildings and Structures**

Common Property Accessory Building	1
Dwelling units/parcel	35
Height of buildings	8.0 m
Parcel coverage	35 %

---

**3.4.134.3 Minimum Setback Requirements**

For all buildings and structures unless otherwise set out in subsection 3.4.134.4:

Lot line adjacent to Common Property access	7.0 metres
Phased strata lot line	0 metres
All other lot lines	8.0 metres

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**3.4.134.4 Other Regulations**

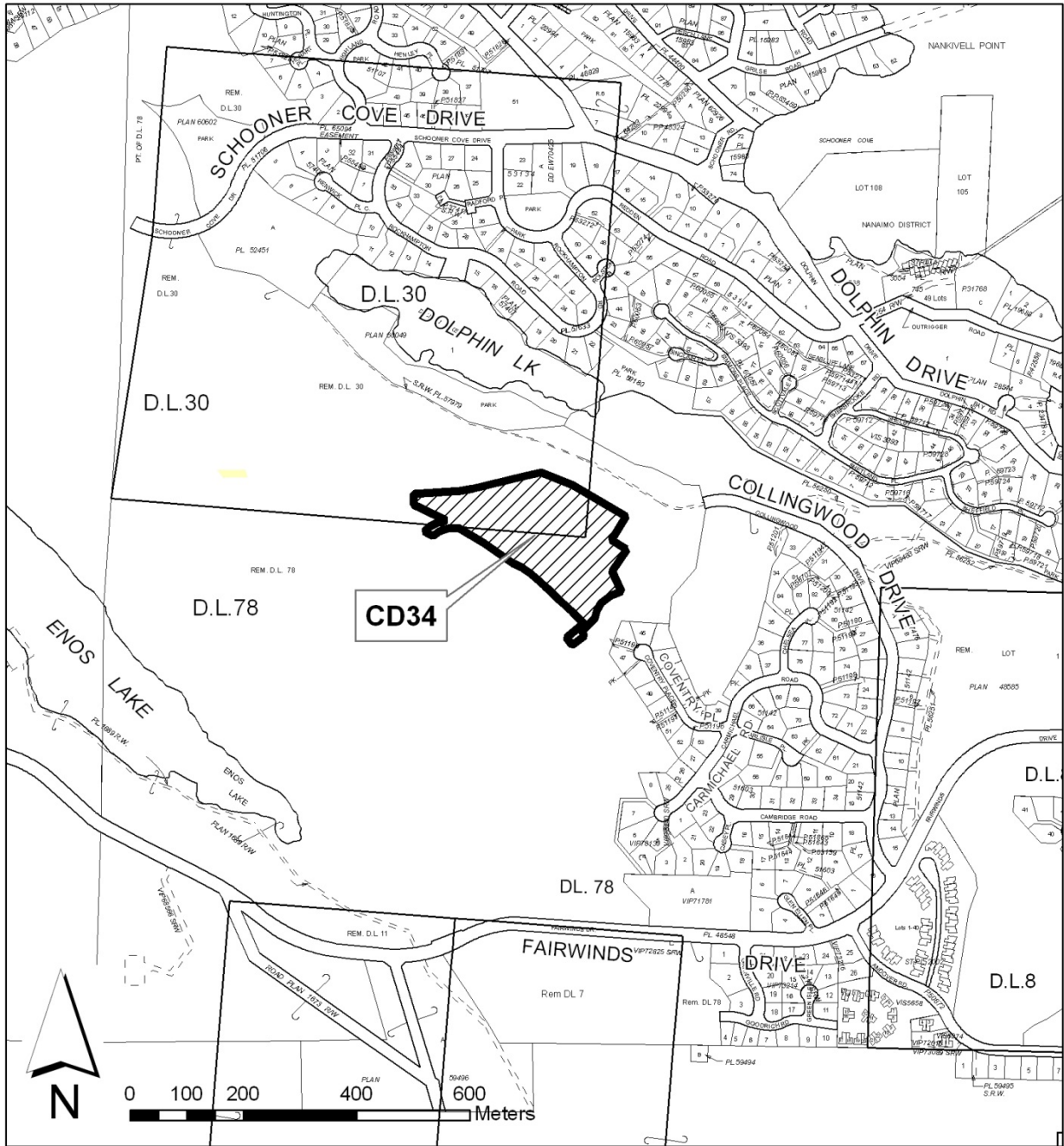
For the purpose of this zone:

A maximum of 1 Common Property Accessory Building, for use by the strata, may be placed within the Common Property area not being used for access or parking purposes, provided the building does not exceed 3.0 metres in height nor a total floor area of 10.0 m<sup>2</sup>. The minimum setback for a Common Property Accessory Building shall be 5.0 metres from a lot line adjacent to Common Property access. All other minimum setbacks set as out in subsection 3.4.134.3 are applicable.

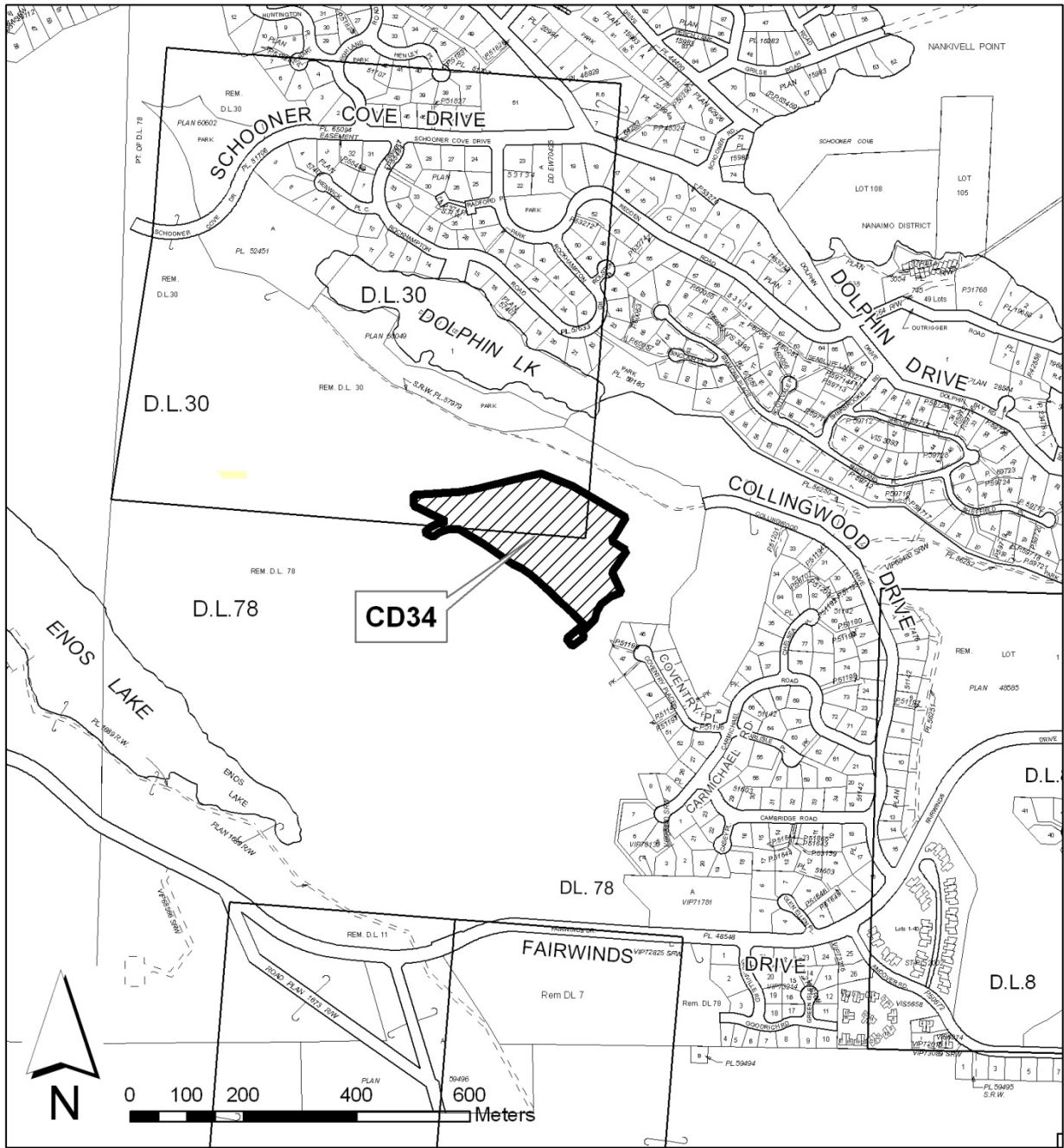
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<sup>1</sup> Bylaw No. 500.336, adopted January 23, 2007

### Comprehensive Development Zone CD34 Schedule 3



### Comprehensive Development Zone CD34 Schedule 5



Section 3.4.135

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**ROCKCLIFFE  
COMPREHENSIVE DEVELOPMENT ZONE 35<sup>1</sup>**

**CD35**

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**3.4.135.1 Permitted Uses & Density**

**Permitted Uses**

- a) Residential Use
- b) Home Based Business Use
- c) Common Property Accessory Building

**Density**

- a) The maximum number of lots that may be created by subdivision within the area as shown outlined on Schedule No. 4 of Bylaw No. 500.336 shall be 26 bare land strata lots.
  - b) The minimum parcel size for a bare land strata lot shall be 504 m<sup>2</sup>.
- 

**3.4.135.2 Maximum Number and Size of Buildings and Structures**

Common Property Accessory Building	1
Dwelling units/parcel	1
Height of buildings	9.0 m
Parcel coverage	60 %

---

**3.4.135.3 Minimum Setback Requirements**

For all buildings and structures:

Lot line adjacent to Bonnington Drive	5.0 metres
Interior side lot line	1.2 metres
Lot line adjacent to Common Property	2.0 metres

---

**3.4.135.4 Minimum Parcel Size**

504 m<sup>2</sup> with community water and community sewer service connections

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**3.4.135.5 Other Regulations**

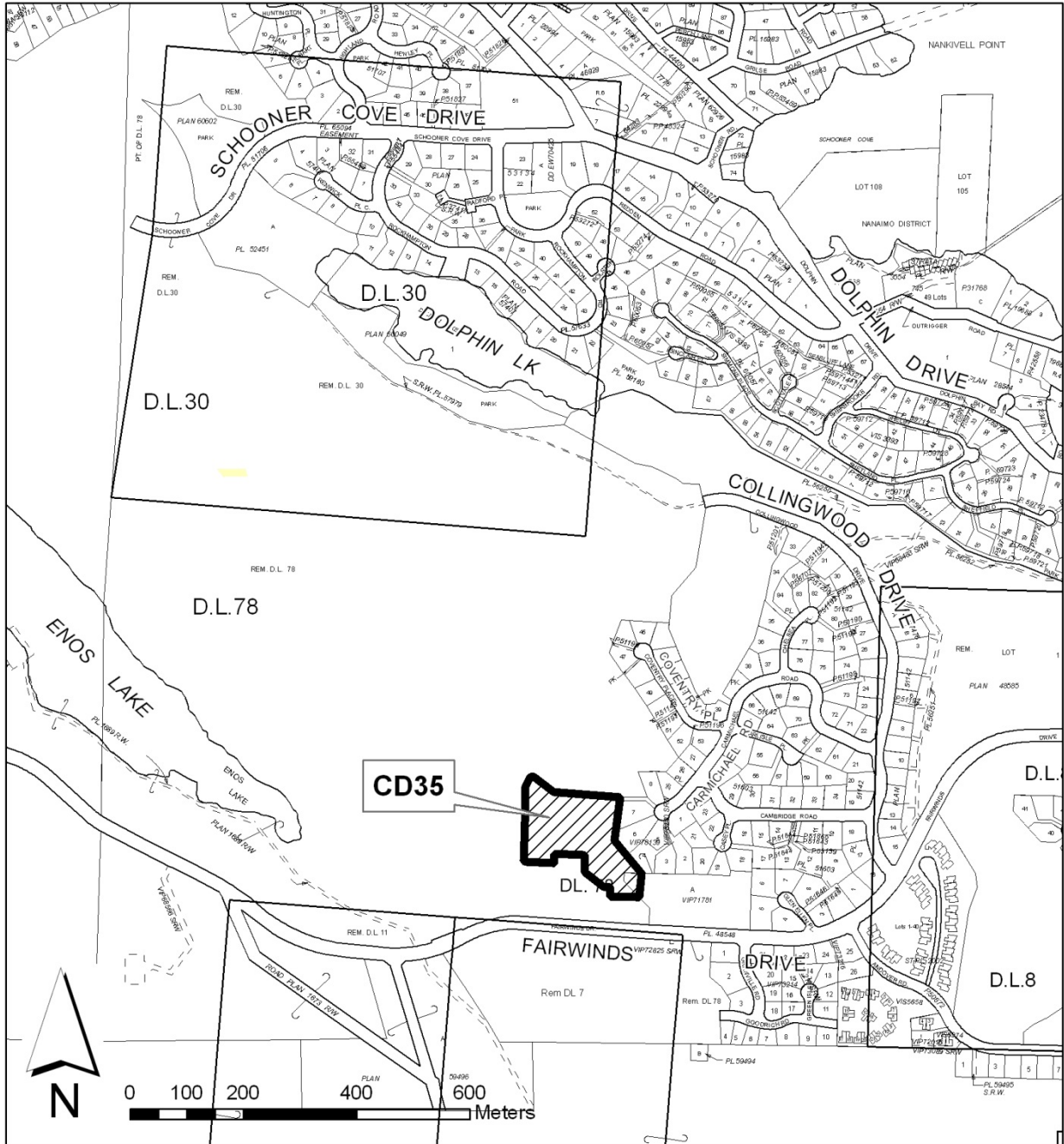
For the purpose of this zone:

- a) A maximum of 1 Common Property Accessory Building, for use by the strata, may be placed within the Common Property area not being used for access or parking purposes, provided the building does not exceed 3.0 metres in height nor a total floor area of 10.0 m<sup>2</sup>. All minimum setbacks as set out in subsection 3.4.135.3 are applicable.
- b) Home Based Business Use – a home based business activity in this zone is restricted to an office use which is wholly contained within a dwelling unit to a maximum of 20 % of the dwelling unit floor area and specifically a home based business or any portion of it shall not be contained within an attached garage. All other regulations set out in section 3.3.14 apply to this zone.

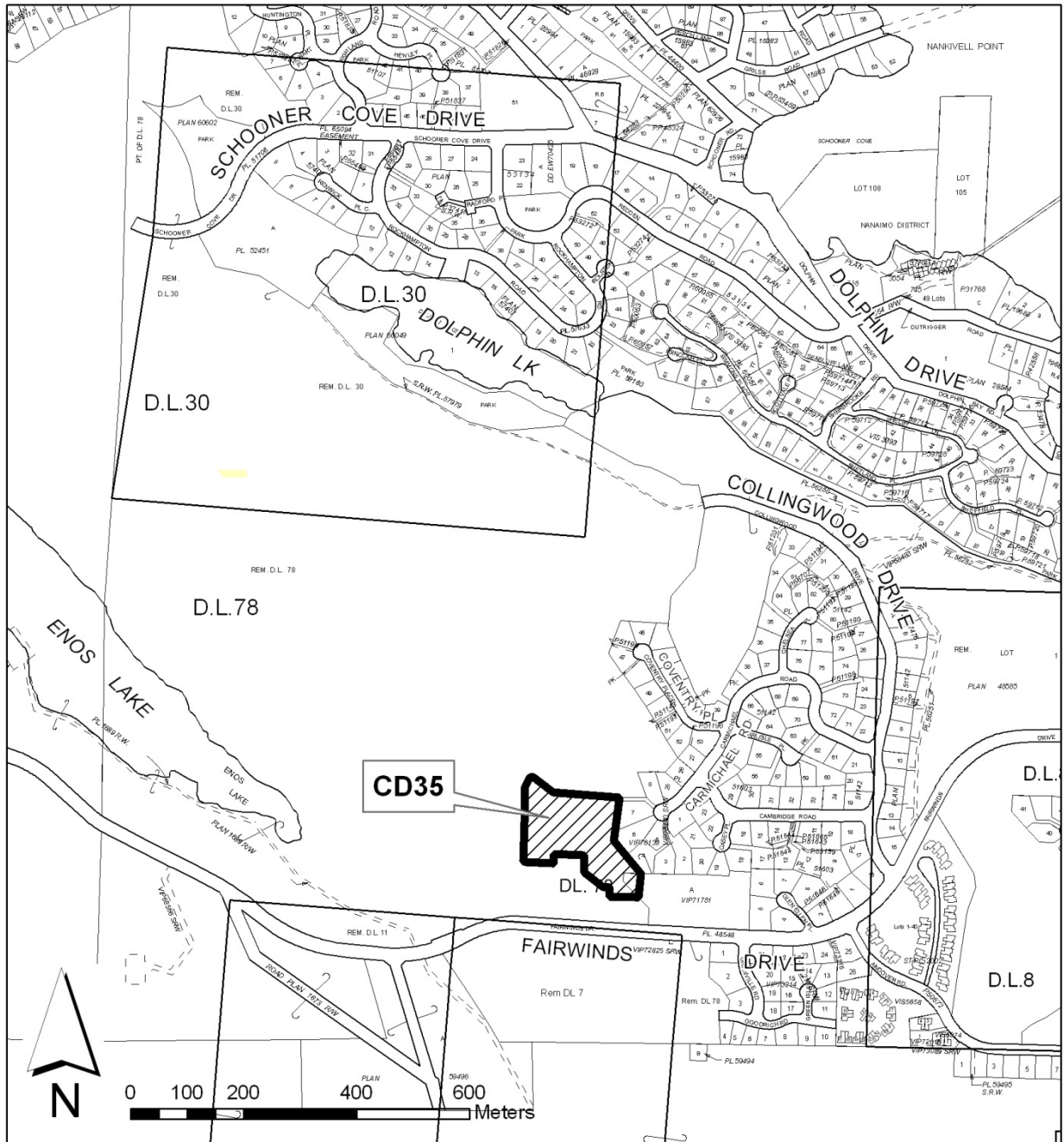
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<sup>1</sup> Bylaw No. 500.336, adopted January 23, 2007

### Comprehensive Development Zone CD35 Schedule 4



### Comprehensive Development Zone CD35 Schedule 6



Section 3.4.136

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**1 6 8 0 T I M B E R L A N D S  
C O M P R E H E N S I V E D E V E L O P M E N T Z O N E 3 6 <sup>1</sup>**

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**CD36**

**3.4.136.1 Permitted Uses & Minimum Site Area**

Permitted Uses and Minimum Site Area Total Required Site Area For All

**Permitted Uses**

- |                            |         |
|----------------------------|---------|
| a) Neighbourhood Pub       | 0.55 ha |
| b) Wine and Beer Store     |         |
| c) Hotel                   |         |
| d) Accessory Dwelling Unit |         |

---

**3.4.136.2 Maximum Number and Size of Buildings and Structures**

Accessory Dwelling Unit	1
Hotel units/parcel	11
Height of building	9.0 m
Parcel coverage	35%

---

**3.4.136.3 Minimum Setback Requirements**

For all buildings and structures unless otherwise set out in subsection 3.4.136.4:

All lot lines 7.0 metres

---

**3.4.136.4 Other Regulations**

For the purpose of this zone:

- a) Off-Street Parking and Loading Requirements
  - i. A minimum of 78 off-street parking spaces shall be provided on site.
  - ii. Off-street parking areas shall meet the minimum dimension requirements in accordance with Schedule No. '3B'.
  - iii. Off street parking spaces may be located within the minimum setback areas.
  - iv. All off-street parking spaces and aisle ways are to be clearly delineated and signed in accordance with Schedule No. '3B'.
  - v. Disability parking spaces shall meet the minimum requirements in accordance Schedule '3B'.
  - vi. A minimum of 1 off-street loading space shall be provided on site and shall meet the minimum dimension requirements in accordance with Schedule No. '3B'.

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<sup>1</sup> Bylaw No. 500.341 adopted February 26, 2008



**1680 TIMBERLANDS COMPREHENSIVE  
DEVELOPMENT ZONE 36 continued**

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b) Garbage Disposal Area Requirements

A minimum of 1 garbage disposal area shall be provided on-site and shall be a minimum 2.5 metre setback from all lot lines; a minimum of 8.0 m<sup>2</sup> in size; and shall be screened with a combination of hard and soft landscaping.

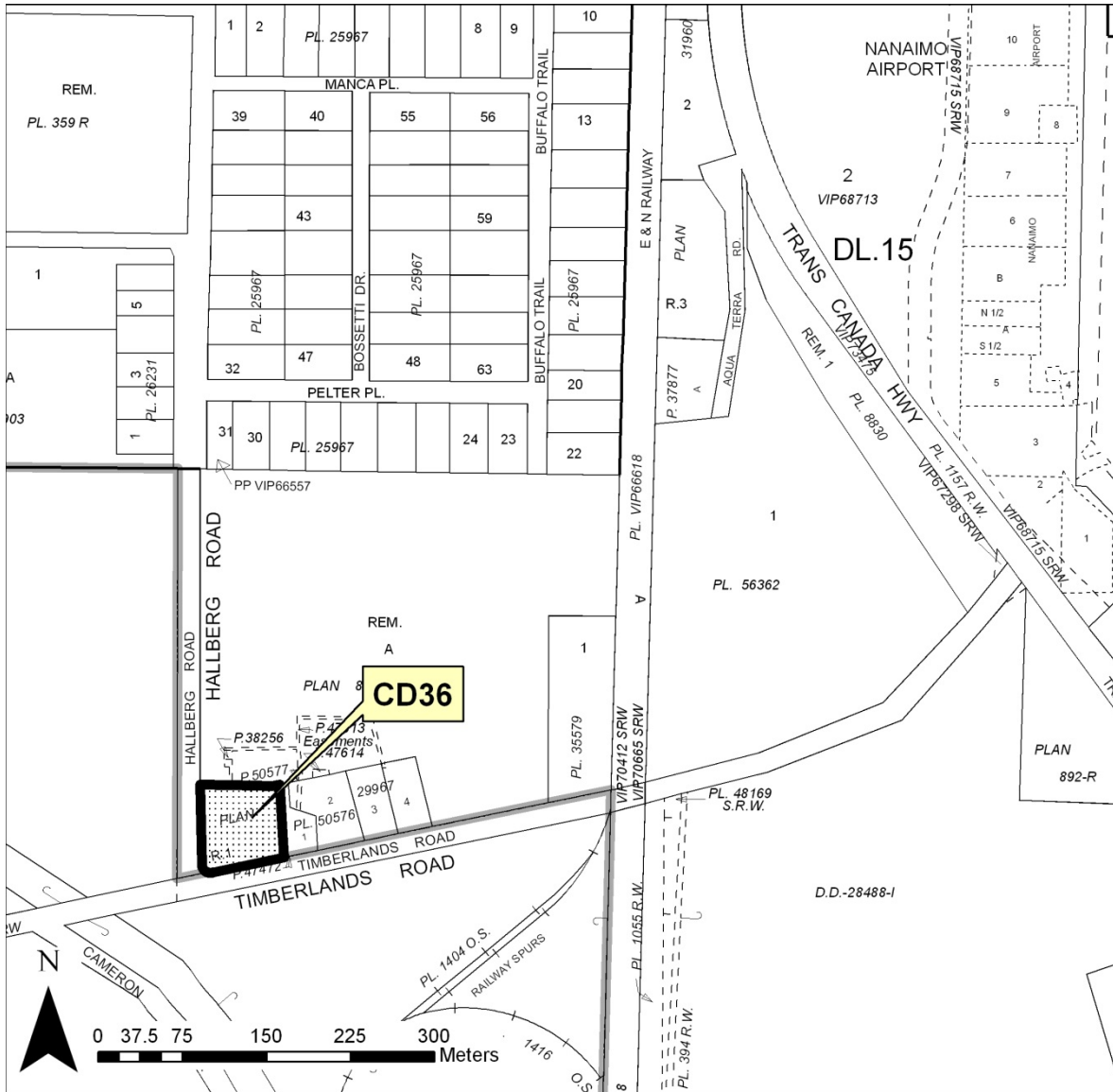
c) Landscaping Requirements

Landscaping shall be provided, at a minimum, at the access from Timberlands Road, at the entrance to the building; and throughout the off-street parking area where possible.

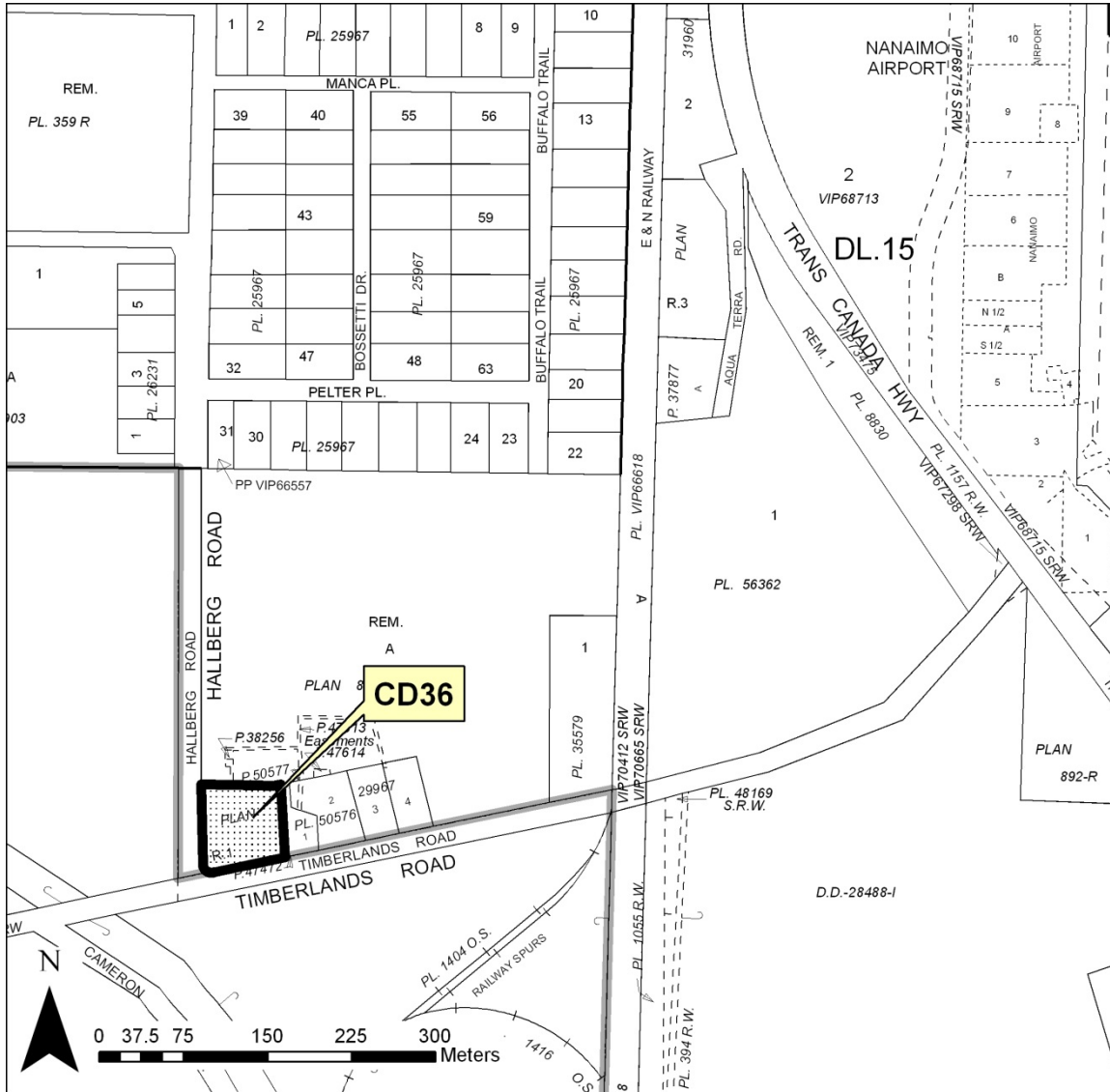
d) Subdivision

No subdivision is permitted.

### Comprehensive Development Zone CD36 Schedule 2



### Comprehensive Development Zone CD36 Schedule 3



Section 3.4.137

**MAIN ROAD LIGHT INDUSTRIAL<sup>1</sup>  
COMPREHENSIVE DEVELOPMENT ZONE 37**

**CD37**

**3.4.137.1 Permitted Uses Minimum Site Area Requirements**

a) Light Industry	8000 m <sup>2</sup>
b) Residential Use	n/a
c) Mini Storage	8000 m <sup>2</sup>
d) Contractors Business	8000 m <sup>2</sup>
e) Home Based Business	n/a

**3.4.137.2 Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel	1
Height of buildings	8.0 m
Parcel coverage	35%

**3.4.137.3 Minimum Parcel Size:**

1.0 Hectare with or without community water and community sewer services.

**3.4.137.4 Minimum Setback Requirements**

Front Lot Line	10.0 metres
Rear Lot Line and Interior Side Lot Line	5.0 metres
All other Lot Lines	8.0 metres

**3.4.137.5 Other Regulations**

- a) All uses must be fully contained within a building, with the exception of outdoor storage areas.
- b) All outdoor storage areas must be located to the rear of buildings, must not be located between any building and lot line adjacent to Main Road, and must be screened to a minimum height of 3.0 metres with a combination of fencing and landscaping on all sides, excluding entrance ways.
- c) A No setback requirement shall be required from the front, rear, side, or other lot line for fences 3.0 metres or less in height.
- d) All off-street parking areas must be paved.
- e) All storm water runoff from buildings and other non-pervious surfaces must be directed through an engineered oil-water separator appropriately sized to accommodate anticipated flows and must be maintained in accordance with the manufacturer's recommendations.
- f) All storm water drainage must be retained on site, unless otherwise approved by the Ministry of Transportation
- g) With respect to Home Based Business uses – the regulations set out in Section 3.3.14 applicable to Residential 2 zone shall apply to this zone.
- h) Except where varied by this zone, off-street parking and loading spaces shall be provided in

<sup>1</sup> Bylaw No. 500.338, 2006, adopted December 11, 2007

accordance with Schedule '3B' of this zone.

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**MAIN ROAD LIGHT INDUSTRIAL COMPREHENSIVE  
DEVELOPMENT ZONE 37 continued**

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**3.4.137.6 Definitions**

For the purpose of this zone:

- a) *Light Industry* means the wholesale, warehousing, testing, service, or repair of non-hazardous articles, substances, materials, fabrics or compounds fully contained within a building and may include accessory sales of goods, wares, merchandise, or articles and an accessory office.
- b) *Contractors Business* means the use of a building or buildings for the storage of tools, equipment, and non-hazardous materials, the display of building supplies, landscaping supplies, and other building materials, and may include an accessory office, and retail sales accessory to the principle use.
- c) *Manufacturing Use* means the assembling and manufacturing of a product or products fully contained in a building and may include indoor accessory retail sales of the product(s) produced to a maximum of 10% of the floor area of the building and may include an accessory office use.
- d) *Mini Storage* means a building or buildings containing separate, individual self-storage units each with a separate entrance designed to be rented or leased to the general public for private storage of personal goods, materials, and equipment and does not include outside storage or the rental or lease of moving trucks or moving trailers.

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**3.4.137.7 Landscaping**

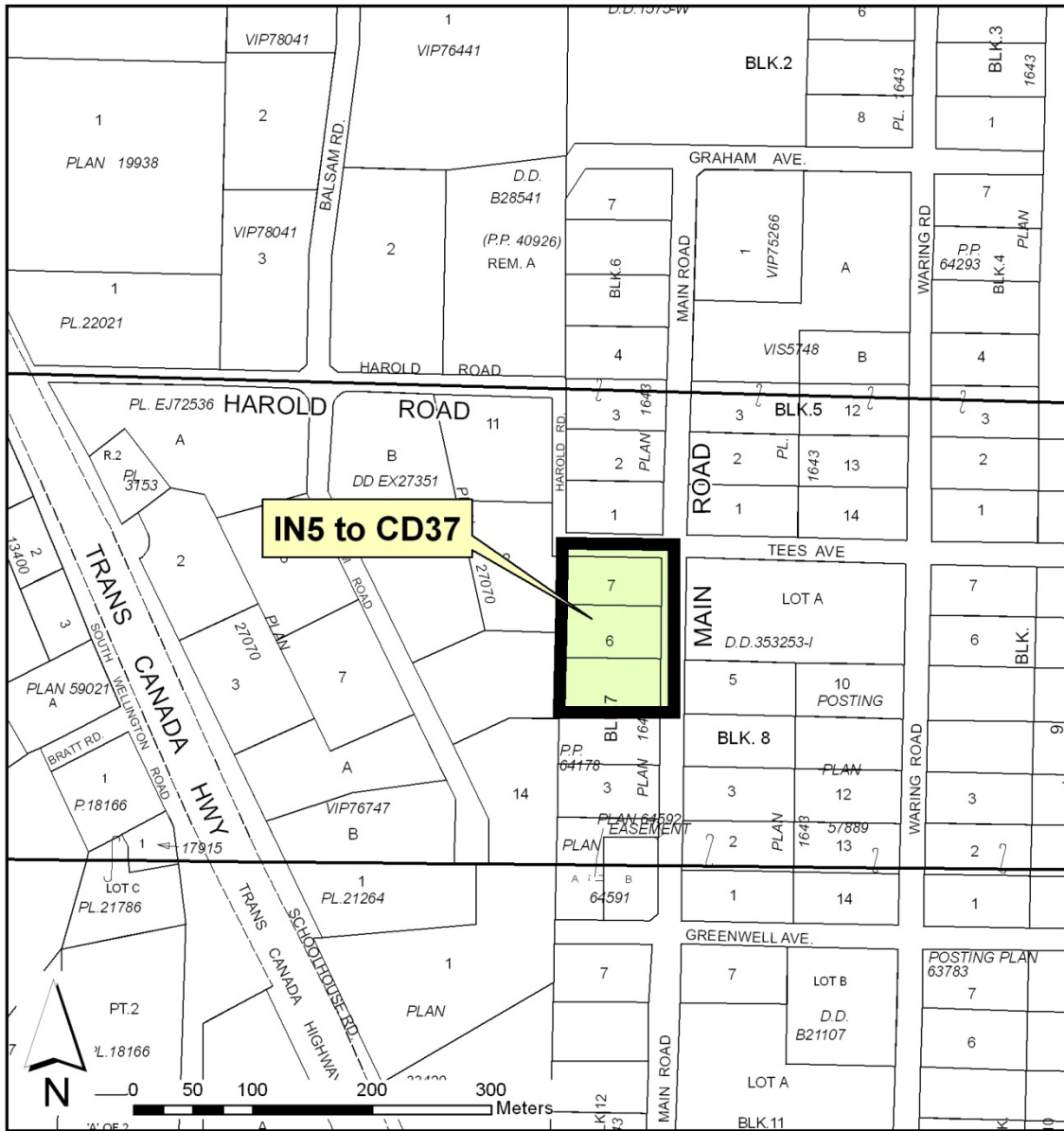
- a) Landscaping shall be provided to the satisfaction of the RDN adjacent to Main and Tees Roads excluding entrances to a minimum width of 5.0 m and shall include a minimum of 75% screening from grade level to a height of 3.0 m and at least 25 % screening from a height of 3.0 m to 5.0 m above grade.
- b) Landscaping shall, at a minimum, include planting one evergreen tree for every 3.0 m of parcel frontage.
- c) All landscaping abutting off-street parking or other areas on site that are accessible to vehicles shall be protected by a permanent curb of a minimum of 15 cm in height to protect landscaping from potential vehicular damage.
- d) Except where varied by this zone, landscaping shall be provided in accordance with Schedule '3F' – Landscaping Regulations and Standards.

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**3.4.137.8 Required Number of Off Street Parking Spaces**

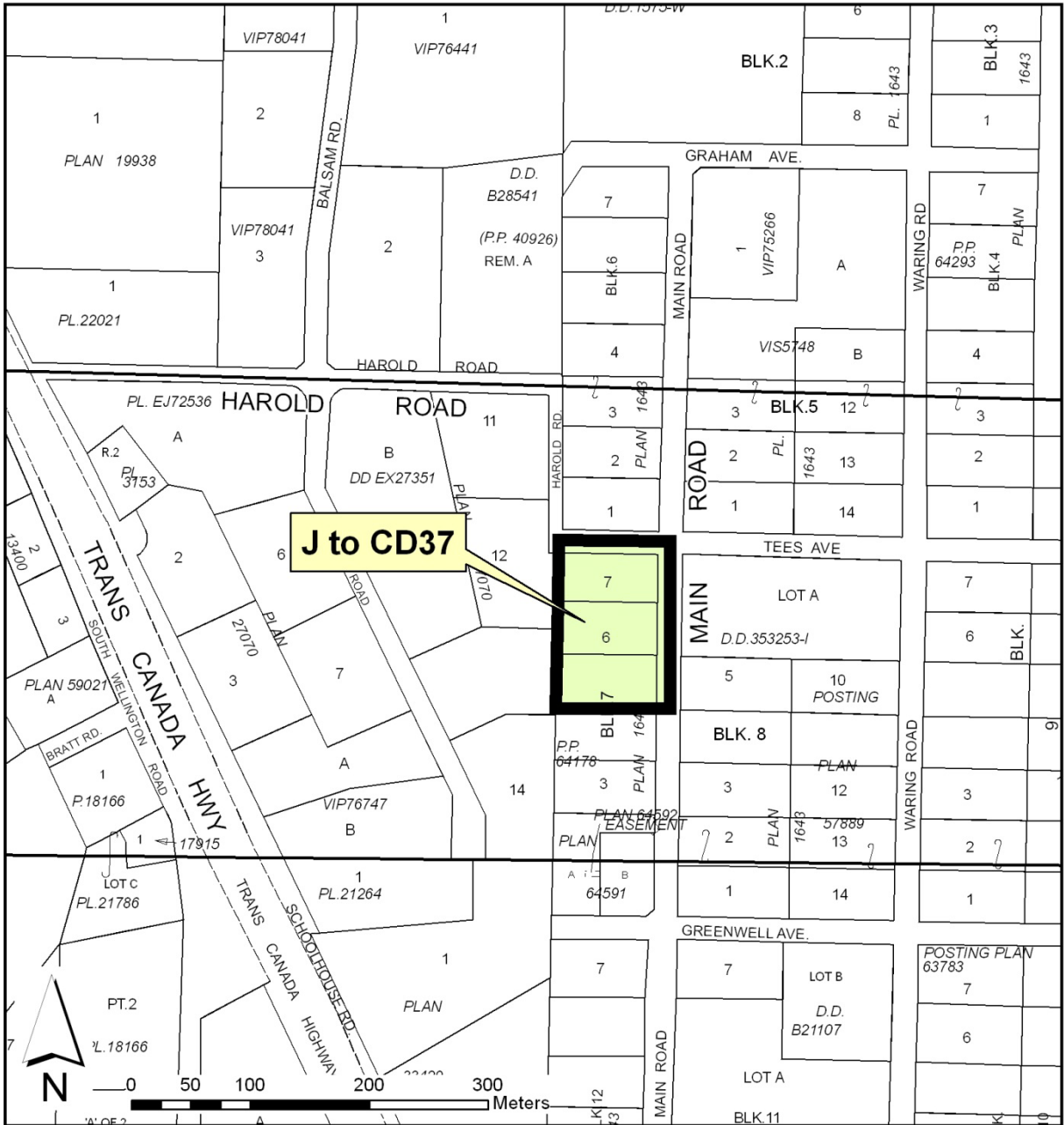
<b>Use</b>	<b>Required Parking Spaces</b>
Contractors Business	1 per 15.0 m <sup>2</sup> of floor area used for sales plus; 1 for each employee working on any given shift plus; 1 per 175 m <sup>2</sup> of floor area used for storage; plus, 1 per 95 m <sup>2</sup> of floor area used for display

### Comprehensive Development Zone CD37 Schedule 2



BCGS Map Sheet No. 92G.001.4.3

### Comprehensive Development Zone CD37 Schedule 3



BCGS Map Sheet No. 92G.001.4.3

Section 3.4.141

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**QUALICUM BAY SENIORS DEVELOPMENT<sup>1</sup>  
COMPREHENSIVE DEVELOPMENT ZONE 41**

**CD41**

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**3.4.141.1 Permitted Uses**

Multiple Dwelling Units

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**3.4.141.2 Maximum Size of Buildings and Structures**

Height	8.0 m
Parcel coverage	50%

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**3.4.141.3 Minimum Setback Requirements**

Front Lot Line	8.0 m
Other Lot Line	5.0 m

except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply

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**3.4.141.4 Other Regulations**

For the purpose of this zone, notwithstanding Schedule '3B', Off-Street Parking & Loading Spaces, Table 1, the number of required parking spaces is as follows:

1 space per dwelling unit plus 6 visitor spaces.

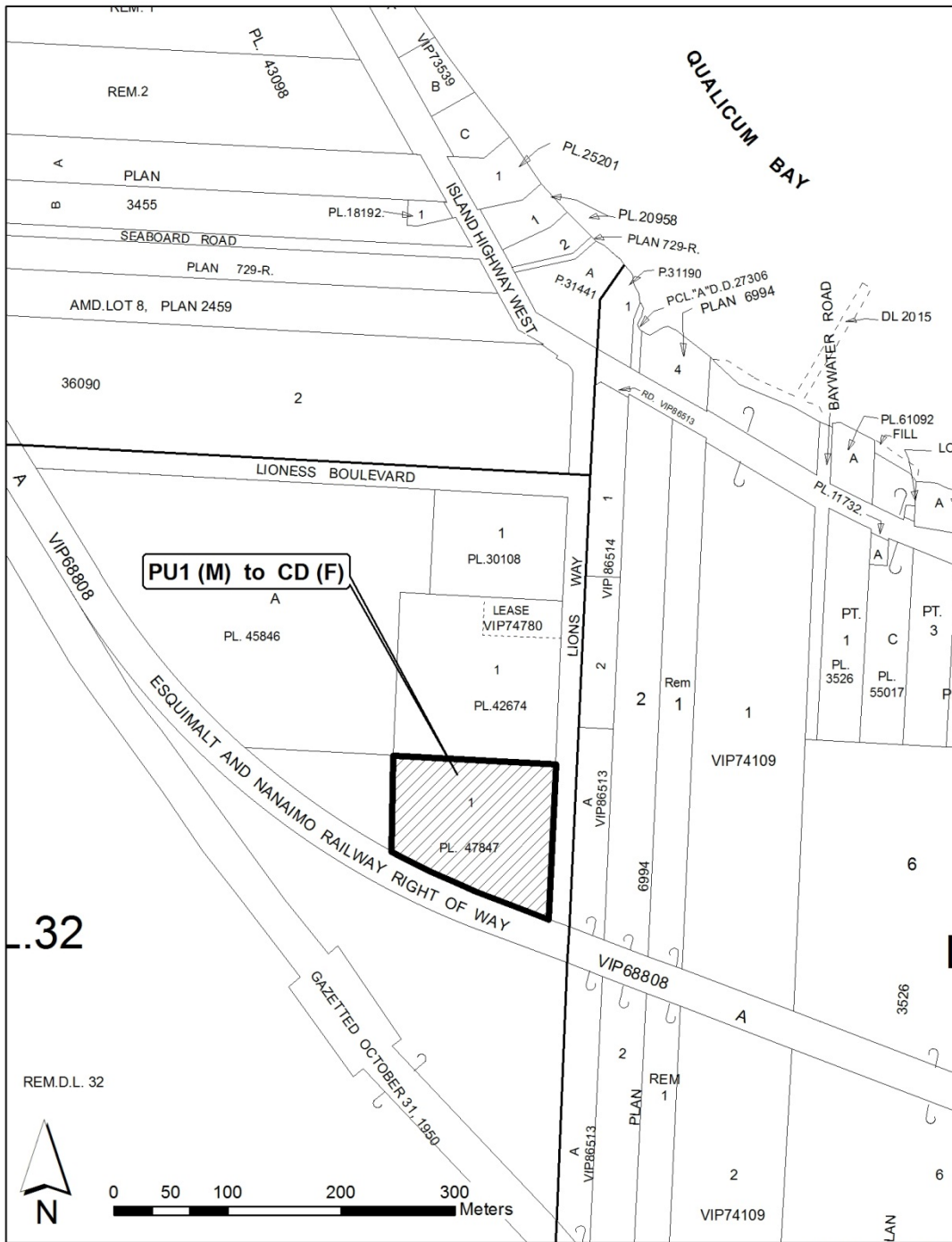
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<sup>1</sup> Bylaw No. 500.366, adopted January 25, 2011



### Comprehensive Development Zone CD41 Schedule 1



Section 3.4.142

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**CROWN AND ANCHOR CAMPGROUND  
COMPREHENSIVE DEVELOPMENT ZONE 42<sup>1</sup>**

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**CD42**

**Section 3.4.142.1 Permitted Principal Uses**

- a) Recreational Vehicle Park

**3.4.142.2 Permitted Accessory Uses**

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

---

**3.4.142.3 Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel	1 (maximum floor area 35 m <sup>2</sup> )
Accessory Office and Retail Store	A maximum combined gross floor area of 100 m <sup>2</sup>
Height	8.0 m
Parcel coverage	40%

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**3.4.142.4 Minimum Setback Requirements**

For all buildings and structures unless otherwise set out in subsection 3.4.142.5:

All lot lines 3.0 m

Except where:

- a) An internal access road is located within the property then the minimum setback from the lot line may be reduced to 1.0 metre;
- b) Any part of a parcel is adjacent to or contains a watercourse then the minimum setback shall be 10 metres for buildings and structures, and 0 metres for an existing pedestrian bridge and internal road crossing; and,
- c) The adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero.

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**3.4.142.5 Other Regulations**

- a) Notwithstanding Schedule '3C', 'Campground Regulations and Standards' of "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987", washroom facilities shall be located a maximum of 200 metres from any camping space and a minimum of 4.5 metres from any camping space.
- b) The recreational vehicle park shall be developed in accordance with Schedule '3C', 'Campground Regulations and Standards' of "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987", except as varied in this amendment bylaw.

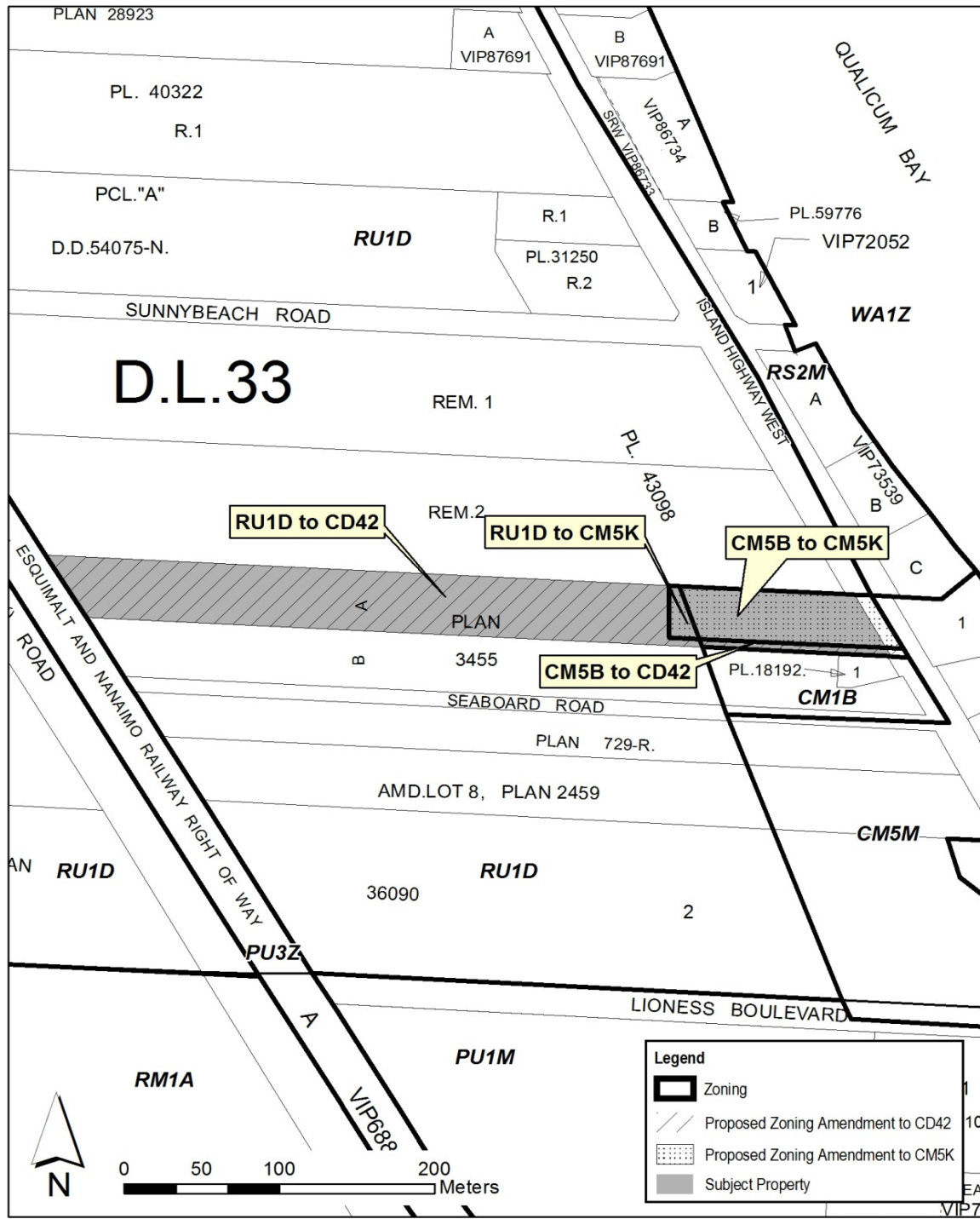
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<sup>1</sup> Bylaw No. 500.367, adopted April 26, 2011

**3.4.142.6 Parking Requirements**

- a) Parking shall be provided in accordance with Schedule '3C', 'Campground Regulations and Standards' of Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987.

**Comprehensive Development Zone CD42  
Schedule 1**



BCGS MAPSHEET: 92F.047.2.2

Section 3.4.143

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**SCHOONER BAY MANOR SENIORS MOBILE HOME PARK  
COMPREHENSIVE DEVELOPMENT ZONE 43<sup>1</sup>**

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**CD43**

**3.4.143.1 Permitted Principal Uses and Minimum Site Area**

- a) Mobile Home Park 6.0 ha

**3.4.143.2 Permitted Accessory Uses**

- a) Accessory Buildings and Structures for each mobile home and the Mobile Home Park
- b) Accessory Office

---

**3.4.143.3 Maximum Number and Size of Buildings and Structures**

- a) Units per parcel 99 mobile homes.  
Height 8.0 m
- b) Accessory Buildings 10 m<sup>2</sup> per mobile home.  
Height 3.0 m
- c) Common Accessory Buildings Maximum combined floor area of 200 m<sup>2</sup> for the Mobile Home Park.  
Height 6.0 m
- d) Accessory Office Maximum floor area 20 m<sup>2</sup> for the Mobile Home Park.  
Height 6.0 m
- e) Porch/Deck/Carport Additions One (1) porch/deck/carport addition per mobile home unit not exceeding a floor area of 20m<sup>2</sup>, excluding wheel chair ramps; and  
One (1) entrance stairs to a secondary access not exceeding a floor area of 2m<sup>2</sup>.  
Height 6.0 m

---

**3.4.143.4 Minimum Setback Requirements**

For all buildings, structures or mobile homes:

- a) From all lot lines 4.5 m
- b) From other buildings, structures or mobile homes 3.0 m
- c) From an internal access road or common parking area 2.0 m
- d) Except where any part of a parcel is adjacent to or contains a watercourse then the regulations of Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.368, adopted October 4, 2011

**SCHOONER BAY MANOR SENIORS MOBILE HOME PARK COMPREHENSIVE  
DEVELOPMENT ZONE 43 continued**

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**3.4.143.5 Other Regulations**

1. For the purpose of this zone, notwithstanding Schedule '3D', Residential Mobile Home Park Regulations and Standards, the number of required parking spaces is 1 space per mobile home plus 10 visitor spaces for the Mobile Home Park.
2. For the purposes of this zone *porch* is defined as a structure abutting 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.
3. For the purposes of this zone *deck* is defined as a structure abutting a mobile home with no roof or walls except for visual partitions and railings and is constructed on piers or a foundation above grade.

Section 3.4.144

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LAKES DISTRICT COMPREHENSIVE DEVELOPMENT ZONE 44<sup>1</sup>

CD44

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**3.4.144.1 APPLICABILITY OF THE BYLAW**

The regulations of Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 shall apply to the lands zoned CD44. In addition to these regulations, and where there is a conflict with these regulations, the regulations of the CD44 Zone shall apply.

**3.4.144.2 PURPOSE**

The purpose of the CD44 Zone is to allow a range of land uses and residential densities with diverse housing types, recreational opportunities, and locally serving commercial services in accordance with Schedule 'B' - Lakes District Neighbourhood Plan in the Nanoose Bay Official Community Plan Bylaw No. 1400, 2005.

The lands encompassed within the CD44 Zone are divided into eight sub-zoning areas including: Regional Park (CD44 - PR1), Community Park (CD44 - PR2), Residential Single Dwelling (CD44 – RS), Residential Single Dwelling & Duplex (CD44 – RSD), Residential Multiple Dwelling (CD44 – RMD), Neighbourhood Mixed Use (CD44 – MU), Lakehouse Centre (CD44 – LC), and Civic Infrastructure (CD44 – CI). Specific regulations apply to each zoning area, in addition to the Definitions and General Regulations as set out in the CD44 Zone.

The extent of each zoning area in the Lakes District Comprehensive Development Zone is shown on Schedule '3A' Zoning Maps of Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987.

**3.4.144.3 DEFINITIONS**

**artisan workshop** means production, service, repair or maintenance of an article, substance, material, fabric or compound, provided uses are not noxious or offensive to the immediate neighbourhood or the general public by reason of emitting odours, dust, gas, noise, effluent, or hazard; and having a gross floor area not exceeding 200 m<sup>2</sup> including retail sales accessory to the principal use;

**bulk grade** means the elevation of the surface of the ground at any point within a parcel as established on a parcel contour plan and which may not increase above natural grade by more than 2.0 m at any point;

**commercial use** means the occupancy or use of a building or land for the purpose of carrying out business, professional activities, artisan workshop, retail or personal service use;

**community garden** means a non-commercial facility for the cultivation of fruits, flowers, vegetables or ornamental plants;

**community park** means use of land, buildings or structures primarily for recreation, including playgrounds, band shells, skateboard parks, canoe and kayak docks, boathouses, playfields, field houses, multi-purpose courts and the like;

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<sup>1</sup> Bylaw No. 500.384, adopted July 22, 2014

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**LAKES DISTRICT COMPREHENSIVE DEVELOPMENT ZONE 44 continued**

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**duplex** means two self-contained dwelling units with separate ground level entrances, and which are adjoined by a common wall;

**height** means the elevation of a point directly below:

- a) That part of the building or structure being measured above the land (or surface of water at high water), and;
- b) On a line connecting the two intersections of the natural grade and the outermost exterior walls or supports as indicated on a plan showing any complete vertical section of that part of a building or structure where permitted in the applicable zone; or,
- c) On a line connecting the two intersections of the bulk grade, as defined on a parcel contour plan, and the outermost exterior walls or supports as indicated on a plan showing any complete vertical section of that part of a building within a Residential Single Dwelling & Duplex, Residential Multiple Dwelling, Neighbourhood Mixed Use or Lakehouse Centre zoning area;

**garden centre** means the use of land, buildings, or structures for the purpose of retail sales of fruits, flowers, vegetables or ornamental plants, trees, and associated gardening and landscaping supplies and outdoor garden equipment;

**impermeable surface area** means the sum total horizontal area as measured from the outermost perimeter of all buildings or part thereof together with any ground covering that does not naturally exist on the site and cannot be readily penetrated by water, such as roads, paved parking areas, driveways, patios, games courts and the like, on the parcel expressed as a percentage of the total parcel area;

**mobile food cart** means a mobile cart from which food and/or drink is dispensed, and where the entire stock of goods offered for sale is carried and contained in the cart and which may change locations from time to time, and which is not located in a permanent building or structure, and is removed from public access when not in use;

**multiple dwelling unit development** means the establishment of three or more dwelling units within a building on a parcel;

**natural grade** means the elevation of the surface of the ground in its natural state prior to any human-made alterations as determined by a BC Land Surveyor;

**nature park** means the use of land, buildings or structures primarily for conservation and enjoyment of natural areas and may include boardwalks, trails, environmentally sensitive areas, nature sanctuaries and the like;

**parcel contour plan** means a survey plan prepared by a BC Land Surveyor or Professional Engineer at minimum 0.5 m contours and showing natural grade and bulk grade of the surface of the ground;

**restaurant** means an eating establishment providing for the sale of prepared foods and beverages to be consumed on or off the premises, and may include café, delicatessen, and take-out restaurant, but specifically excludes neighbourhood pub, drive-in and drive-thru establishment;

**LAKES DISTRICT COMPREHENSIVE DEVELOPMENT ZONE 44 continued**

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**retail store** means a sales outlet contained under one roof, having a gross floor area not exceeding 250 m<sup>2</sup>, and providing for the retail sale and display of goods, but specifically excludes industrial uses and gasoline service station;

**secondary suite** means one or more habitable rooms, but not more than two bedrooms and one cooking facility, constituting a self-contained dwelling unit with a separate entrance, but which is clearly subordinate to the principal dwelling, and is limited to residential use;

**seniors' congregate housing** means a residential or institutional facility which provides for seniors' congregate housing units with common living facilities, one or more meals per day and housekeeping services, contains a common dining area with a capacity sufficient to accommodate all residents of the facility, and may contain accessory personal service use and accessory convenience store use;

**seniors' congregate housing unit** means a sleeping unit or a dwelling unit containing one or more sleeping units within a seniors' congregate housing facility;

**sleeping unit** means a bedroom or other area which is used or intended to be used for sleeping, or sleeping and living purposes, and which does not contain provisions for cooking;

**storage** means the use of the land, buildings or structures for the temporary storing of property or goods;

**storey** means that portion of a building 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 the floor and the ceiling above it;

**temporary building** means a building which is not supported on permanent foundations and which may or may not be connected to community water or sewer;

**tourist accommodation** means the rental of a lodging unit in a hotel, motel, or cabin for the temporary accommodation of the traveling public with continuous occupancy not exceeding ninety (90) calendar days and specifically excludes a manufactured home and residential use;

**unit density** means a measurement of development intensity on a parcel, represented by the total number of dwelling units on a parcel divided by the parcel area in hectares (units per hectare) but excludes dedicated road and dedicated park; and,

**utility use** means a system of works or services or a facility operated by or on behalf of a government or a utility company to provide or in connection with the provision of water, sewer, drainage, gas, electricity, surface transportation or communication services.



## LAKES DISTRICT COMPREHENSIVE DEVELOPMENT ZONE 44 continued

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### 3.4.144.4 GENERAL REGULATIONS

#### 1) Total Number of Dwelling Units

The total number of dwelling units within the lands zoned CD44 shall not exceed 1,675 dwelling units.

#### 2) Uses Permitted in all Zones

The following uses are permitted in all zoning areas of the CD44 Zone:

- a) *Community garden*
- b) *Utility use*

#### 3) Secondary Suites

Secondary suites are permitted in the *Residential Single Dwelling* and *Residential Single Dwelling & Duplex* zoning areas, provided that:

- a) A *secondary suite* is permitted only within a principal single dwelling unit on a parcel and is not permitted within a *duplex*;
- b) Not more than one *secondary suite* shall be permitted per single dwelling unit on a parcel;
- c) The size of a *secondary suite* within the principal building shall not exceed 40% of the habitable floor space of the principal building to a maximum of 90 m<sup>2</sup>;
- d) Secondary suites are not counted as dwelling units for the purpose of calculating the Total Number of Dwelling Units in accordance with the General Regulations Section 3.4.144.4 1) in this Zone;
- e) A principal dwelling unit may contain either a *secondary suite* or a bed and breakfast, but not both; and,
- f) A minimum of one off-street parking space is required for a *secondary suite*, in addition to parking requirements for the principal dwelling unit set out in Schedule '3B' Off-Street Parking and Loading Spaces.

#### 4) Rainwater Harvesting

Where a Building Permit is not required for rainwater harvesting structures, equipment and apparatus, including rain barrels and cisterns, they are excluded from the building setback requirements.

#### 5) Seniors' Congregate Housing

Seniors' congregate housing, where permitted in the zone, is subject to the following regulations:

- a) For the purposes of calculating unit density, each *sleeping unit*, and each *sleeping unit* within a dwelling unit within a seniors' congregate housing facility is equal to 0.2 units;
- b) The gross floor area of a *seniors' congregate housing unit* shall not be less than 26 m<sup>2</sup> and not more than 50 m<sup>2</sup>; and

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**LAKES DISTRICT COMPREHENSIVE DEVELOPMENT ZONE 44 continued**

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- c) Accessory personal service and convenience store uses, where provided, shall be contained within the seniors' congregate housing facility and shall be accessible only from an internal hallway or corridor. The combined total floor area of all accessory personal service and convenience store uses shall not exceed 150 m<sup>2</sup> per seniors' congregate housing facility.

**6) Temporary Buildings, Structures and Uses for Seasonal Vending**

*Temporary buildings, structures, or mobile food carts* for the purpose of seasonal vending on properties are permitted within any regional park, community park, and commercially zoned properties provided that:

- a) The parking requirements of Schedule '3B' Off-Street Parking and Loading Spaces are met; and,
- b) Potable water and washroom facilities are available on-site if food is served.

**7) Tourist Accommodation**

Temporary stays within *tourist accommodation* is limited to a maximum consecutive or non-consecutive stay of ninety (90) calendar days per visitor in any twelve (12) month period within any tourist accommodation unit on a parcel. The relocation of a visitor to another unit within the parcel does not constitute the start of a new stay.

**8) Building Height**

The following regulations apply to building height within all zoning areas of the CD44 Zone:

- a) A *parcel contour plan* defining areas where natural grade has been disturbed shall be submitted to the Regional District upon the earlier of the submission of a development permit application or prior to registration of a subdivision plan.
- b) Structures such as antennae, chimney stacks, steeples, elevator housings, roof stairway entrances, ventilating equipment or enclosures for such equipment, skylights, flagpoles and the like are exempt from the height requirement.
- c) Structures for sustainable building technologies, such as wind turbines, solar panels and rain barrels, cisterns and the like are permitted to exceed the height requirement provided that:
  - i) No such structure covers more than 20% of the parcel area; or
  - ii) If located on a building, no such structure covers more than 10% of the roof area; and,
  - iii) No such structure shall exceed twice the maximum building height permitted by the zone.

**9) Storage**

Storage use, where permitted in the zone, is subject to the following regulations:

- a) Boats, vehicles and recreational vehicles must be operational and capable of being licensed by the applicable licensing authority. Storage use excludes on-site fuel dispensing.

**LAKES DISTRICT COMPREHENSIVE DEVELOPMENT ZONE 44 continued**

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- b) Storage is accessory to the principal use and is limited to 33% of a parcel area.
- c) A continuous landscaping buffer with a minimum vegetation height of 2.0 m and width of 2.0 m shall be provided and maintained along all property lines adjacent to a storage use.

**3.4.144.5 REGIONAL PARK**

**CD44 – PR1**

**Purpose**

The intent of the Regional Park zoning area is to provide recreational opportunities associated with passive outdoor activities, and to protect the natural features and wildlife habitat that form an integral part of the landscape in the Lakes District neighbourhood.

**Permitted Principal Uses**

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- a) nature park

**Maximum Size of Buildings and Structures**

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Height	6.0 m within the setback area 9.5 m outside the setback area
Parcel coverage	10%

**Minimum Setback Requirements**

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- a) Buildings
  - Front lot line 4.5 m
  - Exterior side lot line 4.5 m
  - All other lot lines 3.0 m
- b) Structures
  - Front lot line 0.0 m
  - All other lot lines 3.0 m

**Off-Street Parking Requirements**

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Major staging area	10 spaces
Minor staging area	4 spaces
Bicycle parking	4 spaces per major or minor staging area

**3.4.144.6 COMMUNITY PARK CD44 – PR2**

**Purpose**

The intent of the Community Park zoning area is to provide programmed park spaces and recreational opportunities and amenities for social gathering and outdoor activities in close proximity to residential neighbourhoods.

**Permitted Principal Uses**

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- a) community park

**Maximum Size of Buildings and Structures**

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Height	6.0 m within the setback area 9.5 m outside the setback area
Parcel coverage	20%

**Minimum Setback Requirements**

---

- a) Buildings
  - Front lot line 4.5 m
  - Exterior side lot line 4.5 m
  - All other lot lines 3.0 m
  
- b) Structures
  - Front lot line 0.0 m
  - All other lot lines 3.0 m

**Off-Street Parking Requirements**

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Bicycle parking	6 spaces per parcel
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**3.4.144.7 RESIDENTIAL SINGLE DWELLING**

CD44 – RS

**Purpose**

The Residential Single Dwelling zoning area allows residential development on larger urban lots and provides flexibility in building siting for the retention of natural site features and a range of architectural forms.

**Permitted Principal Uses**

- a) residential use

**Accessory Uses**

- a) home based business
- b) secondary suite

**Maximum Density**

Residential use	1 dwelling unit per parcel
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**Minimum Parcel Size**

800 m<sup>2</sup> or 850 m<sup>2</sup> (corner parcel)

**Maximum Size of Buildings and Structures**

Height	
Principal building	9.5 m
Accessory buildings & structures	6.0 m
Parcel Coverage	40%
Impermeable Surface Area	50% (excluding a driveway not exceeding 6.0 m in width and located within a panhandle)

**Minimum Setback Requirements**

Front lot line	4.5 m 6.0 m to any garage door or carport entrance way facing a highway.
Interior side lot line	2.0 m
Exterior side lot line	4.5 m
Rear lot line	4.0 m

except one accessory building is permitted to be 1.0 m from an interior or rear lot line provided the building does not exceed 10 m<sup>2</sup> in floor area and 3.0 m in height.

**3.4.144.8 RESIDENTIAL SINGLE DWELLING & DUPLEX**

**CD44 – RSD**

**Purpose**

The intent of the Residential Single Dwelling & Duplex zoning area is to increase the range of housing types offered and provide transition between larger lot single dwelling residential land uses and low to medium density housing. The provision of smaller single dwelling units and duplex homes serves to facilitate cluster development to maintain high conservation and recreation value in the adjacent areas.

**Permitted Principal Uses**

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- a) residential use
- b) duplex use

**Accessory Uses**

---

- a) home based business
- b) secondary suite

**Maximum Density**

---

Residential use	1 dwelling unit per parcel
Duplex use	2 dwelling units per parcel

**Minimum Parcel Size**

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Residential use	400 m <sup>2</sup> or 450 m <sup>2</sup> (corner parcel)
Duplex use	750 m <sup>2</sup> or 800 m <sup>2</sup> (corner parcel)

**Maximum Size of Buildings and Structures**

---

<b>Height</b>	
Principal building	9.5 m
Accessory buildings & structures	6.0 m
<b>Parcel Coverage</b>	
Residential use	60%
Duplex use	65%
<b>Impermeable Surface Area</b>	
Residential use	70% (excluding a driveway not exceeding 6.0 m in width and located within a panhandle)
Duplex use	75% (excluding a driveway not exceeding 6.0 m in width and located within a panhandle)

### 3.4.144.8 RESIDENTIAL SINGLE DWELLING & DUPLEX continued

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#### Minimum Setback Requirements

a) Residential use	
Front lot line	4.5 m 6.0 m to any garage door or carport entrance way facing a highway.
Interior side lot line	1.5 m
Exterior side lot line	4.5 m
Rear lot line	3.0 m
b) Duplex use	
Front lot line	4.5 m 6.0 m to any garage door or carport entrance way facing a highway.
Interior side lot line	2.0 m
Exterior side lot line	4.5 m
Rear lot line	4.0 m for a duplex
Strata road	3.0 m

except one accessory building per principal dwelling unit is permitted to be 1.0 m from an interior or rear lot line provided the building does not exceed 10 m<sup>2</sup> in floor area and 3.0 m in height.



**3.4.144.9 RESIDENTIAL MULTIPLE DWELLING****CD44 – RMD****Purpose**

The Residential Multiple Dwelling zoning area allows for the development of a range of multiple dwelling housing types including duplexes, ground-oriented rowhomes and townhomes, and low-rise condominium buildings. These smaller unit types are intended to provide opportunities for ageing-in-place.

**Permitted Principal Uses**

- a) duplex use
- b) multiple dwelling unit development use

**Maximum Density**

Density	75 units per hectare (uph)
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**Minimum Parcel Size**

Duplex use	600 m <sup>2</sup> or 650 m <sup>2</sup> (corner parcel)
Multiple dwelling unit Development use	700 m <sup>2</sup> or 750 m <sup>2</sup> (corner parcel)

**Maximum Size of Buildings and Structures**

Height	
Duplex	9.5 m
Multiple dwelling unit development	21.0 m or 5 storeys, whichever is less
Accessory buildings & structures	6.0 m 8.5 m for one accessory building in a multiple dwelling unit development
Parcel Coverage	
	60%
	70% where the required parking spaces are located directly beneath the principal building.
Impermeable Surface Area	
	70%
	75% where the required parking spaces are located directly beneath the principal building (excluding a driveway not exceeding 6.0 m in width and located within a panhandle).

### 3.4.144.9 RESIDENTIAL MULTIPLE DWELLING continued

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#### Minimum Setback Requirements

Front lot line	4.5 m 6.0 m to any garage door or carport entrance way facing a highway.
Interior side lot line	2.0 m
Exterior side lot line	4.5 m
Rear lot line	4.0 m
Strata road	3.0 m

except one accessory building per principal dwelling unit is permitted to be 1.0 m from an interior or rear lot line provided the building does not exceed 10 m<sup>2</sup> in floor area and 3.0 m in height.

#### Off-Street Parking Requirements

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In addition to the requirements of Schedule '3B' Off-Street Parking & Loading Spaces, the following bicycle parking is required:

Use	Required Bicycle Parking Spaces
Multiple dwelling unit development use	1 secure interior space per 2 dwelling units, and 4 spaces adjacent to the primary building entrance.

**3.4.144.10 NEIGHBOURHOOD MIXED USE****CD44 – MU****Purpose**

As a complement to the existing commercial centres at Red Gap and Schooner Cove, the Neighbourhood Mixed Use zoning area is intended to accommodate locally serving civic, commercial and residential uses at the entrance of the Lakes District neighbourhood. A mix of small scale retail, professional office use, live/work, compact housing and other compatible uses will provide community gathering spaces with flexibility to accommodate the future needs of the community.

**Permitted Principal Uses**

- a) artisan workshop
- b) garden centre
- c) multiple dwelling unit development
- d) office
- e) personal care
- f) personal service use
- g) retail store
- h) restaurant
- i) school
- j) seniors' congregate housing
- k) tourist accommodation

**Accessory Uses**

- a) storage

**Maximum Density**

Density	75 units per hectare (uph) for residential uses
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**Minimum Parcel Size**

Commercial / Mixed use	2,500 m <sup>2</sup>
Multiple dwelling unit development use	700 m <sup>2</sup> or 750 m <sup>2</sup> (corner parcel)

**Maximum Size of Buildings and Structures****Height**

Commercial use	10.0 m or 3 storeys, whichever is less
Mixed use or Multiple dwelling unit development	21.0 m or 5 storeys, whichever is less

**3.4.144.10 NEIGHBOURHOOD MIXED USE continued**

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Accessory buildings & structures	6.0 m 8.5 m for one accessory building in a multiple dwelling unit development
Parcel Coverage	70% 80% where the required parking spaces are located directly beneath the principal building.
Impermeable Surface Area	80% 85% where the required parking spaces are located directly beneath the principal building (excluding a driveway not exceeding 6.0 m in width and located within a panhandle). 75% for storage use only

**Minimum Setback Requirements**

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a) Commercial	Lot lines fronting a highway      4.5 m All other lot lines                      0.0 m
b) Residential or Mixed use:	Front lot line                              4.5 m 6.0 m to any garage door or carport entrance way facing a highway.  Interior side lot line                      2.0 m Exterior side lot line                      4.5 m Rear lot line                                 4.0 m Strata road                                 3.0 m

except one accessory building is permitted to be 1.0 m from an interior or rear lot line provided the building does not exceed 10 m<sup>2</sup> in floor area and 3.0 m in height.

**Off-Street Parking Requirements**

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Seniors' congregate housing      1 space per 2 employees and 1 per 5 beds

For other uses permitted in this zone, parking shall be provided as set out under Schedule '3B' Off-Street Parking & Loading Spaces.

In addition to the requirements of Schedule '3B' Off-Street Parking & Loading Spaces, the following bicycle parking is required:

**3.4.144.10 NEIGHBOURHOOD MIXED USE continued**

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<b>Use</b>	<b>Required Bicycle Parking Spaces</b>
Commercial use	1 space per 475 m <sup>2</sup> commercial floor area adjacent to primary building entrances.
Multiple dwelling unit development use	1 secure interior space per 2 dwelling units, and 4 spaces adjacent to the primary building entrance.
Seniors' congregate housing	1 secure interior space per 10 employees.

**Other Regulations**

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- a) No single use may occupy more than 80% of the total building floor area within a parcel.
- b) Commercial use on the ground floor of a building is only permitted where an additional storey is provided above.

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**3.4.144.11 LAKEHOUSE CENTRE**

**CD44 – LC**

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**Purpose**

The intent of the Lakehouse Centre zoning area is to allow a commercial recreational centre in the Lakes District community adjacent to Enos Lake park and trails. This privately operated facility may also be used to accommodate Lakes District regional park administration and limited programs for regional park staging as well as some tourist accommodation and other compatible accessory uses.

**Permitted Principal Uses**

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- a) assembly use
- b) recreational facility

**Accessory Uses**

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- a) convenience store
- b) inn
- c) office
- d) personal care
- e) personal service use
- f) restaurant
- g) retail store
- h) school
- i) theatre
- j) tourist accommodation
- k) tourist information booth
- l) tourist store

**Maximum Density**

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Density 12 units per hectare (uph) for tourist accommodation

**Minimum Parcel Size**

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9,000 m<sup>2</sup>

**Maximum Size of Buildings and Structures**

---

Height

Principal building	10.0 m
Accessory buildings & structures	6.0 m

**3.4.144.11 LAKEHOUSE CENTRE continued**

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Parcel Coverage	40%
Impermeable Surface Area	50%

**Minimum Setback Requirements**

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All lot lines	6.0m
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**Off-Street Parking Requirements**

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In addition to the requirements of Schedule '3B' Off-Street Parking & Loading Spaces, the following parking is required:

Bicycle parking	1 space 95 m <sup>2</sup> floor area
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**3.4.144.12 CIVIC INFRASTRUCTURE**

**CD44 – CI**

**Purpose**

The Civic Infrastructure zoning area allows for community servicing infrastructure and utilities, specifically related the provision of potable water and sanitary sewer servicing and rainwater management.

**Permitted Principal Uses**

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- a) utility use

**Maximum Size of Buildings and Structures**

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Height	10.0m
Parcel coverage	25%

**Minimum Setback Requirements**

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All lot lines	6.0m
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**Other Regulations**

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Notwithstanding Schedule '3F' Landscaping Regulations and Standards, Section 3.2.1, a minimum 3.0m wide landscape buffer shall be provided within the setback area of a parcel adjacent to a highway or residential use where buildings or structures are proposed for utility use.



Section 3.4.145

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**SCHOONER COVE COMPREHENSIVE DEVELOPMENT ZONE 45<sup>1</sup>**

**CD45**

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**3.4.145.1 APPLICABILITY OF THE BYLAW**

The regulations of Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987 shall apply to the lands zoned CD45. In addition to these regulations, and where there is a conflict with these regulations, the regulations of the CD45 Zone shall apply.

**3.4.145.2 PURPOSE**

The purpose of the CD45 Zone is to allow a mixed-use waterfront village with neighbourhood-oriented commercial shops and services, a marina, a range of multiple dwelling housing types, and a publicly accessible network of waterfront boardwalks, plazas, and pathways in accordance with Schedule 'C' – Schooner Cove Neighbourhood Plan in the Nanoose Bay Official Community Plan Bylaw No. 1400, 2005.

The lands encompassed within the CD45 Zone are divided into three sub-zoning areas including: Village Mixed Use (CD45 – MU), Marina (CD45 – MA), and Residential Multiple Dwelling (CD45 – RMD). Specific regulations apply to each zoning area, in addition to the Definitions and General Regulations as set out in the CD45 Zone.

The extent of each zoning area in the Lakes District Comprehensive Development Zone is shown on Schedule '3A' Zoning Maps of Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987.

**3.4.145.3 DEFINITIONS**

**assembly use** means the use of land, buildings or structures to accommodate exhibits, special events or meetings and includes auditorium, church, museum, community hall, fraternal lodge, youth centre, theatre;

**artisan workshop** means production, service, repair or maintenance of an article, substance, material, fabric or compound, provided uses are not noxious or offensive to the immediate neighbourhood or the general public by reason of emitting odours, dust, gas, noise, effluent, or hazard; and having a gross floor area not exceeding 200 m<sup>2</sup> including retail sales accessory to the principal use;

**boat launching facility** means jib crane hoist, boat ramp or other means to launch and/or retrieve watercraft;

**commercial parking** means use of land, buildings and structures for the purpose of providing short-term commercial parking spaces;

**commercial use** means the occupancy or use of a building or land for the purpose of carrying out business, professional activities, artisan workshop, retail or personal service use;

**community garden** means a non-commercial facility for the cultivation of fruits, flowers, vegetables or ornamental plants;

**geodetic elevation** means the vertical elevation or height of a given point on land or above the surface of the water measured from the geodetic datum as determined by a BC Land Surveyor;

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<sup>1</sup> Bylaw No. 500.385, adopted July 22, 2014

## SCHOONER COVE COMPREHENSIVE DEVELOPMENT ZONE 45<sup>1</sup> continued

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**grocery store** means a sales outlet contained under one roof, having a gross floor area not exceeding 750 m<sup>2</sup>, and providing for the retail sale and display of food and related goods;

**height** means that part of a building or structure measured above the geodetic datum as determined by a BC Land Surveyor to the outermost exterior walls or supports as indicated on a plan showing any complete vertical section of that part of a building or structure where permitted in the applicable zone;

**impermeable surface area** means the sum total horizontal area as measured from the outermost perimeter of all buildings or part thereof together with any ground covering that does not naturally exist on the site and cannot be readily penetrated by water, such as roads, paved parking areas, driveways, patios, games courts and the like, on the parcel expressed as a percentage of the total parcel area;

**liquor store** means a retail store licensed under the Liquor Control and Licensing Act, and amendments thereto, for the sale of beer, wine and other alcoholic beverages;

**live/work** unit means the use of a building or portion thereof for an economic activity including artisan workshop, personal service use or office in combination with a dwelling unit;

**marina** means moorage, boat launching facilities, and outdoor recreation use, including the rental and maintenance of boats and seaplanes, and which may be equipped with administration facilities, washrooms, showers and refuse disposal facilities;

**mobile food cart** means a mobile cart from which food and/or drink is dispensed, and where the entire stock of goods offered for sale is carried and contained in the cart and which may change locations from time to time, and which is not located in a permanent building or structure, and is removed from public access when not in use;

**multiple dwelling unit development** means the establishment of three or more dwelling units within a building on a parcel;

**neighbourhood pub** means an establishment with a liquor primary licence issued pursuant to the Liquor Control and Licensing Act and amendments thereto;

**resort condominium development** means a hotel and includes hotel units subdivided pursuant to the Strata Property Act and amendments thereto, with continuous occupancy not exceeding ninety (90) calendar days and does not include residential use;

**restaurant** means an eating establishment providing for the sale of prepared foods and beverages to be consumed on or off the premises, and may include café, delicatessen, and take-out restaurant but specifically excludes neighbourhood pub, drive-in and drive-thru establishment;

**retail store** means a sales outlet contained under one roof, having a gross floor area not exceeding 250 m<sup>2</sup>, and providing for the retail sale and display of goods, but specifically excludes industrial uses and gasoline service station;

**seniors' congregate housing** means a residential or institutional facility which provides for seniors' congregate housing units with common living facilities, one or more meals per day and housekeeping services, contains a common dining area with a capacity sufficient to accommodate

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<sup>1</sup> Bylaw No. 500.385, adopted July 22, 2014

**SCHOONER COVE COMPREHENSIVE DEVELOPMENT ZONE 45<sup>1</sup> continued**

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all residents of the facility, and may contain accessory personal service use and accessory convenience store use;

**seniors' congregate housing unit** means a sleeping unit or a dwelling unit containing one or more sleeping units within a seniors' congregate housing facility;

**sleeping unit** means a bedroom or other area which is used or intended to be used for sleeping, or sleeping and living purposes, and which does not contain provisions for cooking;

**storey** means that portion of a building 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 the floor and the ceiling above it;

**temporary building** means a building which is not supported on permanent foundations and which may or may not be connected to community water or sewer;

**tourist accommodation** means the rental of a lodging unit in a hotel, motel, and cabin for the temporary accommodation of the traveling public with continuous occupancy not exceeding ninety (90) calendar days and specifically excludes a manufactured home and residential use; and,

**unit density** means a measurement of development intensity on a parcel, represented by the total number of dwelling units on a parcel divided by the parcel area in hectares (units per hectare) but excludes dedicated road and dedicated park.

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<sup>1</sup> Bylaw No. 500.385, adopted July 22, 2014

### 3.4.145.4 GENERAL REGULATIONS

#### 1) Total Number of Dwelling Units

The total number of dwelling units within the lands zoned CD45 shall not exceed 360 dwelling units.

#### 2) Uses Permitted in all Zones

The following uses are permitted in all zoning areas of the CD45 Zone:

- a) *Community garden*

#### 3) Rainwater Harvesting

Where a Building Permit is not required for rainwater harvesting structures, equipment and apparatus, including rain barrels and cisterns, they are excluded from the building setback requirements.

#### 4) Seniors' Congregate Housing

Seniors' congregate housing, where permitted in the zone, is subject to the following regulations:

- a) For the purposes of calculating unit density, each *sleeping unit*, and each *sleeping unit* within a dwelling unit within a seniors' congregate housing facility is equal to 0.2 units;
- b) The gross floor area of a *seniors' congregate housing unit* shall not be less than 26 m<sup>2</sup> and not more than 50 m<sup>2</sup>; and
- c) Accessory personal service and convenience store uses, where provided, shall be contained within the seniors' congregate housing facility and shall be accessible only from an internal hallway or corridor. The combined total floor area of all accessory personal service and convenience store uses shall not exceed 150 m<sup>2</sup> per seniors' congregate housing facility.

#### 5) Temporary Buildings, Structures and Uses for Seasonal Vending

*Temporary buildings, structures, or mobile food carts* for the purpose of seasonal vending on properties are permitted within any commercially zoned properties provided that potable water and washroom facilities are available on-site if food is served.

#### 6) Resort Condominium and Tourist Accommodation

Temporary stays within *resort condominium development* or *tourist accommodation* is limited to a maximum consecutive or non-consecutive stay of ninety (90) calendar days per visitor in any twelve (12) month period within any resort condominium or tourist accommodation unit on a parcel. The relocation of a visitor to another unit within the parcel does not constitute the start of a new stay.

## 7) Building Height

The following regulations apply to building height within all zoning areas of the CD45 Zone:

- a) Structures such as antennae, chimney stacks, steeples, elevator housings, roof stairway entrances, ventilating equipment or enclosures for such equipment, skylights, flagpoles and the like are exempt from the height requirement.
- b) Structures for sustainable building technologies, such as solar panels and rain barrels, cisterns and the like are permitted to exceed the height requirement provided that:
  - i) No such structure covers more than 20% of the parcel area; or
  - ii) If located on a building, no such structure covers more than 10% of the roof area; and,
  - iii) No such structure shall exceed twice the maximum building height permitted by the zone.
- c) Notwithstanding 7 b) above, wind turbines in Area 'A' shall not exceed the maximum permitted building height in as shown on Schedule 1 of the CD45 Zone.

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**3.4.145.5 VILLAGE MIXED USE**

**CD45 – MU**

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**Purpose**

The intent of the Schooner Cove Village Mixed Use zoning area is to establish a vibrant commercial and civic core with a pedestrian-oriented village on the waterfront and ground-oriented commercial uses such as restaurants, shops and services with residential uses above.

**Permitted Principal Uses**

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- a) artisan workshop
- b) assembly use
- c) grocery store
- d) office
- e) liquor store
- f) live/work
- g) multiple dwelling unit development use
- h) neighbourhood pub
- i) outdoor recreation
- j) personal service use
- k) recreation facility
- l) resort condominium development use
- m) restaurant
- n) retail store
- o) seniors' congregate care
- p) tourist accommodation

**Accessory Uses**

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- a) commercial parking
- b) marina sales
- c) tourist information booth

**Maximum Density**

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Maximum 50 dwelling units permitted in the CD45 – MU Zone.

**3.4.145.5 VILLAGE MIXED USE continued**

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**Minimum Parcel Size**

Commercial / mixed use	900 m <sup>2</sup>
Multiple dwelling unit development	2,000 m <sup>2</sup>

**Maximum Size of Buildings and Structures**

---

The maximum permitted building height shall be as shown on **Schedule 1 Maximum Building Height Plan** in the CD45 Zone and as summarized below:

Height

Principal buildings

Area B	18.0 m geodetic elevation or 3 storeys, whichever is less
Area C	22.0 m geodetic elevation or 3 storeys, whichever is less
Area D	26.1 m geodetic elevation or 5 storeys, whichever is less
Area E	31.0 m geodetic elevation or 5 storeys, whichever is less

Accessory buildings

Area D	One accessory building is permitted to a height of 2 storeys, provided that a storey does not exceed 5.0 m.
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Maximum Floor Area	Total combined floor area for non-residential uses shall not exceed 2,325 m <sup>2</sup> .
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Parcel Coverage	70%
	80% where the required parking spaces are located directly beneath the principal building.

Impermeable Surface Area	80%
	85% where the required parking spaces are located directly beneath the principal building.

**Minimum Setback Requirements**

---

- |  |       |
|--|-------|
| a) Lot lines fronting a highway  | 4.5 m |
| b) Lot lines that are common with Lot B, District Lot 78, Nanoose District Strata Plan 745 | 4.5 m |
| c) All other lot lines   | 0.0 m |

**3.4.145.5 VILLAGE MIXED USE continued**

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- d) Notwithstanding Section 3.3.9 b) Setbacks - Sea for Electoral Area 'E', a 0.0 m setback for buildings is permitted for up to a maximum of 35 percent of the length of the parcel boundary that is common to the sea.
- e) Notwithstanding Section 3.3.9 b) Setbacks - Sea for Electoral Area 'E', a 0.0 m setback is permitted for structures.

**Off-Street Parking Requirements**

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Seniors' congregate housing	1 space per 2 employees and 1 per 5 beds
Commercial use, restaurant use, neighbourhood pub use	74 spaces in total, plus 1 space per 3 seats where a restaurant or neighbourhood pub exceeds 100 seats.

For other uses permitted in this zone, parking shall be provided as set out under Schedule '3B' Off-Street Parking & Loading Spaces.

In addition to the requirements of Schedule '3B' Off-Street Parking & Loading Spaces, the following bicycle parking is required:

<b>Use</b>	<b>Required Bicycle Parking Spaces</b>
Commercial use, restaurant use, neighbourhood pub use	1 space per 475 m <sup>2</sup> commercial floor area adjacent to primary building entrances.
Multiple dwelling unit development use	1 secure interior space per 2 dwelling units, and 4 spaces adjacent to the primary building entrance.
Seniors' congregate housing	1 secure interior space per 10 employees.

**Other Regulations**

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- a) Non-residential uses shall comprise at least 20% of the total building floor area within a parcel.
- b) A maximum of one grocery store is permitted within the Village Mixed Use Zone.
- c) Notwithstanding Schedule '3F' Landscaping Regulations and Standards, Section 2.1.1 a landscape buffer is not required for a designated highway adjacent to a commercial use and multiple dwelling unit development.



**3.4.145.6**

**MARINA**

**CD45 – MA**

**Purpose**

The intent of the Marina zoning area is to allow the operation of a marina business including a moorage, marina office, marine fuel supply station, and other ancillary marina services and facilities.

**Permitted Principal Uses**

- a) boat launching facility
- b) marina use

**Accessory Uses**

- a) convenience store
- b) marina fuel supply station
- c) marina sales

**Maximum Size of Buildings and Structures**

The maximum permitted building height shall be as shown on **Schedule 1 Maximum Building Height Plan** in the CD45 Zone and as summarized below:

<p>Height Area A</p>	<p>7.0 m geodetic elevation or 1 storey, whichever is less, notwithstanding floating buildings and structures shall be measured from the surface of the water.</p>
<p>Parcel Coverage</p>	<p>5% provided that no individual building covers more than 1% of a parcel.</p>

**Minimum Setback Requirements**

Notwithstanding Section 3.3.9 b) Setbacks - Sea for Electoral Area 'E', a 0.0 m setback is permitted for buildings and structures.

**Off-Street Parking Requirements**

<p>Marina use</p>	<p>1 parking space per 4 marina slips</p>
<p>Boat launching facility</p>	<p>20 boat trailer parking spaces</p>

For other uses permitted in this zone, parking shall be provided as set out under Schedule '3B' Off-Street Parking & Loading Spaces.

A minimum of 25% of the parking required for marina use in the CD45 – MA Zone shall be provided within the lands zoned CD45 – MU and a maximum of 75% of the marina parking

**3.4.145.6 MARINA continued**

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may be provided within the lands zoned CD45 – RMD, provided that none of the required off-street parking is located within a highway.

The off-street parking required for a *boat launching facility* shall be provided within the lands zoned CD45 – RMD.

In addition to the requirements of Schedule ‘3B’ Off-Street Parking & Loading Spaces, the following bicycle parking is required:

<b>Use</b>	<b>Required Bicycle Parking Spaces</b>
Marina use	8 spaces

**3.4.145.7 RESIDENTIAL MULTIPLE DWELLING CD45 – RMD**

**Purpose**

The Residential Multiple Dwelling zoning area allows for the development of multiple dwelling housing types including ground-oriented and low-rise condominium buildings. These smaller unit types are intended to provide opportunities for downsizing and ageing-in-place in close proximity to publically-accessible open space and village commercial uses.

**Permitted Principal Uses**

- a) commercial parking
- b) multiple dwelling unit development use
- c) seniors’ congregate housing

**Maximum Density**

Maximum 310 dwelling units permitted in the CD45 – RMD Zone

**Minimum Parcel Size**

Multiple dwelling unit development	2,000 m <sup>2</sup>
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**Maximum Size of Buildings and Structures**

The maximum permitted building height shall be as shown on **Schedule 1 Maximum Building Height Plan** in the CD45 Zone and as summarized below:

Height

Principal buildings

- |        |   |
|--------|---|
| Area D | 26.1 m geodetic elevation or 5 storeys, whichever is less |
| Area F | 37.0 m geodetic elevation or 5 storeys, whichever is less |
| Area G | 42.0 m geodetic elevation or 5 storeys, whichever is less |

Accessory buildings

- |        |  |
|--------|--|
| Area D | One accessory building is permitted to a height of 2 storeys, and all other accessory buildings shall not exceed 1 storey, provided that a storey does not exceed 5.0 m. |
| Area F | One accessory building is permitted to a height of 2 storeys, and all other accessory buildings shall not exceed 1 storey, provided that a storey does not exceed 5.0 m. |
| Area G | One accessory building is permitted to a height of 2 storeys, and all other accessory buildings shall not exceed 1 storey, provided that a storey does not exceed 5.0 m. |

**3.4.145.7 RESIDENTIAL MULTIPLE DWELLING continued**

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Parcel Coverage	60%
	70% where the required parking spaces are located directly beneath the principal building.
Impermeable Surface Area	80%
	85% where the required parking spaces are located directly beneath the principal building.

**Minimum Setback Requirements**

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All lot lines	5.0 m
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**Off-Street Parking Requirements**

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Seniors’ congregate housing	1 space per 2 employees and 1 per 5 beds
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For other uses permitted in this zone, parking shall be provided as set out under Schedule ‘3B’ Off-Street Parking & Loading Spaces.

In addition to the requirements of Schedule ‘3B’ Off-Street Parking & Loading Spaces, the following bicycle parking is required:

<b>Use</b>	<b>Required Bicycle Parking Spaces</b>
Multiple dwelling unit development use	1 secure interior space per 2 dwelling units, and 4 spaces adjacent to the primary building entrance.

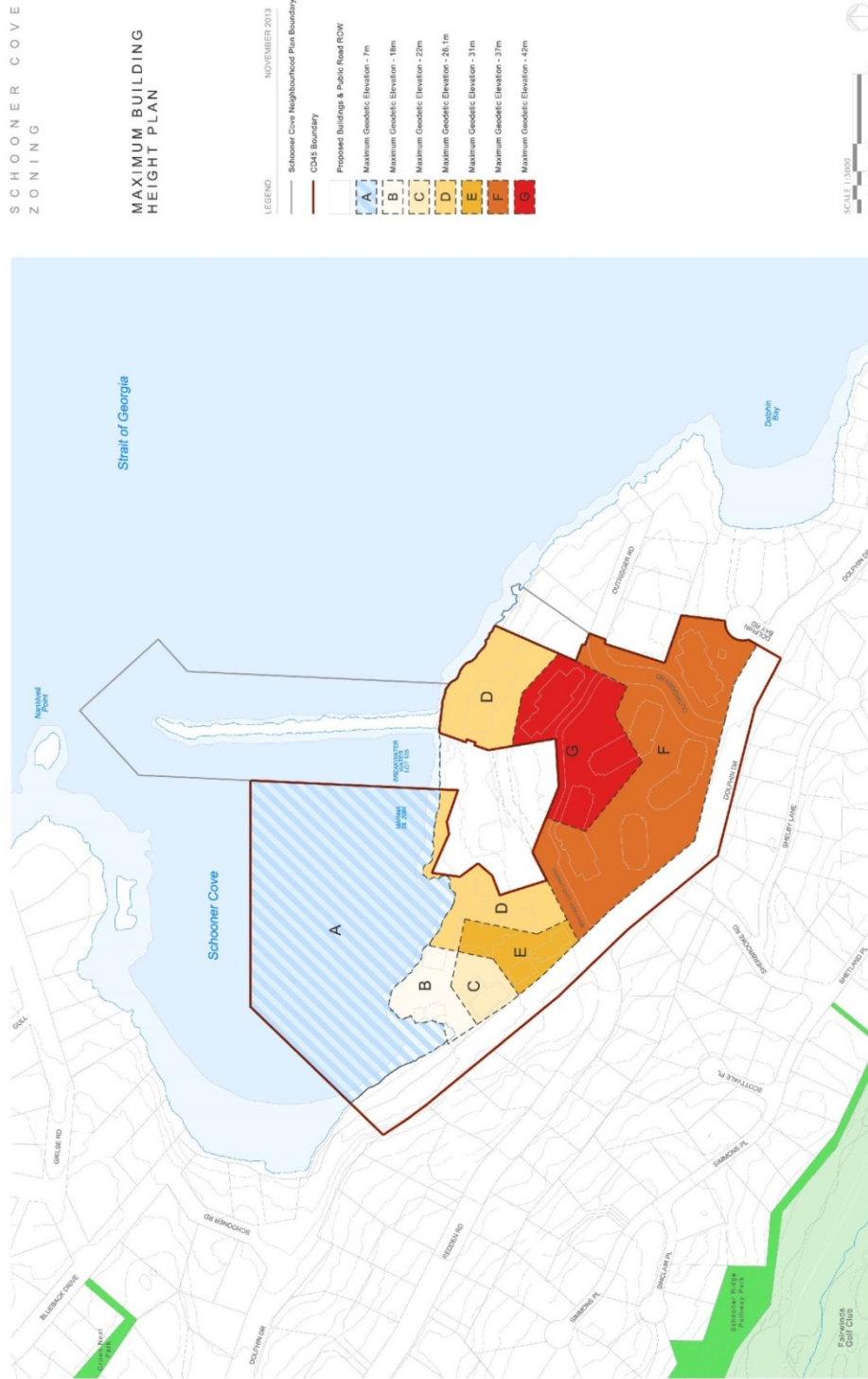
Seniors’ congregate housing 1 secure interior space per 10 employees.

**Other Regulations**

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Notwithstanding Schedule ‘3F’ Landscaping Regulations and Standards, Section 3.2.1, a minimum 3.0m wide landscape buffer shall be provided within the setback area of a parcel adjacent to a highway for a multiple dwelling unit development.

## Schooner Cove Comprehensive Development Zone CD45 Schedule 1 Maximum Building Height Plan



Section 3.4.149

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**FIELDING ROAD LIGHT INDUSTRIAL COMPREHENSIVE DEVELOPMENT ZONE 49<sup>1</sup>**

**CD49**

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**3.4.149.1 Permitted Principal Uses**

- a) Heavy Equipment Display
- b) Light Industry
- c) Manufacturing
- d) Residential Use

**3.4.149.2 Permitted Accessory Uses**

- a) Marshalling Yard
- 

**3.4.149.3 Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel	1
Height	9.0 m
Parcel coverage	40%

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**3.4.149.4 Minimum Setback Requirements**

Front lot line	4.5 m
Other Lot Lines	5.0 m

except where:

- a) the adjoining parcel is zoned industrial or commercial then the setback from the common interior side lot line may be reduced to zero.
- 

**3.4.149.5 Other Regulations**

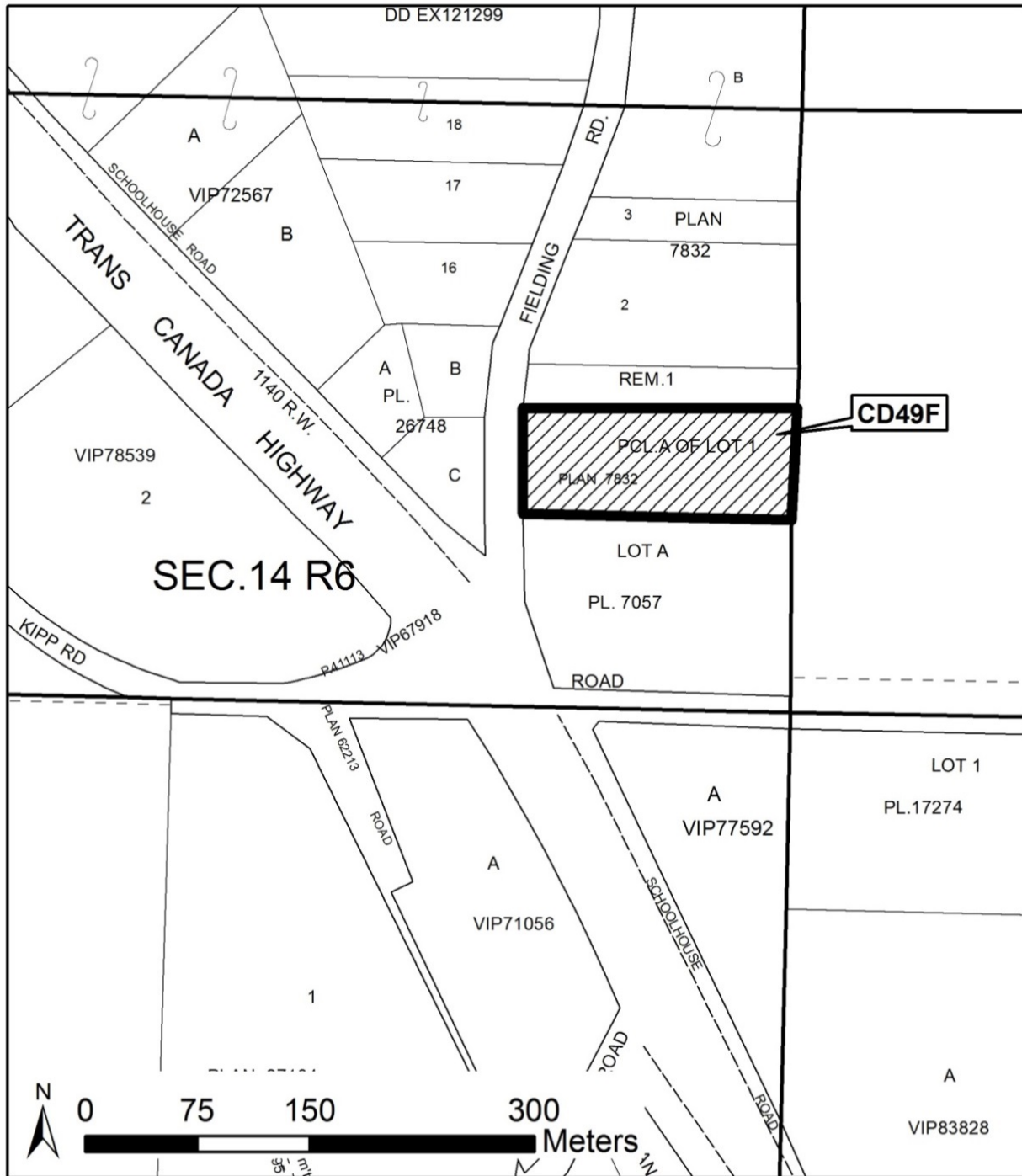
For the purpose of this zone:

- a) Manufacturing means the assembling, producing, inspecting, finishing, altering, servicing, and repairing of any goods, substance, article, or materials, and must be contained within a building and may include accessory office use and accessory retail sales of the product(s) produced, up to a maximum of 10% of the floor area of a building.
- b) For the purposes of this zone, notwithstanding Schedule '3B', Off-Street Parking & Loading Spaces, the minimum number of required parking spaces is 1 per 115 m<sup>2</sup> of floor area plus 1 loading space per building.

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<sup>1</sup> Bylaw No. 500.392, adopted February 24, 2015

Comprehensive Development Zone CD49  
Schedule 1



Section 3.4.150

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**BECK ROAD COMPREHENSIVE DEVELOPMENT ZONE 50<sup>1</sup>**

**CD50**

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**3.4.150.1 Permitted Uses**

Permitted Uses

- a) Neighbourhood Pub
  - b) Residential Use
  - c) Restaurant
  - d) Tourist Information Booth
  - e) Tourist Store
- 

**3.4.150.2 Maximum Number and Size of Buildings and Structures**

Dwelling units/parcel	1
Floor Area Ratio	0.40
Height	10.0 m
Parcel coverage	40%

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**3.4.150.3 Minimum Setback Requirements**

For all buildings and structures unless otherwise set out in Part 3 Land Use Regulations:

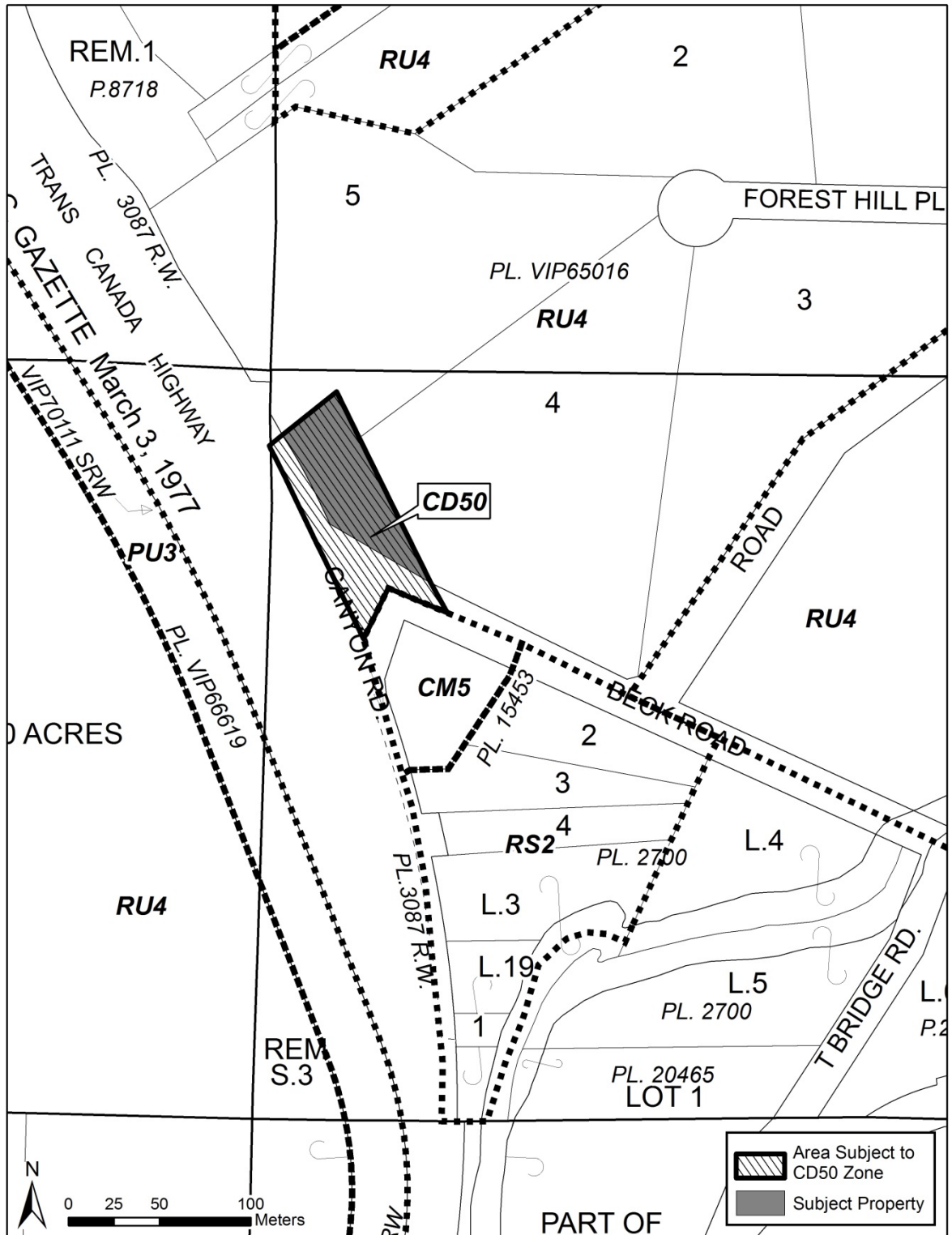
Front lot line	8.0 m
Other lot lines	5.0 m

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<sup>1</sup> Bylaw No. 500.397, adopted May 26, 2015



Comprehensive Development Zone CD50  
Schedule 1



Section 3.4.151

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**COMPREHENSIVE DEVELOPMENT ZONE 51**

**CD51<sup>1</sup>**

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**3.4.151.1 Permitted Uses & Minimum Site Area**

Permitted Uses	Required Site Area with:		
	Community Water & Sewer System	Community Water System	No Community Services
a) Multiple Dwelling Unit Development:			
- per dwelling unit	500 m <sup>2</sup>	1600 m <sup>2</sup>	1.0 ha
b) Home Based Business	N/A	N/A	N/A

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**3.4.151.2 Maximum Number and Size of Buildings and Structures**

Height	9.0 m
Parcel coverage	35%

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**3.4.151.3 Minimum Setback Requirements**

Lots lines fronting the Island Highway	10.0 m
Front and Exterior side lot line	6.0 m
Interior side and rear lot line	3.0 m
Phased Strata lot line	0.0 m

Except:

- a) one dwelling unit is permitted to be 2.0 metres from an exterior side lot line or front lot line.
- b) where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

**3.4.151.4 Other Regulations**

For the purpose of this zone no further subdivision is permitted, including a bare land strata pursuant to the Bare Land Strata regulation, except a building strata pursuant to the *Strata Property Act*.

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<sup>1</sup> Bylaw No. 500.404, adopted October 16, 2018

Section 3.4.152

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**LIGHTHOUSE VILLA COMPREHENSIVE DEVELOPMENT ZONE 52**

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**CD52<sup>1</sup>**

**3.4.152.1 Permitted Uses & Minimum Site Area**

**Permitted Principal Uses**

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- a) Seniors Housing
- b) Residential use

**Permitted Accessory Uses**

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- a) Accessory Buildings and Structures

**Permitted Accessory Uses to Seniors Housing**

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- 1. Medical Office
- 2. Personal Service Use
- 3. Public Assembly

**3.4.152.2 Maximum Number and Size of Buildings and Structures**

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Seniors housing units	40
Dwelling units/parcel	2
Height	10.0 m
Parcel coverage	25%

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**3.4.152.3 Minimum Setback Requirements**

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For all buildings and structures unless otherwise set out in Part 3 Land Use Regulations:

Front lot line	8.0
Interior side lot line	5.0
Rear lot line	5.0
Exterior side lot line	5.0

Except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

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<sup>1</sup> Bylaw No. 500.418, adopted December 4, 2018

#### **3.4.152.4 Off Street Parking Requirements**

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Seniors Housing 1 space per 2 employees and 1 space per 2 seniors housing units

Medical Office 1 space per 15 m<sup>2</sup> of floor area

For all other uses permitted in this zone, parking shall be provided as set out under Schedule '3B' Off-Street Parking & Loading Spaces

#### **3.4.152.4 Other Regulations**

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For the purpose of this zone:

- a) Accessory personal service and medical office uses, where provided, shall be contained within the seniors housing facility and shall be accessible from an internal hallway or corridor. The combined total floor area of all accessory personal service and medical office uses shall not exceed 150 m<sup>2</sup> per seniors housing facility.
- b) Personal service use shall be limited to barber shop or beauty salon.
- c) Public Assembly shall be limited to a church contained within the seniors housing facility and special events or meetings held within the common dining area or social room of the seniors housing facility.

#### **3.4.152.5 Definitions**

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For the purpose of this zone:

- a) Seniors housing means a residential or institutional facility which provides for seniors housing units with common living facilities, and may provide support services such as one or more meals per day, a linen laundry service and may include a common dining area with a capacity sufficient to accommodate all residents of the facility.
- b) Seniors housing unit means a bedroom and associated living area within a seniors housing facility which is used or intended to be used for sleeping and living purposes and may or may not contain provisions for cooking.
- c) Medical Office means the office, clinic or laboratory of a licensed professional and may include a doctor, dentist, optometrist, physiotherapist, chiropractor and medical technician.

#### **3.4.152.6 Conditions of Use**

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- a) A Housing Agreement shall be required for Seniors Housing.
- b) Seniors Housing must be serviced by community water.<sup>1</sup>

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<sup>1</sup> Bylaw 500.425 adopted May 28, 2019

Section 3.4.154

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**HORNE LAKE ROAD SERVICE COMMERCIAL COMPREHENSIVE DEVELOPMENT ZONE 54<sup>1</sup> CD 54**

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**3.4.154.1 Permitted Uses & Minimum Site Area**

**Permitted Principle Uses**

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**Lot B**

- a) Gasoline and Electric Vehicle Service Station
- b) Artist Studio
- c) Convenience Store
- d) Café

**Lot C**

- a) Tourist Store
- b) Tourist Information Booth
- c) Produce Market

**Permitted Accessory Uses on Lots B and C**

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- a) Residential Use
- b) Public Gathering Spaces

**3.4.154.2 Maximum Density and Size of Buildings, Structures and Impermeable Surfaces**

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Dwelling units/parcel	1
Height	10.0 m
Parcel coverage	25%
Impermeable surface coverage	
Lot B	9,700 m <sup>2</sup>
Lot C	12,650 m <sup>2</sup>

**3.4.154.3 Minimum Setback Requirements**

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For all buildings, structures and parking spaces

All lot lines	8.0 m
Except:	
Lot lines adjacent to Island Highway 19	15.0 m
For a freestanding sign adjacent to the Horne Lake Road lot lines	4.5 m
Parking spaces and structures used for lighting adjacent to Horne Lake Road lot lines	5.0 m
Fuel storage tanks, fuel dispensing systems and all other significant sources of contamination	30.0 m to any wellhead

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<sup>1</sup> Bylaw 500.431, adopted December 8, 2020

**HORNE LAKE ROAD SERVICE COMMERCIAL  
COMPREHENSIVE DEVELOPMENT ZONE 54 continued**

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**3.4.154.4 Groundwater Protection**

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- a) All areas used for fueling, internal roadways or parking of vehicles shall be located on an impermeable surface.
- b) All storm water runoff from impervious surfaces including internal roadways and parking areas must be directed through an engineered oil-water separator appropriately sized to accommodate anticipated flows and must be maintained in accordance with the manufacturer's recommendations.
- c) Internal roadways and parking areas are permitted within the 30 m well zone area provided they are separated from the well zone area by a minimum 150 mm concrete barrier curb and positively graded away from the well zone into an engineered oil/water separator sump.
- d) All fuel storage tanks shall be double walled and equipped with an electronic leak detection system and sensors constructed and maintained under the guidance of a qualified engineer.

**3.4.154.5 Signage**

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- a) One freestanding sign shall be permitted per property with a maximum combined sign surface area of 13.5 m<sup>2</sup> and maximum height of 7.5 m.
- b) Each business may have a fascia, awning, or canopy sign of 4.0 m<sup>2</sup>.
- c) The use of banners, ribbons, flags, on-site display props, streamers, or pennant signs are prohibited.
- d) Mobile sandwich board signs are permitted where they advertise a use on the property and are located on the same property.
- e) Small temporary signs advertising products attached to a building or directional sign are permitted.
- f) Signs may be illuminated internally, externally or with channel lit lighting. The use of backlighting, reader board, blinking or flashing lights is prohibited.

**3.4.154.6 Landscaping**

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- a) Notwithstanding Schedule 3f – Landscaping Regulations and Standards, a buffer of native vegetation with a minimum 15.0 m width shall be maintained adjacent to the Highway 19. Trails using permeable materials may be permitted in the buffer.
- b) The required buffer adjacent to Highway 19 may be reduced to 10 m provided there is a minimum of seventy-five percent screening from grade level to a height of 3.0 m and at least twenty-five percent screening from a height of 3.0 m to 5.0 m.

**HORNE LAKE ROAD SERVICE COMMERCIAL  
COMPREHENSIVE DEVELOPMENT ZONE 54 continued**

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**3.4.154.7 Definitions**

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For the purpose of this zone:

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- a) Service Station means the use of land and structures for gasoline pumping stations, electric vehicle charging stations and a retail building providing for the retail sales of items regularly used by households or vehicle accessories.
- b) Artist Studio means the use of land or buildings for the creation, display and sale of arts and crafts.
- c) Café means an eating establishment, having a floor area not exceeding 200 m<sup>2</sup>, providing for the sale of prepared food and beverages that can be consumed in vehicles, taken off the premises for consumption or consumed on the premises. This café may have a drive-through.
- d) Convenience Store means a retail sales outlet contained under one roof, having a floor area not exceeding 300 m<sup>2</sup>, and providing for the sale of items regularly used by households, including food, beverages, books, magazines or household accessories.
- e) Public Gathering Spaces means the use of land for outdoor and passive recreation by the traveling public, including trails, picnic spaces, and playgrounds.

**3.4.154.8 Clarifications**

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- a) Impermeable surfaces can be the sum of both properties if the lots are consolidated.
- b) Impermeable surface restrictions do not apply to onsite water storage for firefighting purposes.