

Notice of Rezoning Bylaw

This Information Package has been compiled to provide further details about the proposed Zoning Bylaw Amendment for the subject property.

Meeting Date: **July 2, 2024**

Planning File: REZ24-1

If you have questions regarding this information, please contact Planning at (604) 820-3748 or planning@mission.ca.

(Project File: P2024-033)

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To: Chief Administrative Officer **Date:** June 3, 2024
From: Robert Publow, Manager of Planning
Subject: **P2024-033 – Small Scale Multi-Unit Housing (SSMUH)**

Recommendation(s)

This report introduces the Province's initiative to enable small-scale, multi-unit housing in single-family neighborhoods; no Council action is required. Notification of the public will commence and following notification, requisite zoning bylaw amendments will be forwarded to Council for consideration.

Purpose

To initiate zoning bylaw amendment procedures to bring the Zoning Bylaw 5949-2020 into compliance with the new Provincial Small-Scale Multi-Unit Housing (SSMUH) requirements.

Background

On November 30, 2023, the provincial legislature adopted a series of Bills known as the Local government housing initiatives. One part of the initiatives is the Small-Scale Multi-unit Housing (SSMUH) legislation, known as Bill 44 (*Housing Statutes (Residential Development) Amendment Act, 2023*). Bill 44 amended the *Local Government Act (LGA)* to facilitate the delivery of more small-scale housing. The result of these legislative amendments to the *LGA* brought about sweeping changes to the local planning framework through new requirements imposing increased density allowances in areas currently zoned for single-family or duplex uses. To guide municipalities through the implementation of amending bylaws, the Province has also prepared an associated Policy Manual.

Amendments to City of Mission Zoning Bylaw 5949-2020 will be presented to Council for first, second and third readings on July 2, 2024, with adoption slated for July 15, 2024 to bring the City Zoning Bylaw into compliance with provincial legislation as required.

Intent of Bill 44

Single-family detached homes are out of reach for many people in a growing number of BC communities. Historically, exclusionary zoning bylaws have made it difficult to build the variety of housing products needed for entry level home ownership or supply a much needed rental stock. Zoning regulations exclusively permitting single-family detached homes often cover large portions of the residential land base in communities around the province; this is especially true for Mission.

Through the SSMUH legislation, the Province is aiming to address these challenges by enabling municipalities to provide multiple units of housing (2 to 6 units depending on the location and context) on single-family and duplex lots without the need for rezoning. For Mission, the changes to legislation will require the City to permit up to four units of housing on a lot that was formerly restricted to single-family or duplex densities. The Province refers to these as "Restricted Zones" in the SSMUH legislation.

The aim of the SSMUH legislation is to increase housing supply, create more diverse housing options, and over time, contribute to more affordable housing within Mission.

SSMUH refers to a range of buildings and dwelling unit configurations that can provide more affordable and attainable housing for entry level home ownership including middle-income families. Additionally, secondary suites and/or accessory dwelling units offer a form of rental stock to complement the City's housing needs. Examples of SSMUH include, but are not limited to:

- secondary suites in single-family dwellings;
- detached accessory dwelling units (ADUs), like garden cottages or coach homes;
- duplexes (side-by-side or up/down);
- triplexes,
- fourplexes; and
- townhouses

The intent of SSMUH is to offer more housing options that are ground-oriented and compatible in scale and form with established single-family and duplex neighbourhoods. These housing forms typically offer more family-oriented units than larger-scale multi-family housing like condominium towers, and more affordable options than single-family homes. The modest increase in density resulting from these forms of housing can also produce significant benefits for neighbourhood vibrancy, inclusiveness, and sustainability.

Areas subject to SSMUH requirements are referred to as Restricted Zones, defined in the legislation as follows:

A zone that, on the date that this section comes into force, or that would, but for this section, restrict the residential use and density of use permitted in the zone to:

(a) For the purposes of secondary suites and /or ADUs, a zone in respect of which the permitted use would be restricted to detached single-family dwellings, or

(b) For the purposes of three to six units, a zone in respect of which the residential use would be restricted to:

a. Detached single-family dwellings, or

b. Detached single-family dwellings and one additional housing unit located within the detached single-family dwelling or on the same parcel or parcels of land on which the detached single-family dwelling is located;

c. duplexes, or

d. duplexes with one additional housing unit located within each dwelling comprising the duplex and no more than 2 additional housing units on the same parcel or parcels of land on which the duplex is located.

** but does not include a manufactured home zone.*

This means that all zones restricted to single family or duplex dwellings as of December 7th, 2023, when the SSMUH legislation received Royal Assent are subject to the requirements in this legislation. All local governments including Mission, must ensure new or amended bylaws adopted on or after June 30, 2024, comply with this legislation and must consider the policy manual when they do so.

Required Density Allowances

The requirements for the minimum number of units required to be permitted in Restricted Zones are presented in Table 1.

Table 1 - SSMUH requirement for Mission

Minimum number of units required	Description of requirement
Secondary suites and ADUs	<p>A minimum of 1 secondary suite and/or 1 detached accessory dwelling unit (ADU) must be permitted in Restricted Zones. Mission may choose to do any of the following for single-family residential lots to which the higher density requirements for a minimum of 3-4 units do not apply:</p> <ul style="list-style-type: none"> • permit only one secondary suite, • permit only one ADU, • allow landowners to choose either a secondary suite or an ADU, or • permit the construction of both a secondary suite and an ADU.
Minimum of three units	<p>Unless an exemption applies, a minimum of 3 units must be permitted on each parcel of land 280 square metres or less in a Restricted Zone that is:</p> <ul style="list-style-type: none"> a) wholly or partly within an urban containment boundary b) Serviced with municipal water and sanitary sewer
Minimum of four units	<p>Unless an exemption applies, a minimum of 4 units must be permitted on each parcel of land greater than 280 square metres in a Restricted Zone that is:</p> <ul style="list-style-type: none"> a) wholly or partly within an urban containment boundary b) Serviced with municipal water and sanitary sewer

Discussion and Analysis

To adhere to SSMUH legislation, the City of Mission must accommodate additional dwelling units within Restricted Zones as described within the Province's Policy Manual. In association with the increase in number of dwelling units permitted, the Policy Manual also requires that all local governments consider amending the following six (6) specific provisions of the zoning bylaw:

1. Building Type
2. Density / Intensity
3. Lot Line Setbacks
4. Building height / Storeys
5. Lot Coverage
6. Parking requirements

1. Building Type

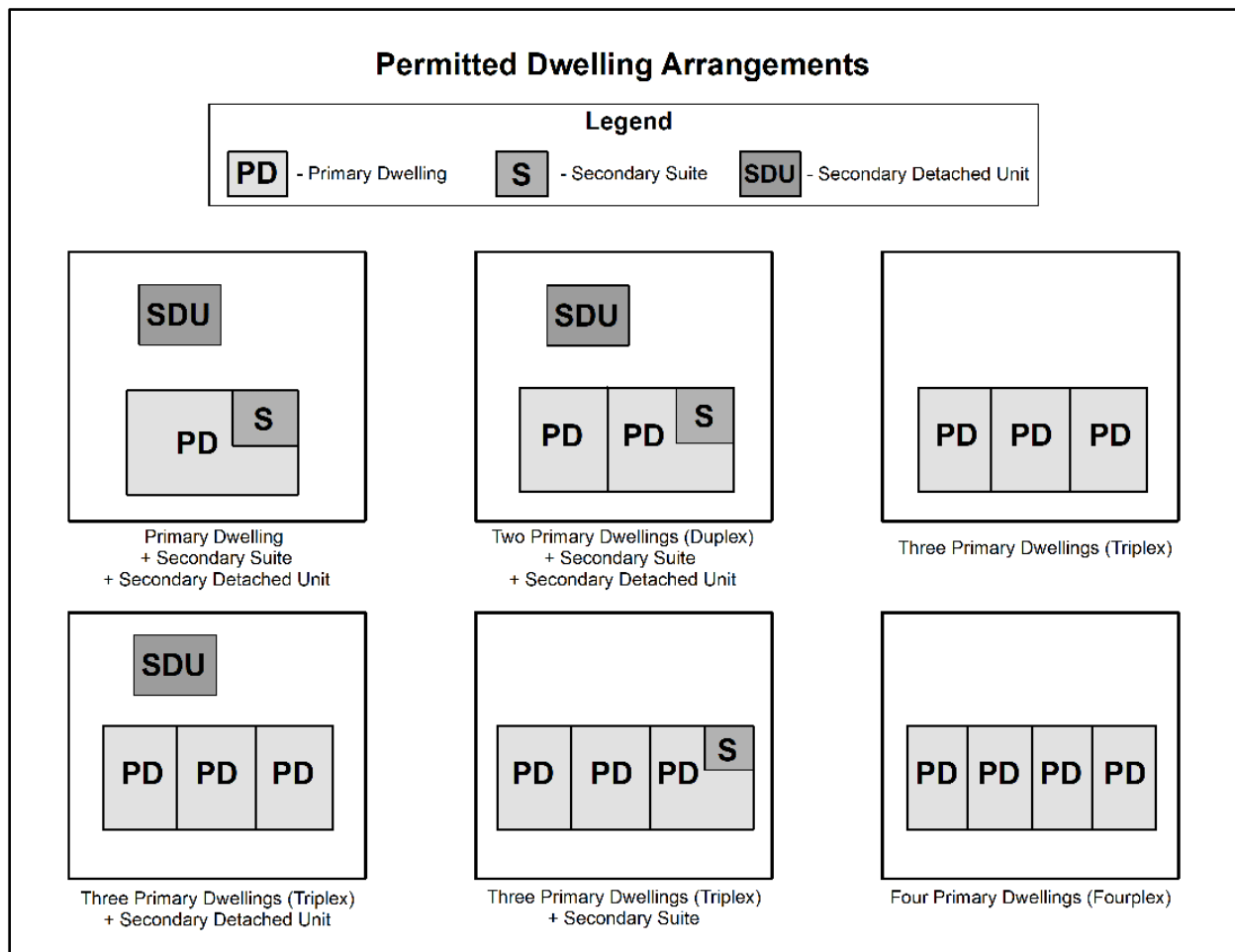
The proposed bylaw amendments would allow all the building types recommended by the SSMUH legislation provided the lot is serviced with both municipal water and sanitary sewer. Therefore, SSMUH allows as many options as reasonably possible to develop a range of housing unit types. The following unit types are proposed within all Restricted Zones:

- Secondary Suites;
- Secondary Detached Unit (SDU), garden cottage or coach home;
- duplex;
- triplex;

- fourplex; and
- infill townhouse.

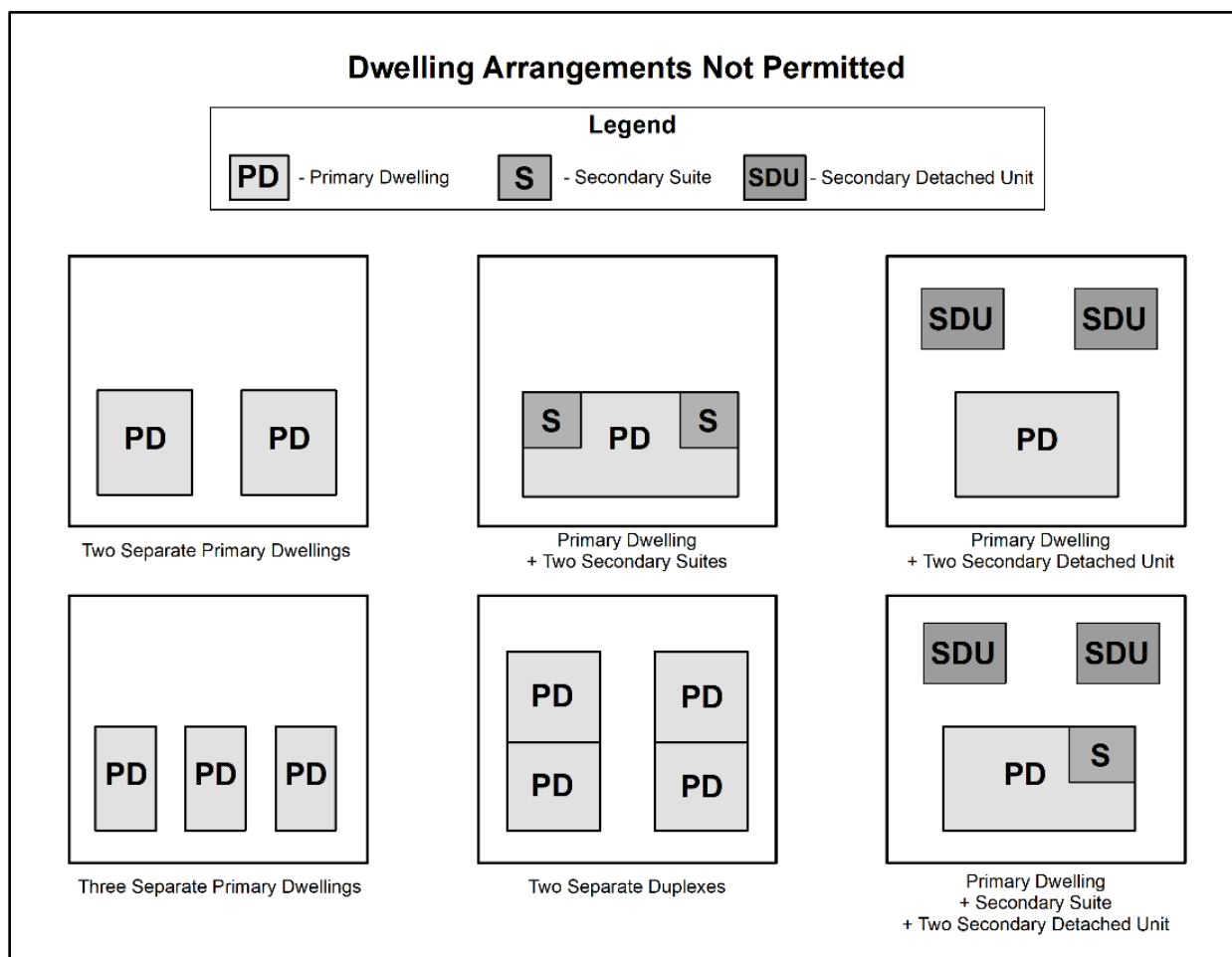
The following diagram details multiple dwelling unit arrangements that will be permitted under the amended Zoning Bylaw. The diagram provided is intended to provide simple schematic examples only.

Figure 1 - Permitted Dwelling Arrangements



Conversely, the following diagram shows dwelling unit arrangements that would not be permitted under the amended Zoning Bylaw.

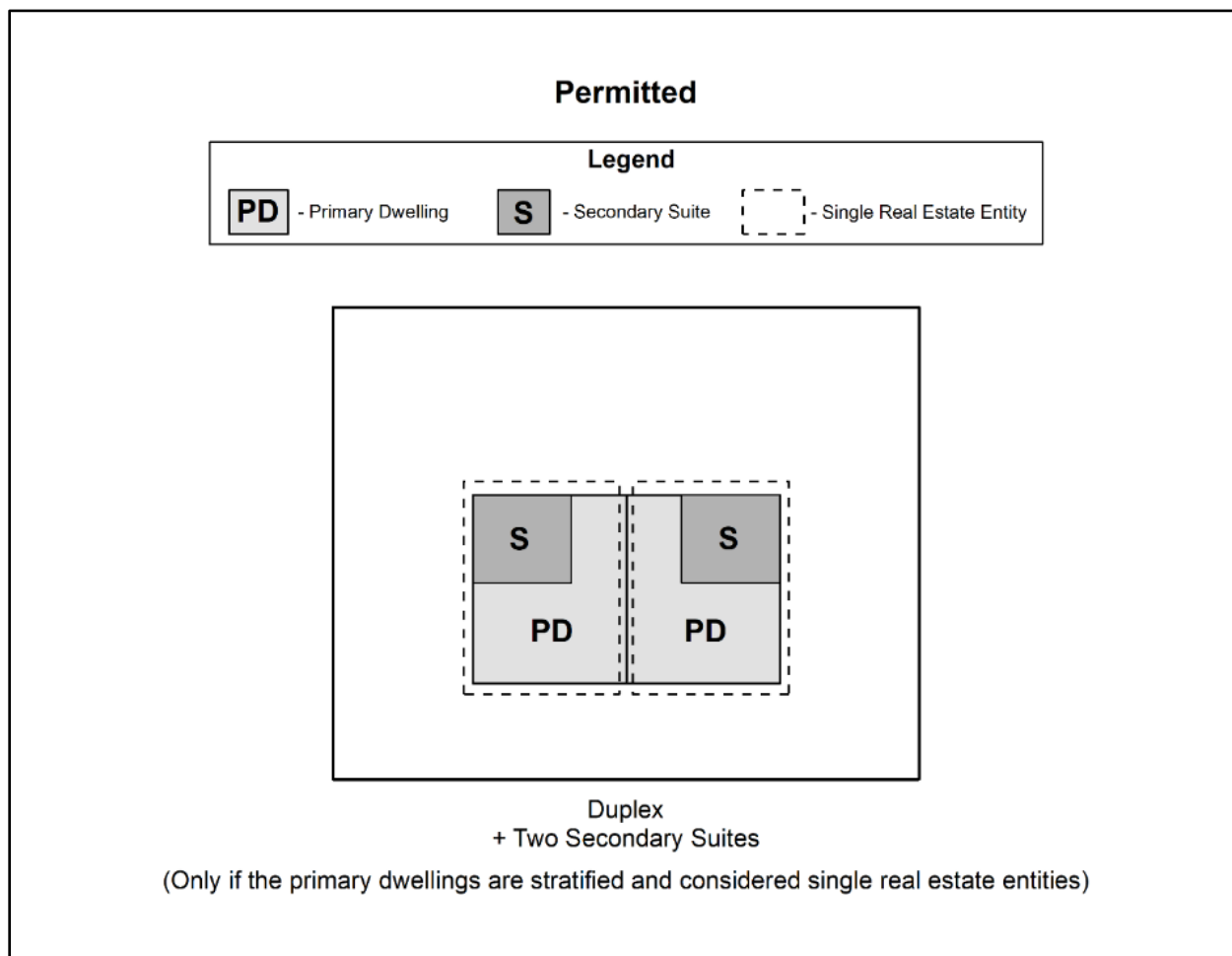
Figure 2 - Dwelling Arrangements Not Permitted



The general intent of the proposed amendments is to allow the expanded built forms recommended by the SSMUH legislation but to limit those forms to one principle building and one accessory building.

Lastly, a duplex would be permitted to contain a secondary suite, provided each of the duplex's primary dwellings are stratified thus considered single real estate entities.

Figure 3 - Stratified Duplex Example



2. Density / Intensity

The provincial Policy Manual recommends removing all Floor Space Ratio (FSR) density provisions from the Zoning Bylaw as they believe removing these limitations will allow for the greatest amount of flexibility for developers to implement SSMUH type housing.

Having reviewed and considered this provincial recommendation, it has become clear that it is not advisable to eliminate the current FSR controls on density due to potential servicing constraints identified by the Engineering Department. As future servicing plans are developed, consideration of additional density will be reviewed in the context of servicing capacity.

Zoning Bylaw 5949-2020 currently regulates both FSR and a Maximum Floor Space permitted on any lot as noted in **Attachment A**. No changes are recommended at this time.

3. Lot Line Setbacks

The provincial Policy Manual recommends reducing property line setbacks to create additional flexibility for siting and increasing floor area of buildings, open space and amenities on a lot. The largest setback reductions being recommended are to the front and rear lot line setbacks. While staff are supportive of reducing the front and rear setbacks to increase flexibility for development under SSMUH, it may not be practical to fully adopt the provincially 'recommended' setbacks in Mission. When introduced, the recommendation by staff proposed

with the amending bylaw is to reduce the front setback in all restricted zones to 4.0 m (13.1 ft.) and to reduce the rear setback for principal buildings and structures to 5.5 m (18.0 ft.)

Attachment B compares the provincial recommendations for setback to the current City's regulation and corresponding proposed changes.

4. Building Height / Storeys

The provincial Policy Manual recommends that the height for single family dwellings and duplexes be increased to allow for a 3 storey building with a maximum height of 11.0 m (36.0 ft.) The purpose of increasing the height is to help maintain open or permeable space on the lot and accommodate the units within the permitted setbacks.

Attachment C summarizes the current height regulations and compares the proposed changes. The recommendation is to increase the permitted height to 10.5 m (34.4 ft) for all Restricted Zones that currently allow 9.5 m (31.1 ft.) in height. For those zones that allow 10.5 m (34.4 ft.) or 11.0 m (36.0 ft.), no change is proposed.

The City's current regulation for height is measured to the highest point of the roof structure. There is an exception where the height may be increased by 12% of the roof pitch is 7:12 or greater, The result is that a home with a roof pitch of 7:12 or greater would be permitted to have a 12% increase in height resulting in 11.7 m (37.7 ft.) based on proposed increase to allow 10.5 m (34.4 ft.) height.

5. Lot Coverage

As staff are recommending removal of several secondary dwelling zones, the standard (non 's') version of these zones will allow the same, and expanded, uses as their secondary dwelling zone counterpart. In other words, rezoning to "S" zoned properties will not be required to accommodate a secondary dwelling on a lot. As lot coverage allowances are greater for "S" zoned properties, these provisions will need to be amended.

In most of Mission's single-family and duplex zones, lot coverage currently ranges between 20% to 55%. Increasing lot coverage by 5% for zones that have a secondary dwelling zones counterpart will allow a sufficient building footprint to accommodate development forms for multiple units that are practical and feasible.

The relatively minor incremental increase in lot coverage will have limited impact on permeability on the site to reduce impacts to stormwater management and water resources as recommended by the Engineering Department. It will also help keep the size of new homes resulting from the SSMUH zoning changes reasonable and more affordable.

Attachment D is a summary of the provincial recommendation, the City's current regulation, and the proposed amendment.

6. Parking Requirements

In response to the Provincial mandated changes stemming from SSMUH legislation, staff have reviewed the City's current parking regulations against the provincial suggested parking regulations along with recommendations and rational for changes to the parking regulations within the Zoning Bylaw. As per **Attachment E**, the City's current off-street parking regulations require a minimum of two unobstructed parking stalls for a principal dwelling unit (single family dwelling unit) and two for each unit within a duplex. For all accessory dwelling units, 1.0 unobstructed parking stall is required.

The provincial recommendations for off-street parking requirements for SSMUH lots are between 0.5 to 1.0 parking stalls per dwelling unit. However, the province does note that the reduced parking is best suited for locations that have frequent transit available within 800 m (1/2

mile) of the residence. The City does not currently have bus routes that provide for a high level of service as seen with other larger municipalities and Mission is predominantly an automobile oriented community. In addition, the average number of vehicles per household and the relative size of vehicles is understood to be higher in Mission than in other more urban communities. For these reasons, the provincial suggested parking requirements are not considered to be appropriate for Mission.

Therefore, staff are recommending only a slight decrease in the number of required off-street parking stalls from 2.0 parking stalls per principal dwelling unit (single family / duplex / triplex / fourplex) to 1.5 parking stalls per dwelling unit. This change would primarily affect larger developments by allowing a slight incremental decrease in the number of off-street parking stalls per dwelling unit as the intensity of development is increased on a lot. For example, parking for a single-family dwelling unit would be 1.5 parking stalls per unit which would still result in 2 parking stalls per principal dwelling as the Zoning Bylaw requires calculations to be rounded up to the nearest whole number. However, in the example of a duplex, the 1.5 parking stalls requirement per dwelling unit would result in 3 parking stalls instead of the current requirement of 4.0 parking stalls. For all accessory dwelling units (suite / garden cottage / coach house) staff recommend maintaining the current standard of 1.0 off-street parking stalls per dwelling unit.

The current and proposed regulation are summarized in **Attachment E**.

To further accommodate parking with increased density resulting from SSMUH, it is suggested the requirement that a parking stall need to be “unobstructed” parking be removed. This will allow for tandem parking configurations within a defined dwelling unit. Tandem parking refers to 2 parking spaces arranged one behind the other. By permitting tandem parking for SSMUH development, greater flexibility in the location of on-site parking is offered while at the same time reducing the demand for on-street parking.

Lots less than 280 meters square in area

There are approximately 200 lots with restricted zoning in Mission that are less than 280 square meters in size. This represents 2% of the total number of lots with Restricted Zoning. Many of these lots are considered historical lots. These existing lots will be permitted 2 units if they are un-serviced and 3 units if they are serviced.

The only opportunity to create lots less than 280 sq m today is within the MD465 Zone when creating lots to accommodate a fee simple duplex, i.e., while attached, a duplex unit located on its own separate fee-simple lot. This lot size was added recently to allow for fee simple duplexes, which were seen as a different option to the more traditional stratified duplex. However, these small fee simple duplex lots, which could be created with a minimum lot size of 232 sq m, were never considered to accommodate 3 units as might be possible under the SSMUH regulations. As a result of the provincial requirement to allow 3 units on this lot type, and the fact that they were never intended to support more than 1 unit, staff are recommending removal of this lot type from the Zoning Bylaw. The proposed bylaw amendment allows all active applications to proceed to completion but would not allow new applications once the bylaw has been adopted.

Removal of ‘S’-Zones

As a result of SSMUH legislation, secondary dwelling units will be permitted in all serviced residential zones within the urban area. As a means to simplify the City’s Zoning Bylaw and reduce any redundancies in zoning, staff are recommending that a number of the secondary dwelling zones be removed from the Zoning Bylaw. These specific secondary dwelling zones

are serviced urban zones that permitted a secondary dwelling unit in the form of a secondary suite, garden cottage, or coach home. These include:

- Urban Compact 372 Secondary Dwelling Zone (UC372s)
- Urban Compact 465 Secondary Dwelling Zone (UC465s)
- Urban Residential 465 Secondary Dwelling Zone (R465s)
- Urban Residential 558 Secondary Dwelling Zone (R558s)
- Urban Residential 669 Secondary Dwelling Zone (R669s)
- Urban Residential 930 Secondary Dwelling Zone (R930s)
- Suburban 10 Secondary Dwelling Zone (S10s)

With the proposed amendments to the Zoning Bylaw, the standard version of these zones will allow the same uses as their secondary dwelling zone counterpart. To give an example, Urban Compact 372 Zone (UC372) will allow all the same uses as UC372s. As such, in order to simplify the bylaw, it is recommended to remove of these zones.

It is recommended, however, to retain the secondary dwelling zones (“S” zones) for properties in un-serviced areas of Mission. These include:

- Suburban 20 Secondary Dwelling Zone (S20s)
- Rural Residential 7 Secondary Dwelling Zone (RR7s)
- Rural 16 Secondary Dwelling Zone (RU16s)
- Rural 36 Secondary Dwelling Zone (RU36s)
- Rural 80 Secondary Dwelling Zone (RU80s)

As these zones are often located outside of urban areas and may be un-serviced, the proposed amendments will not apply to them.

Restricted Zones in which no further action is required

The City has recently completed bylaw amendments to allow secondary suites as an outright permitted use in almost all single family and duplex residential zones as part of the secondary suite program. As a result, these Restricted Zones that would be required to allow 2 units under the SSMUH legislation do not require any amendment resulting from the SSMUH legislation as they already allow for 2 units and no further action is required.

Strata and Rental opportunities

Currently Secondary Detached Units (SDU), such as Garden Cottages and Coach houses are not permitted to be stratified by Zoning Bylaw 5949-2020. While the prohibition on stratification of SDUs would result in an ongoing supply of rental units, allowing stratification of SDUs on a single-family lot could increase the opportunities for ownership. Staff will be reviewing this option moving forward and may bring an amendment forward in the future to address this possibility for stratified tenure.

Zoning Bylaw Amendment

When implementing the SSMUH legislation, there are significant amendments proposed throughout Zoning Bylaw 5949-2020. A copy of the proposed amendments to the amending bylaw has been provided in a tracked changes format for review.

Proposed amendments include the addition of definitions of several new built forms of housing as follows:

- Triplex
- Fourplex

- Infill Townhouse

Financial Implications

There are no direct financial implications of the proposed bylaw amendment.

Communication

While public notification of this bylaw will begin once this application is forwarded to Council for consideration, the *Local Government Act* has prohibited a public hearing on the proposed amendments to comply with SSMUH.

Communication actions in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*, will be completed following introduction.

Following the adoption of the amending bylaw, the City is required notify the Minister of Housing, in writing, that the bylaw(s) have been adopted.

Summary and Conclusion

The Province introduced a series of Bills known as the Local government housing initiative and the associated Small-Scale Multi-unit Housing (SSMUH) legislation. The City of Mission has reviewed and considered all the aspects of this new legislation and considered them in the context of the City's Zoning Bylaw 5049-2020 and has proposed amendments to bring the bylaw into compliance with the legislation.

Report Prepared by: Robert Publow, Manager of Planning

Reviewed by: Dan Sommer, Director of Development Services

Approved for Inclusion: Mike Younie, Chief Administrative Officer

Attachments

Attachment A – FSR and Maximum Floor Space Summary

Attachment B – Lot Line Setback Summary

Attachment C – Building Height Summary

Attachment D – Lot Coverage Summary

Attachment E – Parking Regulation Summary

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CHAPTER 1
GENERAL PROVISIONS

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SECTION 101

INTRODUCTION

CITY OF MISSION ZONING BYLAW 5949-2020

A. Preamble

The purpose of this Bylaw is to regulate and control the use and development of land and **Buildings** within the City of Mission. The Bylaw implements the **Official Community Plan's** objectives and policies and divides the City into zones as shown on the zoning maps in **Schedules A** and prescribes permitted and **Accessory Uses**, as well as **Development** regulations for each zone.

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B. Short Title

This Bylaw and all schedules attached hereto may be cited for all purposes as "City of Mission Zoning Bylaw 5949-2020".

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C. Interpretation

1. Words used in the present tense include the other tenses and derivative forms; words used in the singular include the plural and vice versa; and the word 'person' includes a corporation, firm, partnership, trust, and other similar entities as well as an individual. Words have the same meaning whether they are capitalized or not.
2. The words 'shall' and 'is' require mandatory compliance except where a variance has been granted pursuant to the **Local Government Act**.
3. Words, phrases, and terms neither defined in this Bylaw nor in the **Local Government Act** or the **Community Charter** shall be given their usual and customary meaning.
4. Where a regulation involves two or more conditions, provisions, or events connected by the conjunction 'and' means all the connected items shall apply in combination; 'or' indicates the items shall apply singly but not in combination, and 'and/or' indicates that the connected items may apply singly or in combination.
5. The headings given to Chapters, Sections, Parts, Paragraphs, and subparagraphs are for convenience of reference only and do not form part of this Bylaw and will not be used for interpretation of this Bylaw.
6. Unless the context indicates otherwise, the following terms refer to **Official Community Plan** land use designations:
 - a. Mission City Downtown;
 - b. *Mixed-Use Commercial/Residential*;
 - c. *Neighbourhood Centre*;
 - d. *Silverdale Comprehensive Planning Area*;
 - e. *Waterfront Comprehensive Planning Area*;
 - f. *Mid-Rise Multi-unit Residential*;
 - g. *Attached Multi-unit Residential*;
 - h. *Urban Compact*;
 - i. *Urban Residential*;
 - j. *Suburban Residential*;
 - k. *Rural Residential*;
 - l. *Rural*;

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- m. *Future Employment Lands*;
- n. *Commercial*;
- o. *Industrial*;
- p. *Resource Industrial*;
- q. *Agriculture*;
- r. *Institutional*;
- s. *Parks and Open Space*;
- t. *Municipal Forest*;
- u. *Environmentally Sensitive Area*;
- v. *Protected Natural Assets*;
- w. *Special Study Area*; and
- x. *Historic Site Comprehensive Development Area*.

D. Repeal of Previous Bylaws

1. "District of Mission Zoning Bylaw 5050-2009", is hereby repealed.
2. "District of Mission Mobile Home Park Bylaw 1160-1982", is hereby repealed.

E. Rezoning Bylaws in Process

1. Any rezoning bylaw commenced under "District of Mission Zoning Bylaw 5050-2009" prior to the adoption of this Bylaw, which has received at least three readings as of the date of adoption of this Bylaw, is, when adopted, deemed to be conforming to, and adopted under, this Bylaw.
2. Any **Official Community Plan** (OCP) designation reference in any bylaw commenced under "District of Mission Zoning Bylaw 5050-2009" but adopted under this Bylaw is deemed to be a reference to the corresponding new **Official Community Plan** designation as identified within each such designation.

F. Severability

1. If any section, paragraph or phrase of this Bylaw is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

G. Citation

1. For the ease of citing regulations contained in this Bylaw, the Bylaw is divided into the following arrangement:
 - Chapter [1]
 - Section [101]
 - Part [A]
 - Paragraph [1]
 - Subparagraph [a]

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SECTION 102

DEFINITIONS

A. Definitions

- The following definitions shall apply throughout this Bylaw:

Accessible Parking Space

Means a designated **Off Street Motor Vehicle Parking** space that is clearly identified as reserved for use by a person with an accessible parking permit

Accessory Building

means a separate **Building** from the **Principal Building** which is used solely for an **Accessory Use**.

Includes:

- A. **Detached Garage**,
- B. **Enclosed Storage** and
- C. shed.

Accessory Structure

means a separate **Structure** which is used for an **Accessory Use** to the **Principal Use** or **Principal Building**.

Accessory Uses

Cat: Accessory

means a **Use** customarily incidental and subordinate to a permitted **Principal Use** and includes all uses listed in Section 106 (F) (1) of this Bylaw. An **Accessory Use** may only be permitted provided a permitted use is also located on the **Lot**.

Accommodation Uses

Cat: Accommodation

means a **Use** that allows for the temporary accommodation of the travelling public and includes all **Uses** listed in Section 106 (F) (2) of this Bylaw.

Adult Entertainment Establishment

Cat: Entertainment

means a **Facility** in which any of the following activities occur:

- live performances, exhibitions, viewing or encounters, appealing to, or designed to appeal to, the erotic or sexual appetites or inclinations of patrons, through the nudity or partial nudity of any person;
- where objects are sold or offered for sale, other than contraceptive devices, which are designed or intended to be used in a sexual act; or
- the sales of materials by an "adult film distributor" or an "adult film retailer", as defined in the *Motion Picture Act* R.S.B.C. 1996, C. 314.

Excludes:

- Adult Entertainment Service**

Adult Entertainment Service

Cat: Office

means a **Facility**, that contains an **Escort Service**, **Body Rub Parlour** or similar **Facility**.

Excludes:

- Adult Entertainment Establishment**.

Affordable Housing Policy

means the City's Affordable Housing Policy LAN.61(C).

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Aggregate Management*Cat: Industrial*

means the stockpiling, storage and handling of unprocessed or processed aggregate or rock originating primarily from off-site and the associated preparation and transfer of the aggregate or rock to any form of transportation such as but not limited to barge, rail and truck.

Excludes:

- aggregate or rock being moved onto a site for the use in site preparation or on-site construction of **Buildings, Structures**, roads and other infrastructure.

Agricultural Land Commission Act

means the **Agricultural Land Commission Act**, S.B.C. 2002, c.36 and associated regulations.

Agricultural Products

means products derived from cultivation and husbandry of land, plants, and livestock related to an **Agriculture Use**.

Agriculture (Hobby Greenhouse)*Cat: Agriculture*

means an **Accessory Building** used as a **Greenhouse** for the cultivation of plants, including for food production.

Agriculture (Major)*Cat: Agriculture*

means a **Use** providing for the growing, rearing, and harvesting of **Agricultural Products**, including the storage and repair of farm equipment and machinery necessary for that **Use**.

And includes:

- **Kennel**,
 - **Aquaculture**,
 - feed lots,
 - **Greenhouse**, and

the keeping of:

- bees,
- three or less swine,
- trout farm u-catch, and
- other livestock.

Excludes:

- the keeping of animals under Schedules C and D of the *Designation and Exemption Regulation B.C.*, Reg 168/90 adopted under the *Wildlife Act*.

Agriculture (Minor)*Cat: Agriculture*

means a **Use** providing for the growing, rearing, and harvesting of **Agricultural Products**, including storage and repair of farm equipment and machinery up to 26.1 kW (35.0 hp) necessary for that **Use**.

And includes:

- "hobby kennel" as defined in the [City](#) Kennel Bylaw 2788-1994, and

the keeping of:

- bees,
- horses, cattle, llamas, or alpacas (limited to 5 animals per 1.0 ha (2.47 ac) of **Lot Area**)
- sheep or goats (limited to 10 animals per 1.0 ha (2.47 ac) of **Lot Area**),
- chicken hens, ducks, geese, or rabbits (limited to 50 animals per 1.0 ha (2.47 ac) of **Lot Area**),

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SECTION 102

DEFINITIONS

Excludes:

- mushroom growing,
- feed lots, and
- the keeping of animals under Schedules C and D of the *Designation and Exemption Regulation B.C.*, Reg 168/90 adopted under the *Wildlife Act*.

Agriculture Uses

Cat: Agriculture

means the **Uses** that allow for the growing, rearing and harvesting of **Agriculture Products** and includes all **Uses** listed in Section 106 (F) (3) of this Bylaw.

Air Space Parcel

Cat: Residential

means a volumetric parcel, whether or not occupied in whole or in part by a building or other structure, shown as such in an air space plan.

Amenity Space (Common Indoor)

Cat: Residential

means an **Accessory Building**, or room within a **Multi-Unit Residential Building** that is available to all of the residents of a **Residential Use** it serves, for the purpose of providing social and recreation facilities, and is non-commercial except as specifically permitted in the zone and may include:

- common rooms,
- craft rooms,
- games rooms,
- **Kitchen** facilities,
- meeting rooms, and
- saunas.

Amenity Space (Common Outdoor)

Cat: Residential

means an outdoor area, or multiple outdoor areas, in a **Multi-Unit Residential Building**, intended for the convenient use by all residents of a **Residential Use** it serves, for the purpose of providing recreation space for outdoor leisure activities and may include common balconies, patios or common roof area of a **Building** which contains functional space provided direct access is available from the associated **Apartment** structure and excludes any area used for **Off Street Motor Vehicle** parking, off street **Motor Vehicle** loading and service **Driveways** and **Undevelopable Areas**.

Deleted: off street

Amenity Space (Private Outdoor)

Cat: Residential

means an outdoor area, in a **Multi-Unit Residential Building** intended for the convenience use by residents of the **Dwelling Unit** it serves, and may include:

- yard space,
- **Balcony**,
- deck,
- patio, and
- roof-top patio.

Animal Daycare

Cat: Service

means a **Facility** that is not a **Kenel** or **Animal Shelter**, but provides short-term accommodation that does not include overnight accommodation for dogs, cats or other domesticated animals.

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SECTION 102

DEFINITIONS

Animal Shelter

Cat: Service

means a **Building** for the temporary accommodation and care or impoundment of lost, abandoned, or neglected animals.

Apartments

Cat: Residential

means a **Multi-Unit Residential Building** consisting of three or more **Dwelling Units** on a **Lot** where each **Dwelling Unit** has its principal access from an entrance or hallway common to at least two other **Dwelling Units** on the same floor.

Aquaculture

means the growing and cultivation of aquatic plants, **Fish**, or shellfish, for commercial purposes, in any water environment including man-made water containers.

Arcade

Cat: Entertainment

means a **Facility** where six (6) or more devices or machines, mechanical, electronic, or otherwise, are operated and which are used, or intended to be used, for the amusement and enjoyment of the public.

Art Centre

means a **Facility** for an art gallery, office space, workshop/classrooms, gift shop, storage and a tearoom for up to 10 patrons.

Artisan Studio

Cat: Institutional

means a **Facility** used for the practice of a trade or craft requiring artisan skills and made by hand, but not offensively dirty or noisy in its operation, including but not limited to goldsmiths, silversmiths, jewellers, potters, painters, textile crafts, glass crafts, custom stone crafts, and similar craftspeople.

Auction-Retail

Cat: Retail

means a **Facility** where **Department Store Type Merchandise** is sold to the general public to the highest bidder that takes place entirely within an enclosed **Building**.

Auction-Wholesale

Cat: Industrial

means a **Facility** where goods and equipment are sold to the highest bidder, whether for the general public or not, that takes place entirely within an enclosed **Building**.

Balcony

means an unenclosed space that is attached to a **Building** and having, at a minimum, the outermost side open to the outdoors.

Banquet Hall

Cat: Entertainment

means a **Facility** where people gather for social purposes, that may or may not include the serving of food and beverages, that takes place entirely contained within an enclosed **Building**.

Barbershop

Cat: Personal Service

means a **Facility** wherein the practice of barbering occurs, regardless of whether the provisions of the *Barbers Act*, R.S.B.C. 1979, c.25 apply to the business.

Bare Land Strata

has the same meaning as the *Strata Property Act*, S.B.C. 1998, c.43.

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Barge Loading*Cat: Industrial*

means a **Facility** for loading and off-loading materials for transport by barge.

Basement

means that portion of a **Storey** of a **Building** which has 50% or more of its total wall area below **Grade (Finished)**.

Bed and Breakfast*Cat: Residential*

means a business operated and carried on by the members of a **Family** within a **Dwelling Unit** as a **Home Occupation** to provide the temporary sleeping accommodations, with morning meals provided, for a prescribed charge on a daily basis, where the maximum length of stay for any patron shall not be more than 30 days in a 12-month period.

Beverage Container Return Centre*Cat: General Service*

means a **Facility** located entirely within a **Building** for collecting, sorting, refunding, and preparing empty beverage containers for shipping to a processing centre, or **Recycling Depot**.

Excludes:

- **Recycling Depots.**

Bicycle Parking Areas

means the **Floor Area**, or outdoor space, devoted to **Bicycle Parking (Long Term)** and **Bicycle Parking (Short Term)**.

Bicycle Parking (Long Term)

means a room within a **Building** that contains rack(s), railing(s), locker(s) or other structurally sound device(s), or some combination of the four, designed for the securing of one or more bicycles in an orderly fashion and is meant for the long-term storage of bicycles for the **Uses** within the **Building** it serves.

Bicycle Parking (Short Term)

means a **Structure** that shelters bicycle rack(s), railing(s) or other structurally sound divide(s) designed for the securing of one or more bicycles in an orderly fashion and is meant for the short-term storages of bicycles for the visitors of the **Development** it serves.

Bingo Hall*Cat: Entertainment*

means a **Facility** where the game of Bingo is played, where a licence has been issued by the British Columbia Lottery Corporation (BCLC).

Excludes:

- **Casino;** and
- **Gaming Centre.**

Boarding House*Cat: Residential*

means a **Single Family Dwelling** used for the paid accommodation of persons in not more than six bedrooms for a maximum sleeping accommodation of ten persons and that is the **Principal Use** on

Deleted: **Single Family Dwelling**

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SECTION 102

DEFINITIONS

a **Lot**. Meals for boarders must be provided by the operator of the **Boarding House** from the **Single Family Dwelling**.

Boarding Use

Cat: Residential

means a **Use** accessory to a **Single Family Dwelling or a Duplex**, for the paid temporary or full-time accommodation of persons that is contained entirely within a **Dwelling Unit**, and limited to not more than two bedrooms and a maximum of two persons. Meals for a board must be provided from the **Single Family Dwelling or a Duplex**.

Deleted: **Single Family Dwelling** or a **Duplex...**

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Deleted: **Single Family Dwelling** or **Duplex...**

Body Art and Tattoo Parlour

Cat: Personal Service

means a **Facility** where the principal activity involves marking the skin of a person with a design, symbol, lettering, or any other pattern by any means including needles, pricking and body piercing, regardless of whether Province of British Columbia regulations or guidelines apply to the business.

Body Rub Parlour

means a **Facility** where a body rub, which includes the kneading, manipulation, rubbing, massaging, touching, or stimulating, by any means, of a person's body or part thereof, is performed, offered or solicited in pursuance of a trade, calling, business, or occupation, but does not include any premises or part thereof where the body rubs performed are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered to do so under the laws of the Province of British Columbia.

Bowling Alley

Cat: Entertainment

means a **Facility** used for the sport of bowling.

Building

means an enclosed **Structure** used or intended to be used for supporting or sheltering any use or occupancy.

Campground

Cat: Accommodation

means a **Facility** providing for the accommodation of the traveling public in camper trailers, **Recreation Vehicle** or in tents and,

may include:

- a campground office,
- **Retail (Minor)**,
- laundry and
- **Indoor Amenity Space**.

Cannabis

has the same meaning as defined under the **Cannabis Act**.

Cannabis Act

means the **Cannabis Act**, S.C. 2018, c.26.

Cannabis Control and Licensing Act

means the **Cannabis Control and Licensing Act**, S.B.C. 2018, c. 29.

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SECTION 102

DEFINITIONS

Cannabis Production Facility

Cat: Prohibited

means a **Facility** licensed by the Federal Government under the **Cannabis Act** and used solely for the cultivation, production, manufacturing, processing, testing, packaging, and shipping of **Cannabis** products.

Cannabis Retail Store

Cat: Retail

means the sale of **Cannabis** by a person authorized to sell **Cannabis** under the **Cannabis Control and Licensing Act**.

Car Wash

Cat: Motor Vehicle

means a **Facility** for washing, cleaning, and detailing of **Motor Vehicles**, **Recreation Vehicles**, or other light duty equipment.

Care Facility

Cat: Institutional

means a **Building** containing **Sleeping Units** for persons receiving care or assistance, in a **Facility** licensed or funded by Provincial or Federal agencies, including all care as defined and regulated under the *Community Care and Assisted Living Act*, S.B.C. 2018, c.75, and extended care as defined and regulated under the *Hospital Act*, R.S.B.C. 1996, c. 100.

Excludes:

- **First Stage Housing Shelter**, and
- **Supportive Recovery**.

Casino

Cat: Entertainment

means a **Facility** used, or intended to be used, for the purpose of playing or operating games of chance or mixed chance or skill in which money may be wagered, where a licence has been issued by the British Columbia Lottery Corporation (BCLC).

Excludes:

- **Bingo Hall**, and
- **Gaming Centre**.

Cemetery

Cat: Institution

means a **Facility** dedicated to the burial, or interment, of the dead.

Includes:

- **Crematorium**,
- Mausoleum,
- Mortuary, and
- Maintenance **Facility**.

Cheque Cashing and Payday Loans

means a **Facility** in which a relatively small amount of money is lent at a high rate of interest on the agreement that it will be repaid at a later date, regardless of whether the provisions of the *Business Practices and Consumer Protection (Payday Loans) Amendment Act*, S.B.C., 2004, c. 2. apply to the business.

Child Care Centre

Cat: Institutional

means a **Facility** for children for group day care, family day care, pre-**School**, play **School**, out-of-**School** care, child minding, specialized day care, and emergency child care all as licensed and regulated under the *Community Care and Assisted Living Act*, S.B.C., 2002, c.75.

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Cinema*Cat: Entertainment*

means a **Facility** where films are displayed on one or more screens and may also be used for live performances.

Excludes:

- **Commercial Outdoor Recreation.**

City

means the City of Mission.

Civic Assembly*Cat: Institutional*

means a **Facility** providing for the assembly of persons for, charitable, philanthropic, recreation or educational purposes.

Includes:

- auditoriums,
- community centres,
- social halls; and
- group day camps.

Excludes:

- all other **Institutional Uses**, and
- all **Residential Uses**.

Clustered Cottage*Cat: Residential*

means a **Use** consisting of four or more detached **Dwelling Units** surrounding a village green common area.

Clustered Residential*Cat: Residential*

means a **Development** consisting of four or more detached **Dwelling Units** with attached or **Detached Garages**.

Coach House*Cat: Residential*

means a **Secondary Detached Unit** that is separate from and accessory to the **Principal Dwelling Unit** on the **Lot** and is located entirely above, or below, a **Detached Garage**.

Deleted: Dwelling

Deleted: Single Family Dwelling

College*Cat: Institutional*

means a **Facility** authorized under the *College and Institution Act*, R.S.B.C. 1996, c. 52 for post-secondary education.

Commercial Outdoor Recreation*Cat: Recreation*

means a **Facility** providing for open-air commercial recreation facilities and services customarily associated with such facilities.

Includes:

- drive-in theatres,
- stadiums,
- sports clubs,
- rifle ranges,
- outdoor swimming pools,
- racetracks, and

Deleted: District

- waterslides.

Commercial Use

means a classification of all the uses within the following **Use** categories:

- **Accommodation,**
- **Food and Beverage,**
- **Entertainment,**
- **Office,**
- **Motor Vehicle,**
- **Personal Service,**
- **Recreation,**
- **Retail,**
- **Service,** and
- **Waterfront.**

Community Charter

means the *Community Charter* S.B.C. 2003, c.26.

Community Gaming Centre

Cat: Entertainment

means a **Facility** that includes a **Bingo Hall**, lottery tickets, break-open tickets and Keno all of which may be played in conventional or electronic form, slot machines as an ancillary use to the bingo activity and must be operated under a Bingo Operation Service Agreement.

Excludes:

- **Casino.**

Community Service

Cat: General Service

means a **Facility** that's primary purpose is provision of a public service providing information, referral, counseling, advocacy or physical or mental health services on an out-patient basis, or dispensing aid in the nature of food or clothing, or providing drop-in activity space.

Excludes:

- **Religious Assembly,**
- **Food Centre,** and
- **Residential Uses.**

Compostables

means materials that are of an organic nature and may be processed into a landscaping material, soil amendment or other beneficial product.

Includes:

- brush, branches and stumps,
- land clearing debris,
- dimensional lumber, including renovation, construction, and demolition debris,
- curbside collected food and yard waste,
- contaminated paper,
- bio-solids, and
- other compostable materials, as designated at the Engineer's discretion from time to time.

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SECTION 102

DEFINITIONS

Conference Centre

Cat: Service

means a **Facility** that is accessory to a **Hotel** and used for conferences, conventions, seminars, trade shows and related events.

Congregate Care

Cat: Institutional

means the provision of **Apartments** for elderly citizens in conjunction with a common resident dining room and appropriately sized **Kitchen** facilities, social and recreational areas and may include:

- one **Dwelling Unit** for a resident manager,
- one **Hair and Body Salon**, and
- one gift shop for the use of residents.

Council

means the City of Mission Council.

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Craft Brewery/Distillery

Cat: Food/Beverage

means a brewery or distillery that produces small amounts of beer and/or liquor, typically much smaller than large-scale breweries or distilleries, and typically characterized by their emphasis on quality, flavour and brewing or distilling technique.

Crematorium

Cat: Service

means a Facility for the cremation of corpses.

Cultural Assembly

Cat: Cultural

means **Facility** providing for the assembly of persons for cultural purposes.

Includes:

- cultural centres and events,
- art galleries,
- arts centres,
- museums; and
- performing arts theatres.

Excludes:

- all other uses in the **Cultural Uses** category, and
- all other **Institutional Uses**.

Cultural Uses

Cat: Cultural

means **Uses** that allow for social enlightenment of the general public and includes all **Uses** listed in Section 106 (F) (4) of this Bylaw.

Deck

means a **Structure** attached to the **Principal Building** which is greater than 0.6 m (2.0 ft) above **Grade (Finished)**.

Density

means a measurement of **Development** intensity on a **Lot** which is measured by:

- a. **Floor Space Ratio** and **Dwelling Units** per hectare in the case of **Single Family Dwelling**, **Duplex**, **Triplex**, and **Fourplex** development, except that the **Floor Area** shall exclude any garage areas; or

Deleted: Duplex (Fee-simple)

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b. **Floor Space Ratio** in the case of all other development, except that the **Floor Area** shall exclude:

- A. **Amenity Space (Common Indoor)**,
- B. **Off Street Motor Vehicle Parking Spaces** associated **Drive Aisles**, and
- C. **Bicycle Parking Areas**.

Density (Base)

means the maximum amount of **Density** permitted on a **Lot**, as identified in the **Official Community Plan**, without having to provide a **Significant Community Amenity**.

Density Bonus

means an increase in **Density**, over the **Density (Base)** specified in the applicable zone and as identified in the **Official Community Plan**, in exchange for the provision of a **Significant Community Amenity**, in accordance with Section 482 and/or 483 of the **Local Government Act**, Section 113 of this Bylaw and the applicable zone.

Density (Net)

means the calculation of **Density** not including any area within the **Natural Boundary** of a lake, river, stream or other body of water, or within an **Undevelopable Area** unless specifically permitted by a provision of this Bylaw.

Density (Unit)

means the figure (units per hectare or units per acre) obtained by dividing the total number of **Dwelling Units** by the **Lot Area** upon which the units are located. For the purposes of calculating **Density (Unit)**, the calculation shall be based on **Net Density** and shall not include any **Undevelopable Area** as part of the calculation.

Department Store Type Merchandise

means the retail sale of goods and merchandise that can be typically bought in a department store including: clothes, shoes, cosmetics, consumer electronics, appliances, books, furniture, jewelry, housewares, toiletries, toys, greetings cards, hardware, and related items. Does not include any item that may be sold under a permitted **Use**.

Detached Garage

means an **Accessory Building** that is detached from the **Principal Building** to which there is access from a public right-of-way and used primarily for the storage of **Motor Vehicles** or **Recreation Vehicles**.

Developable Area

means the portion of a **Lot** containing an area of unfragmented contiguous land which is suitable for **Development**, is free of environmental constraints, is free of geotechnical constraints, and is accessible to a constructed **Street** or **Lane**.

Development

means any of the following associated with or resulting from the local government regulation or approval of residential, commercial, institutional, industrial activities or ancillary activities to the extent that they are subject to local government powers under Part 14 of the **Local Government Act**:

- removal, alteration, disruption, or destruction of vegetation,
- disturbance of soils,

Deleted: single family or **Duplex** or **Duplex (Fee Simple)**

Deleted: District

SECTION 102

DEFINITIONS

- construction or erection of **Buildings** and **Structures**,
- creation of non-structural impervious or semi-**Impervious Surfaces**,
- flood protection works,
- construction of roads, trails, docks, wharves and bridges,
- provision and maintenance of sewer and water services,
- **Development** of drainage systems,
- **Development** of utility corridors, and
- subdivision as defined in section 455 of the *Local Government Act*.

Dormitory

means a **Facility** containing private and semi-private rooms for residents of a **Principal Use**, along with common or bathroom, recreation, laundry and eating facilities.

Deleted: **District**¶

means the District of Mission.¶

Drive Aisle

means a **Motor Vehicle** passageway or maneuvering space by which **Motor Vehicles** enter and depart a parking space.

Drive-through Service

Cat: General Service

means a **Facility** designed to provide services to a customer while remaining in their **Motor Vehicle**.

Excludes:

- **Restaurant (Drive-through)**.

Driveway

means that portion of a **Lot** that provides access to parking stalls, loading space or the **Drive Aisle** within a **Lot**, and is considered to be the extension of a **Lot's Driveway** crossing.

Driving School

Cat: Service

means a **Facility**, or **Use**, for the teaching of driving **Motor Vehicles**.

Drycleaner

Cat: Personal Service

means a facility where dry-cleaning occurs and may include accessory laundry facilities.

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Duplex

Cat: Residential

means a **Building** containing two (2) attached **Primary Dwelling Units** with separate entrances on a **Lot**.

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Duplex (Fee Simple)

Cat: Residential

means a **Building** containing two (2) attached **Primary Dwelling Units** with each unit having a separate entrance, and where each *dwelling unit* is on a separate fee-simple **Lot** with a common wall typically secured through a **Party Wall Agreement**.

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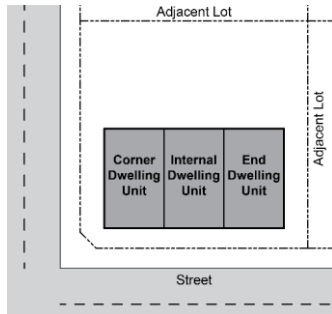
Dwelling Unit

means one or more rooms of complementary **Use**, occupied or intended to be occupied by a **Family** and containing not more than one **Kitchen** that consists of at least a sink, stove and refrigerator.

Dwelling Unit (Internal)

means a **Dwelling Unit** contained within a **Rowhouse Building** and attached to two other **Dwelling Units** on opposite sides within the same **Rowhouse Building**.

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**Education Facility***Cat Institutional*

means a **Facility** for **School**, **College** or **University** type education but not authorized under the *School Act*, R.S.B.C. 1996, c. 412, *College and Institution Act*, S.C.B.C. 1996, c.52, or *University Act*, R.S.B.C. 1996, c. 468.

Includes:

- trade school,
- adult education facility,
- language school,
- business school,
- vocational school, and
- special education programmes.

Electric Vehicle

means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's battery.

Electric Vehicle Charging Station

means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an **Electric Vehicle**.

Enclosed Storage*Cat: Accessory*

means an **Accessory Use** providing for the storage of goods or things customarily associated with the **Principal Use** of the property and completely enclosed within an **Accessory Building**; and

Excludes:

A. Enclosed Storage (Shipping Container)**Enclosed Storage (Shipping Container)***Cat: Accessory*

means an **Accessory Use** providing for the storage of goods or things customarily associated with the **Principal Use** of the property and completely enclosed within a **Shipping Container** being used as an **Accessory Building**.

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Energy Management System

means a system used to control electric vehicle supply equipment loads through the process of connecting, disconnecting, increasing, or reducing electric power loads, and consisting of any of the following: a monitor(s), communications equipment, a controller(s), a timer(s) and other applicable device(s).

Entertainment Uses

means **Uses** that allow for entertainment and gathering opportunities for the general public and includes all uses listed in Section 106 (F) (5) of this Bylaw.

Escort Service

means a business which involves arranging dates or social companionship between persons providing the services and those who request the service, and where the dates or social companionship do not occur at the location where the arrangements are made.

Facility

means land or a **Building**, or any portion or combination thereof, intended to be used for a **Principal Use** or **Accessory Use**.

Family

means one or more persons related by blood or marriage including common-law, legal adoption, foster care, family care or legal guardianship or not more than three (3) persons not necessarily related by blood or marriage including common-law, legal adoption or legal guardianship.

Financial Services

means a **Facility** located entirely within a **Building** where the primary purpose of the business is to investing, lend and manage money.

Includes:

- Bank,
- credit union,
- real estate agency,
- trust company,
- insurance broker, and
- mortgage company.

Excludes:

Cheque Cashing and Payday Loans.

First Stage Housing Shelter

Cat: Institutional

means a permanently staffed **Facility** providing for the needs of the poor and homeless and includes the provisions of a temporary residence not exceeding 6 consecutive months, meals, clothing, counseling and vocational services for those persons temporarily residing therein.

Fish

means all life stages of salmonids, game fish, and regionally significant fish.

Floor Area

means the sum of the horizontal area of each floor of a **Building** above **Grade (Natural)** within the outside surface of its exterior walls and excludes **Basements**.

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SECTION 102

DEFINITIONS

Floor Space

means the sum of the horizontal area of each floor of a **Building** above **Grade (Natural)** within the outside surface of its exterior walls.

Floor Space Ratio (FSR)

means the figure obtained when the area of the floors of the **Building** on a site is divided by the area of the site, except for those areas that may be exempted as indicated in the definition of **Density**.

Flop House

Cat: Accommodation

means a **Facility** for the temporary paid accommodation, of not more than 91 days in a 12-month period of persons that is contained entirely within a **Single Family Dwelling** or **Duplex** and is limited to not more than six bedrooms for a maximum sleeping accommodation for 10 persons that is the **Principal Use** on a **Lot**.

Food and Beverage Uses

Cat: Food/Beverage

means **Uses** that allow for the serving of food and beverages to the general public and includes all **Uses** listed in Section 106 (F) (6) of this Bylaw.

Fourplex

Cat: Residential

means a **Building** containing four (4) attached **Primary Dwelling Units** with separate entrances on a **Lot**.

Frontage

means the horizontal distance of a **Lot** and an adjacent **Street**. Where the curve of the **Lot Line (Front)** is concave or convex, the **Frontage** shall be deemed to be the chord connecting the front corners of the parcel.

Funeral Parlour

Cat: Service

means a **Facility** for the storage of deceased human bodies prior to burial or cremation, or for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith.

Excludes:

Crematorium.

Gaming Centre

Cat: Entertainment

means a **Facility** used, or intended to be used, for the purpose of playing or operating games of chance or mixed chance or skill in which money may be wagered, where a licence has been issued by the British Columbia Lottery Corporation (BCLC).

Includes:

- **Bingo Hall,**
- **Casino, and**
- **Community Gaming Centre.**

Garden Cottage

Cat: Residential

means a **Secondary Detached Unit**, separate from, and accessory to, the **Principal Dwelling Unit** on the **Lot** and is limited to one **Storey**, which may not include a **Basement**, and excludes **Coach House** and **Manufactured Home**.

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Gasoline Service Station*Cat: Motor Vehicle*

means a **Facility** where **Motor Vehicle** fuel and **Motor Vehicle Accessories** are retailed to the general public and includes full-service, self-service and combined service **Gasoline Service Stations**.

General Service Use*Cat: Service*

means a business providing services, other than **Personal Service**, to an individual or to other businesses.

Includes:

- dance studio,
- photocopying services,
- film processing,
- sports training,
- tool and equipment rentals, and
- appliance repair services.

Excludes:

- all **Motor Vehicle Uses**,
- all **Industrial Uses**
- all **Personal Service Uses**, and
- all **Retail Uses**.

Golf Course*Cat: Recreation*

means a **Facility** where the game of golf is played.

Includes:

- par 3,
- executive, and
- regulation-sized golf courses.

Excludes:

- **Mini Golf**.

Golf Driving Range*Cat: Recreation*

means a **Facility** providing for golf ball driving practice.

Grade (Average Finished)

means, when used with reference to a **Building** or a **Structure**, the **Average Grade (Finished)** as measured around the perimeter of the **Building** or the **Structure**, but excludes **Localized Depressions**.

Grade (Finished)

means the final ground surface after **Development**, exclusive of artifice such as minor planters, mounding of soil, window wells with a clear width measured out from the wall of less than 0.6 m (2.0 ft) and **Localized Depressions**.

Greenhouse

means a **Building** made primarily of glass or plastic in which the temperature and humidity can be regulated for the cultivation of plants; excludes cultivation of mushrooms.

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Habitable Area

means any space or room within a **Building** or **Structure** which is equal to or greater than 2.1 m (6.8 ft) in **Height** and can accommodate a **Use**.

Hair and Body Salon

Cat: Personal Service

means a **Facility** wherein the practice of cosmetology occurs.

Includes:

- cutting and styling of hair,
- estheticians, and
- electrolysis.

Excludes:

- **Barbershop**,
- **Body Art and Tattoo Parlour**, and
- **Body Rub Parlour**.

Hazardous Waste

means **Hazardous Waste** as defined in the *Environmental Management Act*, S. B. C. 2003, c. 53.

Height

means the vertical distance between the **Grade (Average Finished)** to the:

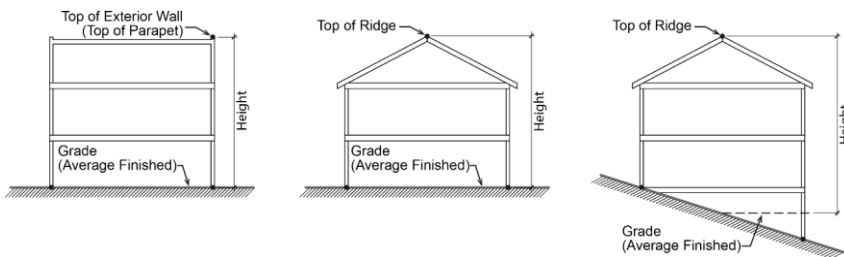
- highest point on a **Building** with a pitched roof greater than, or equal to, 4:12, or
- highest point on a **Building** with a flat roof or a pitch less than 4:12.

Where a **Building** is a **Single Family Dwelling**, the maximum **Height** may be increased by 12% where a pitched roof is equal to, or greater than, 7:12.

Where a **Building** is segmented by firewalls, each portion of the **Building** must be treated separately for the purpose of calculating **Height**.

In calculating **Height**, mechanical equipment, including enclosures, and skylights over 0.6 m (2.0 ft) in **Height** shall be included.

Height with reference to **Landscape Screens** and fences means the vertical distance between the **Finished Grade (Average)** at the base of the **Landscape Screen** or fence to the top of the **Landscape Screen** or fence.



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SECTION 102

DEFINITIONS

Highway

has the same meaning as in the [City](#) Development and Subdivision Control Bylaw 5650-2017.

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Home Occupation

Cat: Residential

means an occupation, business or profession carried out within a **Dwelling Unit**.

Hospital

Cat: Institutional

means a **Facility** authorized under the *Hospital Act*, R.S.B.C. 1996, c. 100. for the reception and treatment of persons suffering from physical or mental illness or disability.

Hotel

Cat: Accommodation

Hotel means a **Facility** offering accommodation for transient lodgers where more than 75% of the units are accessed from the interior of a **Building**. A **Hotel** may have **Accessory Uses**, as listed in the applicable zone, typically associated with a **Hotel**.

Housing Agreement

means a **Housing Agreement** permitted by Section 483 of the **Local Government Act**.

Impervious Surface

means any hard-surfaced, man-made area that does not readily absorb or retain water, including, but not limited to roofs, parking and **Driveway** areas, asphalt, cement or any other hard surface and swimming pools.

Indoor Recreation Facility

Cat: Recreation

means a **Facility** which is entirely enclosed within the **Principal Building** that provides recreational activity.

Includes:

- arena,
- curling rink,
- health and fitness club,
- racquet sport facility,
- pool, and
- skating rink.

Excludes:

- all **Entertainment Uses**.

Industrial Uses

Cat: Industrial

means **Uses** that allow for the production, manufacturing, processing of goods and materials, or provides a service that is industrial in nature and includes all **Uses** listed in Section 106 (F) (7) of this Bylaw.

Industry (Heavy)

Cat: Industrial

means a **Use** that involves the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or an **Industrial Use** engaged in the storage of manufacturing processes using flammable or explosive material, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

Includes:

- forestry manufacturing,

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- asphalt processing and manufacturing plant, and
- concrete processing and manufacturing plant.

Industry (Light)*Cat: Industrial*

means a **Use** that involves manufacturing, production, processing, fabrication, assembly, treatment, repair, or packaging of finished products, predominantly from previously prepared or refined materials which is enclosed within a **Building** and is not offensive by reason of smoke, vibration, smell, toxic fumes, electrical or electronic interference and produces no significant noise which in any way interferes with the use of any contiguous **Lot**.

Excludes:

- **Salvage Industry**,
- **Industry (Heavy)**, and
- **Industry (Transportation)**.

Industry (Light Manufacturing)*Cat: Industrial*

means a **Facility** where manufacturing of a good or product occurs entirely within a **Building** and where the discharge of noise, radiation, odorous, toxic or noxious matter across a **Lot Line** does not occur.

Industry (Salvage)*Cat: Industrial*

means a **Facility** relating to storing, wrecking, crushing, piling, and similar operations of **vehicles**, machinery, and other equipment which is otherwise considered not useable.

Industry (Transportation)*Cat: Industrial*

means a **Facility** used for the transporting, distributing, and storing of goods or materials and the storage and service of transportation equipment and vehicles, and related administrative functions.

Includes:

- distribution centres,
- port and railway facilities,
- bus terminals,
- truck re-fueling facilities,
- parking, sales, rental and service of Vehicles over 5,500 kg (12,125 lbs) GVW, and
- taxi and taxi maintenance facilities.

Excludes:

- storage of used tires, and **Barge Loading**.

Infill Townhouse*Cat: Residential*

means a **Multi-Unit Residential Building** consisting of up to four attached **Dwelling Units**, separated by a common wall extending from foundation to roof, on a **Lot**, where each **Dwelling Unit** has a private entrance with direct access to the outside.

Institutional Uses

means **Uses** that provide a public service and includes all **Uses** listed in Section 106 (F) (8) of this Bylaw.

Kennel

has the same meaning as in the **City** Kennel Bylaw 2788-1994.

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Deleted: and also has direct access to a private open space other than a **Balcony** or **Deck**. ...

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Kitchen

means a room within a **Building** containing a fridge, stove or other cooking appliance, sink and with cabinets measuring linearly 1.8 m (6.0 ft) or greater. For the purposes of measuring linear cabinet space, the sink is included within the calculation.

Landscape Screen

means a visual barrier planted with trees, shrubs or other plant material which may be combined with a berm, a fence or a masonry wall and which obstructs the view of the use from an adjacent **Street**.

Landscape Area

means a portion of a **Development** site which contains lawn, **Landscape Screen**, planted ground cover or fine ground cover material which is complemented with shrub and tree planting and which is regularly maintained.

Landscaping

means the modification and enhancement of a **Lot** through the use of any or all of the following elements:

- soft **Landscaping** consisting of vegetation such as trees, shrubs, hedges, grass and ground cover; and
- hard **Landscaping** consisting of non-vegetative materials such as brick, stone, concrete, tile and wood, but excluding monolithic concrete and asphalt in the form of walkways, paths and parking lots.

Landscape Architect

means a person registered as a **Landscape Architect** by the British Columbia Society of Landscape Architects (BCSLA).

Landscape Plan

means a plan for **Landscaping** prepared by a **Landscape Architect**.

Lane

means a **Highway** more than 3.0 m (9.8 ft) in width but less than 10.0 m (32.8 ft) in width.

Level 2 Charging Outlet

means a Level 2 **Electric Vehicle** charging outlet as defined by SAE International J1772 standard.

Level 2 Roughed-in

means the installation of basic electrical equipment, such as conduit, during **Building** construction to allow for later installation of a **Level 2 Charging Outlet**.

Library

Cat: Institutional

means a **Building** that is used to collect, loan or exhibit literary, musical, artistic or reference material.

Licensed Gross Vehicle Weight

is as defined in the *Commercial Transport Act*, R.S.B.C 1996, c. 58.

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Liquor Store

Cat: Retail

means a **Facility** where liquor, beer, wine and other related products are sold.

Includes:

- beer and wine store.

Live-work Unit

means a **Dwelling Unit** combining a **Residential Use** with **Commercial Uses**. The Commercial Uses include: **Artisan Studio**, **Hair and Body Salon**, **Office (Administrative Use)**, **Office (General Use)**, **Office (Medical Office)** and **Spa**.

Local Government Act

means *Local Government Act* R.S.B.C 2015, c.1.

Localized Depression

means:

- for the purpose of establishing **Grade (Finished)**, vehicular or pedestrian entrances to **Apartments**, Commercial **Buildings** or any combination thereof, that may not exceed 25% of one side of a **Building**; and
- for the purpose of establishing **Grade (Finished)** for all other **Buildings** and **Structures**, a **Localized Depression** may only include pedestrian access in the form of a stairway with a landing that does not exceed 1.2 m (4.0 ft) by 0.9 m (3.0 ft) in dimension.

Lot

means a parcel of land registered in the New Westminster Land Title Office but, for the purpose of this Bylaw, an Air Space Parcel shall be deemed to be part of the same Lot as the parcel at ground level.

Lot (Corner)

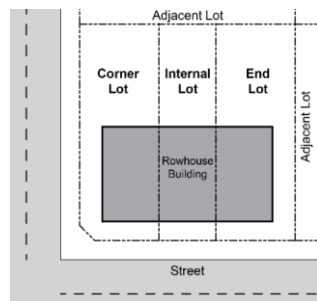
means a **Lot** at the intersection or junction of two or more **Streets**.

Lot (End)

means a **Lot** at the end of a row of ground-oriented residential units such as **Rowhouses** or **Townhouses**, but not adjacent to an intersecting **Street**.

Lot (Internal)

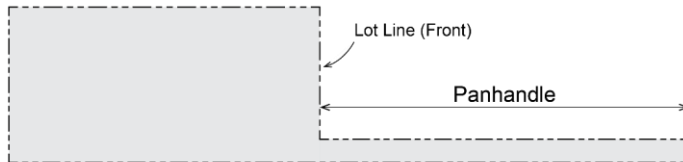
means a **Lot** that is other than a **Lot (Corner)** or **Lot (End)** and which contains a **Dwelling Unit (Internal)** in a **Rowhouse Building**.



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Lot (Panhandle)

means a **Lot** to which access from a street is gained by way of a narrow strip of land forming part of the **Lot**.

**Lot Area**

means the area of land within the boundary of a **Lot**.

Lot Area (Average)

means the average **Lot Area** required within a **Bare Land Strata**, exclusive of those portions intended to provide access routes.

Lot Area (Minimum)

means the minimum **Lot Area** permitted for any **Lot** within a **Bare Land Strata**.

Lot Coverage

means the proportion of a **Lot** that may be occupied by a **Building** or **Structure**, expressed as a percentage of **Lot Area**.

Lot Depth

means the shortest distance between the centre of the **Lot Line (Front)** and the **Lot Line (Rear)** or, in the case of a pie-shaped **Lot** or an irregular **Lot** with more than four sides, the shortest distance between the **Front Lot Line** and the point at which the two side-**Lot Lines** intersect or in the case of a through **Lot**, the line joining the centre of the two **Front Lot Lines**.

Lot Line (Exterior Side)

means a **Lot** line not being a front or **Lot Line (Rear)** that is common with a **Street**.

Lot Line (Front)

means the **Lot** line common to the **Lot** and an abutting **Street**. In the case of a **Lot (Corner)** the **Lot** line having the shortest length abutting one street shall be considered the **Lot Line (Front)**; for **Lots** with a corner truncation of less than 6.0 m (19.7 ft), **Lot (Line Front)** shall be measured to the theoretical point of intersection of front and exterior side property boundaries.

For the purposes of double fronting **Lots**, the **Lot Line (Front)** shall be determined by logical orientation to the street, whether access is by vehicle, pedestrian or orientation of a **Building**.

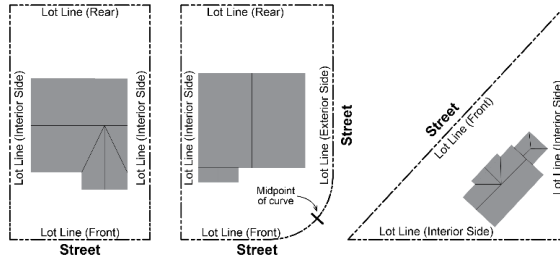
Lot Line (Interior Side)

means a **Lot** line not being a **Lot Line (Rear)** that is common to another **Lot** or to a lane or walkway.

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Lot Line (Rear)

means a **Lot** line opposite to and most distant from the **Front Lot Line**.

**Lot Width**

means the shortest allowable distance between opposite side **Lot Lines**.

Manufactured Home

Cat: Residential

means a residential **Building** built in an enclosed factory environment in one or more sections and conforming to the CAN/CSA Z240 MH Series at the time of manufacture and intended to be occupied in a place other than of its manufacture.

Manufactured Home Park

Cat: Residential

means a **Lot** on which two or more **Manufactured Homes** are or are intended to be situated. Subject to the *Manufactured Home Park Tenancy Act*, S.B.C. 2002, c.77.

Marina

Cat: Waterfront

means a **Facility** located entirely on water, or partially on water and partially on land, with the purpose of offering dockage and other services for small water-borne vehicles.

Excludes:

- **Waterfront Fuel Depot.**

Mini-Storage

Cat: Industrial

means a Facility used for the sale of the use of temporary storage units or compartments.

Excludes:

- **Outdoor Storage,**
- **Enclosed Storage;** and
- **Enclosed Storage (Shipping Container).**

Motel

Cat: Accommodation

means a **Facility** offering accommodation for transient lodgers where less than 75% of the units are accessed from the interior of a **Building**.

Motor Vehicle

has the same meaning as in the *Motor Vehicle Act*, R.S.B.C 1996.

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Motor Vehicle Accessory

means any device or thing customarily attached to or carried within a *Motor Vehicle* for the purpose of improving the mechanical operation, enhancing the appearance or increasing the safety of such *Motor Vehicle*.

Motor Vehicle Uses

Cat: Motor Vehicle

means **Uses** that allow for the sale, rental, servicing and repair of *Motor Vehicles* and includes all **Uses** listed in Section 106 (F) (9) of this Bylaw.

Multi-Unit Residential Building

Cat: Residential

means a **Residential Use Building** which contains two or more **Dwelling Units**.

Excludes:

- **Secondary Detached Units**.

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Deleted: **Dwelling**

Natural Boundary

means the visible high watermark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water, a character distinct from that of its banks, in vegetation, as well as in respect to the nature of the soil itself, and includes the edge of dormant or old side channels of any lake, river, stream, or other body of water and marsh areas.

Neighbourhood Public House

Cat: Food/Beverage

means a **Facility** providing for the sale and consumption of alcoholic beverages and food in an establishment with a Liquor Primary Licence under the *Liquor Control and Licensing Act*, R.S.B.C. 2015 c. 19.

Night Club

Cat: Entertainment

means a **Facility** providing for the sale and consumption of alcoholic beverages, with or without service of food, in which patrons dance to live or recorded music.

Excludes:

- **Neighbourhood Public House**,
- **Adult Entertainment Establishment**, and
- lounges within a **Hotel**.

Off Street Motor Vehicle Parking

means an area which is designed to accommodate the storage of *Motor Vehicles* associated with a **Principal Use** on a **Lot**.

Off Street Loading Space

means an area which is designed to accommodate the loading and unloading needs generated by a **Use**.

Official Community Plan

means the City's Official Community Plan Bylaw 5670-2017.

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Office (Administrative Use)

Cat: Accessory

means a **Building**, or portion thereof, used for administrative, finance and sales functions of a **Principal Use** on a **Lot**.

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Excludes

- all other **Office Uses**,
- all **Personal Service Uses**, and
- tow truck offices and storage compounds.

Office (General Use)*Cat: Office*

means a **Building**, or portion thereof, used for consultative or professional services.

Includes **Uses** such as:

- accounting and bookkeeping,
- advertising agency,
- architectural firm,
- engineering,
- planning,
- surveying,
- attorney,
- counseling,
- court reporting,
- data processing,
- computer services,
- science and research,
- employment agency,
- public relations,
- consulting service,
- government service,
- call centre, and
- radio, television, newspaper, magazine or other media organizations.

Excludes:

- all other **Office Uses**
- all **Personal Service Uses**,
- **Cheque Cashing and Payday Loans**, and
- tow truck offices and storage compounds.

Office (Medical Office)*Cat: Office*

means a **Facility** containing offices providing medical, dental and other health care services, or similar professions to human patients.

Includes:

- medical clinic,
- walk-in clinic,
- public health office, and
- blood clinic.

Excludes:

- all other **Office Uses**,
- **Opioid Substitution Treatment Clinic**, and
- **Veterinary Clinic**.

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SECTION 102

DEFINITIONS

Office Uses

means **Uses** that require an office setting to conduct business and includes all **Uses** listed in Section 106 (F) (10).

Opioid Substitution Treatment Clinic

Cat: Institutional

means a **Facility** for the treatment of opioid addiction.

Excludes:

- **Office (Medical Office)**, and
- **Retail (Pharmacy)**.

Outdoor Storage

Cat: Commercial; Ind.

means an **Accessory Use** providing for the storage of goods or things customarily associated with the **Principal Use** of the property located completely outside of the **Principal Use Building** or any **Accessory Building** on the property whether fenced or not.

Excludes:

- **Enclosed Storage**, and
- **Accessory Building**.

Pad

means a paved surface on which blocks, posts, runners, or strip footings are placed for the purpose of supporting a **Manufactured Home**.

Park

Cat: Recreation

means a **Facility** for the active and passive recreation needs of the community.

Excludes:

- **Commercial Outdoor Recreation**,
- **Golf Course**,
- **Golf Driving Range**, and
- **Indoor Recreation Facility**.

Parking Lot

Cat: Motor Vehicle

means the exclusive use of a **Lot** for temporary or long-term storage of **Motor Vehicles** with a gross vehicle weight of 5,500 kgs (12,125 pounds) or less. A **Parking Lot** that accommodates **Motor Vehicles** greater than 5,500 kgs (12,125 pounds) is not permitted. Parking associated with a **Development**, **Facility** or **Building** is considered part of that **Development**, **Building** or **Facility** and not considered a **Parking Lot**.

Parking (Tandem)

means the placement of one **Motor Vehicle** parking space behind another **Motor Vehicle** parking space, such that only one **Motor Vehicle** has unobstructed access to a **Drive Aisle** or **Street**, but does not include maneuvering aisles and other areas providing access to the space.

Party Wall Agreement

has the same meaning as in the *Land Title Act* R.S.B.C., 1996, c.250.

Pawnshop

Cat: Motor Vehicle

means a **Facility** for taking goods in pawn, regardless of whether the provisions of the *Pawnbrokers Act*, R.S.B.C. 1996, c. 350. apply to the business.

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SECTION 102

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Excludes:

- **Second Hand Store**, and
- **Cheque Cashing and Payday Loans**.

Personal Service Uses

Cat: Personal Service

means **Uses** that allow for the care and appearance of the body, or the cleaning or repair of personal effects and includes all **Uses** listed in Section 106 (F) (11) of this Bylaw.

Pool and Billiards Hall

Cat: Entertainment

means a **Facility** for the purposes of playing billiards.

Principal Building

means a **Building** or **Structure** containing a **Principal Use**, where all portions of such **Building** or structure share a common foundation, wall and roof structure.

Principal Dwelling Unit

means a **Dwelling Unit** accommodating a **Principal Use**.

Principal Use

means a **Use** that is specifically permitted as a **Principal Use** in a zone but does not include an **Accessory Use**.

Produce Sales

Cat: Retail

means the incidental retail sale of **Agricultural Products** which are produced on the same **Lot** or an adjacent **Lot** owned by the same owner.

Prison and Detention Facility

Cat: Institutional

means a **Facility** for the incarceration of persons, including remand centres, detention facilities and prisons.

Queueing Lane

means an area of a **Lot** that is used exclusively for **Motor Vehicles** whose occupants are waiting to be provided with goods, services or food from a **Principal Use**.

Ready-mix Operation

means a **Building** or **Facility** that manufactures concrete in a batch plant, according to a set engineered mix design.

Recreation Uses

means **Uses** that allow for recreational opportunities for the general public and includes all **Uses** listed in Section 106 (F) (12) of this Bylaw.

Recreation Vehicle

means a **Motor Vehicle** or vehicle designed as a temporary dwelling for travel, recreational, and vacation **Use** and which is either self-propelled or mounted on or pulled by another **Motor Vehicle**.

Includes, but not limited to:

- travel trailer,
- camping trailer,
- truck camper,

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- motor home,
- fifth wheel trailer,
- camper van,
- boat; and

Excludes:

- **Trailer**

Recyclables

means materials that are suitable for diversion from disposal for a variety of purposes.

Includes:

- recyclable materials, as defined in the City's Collection, Removal and Marketing of Recyclables Bylaw 2639-1993,
- materials covered under a provincial industry stewardship program,
- household hazardous materials,
- scrap metal,
- white goods,
- gypsum board,
- **Motor Vehicle** tires,
- dimensional lumber,
- roofing tiles and asphalt,
- concrete, and
- other recyclable materials.

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Recycling Depot

Cat: Industrial

means a **Facility** where recyclable materials are collected and processed and may include separation, sorting, cleaning, and storing for shipment.

Excludes:

- **Beverage Container Return Centre.**

Refuse

means materials that have no reuse, recycling, composting or energy recovery value and cannot be diverted from disposal.

Religious Assembly

Cat: Institutional

means a **Facility** used for spiritual worship and may include related **Accessory Uses**, such as those that may offer religious, charitable, education or social activities. A **Religious Assembly** may include one **Dwelling Unit** for the resident religious leaders as an **Accessory Use**.

Religious Campus

Cat: Institutional

means a **Facility** comprising a monastery or place of residence occupied by a community of persons living in seclusion under religious vows and may include accessory **Religious Assembly**, **Cultural Assembly**, **Civic Assembly**, **Dormitory**, **Agriculture (Minor)**, **Agriculture (Major)**, and other related uses as listed in the zone.

Residential Camp

Cat: Institutional

means a **Facility** providing temporary accommodation of not longer than two months and a camp program.

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SECTION 102

DEFINITIONS

Excludes:

- assembly activities that include the selling and consumption of alcoholic beverages except where a special events liquor licence under the *Liquor Control and Licensing Act*, R.S.B.C. 2015 c. 19 has been granted.

Residential Care

Cat: Residential

means a **Facility** established by licence under the provisions of the *Community Care and Assisted Living Act*, S.B.C. 2002, c. 75 respecting the care of six or less persons residing in the licensed premises.

Residential Uses

Cat: Residential

means **Uses** that allow for permanent accommodation of people and includes all **Uses** listed in Section 106 (F) 13) of this Bylaw.

Resource Extraction

Cat: Resource Industrial

means the conservation, management and cutting or extraction of primary forest, mineral and other resource materials on a **Lot** and is specifically limited to the preliminary grading or crushing of such materials for shipment.

Excludes:

- **Resource Processing**, and
- all manufacturing of products and any processing not specifically included in this definition.

Resource Processing

Cat: Resource Industrial

means the manufacture of products and processing of materials from resource material primarily extracted from the same **Lot** and combined with secondary materials brought from off-site.

Includes:

- **Ready-mix operation.**

Excludes:

- the manufacturing of products or processing of materials from trees.

Restaurant (Drive-through)

Cat: Food/Beverage

means a **Facility** where pre-prepared food or beverages are sold and served to people from their **Motor Vehicle**.

Excludes:

- all other **Food and Beverage Uses**.

Restaurant (Major)

Cat: Food/Beverage

means a **Facility** where pre-prepared food and/or beverages are sold and served to people and has a **Floor Area** of greater than 175.0 sq m (1,883.0 sq ft).

Excludes:

- all other **Food and Beverage Uses**, and
- **Produce Sales**.

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Restaurant (Minor)*Cat: Food/Beverage*

means a **Facility** where pre-prepared food and/or beverages are sold and served to people and has a **Floor Area** of equal to, or less than 175.0 sq m (1,883.0 sq ft).

Excludes:

- all other **Food and Beverage Uses**, and
- **Produce Sales**.

Retail (Food Store)*Cat: Retail*

means a **Facility** for the retail sale of primarily grocery items from within an enclosed **Building**.

Includes:

- butcher,
- bakery,
- speciality food store, and
- supermarket.

Excludes:

- all other **Retail Uses**, and
- **Produce Sales**.

Retail (Major)*Cat: Retail*

means a **Facility** that allows for the retail sale of **Department Store Type Merchandise** and has a **Floor Area** of greater than 4,000 sq m (43,055 sq ft).

Excludes:

- all other **Retail Uses**,
- **Vehicle Dealership**, and
- **Warehouse**.

Retail (Minor)*Cat: Retail*

means a **Facility** that allows for the retail sale of **Department Store Type Merchandise** and has a **Floor Area** of equal to, or less than 4,000 sq m (43,055 sq ft).

Excludes:

- all other **Retail Uses**,
- **Vehicle Dealership**, and
- **Warehouse**.

Retail (Pharmacy)*Cat: Retail*

means a **Facility** where drugs and medicines are prepared and dispensed and may include a **Retail Store (Minor)** or **Retail (Major)** as part of the operation.

Excludes:

- **Office (Medical Office)**, and
- **Opioid Substitution Treatment Clinic**.

Retail (Rural Agency Store)*Cat: Retail*

means a **Use** supplementary to, and completely contained within, a **Retail (Minor)**, providing for the sale, but not for the onsite consumption, of packaged liquor, similar to the service provided by a **Liquor Store**, where the **Retail (Rural Agency Store)** does not exceed 25% of the **Floor Area** of the **Principal Use**.

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SECTION 102

DEFINITIONS

Retail Uses

Cat: Retail

means **Uses** that allow for the selling of goods and merchandise to the end consumer for personal consumption and includes all **Uses** listed in Section 106 (F) (14) of this Bylaw.

Riparian Area

means the area adjacent to a **Stream** that may be subject to temporary, frequent or seasonal inundation, and supports plant species that are typical of an area of inundated or saturated soil conditions, and that are distinct from plant species on freely drained adjacent upland sites because of the presence of water.

Rowhouse

Cat: Residential

means a **Multi-Unit Residential Building** formed by a minimum of three (3), and not more than six (6), side-by-side **Dwelling Units** attached to each other in a row with each **Dwelling Unit** located on its own **Lot**.

School

Cat: Institutional

means a **Facility** authorized under the *School Act*, R.S.B.C. 1996, c. 412 or the *Independent School Act* for the teaching of children, including primary, elementary and secondary **Schools**.

Second Hand Store

Cat: Retail

means a **Facility** where the sale of previously used merchandise, such as clothing, household furnishings or appliances, sports and recreational equipment, or the like.

Includes:

- flea market.

Excludes:

- **Pawnshop**, and
- second hand **Motor Vehicles**.

Secondary Detached Unit

Cat: Residential

means a **Use** that is **Accessory** to the **Principal Use** on a **Lot**, having a separate, complete **Dwelling Unit** with a separate entrance, **Kitchen**, sleeping area, and full bathroom facilities, which is a detached extension to an existing **Principal Dwelling Unit**.

Includes:

- **Coach House**,
- **Garden Cottage**, and
- **Secondary Family Dwelling**.

Secondary Detached Unit

Cat: Residential

means a **Use** that is **Accessory** to the **Principal Use** on a **Lot**, having a separate, complete **Dwelling Unit** with a separate entrance, **Kitchen**, sleeping area, and full bathroom facilities, which is an extension to an existing **Principal Dwelling Unit**.

Includes:

- **Coach House**,
- **Garden Cottage**,
- **Secondary Family Dwelling**, and
- **Secondary Suite**

Deleted: **Single Family Dwelling**

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SECTION 102

DEFINITIONS

Secondary Family Dwelling

Cat: Residential

means a **Secondary Detached Unit** accessory to a **Principal Dwelling Unit** use for the accommodation of relatives of the owner in a single-wide **Manufactured Home**, and for the purposes of this definition, a relative means a father, mother, son, daughter, father-in-law, mother-in-law, son-in-law or daughter-in-law.

Deleted: Dwelling

Deleted: Single Family Residential

Secondary Suite

Cat: Residential

means a self-contained **Dwelling Unit** that is **Accessory** to, and within, a principal **Dwelling Unit**, and is part of the same real estate entity.

Service Uses

Cat: Service

means **Uses** that provide a service, rather than a product to the general public or to other businesses and includes all **Uses** listed in Section 106 (F) (15) of this Bylaw.

Shipping Container

means a standardized re-sealable transportation box for unitized freight handling with standardized equipment suitable for intermodal transportation.

Shopping Centre

Cat: Retail

means a group of primarily **Retail Uses** that are planned, constructed and managed as a total entity. A **Shopping Centre** may also contain other **Uses** that are permitted in the zone.

Significant Community Amenity

means an amenity provided that must be provided for a **Density Bonus** as referenced in Figure 8.1 and Section 8.1.2 of the **Official Community Plan**, and is an amenity that is provided over and above anything that may be required by this Bylaw, or other **City** bylaw or policy.

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Single Family Dwelling

Cat: Residential

means one **Dwelling Unit** limited to one detached **Building** on one **Lot** used exclusively by one **Family** for residential purpose.

Sleeping Unit

means a part of a **Building** used or intended to be used exclusively for sleeping accommodations and may include a bathroom, but does not contain a **Kitchen**.

Soil

means materials that may or may not require treatment and includes contaminated soil and hazardous soil, as provided for by the provincial *Environmental Management Act*, S. B. C. 2003, c. 53., and as designated at the Engineer's discretion from time to time.

Spa

Cat: Personal Service

means a **Use** for day use whose services may include massage and body or facial treatments by licensed therapists.

Excludes:

- **Body Art and Tattoo Parlour**, and
- **Body Rub Parlour**.

Stacked and /or Back-to-Back Townhouse

Cat: Residential

means a Multi-Unit Residential Building consisting of **two** or more attached Dwelling Units, separated by common wall(s) extending from foundation to roof, on a Lot or site, where each Dwelling Unit has

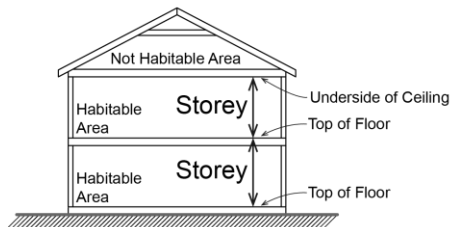
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a private entrance with direct access to the outside and also has direct access to a private open space.

Storey

means the **Habitable Area** in a **Building** situated between the top of any floor and the top of the floor above it, or in cases where there is no floor above it, the underside of the ceiling.

**Stream**

means a **Watercourse**, or source of water supply, whether usually containing water or not.

Includes:

- ponds,
- lakes,
- rivers,
- creeks,
- brooks,
- ditches,
- springs, or
- wetlands

that is integral to a **Stream** and provides **Fish** habitat.

Streamside Protection and Enhancement Area (SPEA)

means an area adjacent to a **Stream** that links aquatic to terrestrial ecosystems and includes both the **Riparian Area** vegetation and the adjacent upland vegetation that exerts an influence on the **Stream**, the width of which is determined according to Section 108 of this Bylaw.

Street

means a **Highway** 10.0 m (32.8 ft) or more in width.

Structure

means a construction or improvement of any kind, whether fixed to, supported by, or sunk into land.

Includes:

- sheds,
- platforms,
- display signs,
- decks,
- gazebos,
- tanks,

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SECTION 102

DEFINITIONS

- poles,
- towers,
- swimming pools,
- windmills, and
- chimney towers.

Supportive Recovery

Cat: Residential

means a **Facility** providing a supportive and structured environment for individuals recovering from drug and alcohol addiction, before they are ready to move into independent housing.

Tailor

Cat: Personal Service

means a **Facility** involved in the making, mending or altering of clothes.

Tobacconist

Cat: Retail

means the sale of tobacco and tobacco products including e-cigarettes (a device used to simulate the experience of smoking, having a cartridge with a heater that vaporizes liquid nicotine instead of burning tobacco).

Excludes:

- all other **Retail Uses**.

Townhouse

Cat: Residential

means a **Multi-Unit Residential Building** consisting of not less than two and not more than six attached **Dwelling Units**, separated by a common wall extending from foundation to roof, on a **Lot** or site, where each **Dwelling Unit** has a private entrance with direct access to the outside and also has direct access to a private open space other than a **Balcony** or **Deck**.

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Trailer

means a vehicle with or without motive power designed for carrying property and for being drawn by a **Motor Vehicle**.

Excludes:

- **Recreation Vehicle**

Triplex

Cat: Residential

means a **Building** containing three (3) attached **Primary Dwelling Units** with separate entrances on a **Lot**.

Undevelopable Area

means the portion of a **Lot** containing a **Streamside Protection and Enhancement Area (SPEA)** as defined by this Bylaw, or any portion of the **Lot** with a slope of 33% or greater and is determined to be unsafe for the use intended by a professionally-prepared geotechnical report.

University

Cat: Institutional

means a **Facility** authorized under the *University Act*, R.S.B.C. 1996, c. 468. for post-secondary education.

Urban Growth Boundary

means the area as identified in the **Official Community Plan**.

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Use

means the purpose for which a **Building, Structure** or land is used, designed, arranged or intended, or for which it is occupied or maintained.

Utility Facility

Cat: Utility

means a **Facility** related to the operation of a utility service, including water, sewer, electricity, gas, or telecommunications.

Utility Uses

Cat: Utility

means **Uses** that allow for a **Utility Facility** or similar **Facility, Structure** or **Building** that and includes all **Uses** listed in Section 106 (F) (16) of this Bylaw.

Vehicle Body Repair and Painting

Cat: Motor Vehicle

means a **Facility** in which **Motor Vehicle** bodies are repaired and/or painted on premises.

Vehicle Dealership

Cat: Motor Vehicle

means a **Facility** in which new or used **Motor Vehicles** are sold or leased, including trucks, vans, trailers, **Recreation Vehicles**, boats, or other similar motorized transportation vehicles. A **Vehicle Dealership** may contain an inventory of **Motor Vehicles** for sale or lease on-site and may provide on-site facilities for the repair and service of the **Motor Vehicles** sold or leased by the dealership.

Excludes:

- **Vehicle Body Repair and Painting.**

Vehicle Rental

Cat: Motor Vehicle

means a **Facility** for the storage and rental/lease of vehicles, and may include **Vehicle Service** provided that **Vehicle Rental** is also provided.

Excludes:

- **Vehicle Dealership,** and
- **Vehicle Service.**

Vehicle Service

Cat: Motor Vehicle

means a **Facility** providing the light maintenance of *motor Vehicles*.

Includes:

- engine tune-ups, and
- lubrication and repair facilities.

Excludes:

- **Car Wash,**
- **Gasoline Service Station,** and
- **Vehicle Body Repair and Painting.**

Veterinary Clinic

Cat: Service

means a **Facility** in which animals are cared for, treated, maintained or hospitalized and in which no provision is made to keep or board animals except those undergoing medical treatment.

Excludes:

- all other **Office Uses,**
- **Animal Daycare,**

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- **Animal Shelter**, and
- **Kennel**.

Warehouse*Cat: Industrial*

means a **Facility** for the storage and distribution of large quantities of goods only, and completely contained within a **Building**.

Excludes:

- **Mini-Storage**, and
- all **Retail Uses**.

Waste Resource Management*Cat: Industrial*

means a **Use** that includes the receipt, collection, sorting, storage, recycling, composting, grinding, crushing, processing, curing, screening, remediation, diversion, conversion, salvage, recovery, transfer, sale and disposal of **Waste Resources**, as applicable.

Waste Resources

means municipal solid waste, including **Recyclables**, **Compostables**, **Refuse**, **Soil**, **Hazardous Waste** and any other material category as provided for by the provincial *Environmental Management Act*, S. B. C. 2003, c. 53., and as designated by the Engineer from time to time.

Waterfront Fuel Depot*Cat: Waterfront*

means a **Facility** located entirely on water, or partially on water and partially on land, where small water-borne vehicles are filled with fuel and may include the sale of petroleum products.

Excludes:

- **Marina**.

Waterfront Uses

means **Uses** that are dependant upon access to a body of water and are partially located on a body or water and land and includes all **Uses** listed in Section 106 (F) 17) of this Bylaw.

Watercourse

see **Stream**.

Wetland

means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and under normal conditions that supports vegetation typically adapted for life in saturated soil conditions.

Includes:

- swamps,
- marshes,
- bogs,
- fens,
- estuaries, and
- similar areas that are not part of the active floodplain of a **Stream**.

Yard

means an area created by a setback.

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Yard (Front)

means a ***Yard*** which extends across the full width of the ***Front Lot Line***.

Yard (Exterior Side)

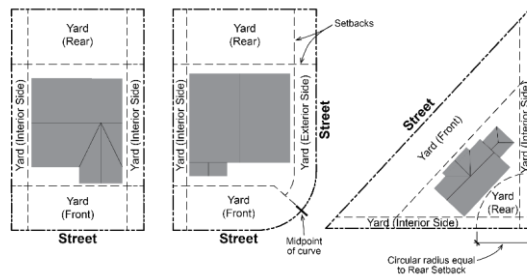
means a ***Yard*** which extends across the full width of the ***Yard (Exterior Side)***.

Yard (Rear)

means a ***Yard*** which extends across the full width of a ***Rear Lot Line***. In the case of a ***Lot*** where the ***Side Lot Lines*** intersect at a point creating a ***Lot*** with no ***Rear Lot Line***, the ***Rear Yard*** means that a portion of the ***Lot*** extending from one ***Side Lot Line*** to the other, between the said point of intersection and a circular line drawn at a distance equal to the distance prescribed in the regulations for the depth of a ***Rear Yard***.

Yard (Interior Side)

means a ***Yard*** which extends across the full width of the ***Yard (Interior)***.



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A. Application

1. No person shall use land or a **Building** for any **Use** or **Facility** unless it is specifically permitted as a **Use** in the zone in which the land or **Building** is located. Any **Use** not specifically permitted in a zone is an unlawful **Use**.

B. Measurement and Calculations

1. All dimensions and other measurements in this Bylaw are expressed in the Standard International Units (metric) system. The approximate equivalent in the Imperial system, shown in brackets following each metric standard, is included for convenience only and does not form part of this Bylaw.
2. For the purpose of this Bylaw, the following units of measure shall be abridged to:
 - a. metres (m)
 - b. centimetres (cm)
 - c. millimetres (mm)
 - d. feet (ft)
 - e. square metres (sq m)
 - f. square feet (sq ft)
 - g. inches (in)
 - h. units per hectare (upha)
 - i. units per acre (upa)
3. When calculating a numerical value, the number shall be rounded up to the nearest whole number.
4. Where a **Lot** contains more than one zone:
 - a. each zoned area shall be treated as a separate **Lot** for the purpose of calculating minimum **Lot Area**, minimum **Lot Width**, maximum **Lot Coverage**, **Density**, maximum number of units and permitted **Floor Area**;
 - b. all **Uses** that are accessory to a **Principal Use** shall be provided within the area zoned for the **Principal Use**.

C. Administration

1. The Director of Development Services, the Manager of Planning, the Manager of Inspection Services, Bylaw Enforcement Officers, or any other official of Mission who may be appointed for that purpose by **Council** from time to time may administer this Bylaw.
2. Persons responsible for administering this Bylaw are authorized to enter, at all reasonable times, upon any real property, to ascertain whether the provisions of this Bylaw are being complied with.
3. No person shall prevent or obstruct, or attempt to prevent or obstruct authorized entry onto any **Lot** or into any **Building** to which entry is made or attempted pursuant to the provisions of this Bylaw.

D. Violation

1. No person shall use any land or **Building** or suffer or permit any land or **Building** to be used in contravention of this Bylaw.

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2. It is unlawful for any person to cause, or permit any **Building** or **Structure** to be constructed, reconstructed, altered, moved, or extended in contravention of this Bylaw.
3. Any person who prevents or obstructs or attempts to prevent or obstruct an authorized entry to real property by a person responsible for administering this Bylaw commits an offence.

E. Penalty

1. Every person who contravenes, violates or fails to comply with any provision of this Bylaw, or who suffers or permits any act or thing to be done in contravention or violation of this Bylaw, or who fails to do anything required by this Bylaw, commits an offence and shall be liable, upon conviction, to a fine of not more than ten thousand dollars (\$10,000), the cost of prosecution and any other penalty or order imposed pursuant to the *Community Charter*, the *Local Government Act* or the *Offence Act*.
2. Each day that an offence against this Bylaw continues or exists shall be deemed to be a separate and distinct offence.
3. Penalties imposed under this section shall be in addition to and not in substitution for any other penalty or remedy imposed by this Bylaw or any other statute, law or regulation.
4. Pursuant to Part 8 of the **Community Charter**, any person designated as a Bylaw Enforcement Officer pursuant to Bylaw Notice Enforcement Bylaw 5700-2018 or is named as the enforcement officer pursuant to the Ticket Information Bylaw 2646-1993 is hereby authorized and empowered to enforce the provisions of this Bylaw by Bylaw Notice or Municipal Ticket Information or as otherwise provided by this or any other Bylaw.

F. Amendment Procedure

1. Subject to the **Local Government Act**, where application for an amendment to this Bylaw has been effectively denied by **Council**, application for the same amendment shall not be considered within 12 months of the previous refusal.

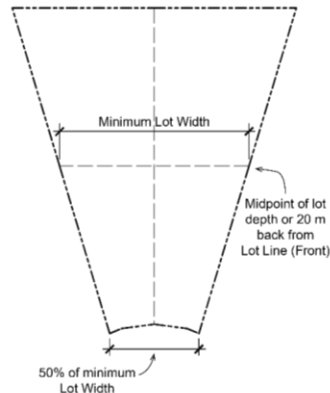
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A. Application of Regulations

1. A **Lot** that is less than the minimum required **Lot** size for the applicable zone shall not be considered non-conforming and may be used or have **Buildings** or **Structures** constructed, repaired, altered or extended thereon provided the **Use**, construction, repair, alteration or extension conforms in every other respect to this Bylaw.

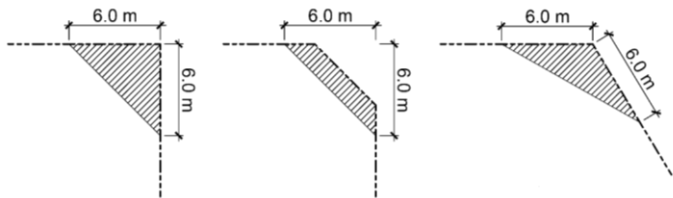
B. Lot Area, Lot Width and Frontage

1. New and Existing **Lots**:
 - a. The minimum **Lot Area** and **Lot Width** requirements for new **Lots** shall conform to the regulations provided in this Bylaw.
 - b. Notwithstanding Section 104, Part B.1, where a **Lot** existed at the adoption of this Bylaw, or **Lots** created under Section 104, Part L, the minimum **Lot Area** and **Lot Width** requirements shall not apply.
2. Pie-Shaped and Irregularly-Shaped **Lots**:
 - a. For pie-shaped or irregular shaped **Lots**, frontage may be reduced below the minimum prescribed width by 50%, provided the minimum frontage is met at the mid point of the depth of the **Lot** or 20.0 m (65.6 ft) back from the **Lot Line (Front)**, whichever is less.

**C. Vision Clearance at Intersections**

1. Unless provided otherwise in this Bylaw, the following shall apply to all zones:
 - a. No fence, **Landscape Screen**, **Building**, sign, **Structure** or other screening shall be constructed, erected or planted on a **Lot** to a **Height** exceeding 1.0 m (3.3 ft) within the triangular area 6.0 m (19.7 ft) from the intersection of a **Lot Line (Exterior Side)** and a **Lot Line (Front)**, or an extension of those lines.

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D. General Siting Exceptions

- Where chimneys, fireplaces, cornices, sunlight control projections, pilasters, belt curses, sills, bay windows, china cabinet, hutch, entertainment cove or ornamental features project only beyond the face of a **Building**, the projections must adhere to:

Maximum Depth	Up to and including 0.9 m (3.0 ft)
Maximum Length	Up to and including 2.4 m (8.0 ft)
Maximum Number of Projections	Accumulative length of all projections per wall shall not exceed 25% of wall length
Setback Reductions	Shall maintain a minimum setback of 0.6 m (2.0 ft) from all property lines
- Where leaders, gutters or eaves project beyond the face of a **Building**, the minimum distance from an abutting **Lot Line**, or between **Buildings** on the same **Lot** as permitted elsewhere in this Bylaw, may be reduced by 0.9 m (3.0 ft) provided such reduction shall apply only to the projecting feature.
- Where a canopy, unenclosed balconies, porches and/or above grade stairs project beyond the face of a **Building**, the minimum distance from an abutting **Lot Line** permitted elsewhere in this Bylaw may be reduced by:

Front, Rear or Exterior Side Lot Line	Up to and including 1.3 m (4.2 ft)
Interior Side Lot Line	Up to and including 0.6 m (2.0 ft)
- Retaining walls, landscape features, fences, freestanding light poles or clothes line poles, warning devices, antennas, masts, storage reservoirs, valve chambers, kiosks, weigh scales and other public service works; utility poles, wires and flag poles, may be located anywhere on a **Lot**.

E. Siting for Buildings on Strata Lots

- Setbacks** for **Buildings** and **Structures** in a **Bare Land Strata** title **Development** shall be measured from internal strata **Lot Lines**, internal access routes and municipal roads in accordance with the setback requirements of the applicable zone.

F. Lot Coverage for Underground Portion of Buildings

- Any portion of a **Building** wholly below **Grade (Finished)** used for underground parking may have **Lot Coverage** up to 100%.

G. Height Exemptions

- The following portion of **Buildings** or **Structures** shall not be subject to the **Building Height** requirements of this Bylaw: spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, lightning rods, chimneys, flag poles, communication towers, masts, aerials,

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SECTION 104

GENERAL REGULATIONS

water tanks, monitors, towers, drive-in theatre projection screens, silos for **Agricultural Use**, and elevator and ventilating machinery shafts.

H. Accessory Building and Structure Regulations

1. Except as otherwise provided in this Bylaw, where an **Accessory Building** is attached to the **Principal Building** by way of a continuous foundation, walls and a roof, it shall be considered a part of the **Principal Building** and shall comply in all respects with the requirements for the **Principal Use** regulations within the applicable zone.

All **Accessory Buildings** or **Structures**, not requiring a building permit, are exempted from **Yard (Interior Side)** and **Yard (Rear)** setbacks.

I. Subdivision Regulations

1. Where an application is made to subdivide two or more adjoining **Lots**, any of which are less in area than the minimum area provided elsewhere in this Bylaw, where such subdivision relocates the common boundary or boundaries between the **Lots** being subdivided, the subdivision may be approved by the Approving Officer of the **City**, provided that:
 - a. None of the **Lots** proposed to be created are less in area than the smallest of the **Lots** being subdivided.
 - b. The number of **Lots** to be created is not greater than the number of **Lots** being subdivided.
 - c. Such subdivision shall not render any existing use, or **Building** on the **Lots** being subdivided, non-conforming unless the non-conformity is with respect to an existing **Lot** line.
 - d. The **Lots** to be created shall comply with all other applicable provisions of this Bylaw.
 - e. No greater number of **Lots** that do not comply with the minimum **Lot Area** requirements shall be created.
2. The Approving Officer shall only approve a subdivision that meets the minimum lot size and dimension requirements of the Zone, and where all relevant **City** Bylaw and Provincial legislation requirements have been met.

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J. Lot (Panhandle)

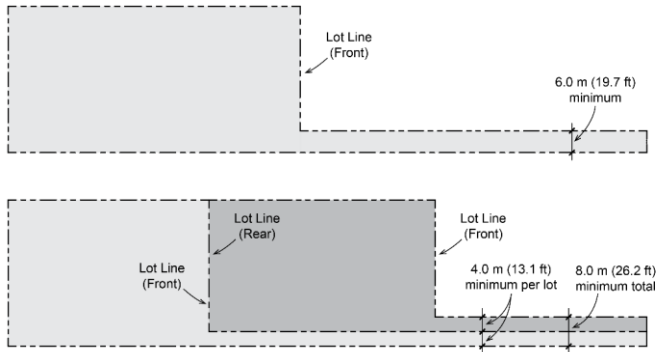
1. A **Lot (Panhandle)** shall only be permitted in areas outside the **Urban Growth Boundary**.
2. The **Lot (Panhandle)** area shall not be calculated as part of the minimum parcel size required by this Bylaw.
3. The **Lot (Panhandle)** width shall be a minimum of an unobstructed 6.0 m (19.7 ft) for a single **Lot (Panhandle)**.
4. The maximum length of a corner truncation for a **Lot (Panhandle)** shall be no more than 27.0 m (88.6 ft).
5. The maximum length of a **Lot (Panhandle)** shall be no greater than 180.0 m (590.5 ft).
6. For two adjacent **Lots (Panhandle)**, the minimum width of each **Lot (Panhandle)** may be 4.0 m (13.1 ft), subject to compliance with the following at time of subdivision:
 - a. registration of a cross easement access agreement for shared **Use**; and
 - b. the **Lot (Panhandle)** access being paved with asphalt or concrete.

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SECTION 104

GENERAL REGULATIONS

7. No more than two panhandles shall be permitted to front on a highway directly adjacent to on another, unless as approved by the Approving Officer due unique environmental or site characteristics.



K. Undevelopable Area

1. Where a **Lot**, or a **Lot** to be subdivided, contains an **Undevelopable Area** that area shall not be included in the calculation of minimum **Lot Area**, **Density** or **Lot Coverage**.

L. Subdivision Exemptions

1. Except as hereinafter provided, where a portion of a **Lot** has been transferred or dedicated for the purposes of widening of an existing **Street** or **Lane** to the **City** or dedicated to the Crown for **Street** purposes, and does not include land dedicated as part of subdivision, the remainder of that parcel shall, for the purpose of this Bylaw, be deemed to contain the same area as the parcel contained prior to the transfer or dedication.
2. Section 104 Part L.1 shall not apply where the owner received compensation that was directly attributable to any reduction in the market value of the remainder of the parcel resulting from the inability to subdivide or use the remainder of the parcel in the manner that would have been permitted if the transfer or dedication had not occurred.
3. Section 104 Part L.1 shall not be used to create, by subdivision, any parcel that contains less than the minimum **Lot Area** required under this Bylaw for the zone in which the proposed subdivision is contained.
4. Section 104 Part L.1 shall not apply where the dedication of the lands to the Crown or the transfer of the lands to the **City** for **Street** purposes occurred pursuant to the **Local Government Act**, or any predecessor thereof.

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M. Developable Area

For the purposes of subdivision, a **Lot** shall consist of the required minimum **Developable Area** and shown by designation below:

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	Area as a Percent of Total Minimum Lot Area Required by Zone
Rural	15
Rural Residential	30
Suburban (lots 0.2 hectare or over in area)	50
Suburban (lots under 0.2 hectare in area)	85
Urban	90
Urban Compact	100

N. Agricultural Land Reserve Buffers and Setbacks

1. Residential

Buffers

- a. For a **Lot** created after the adoption of this Bylaw that contains a **Residential Use** and designated Rural, Rural Residential, Suburban Residential, Urban Residential, Urban Compact, Attached Multi-unit Residential, and Mid Rise Multi-unit Residential, a 15.0 m (49.2 ft) buffer from the boundary of the Agricultural Land Reserve boundary is required.

Setbacks

- b. For a **Lot** created after the adoption of this bylaw that contains a **Residential Use** and designated Rural, Rural Residential, Suburban Residential, Urban Residential, Urban Compact, Attached Multi-unit Residential or Mid Rise Multi-unit Residential, a 30.0 m (98.4 ft) setback from the boundary of the Agricultural Land Reserve boundary is required for any **Dwelling Unit, Accessory Building or Accessory Structure**. Agricultural **Structures** are exempt from this provision.

2. Commercial and Industrial

Buffers

- a. For a **Lot** designated Commercial, Mixed-Use Commercial/Residential, Neighbourhood Centre, Future Employment Lands, Industrial or Resource Industrial, an 8.0 m (26.2 ft) buffer is required.

Setbacks

- b. For a **Lot** designated Commercial, Mixed-Use Commercial/Residential, Neighbourhood Centre, Future Employment Lands, Industrial or Resource Industrial, a 15.0 m (49.2 ft) setback for all **Structures** is required.

3. Institutional

Buffers

- a. For a **Lot** designated Institutional, a buffer of 15.0 m (49.2 ft) is required.

Setbacks

- b. For a **Lot** designated Institutional, a setback of 90.0 m (295.3 ft) is required.

4. Required buffers shall be protected by restrictive covenant and shall not be included in required **Lot Area** or dimensions.

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SECTION 104

GENERAL REGULATIONS

5. Where a road right of way separates a **Lot** within the Agricultural Land Reserve from non-Agricultural Land Reserve **Lot**, the required setback can include the road right of way, however the appropriate buffer shall be required.

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SECTION 105

ZONES AND ZONE BOUNDARIES

A. Establishment of Zones

1. For the purposes of this Bylaw, the City is divided into land use zones for the regulation of the **Use** and **Density** of land. Zone boundaries are identified on the Zoning Maps attached as Schedule 'A' to this Bylaw.

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B. Application of Zone Designations

1. Except where otherwise permitted within this Bylaw, a reference to:
 - a. The **DT Zones** shall be permitted in the Mission City Downtown designation only and shall include the following zones and abbreviations:
 - i. Mission City Downtown One Zone (DT1)
 - ii. Mission City Downtown Two Zone (DT2)
 - iii. Mission City Downtown Three Zone (DT3)
 - iv. Mission City Downtown Four Zone (DT4)
 - b. The **MU Zones** shall be permitted in the *Mixed-Use Commercial/Residential* designation only and shall include the following zones and abbreviations:
 - i. Mixed-Use Commercial/Residential One Zone (MU1)
 - ii. Mixed-Use Commercial/Residential One Zone (MU2)
 - c. The **NC Zones** shall be permitted in the *Neighbourhood Centre* and *Commercial* designation only and shall include the following zones and abbreviations:
 - i. Neighbourhood Centre One Zone (NC1)In addition to these zones, the Commercial Local One (CL1) Zone, Commercial Neighbourhood Public House (CPH) Zone and the Commercial Medical (CM) Zone shall be permitted in the *Neighbourhood Centre* designation.
 - d. The **SN Zones** shall be permitted in the *Silverdale Comprehensive Planning Area* designation only and shall include the following zones and abbreviations:
 - i. Silverdale Neighbourhood One A Zone (SN1A)
 - e. The **MM Zones** shall be permitted in the *Mid-Rise Multi-unit* designation only and shall include the following zones and abbreviations:
 - i. Mid-Rise Multi-unit One Zone (MM1)
 - f. The **MD465, MB558, MMP, MR1, MT1, and MA1 Zones** shall be permitted in the *Attached Multi-unit Residential* designation only and shall include the following zones and abbreviations:
 - i. Multi-unit Duplex 465 Zone (MD465)
 - ii. Multi-unit Boarding House 558 Zone (MB558)
 - iii. Multi-unit Mobile Home Park Zone (MMP)
 - iv. Multi-unit Rowhouse 52 Zone (MR1)
 - v. Multi-unit Townhouse 1 Zone (MT1)
 - vi. Multi-unit Apartment 1 Zone (MA1)
 - vii. Multi-unit Apartment 2 Zone (MA2)
 - g. The **UC Zones** shall be permitted in the *Urban Compact* designations only and shall include the following zones and abbreviations:
 - i. Urban Compact 372 Zone (UC372)

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SECTION 105

ZONES AND ZONE BOUNDARIES

- ii. Urban Compact 465 Zone (UC465)
- iii. Urban Compact 372 Secondary Dwelling Zone (UC372s)
- iv. Urban Compact 465 Secondary Dwelling Zone (UC465s)

In addition to these zones the Multi-unit Duplex 465 (MD465) Zone shall be permitted in the *Urban Compact* designation, provided it is for Infill **Development** only, as defined in the **Official Community Plan**.

- h. The **R Zones**, **MD465** and **MB558**, shall be permitted in the *Urban Residential* designations only and shall include the following zones and abbreviations:

- i. Multi-unit Duplex 465 Zone (MD465)
- ii. Multi-unit Boarding House 558 Zone (MB558)
- iii. Urban Residential 465 Zone (R465)
- iv. Urban Residential 558 Zone (R558)
- v. Urban Residential 669 Zone (R669)
- vi. Urban Residential 930 Zone (R930)
- vii. Urban Residential 465 Secondary Dwelling Zone (R465s)
- viii. Urban Residential 558 Secondary Dwelling Zone (R558s)
- ix. Urban Residential 669 Secondary Dwelling Zone (R669s)

In addition to these zones the Multi-unit Duplex 465 Zone (MD465) shall be permitted in the **Urban Residential** designation, provided it is for infill **Development** only, as defined in the **Official Community Plan**.

- i. The **S Zones** shall be permitted in the *Suburban Residential* designation only and shall include the following zones and abbreviations:

- i. Suburban 10 Zone (S10)
- ii. Suburban 20 Zone (S20)

- j. The **RR Zones** shall be permitted in the *Rural Residential* designation only and shall include the following zones and abbreviations:

- i. Rural Residential 7 Zone (RR7)
- ii. Rural Residential 7 Secondary Dwelling Zone (RR7s)

- k. The **RU Zones** shall be permitted in the *Rural* designation only and shall include the following zones and abbreviations:

- i. Rural 16 Zone (RU16)
- ii. Rural 36 Zone (RU36)
- iii. Rural 80 Zone (RU80)
- iv. Rural 16 Secondary Dwelling Zone (RU16s)
- v. Rural 36 Secondary Dwelling Zone (RU36s)
- vi. Rural 80 Secondary Dwelling Zone (RU80s)

- l. The **Future Employment Lands** shall be zoned using a Comprehensive Development Zone in accordance with the policies contained within the *Cedar Valley Local Area Plan (CVLAP)*.

- m. The **C Zones** shall be permitted in the *Commercial* designation only and shall include the following zones and abbreviations:

- i. Commercial Rural Zone (CR)
- ii. Commercial Rural Liquor (CRL)
- iii. Commercial Local One Zone (CL1)

Deleted: <#>Urban Residential 930 Secondary Dwelling Zone (R930s)¶

Deleted: <#>Suburban 10 Secondary Dwelling Zone (S10s)¶

Deleted: <#>Suburban 20 Secondary Dwelling Zone (S20s)

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SECTION 105

ZONES AND ZONE BOUNDARIES

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|-------|--|-------|
| iv. | Commercial Highway One Zone | (CH1) |
| v. | Commercial Highway Two Zone | (CH2) |
| vi. | Commercial Community Gaming Zone | (CCG) |
| vii. | Commercial Gas Service Station Zone | (CGS) |
| viii. | Commercial Vehicle Dealership Zone | (CVD) |
| ix. | Commercial Neighbourhood Public House Zone | (CPH) |
| x. | Commercial Tourist Recreation Zone | (CT) |
| xi. | Commercial Open Land Recreation Zone | (COR) |
| xii. | Commercial Medical Zone | (CM) |

In addition to these zones, the Neighbourhood Centre One Zone (NC1) shall be permitted in the *Commercial* designation.

- n. The **IN Zones** shall be permitted in the *Industrial* designation only and shall include the following zones and abbreviations:

- | | | |
|------|---|---------|
| i. | Industrial Business Park One Zone | (INBP1) |
| ii. | Industrial Light Impact Zone | (INL1) |
| iii. | Industrial General Zone | (ING) |
| iv. | Industrial General and Commercial Zone | (INGC) |
| v. | Industrial Motor Vehicle Repair Zone | (INVR) |
| vi. | Industrial Waste Resource Management Zone | (INWM) |

- o. The **INR Zones** shall be permitted in the **Resource Industrial** designation only and shall include the following zones and designations:

- | | | |
|-----|---|--------|
| i. | Industrial Resource Extraction Zone | (INR) |
| ii. | Industrial Resource and Processing Zone | (INRP) |

- p. The **A Zones** shall be permitted in the *Agriculture* designation only and shall include the following zones and abbreviations:

- | | | |
|------|---------------------|-------|
| i. | Agriculture 16 Zone | (A16) |
| ii. | Agriculture 36 Zone | (A36) |
| iii. | Agriculture 80 Zone | (A80) |

- q. The **I Zones** shall be permitted in the *Institutional* designation, and in any other land use designation within the **Urban Growth Boundary** without an **Official Community Plan** amendment, and with an **Official Community Plan** amendment outside the **Urban Growth Boundary**, and shall include the following zones and abbreviations:

- | | | |
|------|--|--------|
| i. | Institutional Educational Zone | (IE) |
| ii. | Institutional Care Zone | (IC) |
| iii. | Institutional Assembly Zone | (IA) |
| iv. | Institutional Parks, Recreation and Civic Zone | (IPRC) |
| v. | Institutional Residential Camp Zone | (I-5) |

- r. **CD Zones:**

- | | | |
|------|----------------------------------|-------|
| i. | Comprehensive Development 2 Zone | (CD2) |
| ii. | Comprehensive Development 3 Zone | (CD3) |
| iii. | Comprehensive Development 4 Zone | (CD4) |
| iv. | Comprehensive Development 6 Zone | (CD6) |
| v. | Comprehensive Development 7 Zone | (CD7) |
| vi. | Comprehensive Development 9 Zone | (CD9) |

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SECTION 105**ZONES AND ZONE BOUNDARIES**

vii.	Comprehensive Development 12 Zone	(CD12)
viii.	Comprehensive Development 14 Zone	(CD14)
ix.	Comprehensive Development 17 Zone	(CD17)
x.	Comprehensive Development 19 Zone	(CD19)
xi.	Comprehensive Development 20 Zone	(CD20)
xii.	Comprehensive Development 21 Zone	(CD21)
xiii.	Comprehensive Development 24 Zone	(CD24)
xiv.	Comprehensive Development 26 Zone	(CD26)
xv.	Comprehensive Development 27 Zone	(CD27)
xvi.	Comprehensive Development 30 Zone	(CD30)
xvii.	Comprehensive Development 31 Zone	(CD31)
xviii.	Comprehensive Development 32 Zone	(CD32)
xix.	Comprehensive Development 34 Zone	(CD34)
xx.	Comprehensive Development 37 Zone	(CD37)
xxi.	Comprehensive Development 38 Zone	(CD38*)
xxii.	Comprehensive Development 39 Zone	(CD39)
xxiii.	Comprehensive Development 41 Zone	(CD41)
xxiv.	Comprehensive Development 43 Zone	(CD43)
xxv.	Comprehensive Development 44 Zone	(CD44)
xxvi.	Comprehensive Development 46 Zone	(CD46)
xxvii.	Comprehensive Development 48 Zone	(CD48)
xxviii.	Comprehensive Development 49 Zone	(CD49)
xxix.	Comprehensive Development 52 Zone	(CD52)
xxx.	Comprehensive Development 53 Zone	(CD53)
xxxi.	Comprehensive Development 54 Zone	(CD54)
xxxii.	Comprehensive Development 59 Zone	(CD59)

C. Zone Boundary

1. Where a zone boundary is shown on Schedule A as following a road allowance, creek or railway line, the centre line of the road allowance, creek or railway line shall be the zone boundary.
2. Where a zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, or where there are no explanatory notes detailing the zone boundary, the location of the boundary shall be determined by scaling from Schedule A.

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A. General Interpretation

1. This section is intended to categorize like **Uses**, define each **Use** within a category, and identify **Uses** that may have certain criteria attached. This allows each zone to clearly determine what **Uses** are included or excluded as part of the **Use** regulations. This is not meant to be a comprehensive list, nor is it meant to definitively define a **Use**.

B. Uses Permitted in All Zones

1. **Utility Facility**, Utility poles, electricity, cellular and cable transmission towers, wires, cables, traffic control devices, directional signs, bus stop shelters, reservoirs, storm water management facilities, pump houses, group mail boxes, underground utilities and associated **Buildings**, **Structures** and storage established by the municipality, by another governmental body or by a company operating under the *Utilities Commission Act*, R.S.B.C 1996, c. 473. and all other **City** services are permitted in all zones.
2. **Residential Use** swimming pools, provided such pools are sited not less than 1.5 m (4.9 ft) from any **Lot** line, except where limited by geotechnical constraints.

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1. The following uses are prohibited in all zones, unless otherwise permitted in this Bylaw:
 - a. **Cannabis Production Facility**, except as permitted by the *Agricultural Land Reserve Use Regulations*;
 - b. A use located partly or totally in a tent or **Recreation Vehicle**
 - c. **Flop House**;
 - d. signs, except as provided for in the **City** of Mission Sign Bylaw 1962-1987;
 - e. the production or cultivation of mushrooms for commercial purposes;
 - f. the manufacture, mixture, storage or processing of fertilizer or growth medium intended to be used in the production of mushrooms;
 - g. **Industry (Salvage)**;
 - h. the sale, storage, or distribution of butane in quantities greater than 453.0 grams (16.0 ounces); and
 - i. any other **Use** not specifically listed as a permitted **Use** within this Bylaw.

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D. Official Community Plan Designations

Unless the context indicates otherwise, the following terms refer to the **Official Community Plan**, land **Use** designation:

- a. *Silverdale Comprehensive Planning Area*;
- b. *Waterfront Comprehensive Planning Area*;
- c. *Commercial*;
- d. *Mixed-Use Commercial/Residential*;
- e. *Mission City Downtown*;
- f. *Mid-Rise Multi-unit Residential*;
- g. *Attached Multi-unit Residential*;
- h. *Urban Residential*;
- i. *Urban Compact*;

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- j. *Suburban Residential*;
- k. *Rural Residential*;
- l. *Rural*;
- m. *Institutional*;
- n. *Industrial*;
- o. *Resource Industrial*;
- p. *Neighbourhood Centre*;
- q. *Future Employment Lands*;
- r. *Historic Site Comprehensive Development Area*;
- s. *Agriculture*;
- t. *Environmentally Sensitive Area*;
- u. *Parks and Open Space*;
- v. *Protected Natural Assets*; and
- w. *Municipal Forest*.

E. Urban and Non-Urban Designations

1. For the purpose of interpreting this Bylaw, the following **Official Community Plan** designations shall be considered Urban designations:
 - a. *Mission City Downtown*,
 - b. *Mixed-Use Commercial/Residential*,
 - c. *Neighbourhood Centre*,
 - d. *Silverdale Comprehensive Planning Area*,
 - e. *Mid-Rise Multi-unit Residential*,
 - f. *Attached Multi-unit Residential*,
 - g. *Urban Compact*,
 - h. *Urban Residential*,
 - i. *Suburban Residential*,
 - j. *Future Employment Lands*,
 - k. *Commercial*,
 - l. *Industrial*,
 - m. *Resource Industrial*,
 - n. *Special Study Area*,
 - o. *Historic Site Comprehensive Development Area*, and
 - p. *Waterfront Comprehensive Planning Area*.

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2. For the purpose of interpreting this Bylaw, the following **Official Community Plan** designations shall be considered Non-Urban designations:
 - a. *Rural Residential*,
 - b. *Rural*,
 - c. *Resource Industrial*, and
 - d. *Municipal Forest*.
3. For the purpose of interpreting this Bylaw, the following **Official Community Plan** designations shall be considered both Urban and Non-Urban depending on whether the **Lot** is located inside or outside of the *Urban Growth Boundary*.
 - a. *Agriculture*,
 - b. *Institutional*,
 - c. *Parks and Open Space*, and
 - d. *Environmentally Sensitive Area*.

F. Use Categories

Permitted **Uses** are divided into generic **Use** Categories, whereby specific **Uses** shall be placed. Specific **Uses** not listed, or defined, within a category shall take on its regular meaning and be placed into a **Use** category. For the purposes of this Bylaw, this section shall assist with determining where **Uses** are allowed. If there is discrepancy between this section and the zone, the zone shall be considered correct.

1. Accessory Uses include:

Use	Zones
Accessory Building	All zones, provided a permitted Use is on the Lot .
Accessory Structure	All zones, provided a permitted Use is on the Lot .
Dormitory	CH1, CH2, CCG, CGS, CVD, DT1, DT3, IA, IE, SN1A
Enclosed Storage	All zones, provided a permitted Use is on the Lot .
Enclosed Storage (Shipping Container)	All RU zones, all A zones, INBP1, INL1, ING, ING2, INGC, INVR, INWM, INR, INRP, CR, CRL, CL1, CH1, CH2, CCG, CGS, CVD, CPH, CTR, COR, CM, IE, IC, IA, IPRC, IU, I-5
Outdoor Storage	All A zones, INR, INRP, INBP1, INL1, ING, ING2, INGC, IPRC, INVR, INMW, I-5, CD3

2. Accommodation Uses include:

Use	Zones
Boarding House	DT3, MB558
Campground	CTR, COR, I-5
Flop House	Prohibited
Hotel	CD24, CD41, CH1, CH2, CCG, CGS, CVD, CTR, DT1, MU1, MU2
Motel	CD24, CD41, CH1, CH2, CCG, CGS, CVD, CTR

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SECTION 106

USE REGULATIONS

3. **Agriculture Uses** include:

Use	Zones
Agriculture (Major)	All A zones, All RU zones, CD7, CD17
Agriculture (Hobby Greenhouse)	CD7, CD9, CD14, CD20, CD21, CD37, CD38, CD44, DT3, MD465, MB558, I-5; all UC zones, all R zones, all RR zones, all RU zones, all S zones, SN1A
Agriculture (Minor)	All A zones, IA, all RR, all S zones, CD7, SN1A
Trout Farm U-Catch	CD17

4. **Cultural Uses** include:

Use	Zones
Art Centre	CD9
Cultural Assembly	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, IA, IE, MU1, MU2, SN1A
Religious Assembly	CD41, IA, SN1A
Religious Campus	IA

5. **Entertainment Uses** include:

Use	Zones
Adult Entertainment Establishment	CH1, CH2, CCG, CGS, CVD, CD24
Arcade	CD24, CH1, CH2, CCG, CGS, CVD
Banquet Hall	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, MU1, MU2, NC1, SN1A
Bingo Hall	CCG, CD41
Bowling Alley	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, MU1, MU2
Casino	CD41
Cinema	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, MU1, MU2
Community Gaming Centre	CCG, CD41
Night Club	CD24, CD41, CH1, CH2, CCG, CGS, CVD
Pool and Billiards Hall	CD24, CH1, CH2, CCG, CGS, CVD, DT1, NC1, SN1A

6. **Food and Beverage Uses** include:

Use	Zones
Restaurant (Drive-through)	CD24, CD41, CH2
Restaurant (Major)	CD24, CD26, CD41, CR, CRL, CL1, CH1, CH2, CCG, CGS, CVD, CTR, DT1, DT2, DT3, IPRC, I-5, MU1, MU2, NC1, SN1A,
Restaurant (Minor)	CD24, CD26, CD30, CD41, CD43, CR, CRL, CL1, CH1, CH2, CCG, CGS, CVD, CTR, DT1, DT2, DT3, INBP1, INL1, INVR, IPRC, I-5, MM1, MU1, MU2, NC1, SN1A
Neighbourhood Public House	CD41, CPH, MU1, MU2, SN1A
Craft Brewery/Distillery	DT1, DT2, CD41

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SECTION 106

USE REGULATIONS

7. *Industrial Uses* include:

Use	Zones
<i>Auction-Wholesale</i>	CD30, INBP1, ING, ING2, INGC
<i>Aggregate Management</i>	INR, INRP
<i>Barge Loading</i>	CD34, ING2
<i>Industry (Heavy)</i>	CD34, ING, ING2, INGC
<i>Industry (Transportation)</i>	CD30, CD34, INBP1, INL1, INVR, ING, ING2, INGC
<i>Industry (Light)</i>	CD30, CD34, INBP1, ING, ING2, INGC, INL1, INVR
<i>Industry (Light Manufacturing)</i>	CD24, CD34, CH1, CH2, CCG, CDS, CVD, INBP1, ING, ING2, INL1, INGC, CD24
<i>Mini-Storage</i>	INBP1, ING, ING2, INGC
<i>Recycling Depot</i>	INBP1, ING, ING2, CD30, INGC
<i>Resource Extraction</i>	INR, INRP, INWM
<i>Resource Processing</i>	INRP, INWM
<i>Industry (Salvage)</i>	Prohibited
<i>Warehouse</i>	INBP1, INL1, ING, ING2, INGC, INVR, CD30

8. *Institutional Uses* include:

Use	Zones
<i>Artisan Studio</i>	CD30, CD41, INBP1, NC1, SN1A
<i>Care Facility</i>	CD26, CD46, IC, SN1A
<i>Cemetery</i>	IPRC
<i>Child Care Centre</i>	CD24, CD27, CD41, CH1, CH2, CCG, CGS, CVD, DT1, DT2, DT3, DT4, IE, IC, IA, IPRC, MA1, MA2, MM1, MT1, MU1, MU2, NC1, SN1A
<i>Civic Assembly</i>	CD24, CD41, CD43, CD46, CH1, CH2, CCG, CGS, CVD, DT1, DT3, IE, IA, MU1, MU2, NC1, SN1A
<i>College</i>	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, DT3, IE, MU1, MU2, SN1A
<i>Congregate Care</i>	IC, CD2, CD4, CD6, CD12, CD26
<i>Education Facility</i>	CD24, CD30, CD41, CH1, CH2, CCG, CGS, CVD, DT1, DT3, IC, INBP1, IPRC, MU1, MU2, SN1A
<i>First Stage Housing Shelter</i>	CD19
<i>Food Centre</i>	CD19
<i>Hospital</i>	CD26, IC, SN1A
<i>Library</i>	DT1, DT3, IE, MU1, MU2, SN1A
<i>Opioid Substitution Treatment Clinic</i>	CD26
<i>Prison and Detention Facility</i>	IPRC
<i>Residential and Therapeutic Camp</i>	I-5
<i>School</i>	IE, IA, SN1A
<i>University</i>	CH1, CH2, CCG, CGS, CVD, DT1, DT3, IE, IC, MU1, MU2, SN1A

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SECTION 106

USE REGULATIONS

9. *Motor Vehicle Uses* include:

Use	Zones
<i>Car Wash</i>	CD24, CD41, CH1, CH2, CCG, CGS, CVD
<i>Gasoline Service Station</i>	CGS
<i>Parking Lot</i>	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, MU1
<i>Vehicle Body Repair and Painting</i>	INVR
<i>Vehicle Dealership</i>	CVD
<i>Vehicle Rental</i>	CD24, CD41, CH1, CH2, CCG, CGS, CVD, INVR, MU1
<i>Vehicle Service</i>	CD24, CH1, CH2, CCG, CGS, CVD, INVR

10. *Office Uses* include:

Use	Zones
<i>Adult Entertainment Service</i>	CH1, CH2, CCG, CGS, CVD, CD24
<i>Cheque Cashing and Payday Loans</i>	CH1, CH2
<i>Office (Administrative Use)</i>	CD24, CD26, CD30, CD34, CH1, CH2, CCG, CGS, CL1, CM, COR, CR, CRL, CVD, CT, DT1, DT2, DT3, I-5, IA, IC, IE, INBP1, ING, ING2, INGC, INL1, INR, INRP, IPRC, INVR, INWM, MU1, MU2, NC1, SN1A
<i>Office (General Use)</i>	CD24, CD26, CD30, CH1, CH2, CCG, CGS, CL1, CM, CVD, DT1, DT2, DT3, INBP1, INGC, IPRC, MU1, MU2, NC1, SN1A
<i>Office (Medical Office)</i>	CD24, CD26, CD41, CR, CRL, CL1, CH1, CH2, CM, CCG, CGS, CVD, CCR, DT1, DT2, DT3, MU1, MU2, NC1, SN1A

11. *Personal Service Uses* include:

Use	Zones
<i>Barbershop</i>	CD41, CH1, CH2, CM, CR, CRL, CL1, CCG, CGS, CVD, DT1, DT2, DT3, MU1, MU2, NC1, SN1A
<i>Body Art and Tattoo Parlour</i>	CD24, CD41, CH1, CH2, CR, CRL, CL1, CCG, CGS, CVD, DT3, MU1, MU2, NC1
<i>Drycleaner</i>	CH1, CH2, CR, CRL, CL1, CCG, CGS, CVD, CTR, DT1, DT2, DT3, MU1, MU2, NC1, SN1A
<i>Hair and Body Salon</i>	CD24, CD26, CD41, CH1, CH2, CM, CR, CRL, CL1, CCG, CGS, CVD, CTR, DT1, DT2, DT3, MM1, MU1, MU2, NC1, SN1A
<i>Spa</i>	CH1, CH2, CR, CRL, CL1, CCG, CGS, CVD, CT, DT1, DT2, DT3, MU1, MU2, NC1, SN1A
<i>Tailor</i>	CH1, CH2, CR, CRL, CL1, CCG, CGS, CVD, CTR, DT1, DT2, DT3, MM1, MU1, MU2, NC1, SN1A

12. *Recreation Uses* include:

Use	Zones
<i>Commercial Outdoor Recreation</i>	COR, CTR, ING, ING2, INGC
<i>Golf Course</i>	CD3

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USE REGULATIONS

Use	Zones
Golf Driving Range	CD3
Indoor Recreation Facility	CD24, CD26, CD41, COR, CTR, CH1, CH2, CCG, CGS, CVD, DT1, DT2, DT3, IE, IPRC, I-5, INL1, INBP1, ING, ING2, INGC, IE, MU1, MU2, NC1, SN1A
Park	IA, IPRC, SN1A

13. Residential Uses include:

Use	Zones
Amenity Space (Common Indoor)	CD2, CD4, CD24, CD26, CD27, CD32, CD41, CD43, DT1, DT2, DT4, MU1, MU2, NC1, SN1A, MM1, MMP, MT1, MA1, MA2, CH1, CH2, CCG, CGS, CVD
Amenity Space (Outdoor Common)	CD2, CD4, CD24, CD26, CD27, CD32, CD41, CD43, DT1, DT2, DT4, MU1, MU2, NC1, SN1A, MM1, MMP, MT1, MA1, MA2, CH1, CH2, CCG, CGS, CVD
Amenity Space (Private Outdoor)	CD2, CD4, CD24, CD26, CD27, CD32, CD41, CD43, DT1, DT2, DT4, MU1, MU2, NC1, SN1A, MM1, MMP, MT1, MA1, MA2, CH1, CH2, CCG, CGS, CVD
Apartment	CD2, CD4, CD6, CD12, CD24, CD26, CD32, CD41, CD43, CH1, CH2, CCG, CGS, CVD, DT1, DT2, MA1, MA2, MM1, MU1, MU2, NC1, SN1A
Bed and Breakfast	DT3, all RU zones, all RR zones, all S zones, all R zones, SN1A
Boarding Use	CD14, CD17, CD20, CD21, CD37, CD38, CD39, CD44, All RU Zones, all RR Zones, all S Zones, all R Zones, all UC Zones, CD7, CD9, CD17, SN1A
Clustered Cottage	SN1A
Clustered Residential	SN1A
Coach House	CD21, CD27, CD31, CD38, CD39, DT3, MB558, MD465, RU80s, RU36s, RU16s, RR7s, R930, R669s, R558s, R465s, S10s, S20s, SN1A, UC372s, UC465s
Duplex	All RU Zones, RR7s, CD9, DT3, MD465, S20s, SN1A, R930, R669, R669s, R558, R558s, R465, R465s, UC465, UC465s, UC372, UC372s, S10
Duplex (Fee Simple)	MD465
Dwelling Unit	CR, CRL, CL1, CCG, CGS, CVD, CPH, CTR, COR, INBP1, ING, INGC, IE, IC, IA, MU1, CD2, CD4, CD6, CD16
Fourplex	R930, R669, R669s, R558, R558s, R465, R465s, UC465, UC465s, UC372, UC372s, S20, S10
Garden Cottage	CD21, CD24, CD38, CD39, DT3, UC465s, UC372s, RU80s, RU36s, RU16s, RR7s, R930, R669s, R558s, R465s, MD465, MB558, S10s, S20s, SN1A
Home Occupation	All A zones, CD7, CD9, CD14, CD17, CD20, CD27, CD20, CD27, CD31, CD37, CD38, CD39, CD43, CD44, DT1, DT2, DT3, DT4, MM1, MU1, MU2, NC1, all RU zones, all RR zones, all S zones, all R zones, all UC zones, All MT zones, all MA Zones; MD465, MB558, all MR Zones, MMP, CD7, CD9, CD17, SN1A

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Use	Zones
<u>Infill Townhouse</u>	R930, R669, R669s, R558, R558s, R465, R465s, UC465, UC465s, UC372, UC372s, S20, S10
Manufactured Home	RU80, RU36, RU16, A80, A36, A16
Manufactured Home Park	MMP
Residential Care	CD14, CD20, CD21, CD27, CD37, CD38, CD39, CD44, DT3, MM1, all RU zones, all RR zones, all S zones, all R zones, all UC zones, SN1A
Rowhouse	CD31, DT4, MR1, SN1A
Secondary <u>Detached Unit</u>	See Coach House and Garden Cottage v
Secondary Family Dwelling	All RU zones
Secondary Suite	All A zones, CD7, CD9, CD14, CD17, CD20, CD27, CD31, CD38, CD39, MD465, all R Zones, all RU Zones, all RR Zones, all S Zones, all UC Zones, SN1A
Single Family Dwelling	All RU zones, all RR zones, all S zones, all R zones, all UC zones, MD465, CD7, CD9, CD17, SN1A
Supportive Recovery	R558, MD465
Townhouse	CD27, DT4, MT1, SN1A
<u>Triplex</u>	R930, R669, R669s, R558, R558s, R465, R465s, UC465, UC465s, UC372, UC372s, S20, S10

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14. **Retail Uses** include:

Use	Zones
Auction-Retail	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, MU1, MU2
Cannabis Retail Store	CH1, CH2, CCG, CGS, CRL, CVD, DT1, MU1, NC1, SN1A, CD24
Retail (Food Store)	CD41, CH1, CH2, CCG, CGS, CVD, DT1, DT2, DT3, MU1, MU2, NC1, SN1A
Retail (Major)	CH1, CH2, CCG, CGS, MU1, MU2, NC1, SN1A
Retail (Minor)	CD24, CD30, CD41, CH1, CH2, CCG, CGS, CL1, CR, CRL, CTR, CVD, DT1, DT2, DT3, INBP1, INL1, INVR, INGC, IPRC, I-5, MM1, MU1, MU2, NC1, SN1A
Retail (Pharmacy)	CD24, CD26, CD41, CH1, CH2, CCG, CGS, CM, CVD, DT1, DT2, MU1, MU2, NC1, SN1A
Liquor Store	CH1, CH2, CCG, CGS, CVD, CD24, CD41, DT1, DT2, MU1, MU2
Pawnshop	CH1, CH2, CD24
Produce Sales	All Z zones, All RU zones, CD7, CD17, IC
Retail (Rural Agency Store)	CR, CRL
Second Hand Store	CD24, CH1, CH2, CCG, CGS, CVD, DT1, DT3, IPRC, MU1, MU2

15. **Service Uses** include:

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SECTION 106

USE REGULATIONS

Use	Zones
Animal Daycare	CD24, CD30, CH1, CH2, CCG, CGS, CVD, INBP1, INL1, INVR, INGC, NC1, SN1A
Animal Shelter	INBP1, INVR, INL1, INGC
Beverage Container Return Centre	CD24, CD30, CH1, CH2, CCG, CGS, CVD, INBP1, INL1, INVR, INGC, NC1, SN1A
Community Service	CD19, CD24, CD26, CD41, CD46, CH1, CH2, CCG, CGS, CVD, CTR, DT1, DT2, DT3, IA, IE, IU, MU1, MU2, NC1, I5, SN1A
Conference Centre	CH1, CH2, CCG, CGS, CTR, CVD, DT1, I-5, MU1, MU2
Drive-through Service	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, DT2, DT3, MU1, MU2, NC1
Driving School	CD30, INL1, INVR, INGC, INBP1
Financial Services	CH1, CH2, CCG, CGS, CVD, DT1, DT2, DT3, MU1, MU2, NC1, SN1A
Funeral Parlour	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, INL1, INGC, IPRC, INVR, MU1, MU2
General Service Use	CD24, CH1, CH2, CCG, CGS, CVD, DT1, DT2, DT3, INBP1, INL1, INVR, INGC, MU1, MU2, NC1, SN1A
Veterinary Clinic	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, DT2, INBP1, INL1, INVR, INGC, MU1, MU2, NC1, SN1A

16. **Utility Uses** include:

Use	Zones
Utility Facility	All zones

17. **Waterfront Uses** include:

Use	Zones
Marina	MU1
Waterfront Fuel Depot	MU1

G. Temporary Use Permits

- Council** may, by resolution, on application of an owner of land, issue a temporary use permit which may:
 - permit temporary **Commercial, Residential, Industrial, or Institutional Uses** in all zones in the City;
 - specify conditions under which the temporary **Use** may be carried out; and
 - require the holder of the permit, as a condition, to give an undertaking to demolish or remove any temporary **Building or Structure or Accessory Building** which was established to accommodate a temporary **Use**, and to restore the land to a "found" condition, within thirty (30) day of the expiry date of the Temporary Use Permit; the undertaking will form part of the permit. If the Owner fails to comply with the undertaking, the City will enter onto the land and carry out the demolition, removal or restoration, at the expense of the owner.
- The **Council**, may, as a condition of issuing a temporary use permit, require that the applicant provide to the City, security in the form of an Irrevocable Letter of Credit or cash, to guarantee the performance of the terms of the permit.

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USE REGULATIONS

3. A person to whom a temporary use permit has been issued may apply to have the permit renewed; however, the permit may be renewed only once. At the end of the renewal, a person may apply to have a completely new permit issued conditional on **Council** approval and will be required to follow the same process as the original application.
4. The applicant for a temporary use permit application shall provide information related to following:
 - a. If the temporary **Use** will operate at an intensity of **Use** suitable to the surrounding area;
 - b. If the temporary **Use** will be compatible with regard to use, design, and operation of surrounding land **Uses**; and
 - c. That the temporary **Use** will operate on a temporary basis only and include plans, or a letter of undertaking to terminate the use and restore the site by the expiry date of the temporary use permit.

H. Secondary Suites

1. All **Secondary Suites** shall adhere to the following regulations:
 - a. Shall only be permitted provided a **Residential Principal Use** of a **exists** on a **Lot**;
 - b. Shall have a separate entrance from the **Principal Use** of a **Dwelling Unit** on a **Lot**. Shared entrances or entrances where occupants must enter through the principal **Dwelling Unit** are prohibited; and
 - c. Shall provide **Off Street Motor Vehicle Parking** in accordance with Section 109.

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I. Secondary Detached Units

1. All **Secondary Detached Units** must adhere to the following regulations:
 - a. Shall only be permitted provided a **Residential Principal Use** **exists** on a **Lot**;
 - b. **Only one Secondary Detached Unit shall be permitted on a Lot.**
 - c. Shall provide **Off Street Motor Vehicle Parking** in accordance with Section 109;
 - d. Unless otherwise specified in this Bylaw, shall be sited a minimum of 5.0 m (16.4 ft), and a maximum of 25.0 m (82.0 ft), from the **Principal Building** on the **Lot**;
 - e. On a **Lot** located within the **Urban Growth Boundary**, a **Coach House** or **Garden Cottage** shall be located entirely to the rear of the **Principal Building**;
 - f. Shall not be subdivided from the **Building** or **Lot** for which it is an **Accessory Use** to;
 - g. Shall not be subdivided from the **Building** or **Lot** for which it is an **Accessory Use** to under the *Strata Property Act*, S.B.C. 1998, c.43.;
 - h. Shall require independent vehicular access to the **Secondary Detached Unit** by:
 - i. a location on a **Lot (Corner)**,
 - ii. by **Lane** access, or
 - iii. on a **Lot** wide enough such that the rear yard is accessible by a **Driveway** with a width of not less than 3.0 m (9.8 ft); and
 - i. The maximum **Floor Space** shall adhere to **Table 106.1** where the maximum allowable **Floor Space** is expressed as the lesser of either the percentage of the total **Floor Space** of the **Principal Use** on the **Lot**, or the maximum allowable **Floor Space**:

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Table 106.1

OCP Designation	Maximum Floor Space = the lesser of either:	
	Percentage of Principal Use	Maximum Floor Space
<i>Agricultural</i>	N/A	90.0 sq m (967.0 sq ft)
<i>Rural and Rural Residential</i>	50%	110.0 sq m (1,184.0 sq ft)
<i>Suburban Residential</i>	50%	95.0 sq m (1,023.0 sq ft)
All other designations where the zone allows a Secondary Detached Unit	50%	75.0 sq m (807.0 sq ft)

J. Shipping Containers

1. A **Shipping Container**, when not used for shipping purposes, shall be permitted subject to the following provisions:
 - a. As a temporary **Building** for **Enclosed Storage (Shipping Container)** in all zones during construction of a new **Building** or **Structure** on the same or adjacent **Lot**, subject to issuance of an associated and valid building permit for the new **Building** or **Structure**.
 - b. As an **Accessory Building** to an **Industrial Use** for **Enclosed Storage (Shipping Container) Use** only, subject to the landscape screening provisions in Section 112 C.7. of this Bylaw.
 - c. As an **Accessory Building** to a **Commercial Use** for **Enclosed Storage (Shipping Container) Use** only, subject to the landscape screening provisions in Section 112 C.7. of this Bylaw.
 - d. As an **Accessory Building** to an **Institutional Use** for **Enclosed Storage (Shipping Container) Use** only, subject to the landscape screening provisions in Section 112 C.7. of this Bylaw.
 - e. As an **Accessory Building** to an **Agricultural Use** for **Enclosed Storage (Shipping Container) Use** only within the A zones or RU zones on a **Lot** classified as "Farm" under the *British Columbia Assessment Act*. Placement of the **Shipping Container** is subject to the landscape screening provisions in Section 112 C.7. of this Bylaw.
2. Where permitted, a **Shipping Container** shall:
 - a. Only be used for **Enclosed Storage (Shipping Container)**;
 - b. Meet the following minimum standards for the use of **Shipping Containers** as storage buildings:
 - i. The **Shipping Container** must meet or exceed all relevant requirements of BC Safety Codes, including Division B-Part 3 and Division B-Part 4 of the BC Fire Code.
 - ii. No smoking shall be allowed in the **Shipping Container**;
 - iii. The **Shipping Container** shall not be installed under power lines; and
 - iv. The **Shipping Container** and contents must be identified in the site's Fire Safety Plan.
 - c. Be sited in compliance with the setbacks stipulated for **Accessory Buildings/Structures** in the applicable zone. In addition to this, the **Shipping Container** must also be sited according to the following provisions:

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- i. There must be a minimum separation distance of 1.5 m (4.9 ft) between any combustible **Building** or **Structure** and the **Shipping Container**;
 - ii. The **Shipping Container** must be located at least 6.0 m (19.7 ft) from exits, windows or unprotected openings in an exposed **Building**;
 - iii. Greater separation distances will be required based upon exposure to any combustible materials or **Structure**;
 - iv. The **Shipping Container** doors are positioned such that they face away from any other **Structure**;
 - v. The **Shipping Container** doors must be positioned such that they face away from any means of road access to the container for fire personnel; and
 - vi. No combustible materials may be placed near the **Shipping Container**.
- d. Not exceed a maximum **Height** of 4.5 m (14.76 ft);
- e. Not be stacked or placed on top of another **Building**;
- f. Not be **Used** for the storage of gasoline, propane, or any flammable or combustible liquid or compressed gas; and
- g. Be ventilated according to the following provisions:
- i. One ventilation opening must be added within 150 mm (5.9 in) of the floor in the container door primarily used for opening;
 - ii. One ventilation opening must be added within 150 mm (5.9 in) from the top of the container on the opposite end from the doors for cross ventilation
 - iii. The high ventilation opening cannot be directly venting toward another **Building** or **Structure**;
 - iv. The high ventilation opening must also have a wind vent device, designed to generate a venturi effect during low wind speeds; and
 - v. Neither ventilation opening can be obstructed by stored materials at any time and must be kept clean of internal and external debris;
 - vi. The minimum size of the ventilation openings to be:
 - i. Two - 0.3 m (0.98 ft) by 0.3 m (0.98 ft) openings for containers 6.0 m (19.7 ft) or less in length, or
 - ii. Two - 0.5 m (1.64 ft) by 0.5 m (1.64 ft) openings for containers over 6.0 m (19.7 ft) in length; and
 - vii. Both openings will be covered by open grate wire mesh with greater than 50% free area.

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SECTION 107

HOME OCCUPATIONS

A. General Regulations

1. **Home Occupations** shall adhere to the following regulations:
 - a. **Home Occupations** shall be entirely enclosed within a **Building**.
 - b. No more than two (2) **Home Occupations** shall be permitted within a **Dwelling Unit** in the case of Attached Multi-unit Residential **Development**.
 - c. The maximum number of patrons or students for all **Home Occupations** on a **Lot** shall be limited to 10 patrons or students assembled at one time.
 - d. Notwithstanding the definition of **Retail (Minor)**, retail sales of goods shall be limited to a **Floor Space** of less than 10.0 sq m (108.0 sq ft).
 - e. Shall provide **Off Street Motor Vehicle Parking** in accordance with Section 109.
 - f. The maximum **Floor Space** that is permitted for all **Home Occupations** per **Dwelling Unit** shall adhere to Table 107.1:

Official Community Plan Designation	Maximum Floor Space
Rural, Rural Residential and Suburban Residential (greater than 1.8 ha (4.4 ac))	186.0 sq m (2,002.0 sq ft)
Rural, Rural Residential and Suburban Residential (equal to or less than 1.8 ha (4.4 ac))	140.0 sq m (1,500.0 sq ft)
All OCP designations within the Urban Growth Boundary, except Suburban Residential	56.0 sq m (603.0 sq ft)

B. Prohibited Uses

1. The following **Uses**, or **Use** groups, are prohibited as a **Home Occupation**:
 - a. **Adult Entertainment Establishment**;
 - b. **Adult Entertainment Service**;
 - c. all **Accommodation Uses**;
 - d. all **Motor Vehicle Uses**;
 - e. all **Cultural Uses**;
 - f. all **Entertainment Uses**;
 - g. all **Food and Beverage Uses**, except that **Restaurant (Minor)** is permitted;
 - h. all **Recreation Uses**;
 - i. all **Industrial Uses**, except that **Industrial (Light Manufacturing)** is permitted;
 - j. all **Institutional Uses**, except that **Child Care Centre** is permitted;
 - k. all **Retail Uses**, except that **Retail (Minor)**, **Produce Sales**, and **Second Hand Store** are permitted;
 - l. **Cannabis Production Facility**;
 - m. all **Waterfront Uses**;
 - n. **Beverage Container Return Centre**;
 - o. **Cheque Cashing and Payday Loans**;
 - p. **Conference Centre**;
 - q. **Drive-through Service**;
 - r. **Driving School**;

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- s. **Drycleaner**; and
 - t. **Supportive Recovery**.
2. In addition to the prohibited **Home Occupations** shown in (1) above, **Home Occupations** that do any of the following shall not be permitted:
- a. discharge or emit odorous, noxious or toxic matters or vapours, heat, glare, noise or radiation, or recurrently generated ground vibrations;
 - b. result in traffic congestion, electrical interference, fire hazard or health hazards;
 - c. involve the salvage, repair, maintenance or sale of **Motor Vehicle** or **Motor Vehicle Accessory**, parts or engines;
 - d. involve the use of a **Motor Vehicle** exceeding 5,500 kg (12,125 lbs) licensed gross vehicle weight unless such **Motor Vehicle** is completely enclosed within a **Building**, except on a **Lot** designated *Rural* or *Rural Residential*; and
 - e. involve the use of more than one commercial **Motor Vehicle**, unless such **Motor Vehicle** is completely enclosed within a **Building**, except on a **Lot** designated *Rural*, *Rural Residential* or *Suburban Residential*.

C. Employees

- 1. On a **Lot** designated *Rural*, *Rural Residential* and *Suburban Residential* where the **Lot** is 1.8 ha (4.4 ac) or greater, **Home Occupations** shall have a maximum of five (5) employees including not more than four (4) non-resident employees.
- 2. On a **Lot** designated *Rural*, *Rural Residential* and *Suburban Residential*, where the **Lot** is less than 1.8 ha (4.4 ac), **Home Occupations** shall have a maximum of four (4) employees, including not more than three (3) non-resident employees.
- 3. On a **Lot** located within the **Urban Growth Boundary**, other than a **Lot** designated *Suburban Residential*, a **Home Occupation** shall have a maximum of three (3) employees including not more than two (2) non-resident employees.
- 4. Where the employees of a **Home Occupation** do not conduct their occupation on the subject property, there shall be no restrictions on the number of employees.

D. Bed and Breakfast Operation Regulations

- 1. In addition to other **Home Occupation** regulations, **Bed and Breakfast** operations shall comply with the following:
 - a. shall be contained entirely within a **Principal Building**; and
 - b. limited to not more than three (3) rental bedrooms accommodating not more than six (6) persons at any one time.

E. Child Care Centre Regulations

- 1. In addition to other **Home Occupation** regulations, a **Child Care Centre** shall comply with the following:
 - a. where a **Home Occupation** is a **Child Care Centre**, the use shall be limited to not more than eight (8) children; and
 - b. notwithstanding Section 107 (A) (f)., where a **Child Care Centre** is located on a **Lot**, the **Use** shall not occupy more than 140.0 sq m (1,500.0 sq ft) of **Floor Space**.

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SECTION 108

ENVIRONMENTAL PROTECTION

A. Intent

1. The intent of the Environmental Protection section is to provide regulations related to the protection of watercourses.

B. Applying Streamside Protection by Geographic Area

1. **Streamside Protection and Enhancement Areas** within the City are established by geographic area:
 - a. Cedar Valley: **Streamside Protection and Enhancement Areas** shall be determined by the assessment methods in the provincial *Riparian Area Protection Regulations (RAPR)* and the *Protected Natural Assets* areas as identified in the Cedar Valley Local Area Plan (CVLAP);
 - b. All other areas of the City: **Streamside Protection and Enhancement Areas** shall be determined by the assessment methods in the provincial *Riparian Area Protection Regulations (RAPR)* only.

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C. Width of Streamside Protection and Enhancement Areas

1. In Cedar Valley, as shown on Schedule B, the **Streamside Protection and Enhancement Areas** are those areas determined by the **Protected Natural Asset** area shown on Schedule B.
2. In all other areas of Mission, except for those areas on Schedules B, the **Streamside Protection and Enhancement Areas** are those areas determined by the Assessment Methods in the *Riparian Areas Protection Regulation* legislation.

D. Uses Permitted in Streamside Protection and Enhancement Areas

1. Low-impact public pedestrian trail only when no harmful alteration, disruption or destruction of habitat will occur.
2. Activities with respect to an existing **Building** or structure described in Section 532 of the *Local Government Act*, if a building permit is issued only for the purpose of enabling reconstruction or repair of a permanent structure on its existing foundation or a minor addition to an existing structure where the addition is on the opposite side of the permanent **Structure** away from the **Stream**.

E. Uses Prohibited in Streamside Protection and Enhancement Areas

1. No disturbance shall occur on any land within a **Streamside Protection and Enhancement Area** except as determined by the report submitted by the Qualified Environmental Professional or **Uses** identified under Section 108, Part D.

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SECTION 109 OFF STREET MOTOR VEHICLE PARKING REGULATIONS

A. Intent

1. The intent of the **Off Street Motor Vehicle Parking** regulations section is to provide regulations related to the provision of **Motor Vehicle** parking spaces.

B. Accessibility and Use

1. All parking spaces shall be located and designed to permit direct and unobstructed **Motor Vehicle** access to all parking spaces by way of a maneuvering aisle;
2. For a **Development** that contains **Commercial, Industrial, Institutional, Attached Multi-Unit Residential** (except **Rowhouses, Duplexes** and **Duplex (Fee Simple) Uses**), parking spaces shall not be accessible directly off a **Street** or **Lane**;
3. **Parking (Tandem)** is prohibited for all **Uses** except: **Duplex, Duplex (Fee Simple), Rowhouse, and Townhouse**. In the case of a **Townhouse Use**, required visitor parking shall not be in the form of **Parking (Tandem)**.
4. Visitor **Motor Vehicle** parking spaces shall be clearly marked by painting the word "VISITOR" on each space, be convenient to use and not limited in use by any security gates or fencing; and
5. **Off Street Motor Vehicle Parking** Limitations:

Zone	Off-Street Motor Vehicle Parking Limitations
Rural zones, Rural Residential zones, and Agriculture zones	<ol style="list-style-type: none"> a. Off Street Motor Vehicle Parking and Driveway, shall not occupy more than 10% of the Lot Area or 2,025.0 sq m (21,797.0 sq ft), whichever is less. b. Off Street Motor Vehicle Parking, or storage, of the following shall be completely enclosed within a Building: <ol style="list-style-type: none"> i. More than four unlicensed Motor Vehicle; and ii. Dismantled or wrecked Motor Vehicles.
Suburban zones	<ol style="list-style-type: none"> a. Off Street Motor Vehicle Parking shall not occupy more than 15% of the Lot Area or 535.0 sq m (5,759.0 sq ft), whichever is less. b. Off Street Motor Vehicle Parking, or storage, of the following shall be completely enclosed within a Building: <ol style="list-style-type: none"> i. Motor Vehicle exceeding 5,500 kg (12,125 lbs) gross vehicle weight (GVW); ii. Equipment exceeding 225 kg (496 lbs) in weight that is used or designed for use for construction or maintenance purposes; iii. Recreation Vehicle or Trailer exceeding 7.5 m (24.6 ft) in length; iv. More than one unlicensed Motor Vehicle; and v. Dismantled or wrecked Motor Vehicles.

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SECTION 109

OFF STREET MOTOR VEHICLE PARKING REGULATIONS

Zone	Off-Street Motor Vehicle Parking Limitations
Urban Residential zones, Urban Compact zones, Multi-Unit Boarding Use 558 Zone (MB558), and Multi-Unit Duplex 465 Zone (MD465)	<p>b. No Off Street Motor Vehicle Parking shall be permitted in the required Front Yard, unless on a Driveway;</p> <p>c. Off Street Motor Vehicle Parking, or storage, of the following shall be completely enclosed within a Building:</p> <ol style="list-style-type: none"> Motor Vehicle exceeding 5,500 kg (12,125 lbs) gross vehicle weight (GVW); Equipment exceeding 225 kg (496 lbs) in weight that is used or designed for use for construction or maintenance purposes; Recreation Vehicle or Trailer exceeding 7.5 m (24.6 ft) in length; More than one unlicensed Motor Vehicle; and Dismantled or wrecked Motor Vehicle. <p>d. No Motor Vehicle parking shall be permitted within 1.5 m (5.0 ft) of any Lot Line (Rear) or Lot Line (Exterior Side) bounded by a Street.</p>
Multi-unit Residential zones (except MD465 and MB558)	<p>a. No Off Street Motor Vehicle Parking shall be permitted in the required Front Yard, unless on a Driveway;</p> <p>b. Off Street Motor Vehicle Parking, or storage, of the following shall be completely enclosed within a Building:</p> <ol style="list-style-type: none"> Motor Vehicle exceeding 5,500 kg (12,125 lbs) gross vehicle weight (GVW); Equipment exceeding 225 kg (496 lbs) in weight that is used or designed for use for construction or maintenance purposes; Recreation Vehicle or Trailer exceeding 7.5 m (24.6 ft) in length; More than one unlicensed Motor Vehicle; and Dismantled or wrecked Motor Vehicle. <p>c. No Motor Vehicle parking shall be permitted within 1.5 m (5.0 ft) of any Lot Line (Rear) or Lot Line (Exterior Side) bounded by a Street.</p>
Commercial zones, Mixed-Use Commercial/Residential zones, and Neighbourhood Centre zones	<p>a. Off Street Motor Vehicle Parking, or storage of any Motor Vehicle, Recreation Vehicle or Trailer must be located entirely on the Lot.</p>

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SECTION 109 OFF STREET MOTOR VEHICLE PARKING REGULATIONS

Zone	Off-Street Motor Vehicle Parking Limitations
MissionCity Downtown zones	a. Off Street Motor Vehicle Parking , or storage of any Motor Vehicle, Recreation Vehicle or Trailer must be located entirely on the Lot .
Industrial zones	a. Off Street Motor Vehicle Parking , or storage of any Motor Vehicle, Recreation Vehicle , or Trailer must be located entirely on the Lot .
Institutional zones	a. Off Street Motor Vehicle Parking , or storage of any Motor Vehicle, Recreation Vehicle or Trailer must be located entirely on the Lot .
Resource Industrial zones	a. Off Street Motor Vehicle Parking , or storage of any Motor Vehicle, Recreation Vehicle or Trailer must be located entirely on the Lot .

C. Design and Maintenance

- On a **Lot** that has an **Official Community Plan** designation that allows **Single Family Dwelling, Duplex, Triplex, Fourplex, or Infill Townhouse Development**, each **Off Street Motor Vehicle Parking** space shall:
 - be surfaced with asphalt, concrete or paving stones; and
 - be illuminated.
- On a **Lot** that has an **Official Community Plan** designation that allows **Commercial, Industrial, Attached Multi-Unit** (except **Duplex**), Mixed-Use designation **Development**, each **Off Street Motor Vehicle Parking** space and access/maneuvering aisle shall:
 - be surfaced with asphalt, concrete or paving stones;
 - be clearly marked by painted lines or otherwise clearly identified;
 - be illuminated; and
 - provide adequate curb or wheel stops to prevent **Motor Vehicles** from obstructing an adjacent pedestrian walkway, **Bicycle Parking (Short-term)** area or landscape area.
- On **Lots** designated **Mission City Downtown, Mixed-use Commercial/Residential, Neighbourhood Centre, Attached Multi-unit Residential, Mid-Rise Multi-unit Residential, Commercial, Industrial, Future Employment Lands, and Institutional**, all parking areas shall provide **Landscaping** in accordance with the provisions of Section 112.

D. Off Street Motor Vehicle Parking Space Sizes

- The minimum dimensions for **Motor Vehicle** parking space and associated maneuvering aisle shall be as follows:

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Deleted: **Commercial, Industrial, Attached Multi-Unit** (except **Duplex**), Mixed-Use designation **Development, Neighbourhood Centre, Mid-Rise Multi Unit Agriculture, Municipal Forest, Rural, Rural Residential, Resource Industrial**, or any designation that allows a **Single Family Dwelling, or Duplex, Triplex, Fourplex, or Infill Townhouse Development...**

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SECTION 109

OFF STREET MOTOR VEHICLE PARKING REGULATIONS

Motor Vehicle Parking Angle (in degrees)	Width of Motor Vehicle Parking Space	Length of Motor Vehicle Parking Space	Width of Aisle adjacent to Motor Vehicle Parking Space	Traffic Direction
90	2.6 m (8.5 ft)	5.5 m (18.0 ft)	7.0 m (23.0 ft)	2-way
90	2.6 m (8.5 ft)	5.5 m (18.0 ft)	6.5 m (21.3 ft)	2-way within Building
90 Compact	2.5 m (8.2 ft)	5.0 m (16.4 ft)	6.5 m (21.3 ft)	2-way
60	2.6 m (8.5 ft)	5.5 m (18.0 ft)	6.5 m (21.3 ft)	2-way
60 Compact	2.6 m (8.5 ft)	5.0 m (16.4 ft)	6.5 m (21.3 ft)	2-way
45	2.6 m (8.5 ft)	5.5 m (18.0 ft)	6.5 m (21.3 ft)	2-way
45 Compact	2.7 m (8.9 ft)	5.0 m (16.4 ft)	6.5 m (21.3 ft)	2-way
180 (parallel)	2.6 m (8.5 ft)	6.7 m (22.0 ft)	6.5 m (21.3 ft)	2-way

Parking Dimensions for Garages and Carports

Parking Space Type	Width of Parking Space	Length of Parking Space		
Single Garage	3.0 m (9.8 ft)	6.1 m (20.0 ft)	N/A	N/A
Double Garage	2.8 m (9.0 ft)	6.1 m (20.0 ft)	N/A	N/A
Parking (Tandem) Space in a Garage	3.2 m (9.2 ft)	6.1 m (20.0 ft)	N/A	N/A

- Where the total number of required **Off Street Motor Vehicle Parking** spaces exceeds 25, up to 20% of the total required parking spaces may be provided as compact parking. All compact parking spaces shall be clearly marked "Small Car Only". Compact parking shall not be permitted for single or double wide garages.
- Off Street Motor Vehicle Parking** spaces that abut a wall, retaining wall, fence or similar structure shall have a minimum width of 3.0 m (98.0 ft), except if located within a single or double-wide garage.
- The vertical clearance for **Off Street Motor Vehicle Parking** spaces must be at least 2.1 m (7.0 ft) over the entire width and length of each **Motor Vehicle** parking space and be free of protrusions or encroachments by any structural and non-structural elements, except that this shall be increased to 2.3 m (8.0 ft) on the first level below **Grade (Finished)** where accessible **Motor Vehicle** parking spaces are provided.
- For underground parking, **Building** support columns shall not intrude into the minimum width or length of **Motor Vehicle Parking Spaces**,
- Driveways** that are not adjacent to a parking space shall have a minimum width of 6.0 m (19.7 ft) for two-way traffic and 4.0 m (13.1 ft) for one-way traffic.

Deleted: NOTE: Dimensions for persons with disabilities **Off Street Motor Vehicle Parking** spaces are set out in the *British Columbia Building Code*. ¶

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SECTION 109

OFF STREET MOTOR VEHICLE PARKING REGULATIONS

E. Required Off Street Motor Vehicle Parking

- For the purposes of determining the required number of **Motor Vehicle** parking spaces for a new **Development**, the total capacity for which the **Building** is designed shall be the numerical measurement for parking space requirements.
- Off Street Motor Vehicle Parking** shall be provided on a **Lot** for all the intended uses for the **Lot** in accordance with Section 109 Part E.3.
- Off Street Motor Vehicle Parking** shall be provided for each category of use or specific use in accordance with the following tables:

a. Accommodation

Use	Minimum Number of Required Parking Spaces
All Uses within the Accommodation category, other than Uses listed below:	1.0 space per Sleeping Unit
Campground	1.0 space per 5 camping spaces

b. Agriculture

Use	Minimum Number of Required Parking Spaces
All Uses within the Agriculture category	N/A

c. Motor Vehicle

Use	Minimum Number of Required Parking Spaces
All Uses with the Motor Vehicle category, other than Uses listed below:	2.0 spaces per 100.0 sq m (1,076 sq ft) of Floor Space , plus
Car Wash	1.0 space per wash bay
Parking Lot	N/A

d. Cultural

Use	Minimum Number of Required Parking Spaces
All Uses within the Cultural category	2.5 spaces per 100.0 sq m (1,076.0 sq ft) of Floor Space

e. Entertainment

Use	Minimum Number of Required Parking Spaces
All Uses within the Entertainment category, other than Uses listed below:	1.0 space per 10.0 sq m (107 sq ft) of Floor Space
Bowling Alley	3.0 spaces per bowling lane
Cinema	1.0 space per 5 seats of total capacity
Pool and Billiards Hall	1.0 space per 25.0 sq m (269 sq ft) of Floor Space

On a **Lot** designated Mission City **Downtown**, parking requirements for **Entertainment Uses** may be reduced by 35%.

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OFF STREET MOTOR VEHICLE PARKING REGULATIONS

f. Food and Beverage

Use	Minimum Number of Required Parking Spaces
All Uses within the Food and Beverage category, other than Uses listed below:	5.0 spaces per 100.0 sq m (1,076.0 sq ft) of Floor Space
Restaurant (Drive-through)	3.0 spaces per 100.0 sq m (1,076.0 sq ft) of Floor Space
Restaurant (Major), Restaurant (Minor), or Neighbourhood Public House	5.0 spaces per 100.0 sq m (1,076.0 sq ft) of Floor Space

g. Industrial

Use	Minimum Number of Required Parking Spaces
All Uses within the Industrial category, other than Uses listed below:	1.0 space per 200.0 sq m (2,153.0 sq ft) of Floor Space
Auction-Wholesale	1.0 space per 30.0 sq m (323.0 sq ft) of Floor Space
Resource Extraction and Resource Processing	N/A

h. Institutional

Use	Minimum Number of Required Parking Spaces
All Uses within the Institutional category, other than Uses listed below:	1.0 space per 35.0 sq m (376.0 sq ft) of Floor Space
Care Facility	1.0 space per 2 beds for employee parking, plus 1.0 space per 4 beds capacity for visitor parking, plus 2.0 spaces for drop off
Cemetery	1.0 space per 5 seats of total capacity of assembly area
Child Care Centre	1.0 space per employee, plus 2.0 spaces for drop off
Civic Assembly	2.5 spaces per 100.0 sq m (1,076.0 sq ft) of Floor Space
Congregate Care	0.75 spaces per Dwelling Unit
Hospital	1.0 space per 100.0 sq m (1,076.0 sq ft) of Floor Area
School (Elementary or Middle)	1.0 space per classroom, plus 2.0 spaces for bus loading and drop off
School (Secondary)	5 spaces per classroom, plus 2.0 spaces for bus loading and drop off
College and University	5 spaces per classroom, and 0.25 space per Sleeping Unit within a Dormitory , plus parking requirements for Retail and Restaurant Uses within the College or University .
Library and Prison and Detention Facility	1.0 space per 100.0 sq m (1,076.0 sq ft) of Floor Space

i. Office

Use	Minimum Number of Required Parking Spaces
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All Uses within the Office category, other than Uses listed below:	2.0 spaces per 100.0 sq m (1,076.0 sq ft) of Floor Space
Office (Medical Office)	3.0 spaces per 100.0 sq m (1,076.0 sq ft) of Floor Space

On a **Lot** designated Mission City Downtown, parking requirements for **Office Uses** may be reduced by 35%.

j. Personal Service

Use	Minimum Number of Required Parking Spaces
All Uses within the Personal Service category	2.5 spaces per 100.0 sq m (1,076.0 sq ft) of Floor Space

k. Recreation

Use	Minimum Number of Required Parking Spaces
All Uses other than Uses listed below:	1.0 space per 150.0 sq m (1,615.0 sq ft) of Floor Space
Commercial Outdoor Recreation	1.0 space per every 4 seats of capacity, or 4 spaces per 100.0 sq m (1,076.0 sq ft) of Floor Space i. to be used only where occupancy is not determined by seating
Golf Course	4.0 spaces per hole
Golf Driving Range	1.5 spaces per tee
Indoor Recreation Facility	1.0 space per 4 seats of total capacity of assembly area, plus 3.0 spaces per 100.0 sq m (1,076 sq ft) of other Floor Space
Park	N/A

l. Residential

Use	Minimum Number of Required Parking Spaces
All Uses other than Uses listed below:	<u>1.5</u> spaces per Dwelling Unit
Apartment (Market Strata) – Studio and 1 bedroom	1.0 spaces per Dwelling Unit , plus 0.2 spaces per Dwelling Unit for visitor parking
Apartment (Market Strata) – 2 bedroom or greater	1.5 spaces per Dwelling Unit , plus 0.2 spaces per Dwelling Unit for visitor parking
Apartment (Market Rental) – All unit sizes	0.75 spaces per Dwelling Unit , plus 0.2 spaces per Dwelling Unit for visitor parking
Apartment (Affordable Rental) – All unit sizes	0.5 spaces per Dwelling Unit , plus 0.2 spaces per Dwelling Unit for visitor parking
Bed and Breakfast	1.0 space per every 2 guest room used
Boarding Use	1.0 space per every 2 guest room used
Home Occupation	1.0 space per every non-resident employee, <i>plus 1.0 space per additional commercial Motor Vehicle required for the Home Occupation</i>

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SECTION 109

OFF STREET MOTOR VEHICLE PARKING REGULATIONS

Use	Minimum Number of Required Parking Spaces
Indoor Amenity Space	N/A
Manufactured Home Park	2.0 spaces per Dwelling Unit , plus 0.2 spaces per Dwelling Unit for visitor parking
Outdoor Amenity Space	N/A
Residential Care	1.0 space per every 3 beds
Secondary Suite	1.0 space - must not impede access to the parking for the primary residential use.
Secondary Detached Unit	1.0 space - must not impede access to the parking for the primary residential use.
Secondary Family Dwelling	2.0 spaces per Dwelling Unit
Supportive Recovery	1.0 space per 2 Sleeping Units
Townhouse	2.0 spaces per Dwelling Unit , plus 0.2 spaces per Dwelling Unit for visitor parking A maximum of 25% of all Dwelling Units in a Townhouse development may have Parking (Tandem) and a maximum of 50% of all Dwelling Units in a Townhouse building may have Parking (Tandem) Where parking in the excess of the maximums identified above is desired, all excess Parking (Tandem) Dwelling Units must provide a Driveway apron or on-site resident only Motor Vehicle parking space that meets the minimum required dimensions of a Motor Vehicle parking space as appropriate (compact options do not apply).

m. Retail:

Use	Minimum Number of Required Parking Spaces
All Uses within the Retail category	2.0 spaces per 100.0 sq m (1,076.0 sq ft) of Floor Space

On a **Lot** designated Mission City **Downtown**, parking requirements for retail **Uses** may be reduced by 35%.

n. Service

Use	Minimum Number of Required Parking Spaces
All Uses within the Service category	2.0 spaces per 100.0 sq m (1,076.0 sq ft) of Floor Space

On a **Lot** designated Mission City **Downtown**, parking requirements for service **Uses** may be reduced by 35%.

o. Storage

Use	Minimum Number of Required Parking Spaces
All Uses within the Storage category	N/A

p. Waterfront:

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SECTION 109 OFF STREET MOTOR VEHICLE PARKING REGULATIONS

Use	Minimum Number of Required Parking Spaces
All Uses within the Waterfront category	1.0 space per 150.0 sq m (1,615.0 sq ft) of Floor Space

F. Location of Parking Spaces and Aisles

1. Required **Off Street Motor Vehicle Parking** spaces and maneuvering aisles shall be provided on the same **Lot** as the **Buildings** or **Use** for which they are required.
2. Notwithstanding subsection 1 hereof, where all **Off Street Motor Vehicle Parking** spaces cannot be located on the same **Lot** as the **Building** for which they are required, such spaces may be situated on another **Lot** and may be counted towards the minimum parking requirement provided:
 - a. they are located not more than 122.0 m (400.8 ft) from the **Building** for which they are required; and
 - b. they are not already counted for another **Use**.
3. Where parking is provided on a **Lot** in accordance with subsection 2 hereof, annexed to the title of such **Lot** shall be a covenant registered in favour of the **City** and the benefiting **Lot** indicating that the **Lot** or portion of the **Lot** concerned shall continue to be used and maintained solely for parking purposes.
4. Access ways or maneuvering aisles on one **Lot** that provide direct access to parking spaces located on an adjacent **Lot** shall have annexed to the title of such **Lot** a restrictive covenant in favour of the **City** and the benefiting **Lot** indicating that such aisles and access way shall be used and maintained solely for access purposes.

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G. Queueing Lane and Queueing Space Requirements

1. Where a **Drive through Service** or **Restaurant (Drive-through)** is permitted in a zone, a **Queueing Lane** be provided and shall meet the following dimensions:
 - a. a minimum width of 6.0 m (19.7 ft) along the entire length of the **Queueing Lane**;
 - b. a minimum length of 30.0 m (98.4 ft), up to and including the queueing space at the pick-up window, and shall be separate from any **Drive Aisle**;
2. Where a **Drive through Service** or **Restaurant (Drive-through)** is permitted in a zone, a **Queueing Lane** shall:
 - a. not be located in front yard or exterior side yard setback;
 - b. not be located within 10.0 m (32.8 ft), horizontally or vertically, of a **Residential Use**; and
 - c. not be counted towards the **Off Street Motor Vehicle Parking** requirements.

H. Pedestrian Movement

1. Any **Off Street Motor Vehicle Parking** area that contains a **Commercial, Industrial** or **Institutional Use** on a **Lot** that is required to have 40 or more parking spaces shall:
 - a. have at least one pedestrian walkway, with an unobstructed width of at least 3.0 m (9.8 ft), through a parking area between two parking modules and aligned with a major entrance to a **Principal Building**;
 - b. have at least two pedestrian walkways, with an unobstructed width of at least 3.0 m (9.8 ft), that connects to a public sidewalk that abuts the **Lot**. In a case where there is no public sidewalk, the pedestrian walkway shall be provided to the front or exterior side yard **Lot** line; and

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SECTION 109 OFF STREET MOTOR VEHICLE PARKING REGULATIONS

- c. have clearly marked and signed crosswalks where they cross a **Driveway**.

I. **Electric Vehicle Charging Infrastructure**

All **Off Street Motor Vehicle Parking** spaces required for **Apartment, Townhouse, Commercial, Industrial** and **Institutional Development** shall meet the following requirements for the provision of **Electric Vehicle** charging infrastructure.

Building Type	Requirement #1 – Rough-in for <i>Electric Vehicle Charging Stations</i>	Requirement #2 - <i>Electric Vehicle Charging Station</i> Installation
Apartment and Townhouse	100% of all required Off Street Motor Vehicle parking spaces shall be Level 2 roughed-in	N/A
Commercial, Industrial, Institutional	20% of all required Off Street Motor Vehicle parking spaces shall be Level 2 roughed-in	1% of all required Off Street Motor Vehicle parking spaces shall have an Electric Vehicle Charging Station installed
Industrial, Apartment, Townhouse, Commercial, Industrial, Institutional Development that are required to have 15 or less Off Street Motor Vehicle Parking spaces	N/A	N/A
All other Development	N/A	N/A

1. An **Electric Vehicle** energy management system shall be installed in **Apartment, Townhouse, Commercial** and **Industrial Buildings** that control electrical loads for the electrical vehicle supply equipment with a minimum performance standard to ensure a sufficient rate of **Electric Vehicle** charging;
2. Notwithstanding Section 109 Part I, a **Building** lawfully existing at the effective date of this Bylaw may be altered by adding 10% or less over the existing **Floor Space** without providing **Electric Vehicle** charging infrastructure; and
3. The **Electric Vehicle Off Street Motor Vehicle Parking** spaces shall be clearly identified with signage.

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SECTION 109 OFF STREET MOTOR VEHICLE PARKING REGULATIONS

J. Accessible Parking Requirements

1. Accessible parking shall be provided for in accordance with the following table:

Minimum Number of Required Parking Spaces	Minimum Number of Required Accessible Parking Spaces
10-50	1.0
For each additional 50 parking spaces or part thereof, up to and including 300	1.0 additional
300+	1% of additional parking spaces required

2. Required **Accessible Parking Spaces** shall comply with the following:
- Be located close, and be accessible, to a **Building** entrance;
 - In the case of **Townhouses**, **Accessible Parking Spaces** shall be provided based only on the required visitor parking spaces, calculated in accordance with Section 109;
 - In the case of **Townhouses**, where **Accessible Parking Spaces** shall be provided, those spaces must be located in a central location; and
 - When parking is located in a combination of underground and surface parking, at least one **Accessible Parking Space** shall be provided in each location
3. **Accessible Parking Spaces** shall comply with the following:
- The minimum width of which shall be determined by adding 1.3 metres to the minimum width required under Section 109 (compact options do not apply);
 - Be clearly identified using the international symbol of accessibility
 - Have a firm, slip resistant and level surface; and
 - At least 1 such space shall have a pedestrian pathway with a minimum width of 1.2 metres immediately adjacent to the designated **Accessible Parking Space**; this pedestrian pathway may serve more than one **Accessible Parking Space** and must be clearly marked.

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SECTION 110

OFF STREET BICYCLE PARKING REGULATIONS

A. Intent

1. The intent of the **Off Street Bicycle Parking Regulations** section is to provide regulations related to the provision of **Bicycle Parking Areas**.

B. Existing Buildings

1. Notwithstanding Section 110 Part A, a **Building** lawfully existing at the effective date of this Bylaw may be altered by adding 10% or less over the existing **Floor Space** without having to provide **Bicycle Parking Areas**.

C. Accessibility and Use

1. **Bicycle Parking (Short Term)** spaces:
 - a. shall be provided in an area that is separate from any required pedestrian, **Motor Vehicle** accesses, **Motor Vehicle** parking spaces, or **Off-Street Loading Space** that is required by Section 109 or 111;
 - b. shall be located less than 6.0 m (19.6 ft) from the **Amenity Space (Common Indoor)**, in the case of a **Townhouse Use**;
 - c. shall be located less than 6.0 m (19.6 ft) from a publicly-accessible entrance to the **Building**, in the case of **Commercial Uses**, **Industrial Uses**, **Institutional Uses** and **Apartment Uses**;
 - d. shall be located wholly on the same **Lot** as the **Building** or **Facility** that it serves;
 - e. may be provided as a room within a **Building** that contains **Commercial Use**, **Industrial Use** or **Institutional Use** provided the spaces are accessible to the public at all times; and
 - f. shall be separated from **Off Street Motor Vehicle** parking spaces by a physical barrier.
2. **Bicycle Parking (Long Term) Spaces** shall be:
 - a. provided in a secured room that is accessible to all occupiers or tenants of the **Building** or **Dwelling Units** it serves.

D. Design and Maintenance

1. **Bicycle Parking (Short-Term) Spaces** and **Bicycle Parking (Long Term) Spaces** and access aisle shall:
 - a. be surfaced with asphalt or concrete;
 - b. be clearly identified with signage;
 - c. be illuminated;
 - d. be located so as to not obstruct pedestrian or **Motor Vehicle** movements;
 - e. be protected from the weather with an awning, canopy or roof that covers the entire **Bicycle Parking (Short Term)** area, in a case where the parking is provided outside; and
 - f. have a storage rack that has:
 - i. no moving parts;
 - ii. two points of contact for stability;
 - iii. compatibility with standard locking devices;
 - iv. easy access;
 - v. tamper-proof bolts; and

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SECTION 110

OFF STREET BICYCLE PARKING REGULATIONS

- vi. easy accessibility to individual bicycles even when at full capacity.

E. Bicycle Parking Space Sizes

1. The minimum dimensions for a bicycle parking space and associated maneuvering aisle shall be as follows:

Width of Bicycle Parking Space	Length of Bicycle Parking Space	Vertical Clearance	Access Aisle Width and Horizontal Clearance
0.6 m (2.0 ft)	1.8 m (5.9 ft)	2.0 m (6.5 ft)	1.5 m (4.9 ft)

F. Required Off Street *Bicycle Parking* Areas

1. For the purposes of determining bicycle parking requirement, the total capacity for which the **Building**, or **Facility** is designed shall be the numerical measurement for parking requirements.
2. **Bicycle Parking (Short-Term)** spaces and **Bicycle Parking (Long-Term)** spaces shall be provided on a **Lot** for all the intended uses for the **Lot** in accordance with Section 110 Part D.1.
3. **Bicycle Parking (Short-Term)** spaces and **Bicycle Parking (Long-Term)** spaces shall be provided for each category of use or specific use in accordance with the following tables:

Use	Minimum Number of Required Bicycle Parking (Short-Term) Spaces
All Uses , other than Uses listed below:	15% of the minimum number of total Motor Vehicle Parking Spaces required in Section 109
Institutional Uses , except <ul style="list-style-type: none"> Care Facility, Cemetery, Congregate Care, Opioid Substitution Treatment Clinic, and Prison and Detention Facility. 	25% of the minimum number of total Motor Vehicle Parking Spaces required in Section 109
Care Facility , Cemetery , Congregate Care , Opioid Substitution Treatment Clinic , and Prison and Detention Facility .	5% of the minimum number of total Motor Vehicle Parking Spaces required in Section 109
Agriculture Uses , Resource Industrial Uses , Single Family Dwelling , Duplex , Duplex (Fee Simple) , Triplex , Fourplex , Infill Townhouse , Secondary Detached Unit , and Rowhouse Unit .	N/A
Apartment , and Townhouse .	15% of the minimum number of total Motor Vehicle parking spaces required in Section 109.

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SECTION 110

OFF STREET BICYCLE PARKING REGULATIONS

<i>Use</i>	Minimum Number of Required <i>Bicycle Parking (Long-Term)</i> Spaces
All <i>Uses</i> other than <i>Uses</i> listed below:	N/A
<i>Apartment.</i>	0.5 space per <i>Dwelling Unit</i> within a common room located within the same <i>Building</i> the <i>Dwelling Unit</i> is located. The <i>Bicycle Parking (Long Term) Spaces</i> shall be a separate room than the <i>Amenity Space (Common Indoor)</i> .
<i>Townhouse, and Rowhouse.</i>	1 space per <i>Dwelling Unit</i> within a garage

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SECTION 111

OFF STREET LOADING REGULATIONS

A. Intent

1. Subject to Section 111, Part B, where the provisions of this Bylaw require allowance for the off street loading of **Motor Vehicles**, **Off Street Loading Spaces** shall be provided and maintained in conformity with the minimum standards in this Part.

B. Existing Buildings

1. Notwithstanding Section 111 Part A, a **Building** lawfully existing at the effective date of this Bylaw may be altered by adding 10% or less over the existing **Floor Space** provided all existing **Off Street Loading Spaces** are maintained.

C. Use

1. Required **Off Street Loading Spaces** shall not be used for any other **Use**.

D. Loading Space Sizes

1. The minimum dimensions for **Off Street Loading Spaces** and associated maneuvering aisle shall be as follows:

Minimum Width of Off Street Loading Space	Minimum Length of Off Street Loading Space	Minimum Vertical Clearance of Off Street Loading Space
3.2 m (10.5 ft)	9.0 m (29.3 ft)	3.5 m (11.5 ft)

E. Access

1. Direct **Motor Vehicle** access from a **Street** or **Lane** shall be provided to each loading space.

F. Design and Maintenance Standards

1. **Off Street Loading Spaces** shall have adequate curb stops to retain vehicles within the **Off Street Loading Spaces**, to prevent **Motor Vehicles** from obstructing pedestrian walkways or causing damage to **Landscaped Areas**.
2. **Off Street Loading Spaces** shall be surfaced with asphalt or concrete.
3. Each loading space shall be sited within 12.0 m (39.4 ft) of the loading door it is designed to serve.

G. Required Number of Off Street Loading Spaces

1. On a **Lot** that contains **Institutional**, **Industrial**, or **Commercial Uses**, the minimum number of accessory **Off Street Loading Spaces** to be provided shall be:
 - a. one loading space where the **Floor Space** of the **Buildings** on the **Lot** is more than 400.0 sq m (4,304.0 sq ft) and less than 2,000.0 sq m (21,528.0 sq ft); or
 - b. two loading spaces where the **Floor Space** of the **Buildings** on a **Lot** is 2,000.0 sq m (21,528.0 sq ft) or more.

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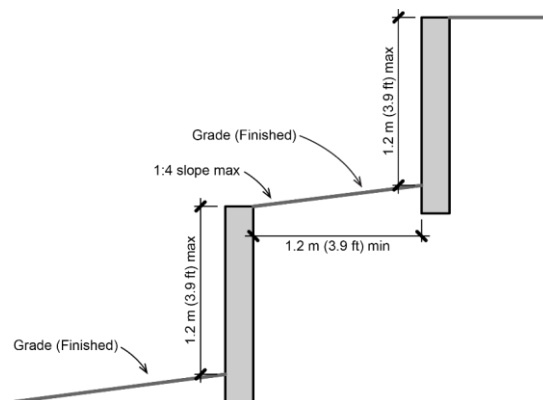
A. Fencing

1. Unless otherwise provided in this Bylaw, the following shall apply to all **Lots** within the **Urban Growth Boundary**:
 - a. No fence shall be constructed on a **Lot** to a **Height** exceeding:
 - i. 1.9 m (6.2 ft), or
 - ii. 1.2 m (3.9 ft) when it is located within a required **Yard (Front)** or **Yard (Exterior Side)** on a flanking **Street**,
 - b. Electric fencing is not permitted, and
 - i. Barbed wire, and or razor wire are not permitted, except within *Commercial, Industrial, and Institutional* designations where barbed wire or razor wire is located on a fence or wall above a height of 2.0 m.
 - c. Where a fence or similar **Structure** is located on top of a wall, the **Height** of the fence shall not exceed 1.5 m (4.9 ft).
 - d. A **Lot** designated *Urban Residential* and *Urban Compact*:
 - i. Where the **Lot Line (Rear)** of a **Lot** abuts the **Lot Line (Interior)** of an adjoining **Lot**, the **Height** of fences, or walls, on such a rear **Lot** shall not be greater than the **Height** permitted on the side line of an adjoining **Lot** at the point of abutment.
 - ii. Where a fence is erected in a required **Yard (Front)** on a flanking **Street**, the fence shall be a visually permeable picket, rail, metal or other material fence. To be considered visually permeable, a fence must have a minimum of 33% open.
 - e. A fence may only be constructed of wood, masonry materials (excluding poured concrete), metal, pre-cast manufactured perforated or decorative concrete blocks or panels, and any combination thereof.

B. Retaining Walls

1. The maximum exposed **Height** of a retaining wall at any point on the property, on a Lot designated Suburban Residential, Urban Residential, Urban Compact and Attached Multi-unit Residential, unless otherwise required as a condition of subdivision approval, shall not exceed 1.2 m (3.9 ft) in **Height** measured at **Grade (Finished)**.
2. The minimum distance between retaining wall structures, on a Lot designated Suburban Residential, Urban Residential, Urban Compact and Attached Multi-unit Residential, unless otherwise required as a condition of subdivision approval, shall be 1.2 m (3.9 ft).
3. The maximum slope of **Grade (Finished)** between retaining wall structures shall be no more than 1:4 (1 rise:4 run).
4. Blank concrete block retaining walls shall not be permitted on a Lot designated Suburban Residential, Urban Residential, Urban Compact and Attached Multi-unit Residential.
5. The Approving Officer may approve retaining walls in excess of 1.2 m (3.9 ft) as a condition of subdivision.
6. The following provides a visual example of the requirements of Section 112 part B:

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C. Landscaping

1. Where **Landscaping** is required by this Bylaw, no **Development** shall commence:
 - a. unless a **Landscaping Plan** has been approved, as part of a development permit application; and
 - b. unless the required security for the **Landscape Plan** has been submitted to the satisfaction of the City.
 - c. unless covered by the provisions of a Development Agreement, any **Landscaping Area** between the property line and the existing curb must be incorporated into the landscape plan and shall be landscaped concurrently with the landscaping on the **Lot**.
2. **Landscaping** on a **Development Lot** shall comply with the following:
 - a. Trees, shrubs and **Landscape Screens** shall be provided in the following amounts except where **Buildings** and **Structures** cover 90%, or greater of a **Lot**:

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OCP Designation	Landscaping for Surface Motor Vehicle Parking Areas	Landscaping for Landscape Areas
Mission City <i>Downtown, Mixed-use Commercial/Residential, Neighbourhood Centre, Attached Multi-unit Residential, Mid-Rise Multi-unit Residential, Commercial, Industrial, Future Employment Lands, and Institutional.</i>	<p>1 tree per 5 Off Street Motor Vehicle Parking Spaces.</p> <p>Each tree shall be provided a minimum of 2.0 sq m (21.5 sq ft) of space.</p> <p>A landscape strip at least 4.0 m (13.1 ft) shall be provided when a Motor Vehicle parking area is adjacent to a Street; and</p> <p>Shall provide a fence or Landscape Screen with a minimum height of 1.5 m (4.9 ft) when adjacent to a Lot that:</p> <p>G. is designated: <i>Urban Residential, Urban Compact,</i></p>	<p>1 tree and 1 shrub for each 15.0 sq m (161.5 sq ft) of Landscape Area.</p> <p>Each tree shall be provided a minimum of 2.0 sq m (21.5 sq ft) of space.</p> <p>Shall provide a fence or Landscape Screen with a minimum Height of 1.5 m (4.9 ft) when adjacent to a Lot that:</p> <p>A. is designated <i>Urban Residential, Urban Compact, Suburban Residential, Rural, Rural Residential</i>; or</p>

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SECTION 112

LANDSCAPING

OCP Designation	Landscaping for Surface Motor Vehicle Parking Areas	Landscaping for Landscape Areas
	Suburban Residential, Rural, Rural Residential; or H. contains an existing residential land Use .	B. contains an existing residential land Use .
Urban Residential, Urban Compact, Suburban Residential, Rural Residential, and Rural.	N/A	In accordance with LAN.32 – Tree Retention / Replanting Policy.
Resource Industrial.	N/A	N/A

- b. Tree and shrubs referenced in 2 (a), above, shall comply with the following:
 - i. Tree species at maturity shall have an average spread of crown greater than 5.0 m (16.4 ft). Trees having a lesser average mature crown of 5.0 m (16.4 ft) may be grouped so as to create the equivalent of 5.0 m (16.4 ft) or greater crown at maturity;
 - ii. Deciduous trees shall have a caliper of least 60 mm (2.4 in) caliper;
 - iii. Deciduous shrubs shall have a minimum height of 450 mm (17.7 in);
 - iv. Coniferous trees shall have a minimum height of 2.5 m (8.2 ft); and
 - v. Coniferous shrubs shall have a minimum spread of 450 mm (17.7 in).
3. When existing trees retained on a **Development Lot**:
 - a. are at least 15.0 cm (6.0 in) in calliper, they may count double towards meeting the tree requirements of this Section.
 - b. are at least 25.0 cm (9.8 in) in calliper, they may count triple towards meeting the tree requirements of this Section.
4. Existing **Landscaping** or natural vegetation that is to be retained must be protected to the furthest extent of the drip line and the final grading of the site should not alter the existing grade within the root zone more than 20 cm. All **landscaping** materials and installation shall meet or exceed the *British Columbia Nursery Trades Association Standards* (BCNTA) and be regularly maintained.
5. All plant materials shall be hardy and indigenous to the City and to the location on the **Lot** where they are planted.
6. In the event that plant material required in an approved **Development** is inappropriate or fails to survive the plant materials shall be replaced with alternate materials that are hardy and indigenous to the City and meet or exceed the BCNTA standards.
7. Where a **Shipping Container** is placed on a property for **Enclosed Storage (Shipping Container Use)**, a **Landscape Screen** with a minimum **Height** of 2.0 m (6.56 ft) or the **Height** of the **Shipping Container**, whichever is greater, is required around the perimeter of the **Shipping Container** where it is visible from an adjacent **Lot** or **Highway**.

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D. Landscaping Security

1. The **Landscape Architect**, based on the information provided on the **Landscape Plan**, shall calculate the **Landscaping** costs. If the City does not accept the costs identified by the **Landscape Architect**, they may determine a different landscaping cost figure for the purpose of determining the value of the landscaping security.
 - a. The City shall require, as a condition of a development permit application, that the owner provide a monetary security to ensure that **Landscaping** is provided in accordance with the approved **Landscape Plan**, and maintained for two growing seasons. The security shall be provided as cash, or an irrevocable letter of credit, with a value equal to 110% of landscape materials, labour and installation costs.
 - b. Where a **Lot** is to be developed in phases, **Landscaping** and landscaping security need only be provided on that portion of the **Lot(s)** to be approved in each phase. **Landscaping** and landscaping security shall be required in subsequent phases on the remainder of the site at the time these are approved and developed.
 - c. If cash is offered as the **Landscaping** security, it shall be held by the City, without interest payable, until the **Landscaping** has been installed and successfully maintained for one calendar year from date of installation.
 - d. If a letter of credit is offered as the **Landscaping** security, it shall be in a form satisfactory to the City. The initial term of the letter of credit shall be one year. The owner shall renew the letter of credit for a further one-year term 30 days prior to expiry. This process shall be repeated as many times as is necessary so that the letter of credit is maintained until the installation of landscaping has occurred and maintenance of the **Landscaping** has been carried out one calendar year from date of installation, as determined by and to the satisfaction of the City.
 - e. The owner shall notify the City 30 days prior to the expiry date of the letter of credit, in order to provide sufficient time for the City to inspect the site and to determine if the **Landscaping** is well maintained and developed in accordance with the regulations of this Bylaw. If **Landscaping** conditions are satisfactory to the City, the letter of credit may be released. If inspection cannot be made within this 30-day period due to weather conditions or other extenuating circumstances, the City may require renewal of the letter of credit until a satisfactory inspection can be made.
 - f. Upon application by the owner's representative, a letter of credit may be amended to a reduced amount, for attachment to the original letter of credit, at the discretion of the City, when any of the following events occur and are to the satisfaction of the City:
 - i. the required **Landscaping** has been properly installed.
 - ii. the required **Landscaping** has been well maintained and is in a healthy condition after one growing season.
 - iii. the required **Landscaping** has been well maintained and is in a healthy condition after two growing seasons. In this last case, the letter of credit shall be fully released.
 - iv. receipt of a comfort letter from the **Landscape Architect** of record.
 - g. Any letter of credit shall allow for partial draws. If the **Landscaping** is not completed in accordance with the approved **Landscape Plan** within one growing season after completion of the **Development**, or if the **Landscaping** is not well maintained and in a healthy condition two growing seasons after completion of the **Landscaping**, the City may draw on a cash security or a letter of credit and the amount thereof shall be paid to the City for its use absolutely. All expenses incurred by the City to

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renew or draw upon a letter of credit shall be reimbursed by the owner to the City by payment of invoice or from the proceeds of the letter of credit.

- h. In the event the owner does not complete the required **Landscaping**, or if the owner fails to maintain the **Landscaping** in the healthy condition to the satisfaction of the City for the specified periods of time and the cash or the proceeds from the letter of credit are insufficient for the City to complete the required work, should it elect to do so, then the owner shall pay such deficiency to the City immediately upon being invoiced. The City shall provide an accounting to the owner indicating how the proceeds of the letter of credit were applied, within 60 days of completing or maintaining the **Landscaping**.

- i. Upon receipt of a written request from the parties involved in the **Development**, including but not limited to the property owner, condominium association or the issuer of the letter of credit, the City may schedule an inspection of the finished **Landscaping**. Inspections may be made during the normal growing season, April 15 through October 15.

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A. Intent

1. The intent of the **Density Bonus** section is:
 - a. to provide regulations related to a **Density Bonus** program; and
 - b. to provide clarity as to an acceptable **Significant Community Amenity**, as per Policy 8.1.2 and 8.1.5 of the **Official Community Plan**.

B. General Regulations

1. A **Density Bonus** shall be permitted on a **Lot** that meets the following criteria:
 - a. Designated:
 - i. Mission City *Downtown*;
 - ii. *Attached Multi-unit Residential*;
 - iii. *Commercial*;
 - iv. *Mixed-Use Commercial/Residential* (north of CPR railway tracks only); and
 - v. *Neighbourhood Centre* only;
 as shown in the **Official Community Plan**; and
 - b. Zoned one of the following zones:
 - i. Mission City Downtown One Zone (**DT1**);
 - ii. Mission City Downtown Two Zone (**DT2**);
 - iii. Multi-Unit Apartment One Zone (**MA1**);
 - iv. Mixed-Use Commercial/Residential Two Zone (**MU2**);
 - v. Neighbourhood Centre One Zone (**NC1**); or
 - vi. a Comprehensive Development Zone (**CD**) that is based on one of the above zones, and complies with Section 1201 of this Bylaw.
 - c. Shown on Schedule C.
2. A **Density Bonus** shall not be permitted on a **Lot** where it will result, or has already resulted, in the demolition of three or more rental **Dwelling Units**, unless an equivalent number of replacement rental **Dwelling Units** are provided.
3. When a developer is required to build **Dwelling Units** as part of the **Density Bonus** regulations, the City may accept an alternate contribution in the form of cash, land or some combination of the two, in lieu of providing the **Significant Community Amenity**, provided the alternate contribution is equal to, or greater than, the cost of providing the **Significant Community Amenity**.
4. Prior to obtaining a resolution of **Council**, the Director of Development Services may require that a report be commissioned by the developer, at the developer's sole expense, to determine the current value associated with constructing the **Significant Community Amenity** referenced in Section 113 B (3) above.

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CHAPTER 2
Mission City DOWNTOWN ZONES

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Mission City Downtown One Zone

DT1

A. Zone Intent

1. The intent of the **DT1** Zone is to allow mixed-use mid-rise **Buildings** typically associated with a downtown area on a **Lot** designated *Mission City Downtown*.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **DT1** Zone:

- a. **Accommodation** limited to:
 - i. **Hotel**.
- b. **Cultural** limited to:
 - i. **Cultural Assembly**.
- c. **Entertainment** limited to:
 - i. **Banquet Hall**,
 - ii. **Bowling Alley**,
 - iii. **Cinema**, and
 - iv. **Pool and Billiards Hall**.
- d. **Food and Beverage** limited to:
 - i. **Craft Brewery/Distillery**,
 - ii. **Restaurant (Major)**, and
 - iii. **Restaurant (Minor)**.
- e. **Institutional** limited to:
 - i. **Child Care Centre**,
 - ii. **Civic Assembly**,
 - iii. **College**,
 - iv. **Education Facility**,
 - v. **Library**, and
 - vi. **University**.
- f. **Motor Vehicle** limited to:
 - i. **Parking Lot**.
- g. **Office** limited to:
 - i. **Office (General Use)**, and
 - ii. **Office (Medical Office)**.
- h. **Personal Service** limited to:
 - i. **Barbershop**,
 - ii. **Drycleaner**,
 - iii. **Hair and Body Salon**,

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- iv. **Tailor**, and
 - v. **Spa**.
 - i. **Recreation** limited to:
 - i. **Indoor Recreation Facility**.
 - j. **Residential** limited to:
 - i. **Apartments** provided they:
 - form an integral part of a commercial **Building** on the **Lot**,
 - are not located on the first **Storey**, and
 - are the only **Use** in a **Storey** and in all other **Storeys** above the **Residential Use**.
 - k. **Retail** limited to:
 - i. **Auction-Retail**,
 - ii. **Cannabis Retail Store** (limited to a maximum of one **Cannabis Retail Store** per property, not permitted within 250.0 m (820.2 ft) of a public or private **School**, and not permitted within 150.0 m (492.1 ft) of another **Cannabis Retail Store** when located within the Mission City **Downtown** or **Neighbourhood Centre** designation;
 - iii. **Liquor Store**,
 - iv. **Retail (Food Store)**,
 - v. **Retail (Major)**,
 - vi. **Retail (Minor)**,
 - vii. **Retail (Pharmacy)**, and
 - viii. **Second Hand Store**.
 - l. **Service** limited to:
 - i. **Community Service**,
 - ii. **Funeral Parlour**,
 - iii. **General Service Use**, and
 - iv. **Veterinary Clinic**.
2. The following **Accessory Uses** limited to:
- a. **Accessory Uses** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**,
 - iii. **Dormitory** (accessory to **College** and **University** only).
 - b. **Office** limited to:
 - i. **Office (Administrative Use)**.
 - c. **Service** limited to:
 - i. **Conference Centre** (accessory to **Hotel** only)
 - d. **Residential** limited to:
 - i. **Amenity Space (Common Indoor)**,
 - ii. **Amenity Space (Outdoor Common)**,

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SECTION 201

Mission City DOWNTOWN ONE DT1

- iii. **Amenity Space (Private Outdoor)**, and
- iv. **Home Occupation**.
- e. Storage limited to the following:
 - i. **Enclosed Storage**.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
DT1	558.0 sq m (6,006.0 sq ft)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal/Accessory Building or Structure	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)

2. Notwithstanding Section 201 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
DT1	100%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

	Floor Space Ratio	Significant Community Amenity
Base Density	1.50	N/A
Density Bonus Level I	1.75	A Density Bonus up to 1.75 FSR is permitted if the developer enters into a Housing Agreement with the City that requires that a minimum of 10% of the Dwelling Units in the entire Development are rental Dwelling Units that are offered in accordance with Section 113 of this Bylaw and the City's Affordable Housing Policy .
Density Bonus Level II	2.0	A Density Bonus up to 2.0 FSR is permitted if the developer enters into a Housing Agreement with the City that requires that all of the Dwelling Units in the entire Development are rental Dwelling Units , and 10% of those Dwelling Units are offered in accordance with Section 113 of this Bylaw and the City's Affordable Housing Policy .

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G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Height** in the following table:

	Principal Building	Accessory Building/Structure
Base Height	15.0 m (49.2 ft)	4.5 m (14.8 ft)
Density Bonus Height	19.1 m (62.5 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor)** shall meet the following requirements:
 - a. **Developments** that contain 15 **Dwelling Units** or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**;
 - b. A **Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - i. has direct access from a **Street**, independent from the access to the **Residential Uses**; and
 - ii. has direct access to an open space and play area within the **Lot**.
2. **Amenity Space (Common Outdoor)** is not a requirement within this zone; however, if it is provided it shall have a slope of 5% or less.
3. **Amenity Space (Private Outdoor)** is not a requirement within this zone.

I. Off-Street Motor Vehicle, Bicycle Parking Areas and Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycling Parking Areas** shall in accordance with the provisions of Section 110.
3. **Off Street Loading Space(s)** shall be in accordance with the provisions of Section 111.
4. **Off Street Motor Vehicle Parking** within the required setbacks is not permitted.
5. 75% of the required resident **Off Street Motor Vehicle Parking** must be provided as parking within the **Building** envelope.
6. **Off Street Motor Vehicle Parking** shall not have access across a **Lot Line (Front)** if access is available via a **Lane** or a flanking **Street**.

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Mission City Downtown Two Zone

DT2

A. Zone Intent

1.0 The intent of the DT2 Zone is to allow mixed-use mid-rise and high-rise **Buildings** typically associated with a downtown area on a **Lot** designated Mission City *Downtown*.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the DT2 Zone:

a. **Food and Beverage** limited to:

- i. **Craft Brewery/Distillery**
- ii. **Restaurant (Major), and**
- iii. **Restaurant (Minor).**

b. **Institutional** limited to:

- i. **Child Care Centre.**

c. **Office** limited to:

- i. **Financial Services,**
- ii. **Office (General Use), and**
- iii. **Office (Medical Office).**

d. **Personal Service** limited to:

- i. **Barbershop,**
- ii. **Drycleaner,**
- iii. **Hair and Body Salon,**
- iv. **Tailor, and**
- v. **Spa.**

e. **Recreation** limited to:

- i. **Indoor Recreation Facility.**

f. **Residential** limited to:

- i. **Apartments** provided that:

- A. they are not located on the ground **Storey** of a **Building** adjacent to 1st Avenue or Railway Avenue, and
- B. **Apartment Use** is the only **Use** located in a **Storey** and for all **Storeys** above the **Apartment Use**.

g. **Retail** limited to:

- i. **Liquor Store,**
- ii. **Retail (Food Store),**
- iii. **Retail (Major), and**
- iv. **Retail (Minor),**

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SECTION 202

Mission City DOWNTOWN TWO DT2

- h. **Service** limited to:
 - i. **Community Service**,
 - ii. **General Service Use**, and
 - iii. **Financial Services**,
 - iv. **Veterinary Clinic**.
- 2. The following **Accessory Uses** and no other shall be permitted in the **DT2** Zone:
 - a. **Accessory Building** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Office** limited to:
 - i. **Office (Administrative Use)**.
 - c. **Residential** limited to:
 - i. **Amenity Space (Common Indoor)**,
 - ii. **Amenity Space (Outdoor Common)**,
 - iii. **Amenity Space (Private Outdoor)**, and
 - iv. **Home Occupation**.
 - d. Storage limited to the following:
 - i. **Enclosed Storage**.

C. Lot Area

- 1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
DT2	558.0 sq m (6,006.0 sq ft)

D. Setbacks

- 1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal/Accessory Building or Structure	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)

- 2. Notwithstanding Section 202 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

- 1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
DT2	100%

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SECTION 202

Mission City DOWNTOWN TWO DT2

F. Density

- The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

	Floor Space Ratio	Significant Community Amenity
Base Density	4.5	N/A
Density Bonus Level I	4.75	A Density Bonus up to 4.75 FSR is permitted if the developer enters into a Housing Agreement with the City that requires that a minimum of 10% of the Dwelling Units in the entire Development are rental Dwelling Units that are offered in accordance with Section 113 of this Bylaw and the City's Affordable Housing Policy .
Density Bonus Level II	5.0	A Density Bonus up to 5.0 FSR is permitted if the developer enters into a Housing Agreement with the City that requires that all of the dwelling units in the entire Development are rental Dwelling Units , and 10% of those units are offered in accordance with Section 113 of this Bylaw and the City's Affordable Housing Policy .

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G. Height of Buildings

- The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

	Principal Building	Accessory Building/Structure
Base Density Height	21.3 m (70.0 m)	4.5 m (14.8 ft)
Density Bonus Height	38.1 m (125.0 ft)	4.5 m (14.8 ft)

H. Amenity Space

- Amenity Space (Common Indoor)** shall meet the following requirements:
 - Developments** that contain 15 **Dwelling Units** or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**;
 - A **Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - has direct access from a **Street**, independent from the access to the **Residential Uses**; and
 - has direct access to an open space and play area within the **Lot**.
- Amenity Space (Common Outdoor)** is not a requirement within this zone; however, if it is provided it shall have a slope of 5% or less.
- Amenity Space (Private Outdoor)** is not a requirement within this zone.

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I. Off-Street Motor Vehicle, Bicycle Parking Areas and Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Space(s)** shall be in accordance with the provisions of Section 111.
4. 75% of the required resident parking spaces for **Apartment Use** must be provided as parking within the building envelope.
5. **Off Street Motor Vehicle Parking** shall not have access across a **Lot Line (Front)** if access is available via a *lane* or a flanking street.
6. Parking within the required setbacks is not permitted.

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SECTION 203**Mission City DOWNTOWN THREE
DT3****Mission City Downtown Three Zone****DT3****A. Zone Intent**

1. The intent of the **DT3** Zone is to allow up to four Dwelling Units and **Commercial Uses** typically associated with a downtown area, and to accommodate such uses within a **Building** with single-family residential character, on **Lot** designated Mission City Downtown.
 - a. All **Lots** shall be developed with **Detached Garages** with access from a **Lane**.

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B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **DT3** Zone:

- a. **Accommodation** limited to:
 - i. **Boarding House**.
- b. **Food and Beverage** limited to:
 - i. **Restaurant (Major)**, and
 - ii. **Restaurant (Minor)**.
- c. **Institutional** limited to:
 - i. **Child Care Centre**,
 - ii. **Civic Assembly**,
 - iii. **College**,
 - iv. **Education Facility**,
 - v. **Library**, and
 - vi. **University**.
- d. **Office** limited to:
 - i. **Office (General Use)**, and
 - ii. **Office (Medical Office)**.
- e. **Personal Service** limited to:
 - i. **Barbershop**,
 - ii. **Body Art and Tattoo Parlour**,
 - iii. **Drycleaner**,
 - iv. **Hair and Body Salon**,
 - v. **Spa**, and
 - vi. **Tailor**.
- f. **Recreation** limited to:
 - i. **Indoor Recreation Facility**.
- g. **Residential** limited to one of:
 - i. Single Family Dwelling, or
 - ii. Duplex, or
 - iii. Triplex, or

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iv. Infill Townhouse.

- h. **Retail** limited to:
 - i. **Retail (Minor)**,
 - ii. **Retail (Food Store)**, and
 - iii. **Second Hand Store**.
 - i. **Service** limited to:
 - i. **Community Service**,
 - ii. **General Service Use**, and
 - iii. **Financial Services**.
2. The following **Accessory Uses** and no other shall be permitted in the **DT3** Zone:
- a. **Accessory** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**, and
 - iii. **Dormitory** (accessory to **College** and **University** only).
 - b. **Agriculture** limited to:
 - i. **Agriculture (Hobby Greenhouse)**.
 - c. **Office** limited to:
 - i. **Office (Administrative Use)**.
 - d. **Residential** limited to:

One of:

 - i. **Bed and Breakfast**, within a Single Family Dwelling only or
 - ii. **Boarding Use**, within a Single Family Dwelling or Duplex only or
 - iii. **Residential Care**, within a Single Family Dwelling only, or
 - iv. **Secondary Suite**

and,

 - i. **Secondary Detached Unit** (Section 106 Part I.) limited to:
 - **Coach House**, or
 - **Garden Cottage**
 - ii. **Home Occupation**.
 - e. **Storage** limited to:
 - i. **Enclosed Storage**.

C. Number of Dwelling Units

- 1. Lots serviced by both municipal water and sanitary sewer and:

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SECTION 203

Mission City DOWNTOWN THREE DT3

a. Less than 280 sq m (3,013.8 sq ft) are permitted three *Dwelling Units*.

b. Greater than 280 sq m (3,013.8 sq ft) are permitted four *Dwelling Units*.

2. *Lots* that do not have municipal water and sanitary sewer are permitted two *Dwelling Units*.

C. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	7.5 m (24.6 ft)	1.2 m (4.9 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.5 m (1.6 ft)	1.2 m (3.9 ft)	3.0 m (9.8 ft)

2. The minimum setback for any attached garage shall be 6.0 m (19.7 ft).

3. The minimum separation required between the **Principal Building** and all **Accessory Buildings** exceeding 3.0 m (9.8 ft) in **Height**, including a **Detached Garage** regardless of **Building Height**, is 5.0 m (16.4 ft).

4. Notwithstanding Section 203 Part C.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

D. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area	Width	Depth
DT3	558.0 sq m (6,006.0 sq ft)	9.0 m (29.0 ft)	30.0 m (98.4 ft)

E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
DT3	55%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio	Maximum Floor Space
DT3	0.75	225.0 sq m (2,422.0 sq ft)

2. The maximum **Floor Space** of the upper most **Storey** of the **Principal Building** shall not exceed 80% of the **Floor Space** of the **Storey** below it. The reduced **Floor Space** of the upper most **Storey** shall be accomplished by an offset from either the front exterior walls, side exterior walls or a combination thereof, of the **Storey** below.

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SECTION 203**Mission City DOWNTOWN THREE
DT3**

For the purposes of calculating the 80%, the following criteria apply:

- a. Notwithstanding the definition of **Floor Space**, the 80% shall be calculated by comparing the sum of the area enclosed by the exterior walls of the upper most **Storey** with that of the **Storey** below it.
- b. Garages, and covered, unenclosed, uninhabitable front porches and front verandas are included if they form part of the **Storey** below the upper most **Storey**.

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Height** in the following table:

Zone	Principal Building	Accessory Building/Structure
DT3	11.0 m (36.1 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor)**, **Amenity Space (Common Outdoor)** and **Amenity Space (Private Outdoor)** is not a requirement within this zone.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provision of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.
4. **Off Street Motor Vehicle Parking** shall not occupy more than 30% of the Front Yard.
5. Access to the **Lot** for **Off Street Motor Vehicle Parking** from the front **Lot Line** shall be limited to a maximum of 5.0 m (16.4 ft).

J. Impervious Surfaces

1. **Impervious Surfaces** shall together cover not more than the **Lot Area** as noted:

Zone	Lot Area
DT3	65%

K. Agriculture (Hobby Greenhouse) Use

1. Shall be limited to a maximum of one **Building** not exceeding a total area of 20.0 sq m (215.3 sq ft).

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Mission City Downtown Four Zone

DT4

A. Zone Intent

1. The intent of the **DT4** Zone is to allow for **Townhouse** and **Rowhouse Development** on a **Lot** designated Mission City *Downtown*.
 - a. The **DT4** Zone is intended to accommodate **Townhouses** or **Rowhouses** on **Lots** less than 525.0 sq m (5,651.0 sq ft) in area.
 - b. The **DT4** Zone is not permitted on **Lots** fronting 1st Avenue or North Railway Avenue.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **DT4** Zone:
 - a. **Residential limited** to:
 - i. **Townhouses**, and
 - ii. **Rowhouses**.
2. The following **Accessory Uses** and no other shall be permitted in the **DT4** Zone:
 - a. **Accessory limited** to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Institutional limited** to:
 - i. **Child Care Centre** (accessory to **Townhouses** only).
 - c. **Residential limited** to:
 - i. **Amenity Space (Common Indoor)**,
 - ii. **Amenity Space (Common Outdoor)**,
 - iii. **Amenity Space (Private Outdoor)**, and
 - iv. **Home Occupation**.
 - d. Storage **limited** to the following:
 - i. **Enclosed Storage**.

C. Lot Area

1. **Lots** created through subdivision in this zone shall comply with the following minimum standards:
 - a. **Townhouses**
There is no minimum **Lot Area** for **Townhouses**.
 - b. **Rowhouses**

	Area	Width	Depth
Lot (Internal)	120.0 sq m (1,292.0 sq ft)	6.0 m (19.7 ft)	20.0 m (65.6 ft)
Lot (End)	140.0 sq m (1,507.0 sq ft)	7.0 m (23.0 ft)	20.0 m (65.6 ft)

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Mission City DOWNTOWN FOUR DT4

	Area	Width	Depth
Lot (Corner)	140.0 sq m (1,507.0 sq ft)	7.0 m (23.0 ft)	20.0 m (65.6 ft)

D. Setbacks

- All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

a. Townhouse

	Front	Rear	Interior Side	Exterior Side
Principal Building	3.5 m (11.5 ft)	3.5 m (11.5 ft)	3.5 m (11.5 ft)	3.5 m (11.5 ft)
Accessory Building/Structure	0.6 m (2.0 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft)

b. Rowhouses

	Front	Rear	Interior Side	Exterior Side
Lot (Internal)	3.5 m (11.5 ft)	4.0 m (13.1 ft)	0.0 m (0.0 ft)	N/A
Lot (End)	3.5 m (11.5 ft)	4.0 m (13.1 ft)	1.2 m (3.9 ft)	1.2 m (3.9 ft)
Lot (Corner)	3.5 m (11.5 ft)	4.0 m (13.1 ft)	1.2 m (3.9 ft)	1.2 m (3.9 ft)
Accessory Building/Structure	0.6 m (2.0 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft)

- Notwithstanding Section 204 Part D.1., all **Buildings** shall be sited a minimum of 3.0 m (9.8 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

- Lot Coverage** shall not exceed the percentages noted in the following table:

Zone	Lot Coverage
Townhouses	60%
Rowhouses	60%

F. Density

- The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
All	1.50

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G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

	Principal Building	Accessory Building/Structure
Height	13.0 m (42.7 ft)	7.5 m (24.5 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor)** shall meet the following requirements:
 - a. **Developments** that contain 25 **Dwelling Units** or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**;
 - b. A **Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - i. has direct access from a **Street**, independent from the access to the **Residential Uses**; and
 - ii. has direct access to an open space and play area within the **Lot**.
2. **Amenity Space (Common Outdoor)** is not a requirement with this zone; however, if it is provided it shall have a slope of 5% or less.
3. **Amenity Space (Private Outdoor)** shall meet the following requirements:
 - a. **Developments** shall provide 7.5 sq m (80.0 sq ft) per **Dwelling Unit**; and
 - b. The **Amenity Space (Private Outdoor)** shall be directly accessible, and adjacent to the **Dwelling Unit** it serves.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.

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CHAPTER 3
MIXED USE COMMERCIAL / RESIDENTIAL ZONES

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SECTION 301**MIXED-USE COMMERCIAL/RESIDENTIAL ONE
MU1****Mixed-Use Commercial/Residential One Zone****MU1****A. Zone Intent**

1. The intent of the **MU1** Zone is to accommodate existing uses within the *Waterfront Comprehensive Planning Area* (WCPA) on **Lots** previously designated *Mixed-Use Commercial/Residential*.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **MU1** Zone:

- a. **Accommodation** limited to:
 - i. **Hotel**.
- b. **Cultural** limited to:
 - i. **Cultural Assembly**.
- c. **Entertainment** limited to:
 - i. **Banquet Hall**,
 - ii. **Bowling Alley**, and
 - iii. **Cinema**.
- d. **Food and Beverage** limited to:
 - i. **Neighbourhood Public House**,
 - ii. **Restaurant (Major)**, and
 - iii. **Restaurant (Minor)**.
- e. **Institutional** limited to:
 - i. **Child Care Centre**,
 - ii. **Civic Assembly**,
 - iii. **College**,
 - iv. **Education Facility**,
 - v. **Library**, and
 - vi. **University**.
- f. **Motor Vehicle** limited to:
 - i. **Parking Lot**, and
 - ii. **Vehicle Rental**.
- g. **Office** limited to:
 - i. **Office (General Use)**, and
 - ii. **Office (Medical Office)**.
- h. **Personal Service** limited to:
 - i. **Barbershop**,

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SECTION 301

MIXED-USE COMMERCIAL/RESIDENTIAL ONE
MU1

- ii. **Body Art and Tattoo Parlour,**
- iii. **Drycleaner,**
- iv. **Hair and Body Salon,**
- v. **Spa, and**
- vi. **Tailor.**
- i. **Recreation** limited to:
 - i. **Indoor Recreation Facility.**
- j. **Residential** limited to:
 - i. **Apartments** provided they:
 - i. form an integral part of a commercial **Building** on the **Lot**,
 - ii. are not located on the first **Storey**, and
 - iii. are the only **Use** in a **Storey** and in all other **Storeys** above the **Residential Use**.
- k. **Retail** limited to:
 - i. **Auction-Retail,**
 - ii. **Cannabis Retail Store** (limited to a maximum of one **Cannabis Retail Store** per property, not permitted within 250.0 m (820.2 ft) of a public or private **School**, and not permitted within 150.0 m (492.1 ft) of another **Cannabis Retail Store** when located within the Mission City Downtown or Neighbourhood Centre designation;
 - iii. **Liquor Store,**
 - iv. **Retail (Food Store),**
 - v. **Retail (Major),**
 - vi. **Retail (Minor),**
 - vii. **Retail (Pharmacy), and**
 - viii. **Second Hand Store.**
- l. **Service** limited to:
 - i. **Community Service,**
 - ii. **Financial Services,**
 - iii. **Funeral Parlour,**
 - iv. **General Service Use, and**
 - v. **Veterinary Clinic.**
- m. **Waterfront** limited to:
 - i. **Marina, and**
 - ii. **Waterfront Fuel Depot.**

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MIXED-USE COMMERCIAL/RESIDENTIAL ONE MU1

2. The following **Accessory Uses** and no other shall be permitted in the **MU1** Zone:

- a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
- b. **Office** limited to:
 - i. **Office (Administrative Use)**.
- c. **Residential** limited to:
 - i. **Amenity Space (Common Indoor)**,
 - ii. **Amenity Space (Common Outdoor)**,
 - iii. **Amenity Space (Private Outdoor)**, and
 - iv. **Home Occupation**.
- d. **Service** limited to:
 - i. **Conference Centre** (accessory to **Hotel** only).
- e. Storage limited to:
 - i. **Enclosed Storage**.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
MU1	558.0 sq m (6,006.0 sq m)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal/Accessory Building or Structure	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)

2. Notwithstanding Section 301 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
MU1	100%

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MIXED-USE COMMERCIAL/RESIDENTIAL ONE MU1

F. Density

- The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
MU1	1.50

G. Height of Buildings

- The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
MU1	9.0 m (29.5 ft)	9.0 m (29.5 ft)

H. Amenity Space

- Amenity Space (Common Indoor)** shall meet the following requirements:
 - Developments** that contain 25 **Dwelling Units** or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**.
 - A **Child Care Centre** may be housed within **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - has direct access from a road, independent from the access to the **Residential Uses**, and
 - has direct access to **Amenity Space (Common Outdoor)**.
- Amenity Space (Common Outdoor)** is not required within this zone; however, it is provided it shall have a slope of 5% or less.
- Amenity Space (Private Outdoor)** is not a requirement within this zone.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Loading Spaces

- Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
- Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
- Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.
- Off Street Motor Vehicle Parking** within the required setbacks is not permitted.
- 75% of the required resident **Off Street Motor Vehicle Parking Spaces** must be provided as parking within the **Building** envelope.
- Off Street Motor Vehicle Parking** shall not have access from a **Lot Line (Front)** if access is available via a **Lane** or a flanking **Street**.

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SECTION 302**MIXED-USE COMMERCIAL/RESIDENTIAL TWO
MU2****Mixed-Use Commercial/Residential Two Zone****MU2****A. Zone Intent**

1. The intent of the **MU2** Zone is to allow for a low and mid-rise buildings that contain commercial, residential or mixed **Commercial Uses** and **Residential Uses** on a **Lot** within the *Mixed-Use Commercial/Residential* designation.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **MU2** Zone:

- a. **Accommodation** limited to:
 - i. **Hotel**.
- b. **Cultural** limited to:
 - i. **Cultural Assembly**.
- c. **Entertainment** limited to:
 - i. **Banquet Hall**,
 - ii. **Bowling Alley**, and
 - iii. **Cinema**.
- d. **Food and Beverage** limited to:
 - i. **Neighbourhood Public House**,
 - ii. **Restaurant (Major)**, and
 - iii. **Restaurant (Minor)**.
- e. **Institutional** limited to:
 - i. **Child Care Centre**,
 - ii. **Civic Assembly**,
 - iii. **College**,
 - iv. **Education Facility**,
 - v. **Library**, and
 - vi. **University**.
- f. **Office** limited to:
 - i. **Office (General Use)**, and
 - ii. **Office (Medical Office)**.
- g. **Personal Service** limited to:
 - i. **Barbershop**,
 - ii. **Body Art and Tattoo Parlour**,
 - iii. **Drycleaner**,

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SECTION 302**MIXED-USE COMMERCIAL/RESIDENTIAL TWO
MU2**

- iv. *Hair and Body Salon*,
 - v. *Spa*, and
 - vi. *Tailor*.
 - h. *Recreation* limited to:
 - i. *Indoor Recreation Facility*.
 - i. *Residential* limited to:
 - i. *Apartments*.
 - j. *Retail* limited to:
 - i. *Auction-Retail*,
 - ii. *Liquor Store*,
 - iii. *Retail (Food Store)*,
 - iv. *Retail (Major)*,
 - v. *Retail (Minor)*,
 - vi. *Retail (Pharmacy)*, and
 - vii. *Second Hand Store*.
 - k. *Service* limited to:
 - i. *Community Service*,
 - ii. *Financial Services*,
 - iii. *Funeral Parlour*,
 - iv. *General Service Use*, and
 - v. *Veterinary Clinic*.
2. The following **Accessory Uses** and no other shall be permitted in the **MU2** Zone:
- a. *Accessory* limited to:
 - i. *Accessory Building*, and
 - ii. *Accessory Structure*.
 - b. *Office* limited to:
 - i. *Office (Administrative Use)*.
 - c. *Residential* limited to:
 - i. *Amenity Space (Common Indoor)*,
 - ii. *Amenity Space (Common Outdoor)*,
 - iii. *Amenity Space (Private Outdoor)*, and
 - iv. *Home Occupation*.
 - d. *Service* limited to:
 - i. *Conference Centre* (accessory to *Hotel* only).

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SECTION 302

MIXED-USE COMMERCIAL/RESIDENTIAL TWO MU2

- e. Storage limited to:
 - i. **Enclosed Storage.**

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
MU2	558.0 sq m (6,006.0 sq ft)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal/Accessory Building or Structure	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)

2. Notwithstanding Section 302 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
MU2	100%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

	Floor Space Ratio	Significant Community Amenity
Base Density	2.0	N/A
Density Bonus Level I	2.25	A Density Bonus up to 2.25 FSR is permitted if the developer enters into a Housing Agreement with the City that requires that a minimum of 10% of the Dwelling Units in the entire Development are rental Dwelling Units that are offered in accordance with Section 113 of this Bylaw and the City's Affordable Housing Policy .
Density Bonus Level II	2.5	A Density Bonus up to 2.5 FSR is permitted if the developer enters into a Housing Agreement with the City that requires that all of the Dwelling Units in the entire Development are rental Dwelling Units , and 10% of those units are offered in accordance with Section 113 of this Bylaw and the City's Affordable Housing Policy .

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SECTION 302

MIXED-USE COMMERCIAL/RESIDENTIAL TWO MU2

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Height** in the following table:

	Principal Building	Accessory Building/Structure
Base Height	13.0 m (42.7 ft)	4.5 m (14.8 ft)
Density Bonus Height	19.1 m (62.5 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor)** shall meet the following requirements:
 - a. **Developments** that contain 25 **Dwelling Units** or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**.
 - b. A **Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - i. has direct access from a **Street**, independent from the access to the **Residential Uses**, and
 - ii. has direct access to an open space and play area within the **Lot**.
2. **Amenity Space (Common Outdoor)** is not a requirement within this zone; however, if it is provided, it shall have a slope of 5% or less.
3. **Amenity Space (Private Outdoor)** shall meet the following requirements:
 - a. **Developments** shall provide 2.8 sq m (30.0 sq ft) per **Dwelling Unit**, and
 - b. The **Amenity Space (Private Outdoor)** shall be directly accessible, and adjacent to the **Dwelling Unit** it serves and shall be in the form of a **Balcony** or patio.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Space** shall be in accordance with Section 111.
4. **Off Street Motor Vehicle Parking** and **Off Street Loading Space** within the required setbacks are not permitted.
5. 75% of the required resident **Off Street Motor Vehicle Parking Spaces** must be provided as parking within the **Building** envelope.
6. **Off Street Motor Vehicle Parking** shall not have access across a **Lot Line (Front)** if access is available via a **Lane** or a flanking **Street**.

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CHAPTER 4
NEIGHBOURHOOD CENTRE ZONES

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Neighbourhood Centre One Zone

NC1

A. Zone Intent

1. The intent of the **NC1** Zone is to provide for the personal and daily shopping needs of a neighbourhood on a **Lot** designated *Neighbourhood Centre* or *Commercial*. The **NC1** Zone shall be located along an arterial designated street, be pedestrian friendly, have a street presence.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **NC1** Zone:
 - a. **Entertainment** limited to:
 - i. **Banquet Hall**, and
 - ii. **Pool and Billiard Hall**.
 - b. **Food and Beverage** limited to:
 - i. **Restaurant (Major)**, and
 - ii. **Restaurant (Minor)**.
 - c. **Institutional** limited to:
 - i. **Artisan Studio**,
 - ii. **Child Care Centre**, and
 - iii. **Civic Assembly**.
 - d. **Office** limited to:
 - i. **Office (General Use)**, and
 - ii. **Office (Medical Office)**.
 - e. **Personal Service** limited to:
 - i. **Barbershop**,
 - ii. **Body Art and Tattoo Parlour**,
 - iii. **Drycleaner**,
 - iv. **Hair and Body Salon**,
 - v. **Spa**, and
 - vi. **Tailor**.
 - f. **Recreation** limited to:
 - i. **Indoor Recreation Facility**.
 - g. **Residential** limited to:
 - i. **Apartments** provided they:
 - i. form an integral part of a commercial **Building** on the **Lot**,
 - ii. are not located on the first **Storey**, except that a Lot within the boundaries of the Cedar Valley Local Area Plan (CVLAP) may have **Apartments** on the first **Storey** provided the **Apartment**

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SECTION 401**NEIGHBOURHOOD CENTRE ONE
NC1**

only **Building** is comprehensively planned and built at the same time that a **Building** that contains **Commercial Uses** is built on the same **Lot**, and

iii. are the only **Use** in a **Storey** and in all other **Storeys** above the **Residential Use**.

h. **Retail** limited to:

i. **Auction – Retail**,

ii. **Cannabis Retail Store** (limited to a maximum of one **Cannabis Retail Store** per property, not permitted within 250.0 m (820.2 ft) of a public or private **School**, and not permitted within 150.0 m (492.1 ft) of another **Cannabis Retail Store** when located within the Mission City **Downtown** or **Neighbourhood Centre** designation;

iii. **Liquor Store**,

iv. **Retail (Food Store)**,

v. **Retail (Major)**,

vi. **Retail (Minor)**,

vii. **Retail (Pharmacy)**, and

viii. **Shopping Centre**.

i. **Service** limited to:

i. **Animal Daycare**,

ii. **Beverage Container Return Centre**,

iii. **Community Service**,

iv. **Drive-through Service**,

v. **Financial Services**,

vi. **General Service Use**, and

vii. **Veterinary Clinic**.

2. The following **Accessory Uses** and no other shall be permitted in the **NC1** Zone:

a. **Accessory** limited to:

i. **Accessory Building**, and

ii. **Accessory Structure**.

b. **Office** limited to:

i. **Office (Administrative Use)**.

c. **Residential** limited to:

i. **Home Occupation**.

d. **Storage** limited to:

i. **Enclosed Storage**.

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SECTION 401

NEIGHBOURHOOD CENTRE ONE NC1

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
NC1	0.15 ha (0.37 ac)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum **setbacks**:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	3.0 m (9.8 ft)	4.5 m (14.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 401 Part C.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
NC1	60%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

	Floor Space Ratio	Amenity
Base Density	1.5	N/A
Density Bonus Level I	1.75	A Density Bonus up to 1.75 FSR is permitted if the developer enters into a Housing Agreement with the City that requires that a minimum of 10% of the Dwelling Units in the entire Development are rental Dwelling Units that are offered at an affordable rate of rent in accordance with the Section 113 of this Bylaw and the City's Affordable Housing Policy .
Density Bonus Level II	2.0	A Density Bonus up to 2.0 FSR is permitted if the developer enters into a Housing Agreement with the City that requires that all of the Dwelling Units in the entire Development are rental Dwelling Units , and 10% of those units are offered at an affordable rate of rent in accordance with Section 113 of this Bylaw and the City's Affordable Housing Policy .

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2. No more than 65% of the developed **Floor Space** may be used as an **Apartment Use**.

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G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

	Principal Building	Accessory Building/Structure
Base Height	13.0 m (42.7 ft)	4.5 m (14.8 ft)
Density Bonus Height	19.1 m (62.5 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor)** shall meet the following requirements:
 - a. **Developments** that contain 25 **Dwelling Units** or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**.
 - b. A **Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - i. has direct access from a **Street**, independent from the access to the **Residential Uses**, and
 - ii. has direct access to an open space and play area within the **Lot**.
2. **Amenity Space (Common Outdoor)** shall meet the following requirements:
 - a. **Development** that contains 15 dwelling units or more shall provide **Amenity Space (Common Outdoor)** at a rate of at least 100.0 sq m (1,076.0 sq ft) and shall be in the form of a children's playground, swimming pool, BBQ pit, sports court and/or similar facilities.
 - b. Shall have a slope of 5% or less.
3. **Amenity Space (Private Outdoor)** shall meet the following requirements:
 - a. **Developments** shall provide 2.8 sq m (30.0 sq ft) per **Dwelling Unit**.
 - b. The **Amenity Space (Private Outdoor)** shall be directly accessible, and adjacent to the **Dwelling Unit** it serves and shall be in the form of a **Balcony** or patio.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas, and Loading Zone(s)

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Space** shall be in accordance with the provisions of Section 111.
4. **Off Street Motor Vehicle Parking** and **Off Street Loading Space** within the required setbacks is not permitted.

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CHAPTER 5
SILVERDALE COMPREHENSIVE PLANNING AREA ZONES

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Silverdale Neighbourhood One Zone

SN1A

A. Zone Intent

1. The intent of the **SN1A** Zone is to provide for a wide range of residential **Development** that includes Country Residential, **Single Family Dwelling**, **Single Family Dwelling** with detached outbuildings, Wide Shallow **Single Family Dwelling**, **Cottage Cluster** with remote parking, Clustered **Single Family Dwelling** with auto court, **Rowhouse**, **Townhouse**, Stacked **Duplex**, Mixed Use Residential over Commercial, **Apartment**, and to provide for employment **Uses**, **Commercial Uses**, and recreational facilities with the organization of all uses guided by the *Silverdale Neighbourhood One Plan*.

The **SN1A** Zone designates 365 acres of land for a projected 1,258 **Dwelling Units** (not including accessory **Secondary Suite** or accessory **Coach House** units, and approximately 5,574.2 sq m (60,000 sq ft) of commercial space, to provide for roughly 3,300 residents and their needs. Given the size of the area involved, and the extended time horizon for **Development**, the **SN1A** Zone does not prescribe exactly what will develop on each piece of land that is within the zone. Rather, it combines flexibility and certainty in a way that applies the principles established by the *Silverdale Neighbourhood One Plan*. In particular, the **SN1A** Zone:

- divides the zone into **Development** precincts (Zoning Map);
- provides for **Principal** permitted **Uses** and **Accessory Uses** (Section 501 Part B);
- indicates which **Uses** are permitted in which precincts, and to what degree (Section 501 Part C and Part D);
- establishes regulations for each of the permitted **Uses** (Section 501 Part F through Part M); and
- in three cases, establishes rules applicable to a particular **Development Precinct** (Section 501 Part G, Part L and Part M).

It is open to the **Development** applicant to determine which **Use** or **Uses** to proceed with, within the limits provided by Section 501 Part A through Part D. Depending on the **Use** that is chosen, one then looks to Section 501 Part E through Part M to determine the particular regulations that govern the selected **Uses**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **SN1A** Zone:
 - a. **Agriculture limited** to:
 - i. **Agriculture (Minor)** - provided no other **Principal Use** permitted in the **SN1A** Zone is occurring on a **Lot** and provided the **Lot** is greater than 0.4 ha (0.9 ac).
 - b. **Cultural limited** to:
 - i. **Cultural Assembly**, and
 - ii. **Religious Assembly**.
 - c. **Entertainment limited** to:
 - i. **Banquet Hall**, and
 - ii. **Pool and Billiards Hall**.
 - d. **Food and Beverage limited** to:
 - i. **Neighbourhood Public House**,

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- ii. **Restaurant (Major)**, and
- iii. **Restaurant (Minor)**.
- e. **Institutional** limited to:
 - i. **Artisan Studio**,
 - ii. **Care Facility**,
 - iii. **Child Care Centre**,
 - iv. **Civic Assembly**,
 - v. **College**,
 - vi. **Education Facility**,
 - vii. **Hospital**,
 - viii. **Library**,
 - ix. **School**, and
 - x. **University**.
- f. **Office** limited to:
 - i. **Office (General Use)**.
- g. **Personal Service** limited to:
 - i. **Office (Medical Office)**,
 - ii. **Barbershop**,
 - iii. **Drycleaner**,
 - iv. **Hair and Body Salon**,
 - v. **Spa**, and
 - vi. **Tailor**.
- h. **Recreation** limited to:
 - i. **Indoor Recreation Facility**, and
 - ii. **Park**.
- i. **Residential** limited to:
 - i. **Apartments**,
 - ii. **Clustered Cottage**,
 - iii. **Clustered Residential**,
 - iv. **Rowhouse**,
 - v. **Single Family Dwelling**, and
 - vi. **Townhouse**.

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- j. **Retail** limited to:
 - i. **Cannabis Retail Store** (limited to a maximum of one **Cannabis Retail Store** per property, not permitted within 250.0 m (820.2 ft) of a public or private **School**, and not permitted within 150.0 m (492.1 ft) of another **Cannabis Retail Store** when located within the Mission City *Downtown* or *Neighbourhood Centre* designation;
 - ii. **Liquor Store**,
 - iii. **Retail (Food Store)**,
 - iv. **Retail (Major)**,
 - v. **Retail (Minor)**, and
 - vi. **Retail (Pharmacy)**.
 - k. **Service** limited to:
 - i. **Animal Daycare**,
 - ii. **Beverage Container Return Centre**,
 - iii. **Community Service**,
 - iv. **Financial Services**,
 - v. **General Service Use**, and
 - vi. **Veterinary Clinic**.
2. The following **Accessory Uses** and no other shall be permitted in the **SN1A** Zone:
- a. **Accessory** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**, and
 - iii. **Dormitory** (accessory to **College** and **University** only).
 - b. **Agricultural** limited to:
 - i. **Agriculture (Minor)**.
 - c. **Institutional** limited to:
 - i. **Child Care Centre**.
 - d. **Office** limited to:
 - i. **Office (Administrative Use)**.
 - e. **Residential** limited to:

One of:

 - i. **Secondary Suite** – provided the primary **Residential Use** is a **Single-Family Dwelling**,
 - ii. **Residential Care**,
 - iii. **Bed and Breakfast**, or
 - iv. **Boarding Use**.

And:

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- v. **Secondary Detached Unit** (Section 106 Part I.) limited to:
 - **Coach House**, or
 - **Garden Cottage**,
 - vi. **Agriculture (Hobby Greenhouse)**,
 - vii. **Detached Garage**,
 - viii. **Home Occupation**, or
 - ix. **Amenity Space (Common Indoor)**.
- f. Storage limited to the following:
- i. **Enclosed Storage**.

C. Location of Uses

1. **Agriculture (Minor)** is permitted as an **Accessory Use** in the "Country Residential" **Development Precinct** only, subject to compliance with Tree Management Bylaw 3872-2006.
2. **Single Family Dwellings** are permitted in every **Development Precinct** in the **SN1A** Zone other than "Cliffside" and "The Village".
3. **Residential Care** is only permitted in a **Single Family Dwelling**.
4. **Clustered Cottage** and **Clustered Residential Uses** are permitted in every **Development Precinct** in the **SN1A** Zone other than "Cliffside", "The Village", and "Country Residential".
5. **Townhouses** are permitted in every **Development Precinct** in the **SN1A** Zone other than "Hillside" and "Country Residential".
6. **Apartments** are only permitted in "The Village" **Development Precinct** in the **SN1A** Zone.
7. **Commercial Uses** are only permitted in "The Village" **Development Precinct** in the **SN1A** Zone.
8. **Uses** permitted in the **Institutional** and **Cultural Use** categories are only permitted in "The Village" **Development Precinct** in the **SN1A** Zone.
9. **Enclosed Storage**, **Agriculture (Hobby Greenhouse)**, and **Home Occupation Uses** are permitted in every **Development Precinct** in the **SN1A** Zone.
10. **Amenity (Common Indoor)** space and **Child Care Centre** are only permitted in the **SN1A** Zone as **Accessory Uses** in conjunction with **Townhouse**, and **Apartment Uses**.
11. A **Secondary Suite** is only permitted in the **SN1A** Zone in conjunction with a **Single Family Dwelling** and **Clustered Residential**, and only where the applicable regulations can be satisfied.
12. A **Coach House** is only permitted in the **SN1A** Zone in conjunction with a **Single Family Dwelling**, and only where the applicable regulations can be satisfied.

D. Density

1. In addition to the **Density** provisions applicable to each **Principal Use**, the minimum and maximum number of **Dwelling Units** that can be built in a **Development Precinct**, as shown on the **Development Precinct Map**, is as set out in **Figure 1** hereto, with it being further provided that:
 - a. "**Total Single Family**" is the total number of **Dwelling Units** of any type in the **Development Precinct**, not counting **Secondary Suites**, **Coach Houses**, **Townhouses** and **Apartments**, before the application of subsection (d);

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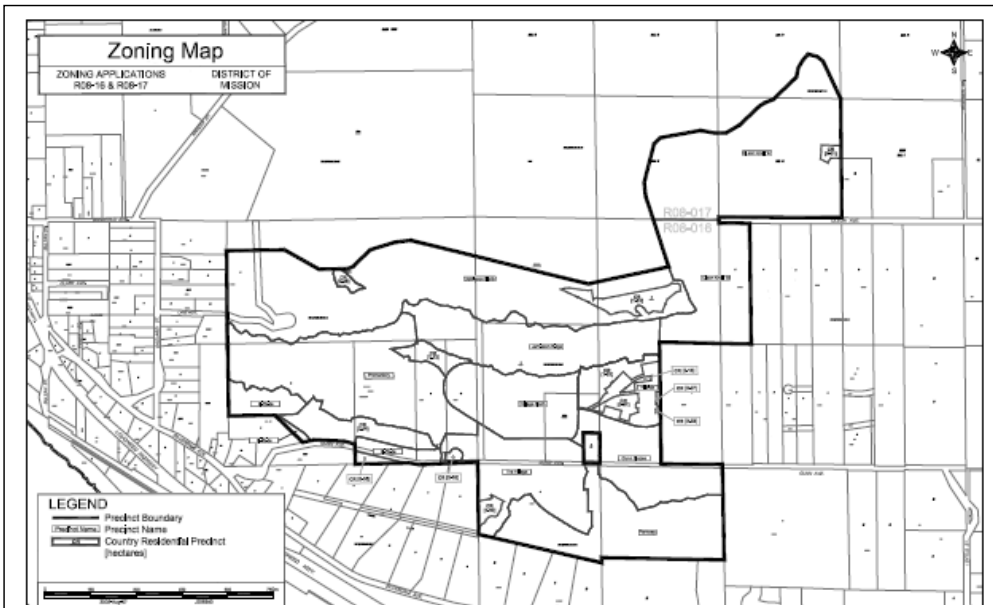
- b. "**Total Townhouse**" is the total number of **Townhouse** units in a **Development Precinct**, before the application of subsection (d);
- c. "**Total Apartment**" is the total number of **Apartment** units in a **Development Precinct**, whether or not located in the same **Building** as **Commercial Use**, before the application of subsection (d);
- d. Within each **Development Precinct** other than Country Residential, the number of **Dwelling Units** of a particular unit type may vary by a maximum of 25% from the "Total Single Family", "Total **Townhouse**" and "Total **Apartment**" numbers set out in columns 1, 2 and 3 of **Figure 1**, except where the number of a unit type is between 1 and 20 units, in which case the number of units may vary by up to 10 units, and provided however that the total number of **Dwelling Units** in each **Development Precinct** may not vary by more than 15% from the number set out in column 4. Columns 5 and 6 of **Figure 1** thus set out the range within which the total number of **Dwelling Units** of any type (not including **Secondary Suite** and **Coach House Dwelling Units**) may be varied; and
- e. **Figure 1** does not limit the number of **Secondary Suite** and **Coach House Dwelling Units** that may be constructed.

Figure 1

	Unit Type					
	1	2	3	4	5	6
Development Precincts	Total SF	Total TH	Total Apt	Total Precinct	Precinct Minimum	Precinct Maximum
Jamieson North	80	38	0	118	100	136
Jamieson Ridge	104	4	0	108	92	124
Hillside	21	0	0	21	18	24
Village North	6	112	0	118	100	136
Gunn Slopes	77	21	0	98	83	113
Promontory	105	20	0	125	106	144
Cliffside	0	16	0	16	14	18
The Village	0	36	249	285	242	328
Parkway	84	24	0	108	92	124
Olson Knoll – B	40	17	0	57	48	66
Olson Knoll - A	132	43	0	175	149	201
Country Residential	29	0	0	29	0	29
Base Allowable Units	678	331	249	1,258		

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Development Precinct Map



E. Definitions

1. In this zone:
 - a. "**Development Precinct**" means a **Development Precinct** shown on the zoning map for the **SN1A** Zone;
 - b. "**Floor Area**" means the sum of the horizontal area of each floor of a **Building** above **Grade** within the outside surface of its exterior walls. Excludes **Basements** which are located 50% or more below **Grade**, excludes spaces with a ceiling **Height** of 1.8 m (6.0 ft) or less measured to the exterior walls (such as in a second **Floor Area** under the slope of the roof), excludes architectural projections (such as bay windows, fireplaces or utility closets not greater than 45.7 cm (18.0 in) in depth or 1.8 m (6.0 ft) in width), and excludes unenclosed covered porches; and
 - c. "**Grade**" means the average levels of existing natural grade adjoining each exterior wall of a building, except that localized depressions, such as vehicle or pedestrian entrances, need not be considered in the determination of average levels.
 - d. "**Height**" means with reference to **Buildings** and structures means the vertical distance from the **Grade** to the underside of the uppermost **Storey's** ceiling. Where a **Building** is segmented by firewalls each portion of the **Building** may be treated separately for the purpose of calculating height.

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F. Regulations Applicable to All Residential Uses**1. Off Street Motor Vehicle Parking:**

- a. Unless otherwise noted, **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
- b. Not more than thirty percent (30%) of the area of a **Lot** shall be used for **Off Street Motor Vehicle Parking**.
- c. Unless completely enclosed within a **Building**, **Off Street Motor Vehicle Parking** shall not be used for the parking or storage of:
 - i. vehicles exceeding 5,500 kg (12,125 lbs) licensed gross vehicle weight (GVW);
 - ii. equipment exceeding 225 kg (496 lbs) in weight that is used or designed for use for construction or maintenance purposes;
 - iii. house trailers, **Recreation Vehicles**, boat trailers or boats exceeding 7.5 m (24.6 ft) in length;
 - iv. more than one unlicensed vehicle; or
 - v. dismantled or wrecked vehicles.

G. Regulations Applicable to the Country Residential Development Precinct**1. Density**

- a. The number of **Dwelling Units** shall be limited to one per 0.36 ha (0.88 ac), not including a **Secondary Suite** or **Coach House**.

2. Lot Coverage

- a. **Buildings** and **Structures** shall together cover not more than 25% of a **Lot**.
- b. **Buildings**, **Structures** and materials not occurring naturally on the **Lot** shall cover not more than 33% of a **Lot**.

3. Lot Size

- a. Each **Lot** shall have an area not less than 0.36 ha (0.88 ac).

4. Setbacks and Siting

- a. **Buildings** for a **Single Family Residential Use** shall be sited not less than:
 - i. 3.0 m (9.8 ft) from a **Lot Line (Front)**;
 - ii. 5.0 m (24.6 ft) from a **Lot Line (Rear)**;
 - iii. 1.5 m (4.9 ft) from a **Lot Line (Interior Side)** provided that the total combined **Lot Line (Interior Side)** setback for individual non-**Corner Lots** is a minimum of 4.5 m (14.7 ft);
 - iv. 4.5 m (14.7 ft) from a **Lot Line (Exterior Side)**.
- b. All **Accessory Buildings** other than for **Agriculture** shall be sited not less than:
 - i. 3.0 m (9.8 ft) from a **Lot Line (Front)**;
 - ii. 1.5 m (4.9 ft) from a **Lot Line (Interior Side)**;
 - iii. 3.0 m (9.8 ft) from a **Lot Line Exterior Side)**;
 - iv. 1.25 m (4.0 ft) from a **Lot Line (Rear)**.

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- c. All **Agriculture Buildings** shall be at least 15.0 m (49.2 ft) from all **Lot** lines.

5. **Height of Buildings**

- a. The **Height** of a **Building** for a **Single Family Dwelling**, whether or not in conjunction with a **Secondary Suite**, shall not exceed 9.5 m (31.2 ft).
- b. The **Height** of a **Building** for a **Coach House** combined with **Off Street Motor Vehicle Parking** shall not exceed 6.0 m (20.0 ft).
- c. The **Height** of all other **Accessory Buildings** shall not exceed 4.5 m (14.7 ft).

6. **Agriculture (Hobby Greenhouse)**

- a. Shall not exceed 140.0 sq m (1,507.0 sq ft).
- b. Shall be limited to two **Buildings**.

H. Regulations Applicable to Single Family Residential in the **Development Precincts**, other than **Country Residential**

1. Conditions of **Use**:

- a. A **Secondary Suite** is not permitted on **Lots** with a **Coach House**.

2. **Lot Coverage, Lot Area** and **Lot** dimensions:

- a. The minimum **Lot Area**, maximum **Lot Coverage** and **Lot** dimensions for a **Lot** for a **Single Family Dwelling** are:

Determining Factors	Minimum Lot Size	Maximum Lot Coverage	Minimum Lot Width at Front Lot Line	Minimum Lot Depth	Minimum Lot Width at 6 m back from Front Lot Line
Lots with grades less than 15% slope with Lane access	325.0 sq m (3,500.0 sq ft)	50%	10.0 m (4.5 m) for cul de sac Lots	30.0 m (98.4 ft)	10.0 m (32.8 ft)
Lots with grades less than 15% slope with no Lane access	372.0 sq m (4,000.0 sq ft)	45%	12.0 m (4.5 m) for cul de sac Lots	24.0 m (78.7 ft)	12.0 m (39.4 ft)
Lots with grades greater than 15% slope	465.0 sq m (5,000.0 sq ft)	45%	14.0 m (4.5 m) for cul de sac Lots	25.0 m (82.0 ft)	16.0 m (52.5 ft)

- b. Notwithstanding the foregoing, where a **Lot** that has a minimum width of 25.0 m (82.0 ft) and a minimum **Lot Area** of 465.0 sq m (5,005.3 sq ft), the permitted depth of the **Lot** may be reduced to a minimum of 20.0 m (65.6 ft).
- c. A **Residential Care** shall not be permitted on a **Lot** that is less than 465.0 sq m (5,005.3 sq ft) in **Lot Area**.
- d. The maximum **Floor Area** of the second **Storey** of the **Principal Building** shall not exceed 80% of the **Floor Area** of the first **Storey** including attached garage and/or a covered, unenclosed, uninhabitable front porch or veranda. The reduced **Floor Area** of the second **Storey** shall be

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accomplished by an offset at the second **Storey** level from either the front or side walls at the first **Storey** level or a combination thereof.

3. Setbacks and Siting

- a. **Buildings** for a **Single Family Dwelling** shall be sited not less than:
 - i. 3.0 m (9.8 ft) from a **Lot Line (Front)**;
 - ii. 7.5 m (24.6 ft) from a **Lot Line (Rear)**;
 - iii. 1.5 m (4.9 ft) from a **Lot Line (Interior Side)**;
 - iv. For **Lots** that are greater than 465.0 sq m (5,005.0 sq ft), except on a cul de sac, the total combined **Lot Line (Interior Side)** setback for individual non-**Corner Lots** is a minimum of 4.5 m (14.7 ft); and
 - v. 4.5 m (14.7 ft) from a **Lot Line (Exterior Side)**.
- b. Where a **Lot** has a depth of less than 25.0 m (82.0 ft), the setback from the **Lot Line (Rear)** may be reduced to 5.0 m (16.4 ft) provided the total combined **Interior Side Lot Line** setback for individual non-**Corner Lots** is a minimum of 4.5 m (14.7 ft).
- c. All **Accessory Buildings** shall be sited not less than:
 - i. 6.0 m (19.6 ft) from the principal **Building**;
 - ii. 1.5 m (4.9 ft) from a **Lot Line (Interior Side)**;
 - iii. 3.0 m (9.8 ft) from a **Lot Line (Exterior Side)**; and
 - iv. 1.5 m (4.9 ft) from a **Lot Line (Rear)**.
- d. **Agriculture (Hobby Greenhouse)** and **Enclosed Storage** are not permitted between the **Lot Line (Front)** and the **Principal Building**.

4. **Height of Buildings**

- a. The **Height** of a **Building** for a **Single Family Dwelling** shall not exceed 9.5 m (31.2 ft).
- b. The **Height** of a **Building** for a **Coach House** combined with **Off Street Motor Vehicle Parking** shall not exceed 6.0 m (20.0 ft).
- c. The **Height** of all other **Accessory Buildings** shall not exceed 4.5 m (14.7 ft).

5. Number of Residential **Buildings**

- a. **Buildings** for a **Single Family Dwelling** shall be limited to one per **Lot**, except for a **Coach House**.

6. **Agriculture (Hobby Greenhouse)**

- a. **Agriculture (Hobby Greenhouse)** shall:
 - i. not exceed 20.0 sq m (215.3 sq ft), and
 - ii. be limited to one **Building**.

7. **Off Street Motor Vehicle Parking**

- a. **Off Street Motor Vehicle Parking** shall not occupy more than 30% of the area between the **Lot Line (Front)** and the **Principal Building**.
- b. Access to the **Lot** for **Off Street Motor Vehicle Parking** from the **Lot Line (Front)** shall be limited to a maximum of 5.0 m (16.4 ft).

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I. Regulations Applicable to *Clustered Cottage*1. **Density**

- a. The minimum site area that may be subdivided into a **Clustered Cottage Development** shall be 1,115.0 sq m (12,002.0 sq ft).
- b. A **Clustered Cottage Development** shall consist of a minimum of 4 and a maximum of 12 **Dwelling Units**.
 - i. There shall be no more than one **Dwelling Unit** on a strata **Lot**.
 - ii. The total **Floor Area** of each **Dwelling Unit** shall not exceed 140.0 sq m (1,507.0 sq ft), excluding unheated storage space located under the main floor of the cottage.

2. **Lot Coverage**

- a. **Buildings** and **Structures** shall together cover not more than forty-five percent (45%) of the **Lot Area**.

3. **Setbacks and Siting**

- a. All **Buildings** shall be set back 3.0 m (9.8 ft) from all **Lot Lines**,
- b. All **Dwelling Units** shall have a separation of 3.0 m (9.8 ft) from any **Structure**.
- c. The village green common area must be at least 38.0 sq m (409.0 sq ft) times the number of **Dwelling Units**.
- d. At least 75% of the **Dwelling Units** shall abut the village green common area, all of the **Dwelling Units** shall be within 18.0 m (59.0 ft) walking distance of the village green common area, and the village green common area shall have **Dwelling Units** abutting at least two sides.
- e. **Dwelling Units** shall have a minimum of 20.0 sq m (215.0 sq ft) of private contiguous open area, with no dimension less than 3.0 m (9.8 ft). A fence is permitted around the private open area, however if adjacent to the village green common area, the fence must be made of wood and no more than 1.0 m (3.3 ft) high.
- f. All **Buildings** and the Village Green common area shall be served by a pedestrian circulation system.

4. **Height of Buildings**

- a. The maximum **Height** for any structure is 7.3 m (23.9 ft).
- b. All of the second **Storey** living space shall be accommodated within the slope of the roof.
- c. All parts of the roof shall be pitched.

5. **Off Street Motor Vehicle Parking**

- a. One and one half (1.5) parking spaces per **Dwelling Unit** is required.
- b. **Off Street Motor Vehicle Parking** shall be located in clusters of no more than 5 adjoining spaces, and may be in, under a **Structure** or outside of a **Structure**, provided that the parking:
 - i. is screened from direct view from all **Streets**, by garage doors, or by a fence and landscaping;
 - ii. is not located in the front yard or between **Dwelling Units**; and
 - iii. may be located between any **Structure** and the **Lot Line (Rear)** of the **Lot** or between any structure and a **Lot Line (Side)** which is not a **Lot Line (Exterior Side)**.

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J. Regulations Applicable to *Clustered Residential***1. *Density***

- a. A ***Clustered Residential Development*** shall consist of a minimum of 4 ***Dwelling Units***.
- b. The maximum ***Density of Development*** shall be 40 ***Dwelling Units*** per hectare (16 units per acre).
- c. The total ***Floor Area*** of a ***Dwelling Unit*** shall not exceed 230.0 sq m (2,475.0 sq ft).
- d. The maximum ***Floor Area*** of the second ***Storey*** of the principal ***Building*** shall not exceed 80% of the ***Floor Area*** of the first ***Storey*** including attached garage and/or a covered, unenclosed, uninhabitable front porch or veranda. The reduced ***Floor Area*** of the second ***Storey*** shall be accomplished by an offset at the second ***Storey*** level from either the front or side walls at the first ***Storey*** level or a combination thereof.
- e. There shall be no more than one ***Dwelling Unit*** on a strata ***Lot***.

2. *Lot Coverage*

- a. ***Buildings*** and ***Structures*** shall together cover not more than forty-five percent (45%) of the ***Lot Area***.

3. *Site Size and Dimensions*

- a. The minimum site area that may be subdivided into a ***Clustered Residential Development*** shall be 1,000.0 sq m (10,764.0 sq ft).
- b. The maximum site area eligible for ***Clustered Residential*** subdivision shall be 3,000.0 sq m (32,292.0 sq ft).

4. *Setbacks and Siting*

- a. All ***Buildings*** for ***Clustered Residential*** shall be set sited not less than:
 - i. 3.0 m (9.8 ft) from a ***Lot Line (Front)*** or a ***Lot Line (Exterior Side)***;
 - ii. 7.5 m (24.6 ft) from ***Lot Line (Rear)***; and
 - iii. 1.5 m (4.9 ft) from a ***Lot Line (Interior Side)***.
- b. A minimum distance of 6.0 m (19.7 ft) shall be maintained between the outermost projection of the rear face of a ***Principal Building*** and any detached ***Accessory Building*** or ***Off-Street Motor Vehicle Parking Structure***.
- c. ***Dwelling Units*** shall have a minimum of 30.0 sq m (323.0 sq ft) of private contiguous open area, with no dimension less than 3.0 m (9.8 ft).

5. *Height of Buildings*

- a. The ***Height*** of a ***Building*** for ***Clustered Residential*** shall not exceed 9.5 m (31.2 ft).
- b. The ***Height*** of all ***Accessory Buildings*** shall not exceed 4.5 m (14.7 ft).

6. *Off Street Motor Vehicle Parking:*

- a. One and one half (1.5) parking spaces per ***Dwelling Unit*** is required.
- b. The minimum setback from the front face of an attached garage to the adjacent ***Street*** is 5.0 m (16.4 ft).
- c. Access to the ***Lot*** for ***Off Street Motor Vehicle Parking*** from the ***Lot Line (Front)*** shall be limited to a maximum of 5.0 m (16.4 ft).

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- d. Where a **Lot** has access to an abutting rear **Lane**, vehicular access to the **Lot** must only be from the rear **Lane**.

K. Regulations Applicable to Townhouse Development

1. Conditions of **Use**

- a. A **Townhouse** is only permitted where no more than six **Townhouse Dwelling Units** are attached, irrespective of property lines.
- b. No more than one **Dwelling Unit** is permitted per **Lot**.
- c. A **Townhouse Development** may take the following forms:
 - i. standard strata **Townhouse**, with parking attached to the **Townhouse** unit within the strata **Lot**;
 - ii. clustered **Townhouse**, being a strata **Townhouse** where the parking structure(s) are separated from the **Townhouse Dwelling Units**;
 - iii. Stacked **Duplex**, where the configuration of the hillside is such that:
 - i. one **Duplex** faces one **Street** or strata access road; and
 - ii. another **Duplex** is built on top of, or partially on top of, the first **Duplex**, facing a different **Street** or strata access road; and
 - iii. a fee simple **Townhouse**, being a ground-oriented **Townhouse** on a fee simple **Lot** with a zero (0) **Lot Line (Interior)** setback with parking on the same **Lot** as the **Townhouse**.

2. **Density**

- a. The **Density** of a **Townhouse Development** shall not exceed 48 **Dwelling Units** per hectare (19.2 per acre).

3. **Lot Coverage**

- a. For **Townhouse Developments**, all **Buildings** together shall cover not:
 - i. more than forty-five percent (45%) of the **Lot Area**, where there is an attached garage;
 - ii. more than fifty-five percent (55%) of the **Lot Area**, where there is a **Detached Garage**; and
 - iii. more than fifty-five percent (55%) of the **Lot Area**, for a Stacked **Duplex**.

4. **Lot Area** and Dimensions

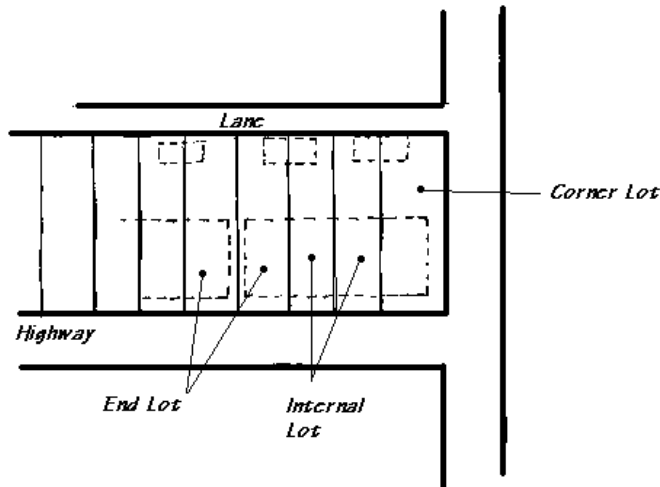
- a. The minimum site area that may be subdivided into a **Townhouse Development** is 0.1 ha (0.25 ac).
- b. The following **Lot Area** restraints apply to the subdivided **Lots**:

Use	Minimum Lot Area	Minimum Lot Width	Minimum Lot Depth
Fee Simple Townhouse Use:			
Internal Lot	165.0 sq m (1,776.1 sq ft)	6.0 m (19.7 ft)	28.0 m (91.9 ft)
End Lot	200.0 sq m (2,152.8 sq ft)	7.2 m (23.6 ft)	28.0 m (91.9 ft)
Corner Lot	226.0 sq m (2,432.6 sq ft)	8.7 m (28.5 ft)	28.0 m (91.9 ft)

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SECTION 501

SILVERDALE NEIGHBOURHOOD ZONES SN1A



5. Setbacks and Siting

- a. All **Principal Buildings** shall be sited in accordance with the following table:

Minimum Dimensions	Front	Rear	Interior Side	Exterior Side
Use				
Townhouse Residential Use:				
All Buildings	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
Fee Simple Townhouse Use:				
Lot (Internal)	3.0 m (9.8 ft)	12.5 m (41.0 ft)	0.0 m (0.0 ft)	N/A
Lot (End)	3.0 m (9.8 ft)	12.5 m (41.0 ft)	0.0 m (0.0 ft)	1.2 m (3.9 ft)
Lot (Corner)	3.0 m (9.8 ft)	12.5 m (41.0 ft)	0.0 m (0.0 ft)	2.7 m (8.9 ft)

- b. **Accessory Buildings** for a **Fee Simple Townhouse**, including **Detached Garages**, shall be sited in accordance with the following table:

Minimum Dimensions	Front	Rear	Interior Side	Exterior Side
Use				
Fee Simple Townhouse Use:				
Accessory Buildings	7.5 m (24.6 ft)	0.5 m (1.6 ft)	0.0 m (0.0 ft)	1.2 m (3.9 ft)

- c. Notwithstanding the above interior side yard setbacks, the side yard setback of an **Accessory Building** and **Structure**, including a garage, shall be increased to a minimum of 2.5 m (8.2 ft) on the opposite side of the **Lot**.

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- d. All **Accessory Buildings** shall be sited no closer than 5.0 m (16.4 ft) from the **Principal Building**.

6. **Height of Buildings**

- a. The **Height** of a **Building** for a **Townhouse** shall not exceed 9.5 m (31.2 ft).
- b. The **Height** of a **Building** not used for all other **Uses** shall not exceed 4.5 m (14.8 ft).
- c. Where the **Townhouse Development** takes the form of stacked **Duplexes**:
- Height** shall not be calculated collectively but rather based on the **Height** of each strata **Duplex** unit facing each **Street**; and
 - The setback from the **Lot Line (Rear)** shall be reduced to 0.0 m (0.0 ft).

7. **Off Street Motor Vehicle Parking and Storage**

- a. Parking shall be prohibited within setback areas and shall be screened from view by provision of a **Landscape Screen**.
- b. All **Townhouses** shall provide at least one parking space which is enclosed in:
- a garage within the strata **Lot** on which the unit is located, or
 - a **Detached Garage Building** separate from the individual **Townhouse** unit provided it is located within 30.0 m (98.5 ft) and is limited common property of the strata of which the **Townhouse** is a part.
- c. All fee simple **Townhouses** shall provide at least one parking space which is enclosed, whether in a **Detached Garage** separate from the individual **Townhouse** unit or not, provided it is located on the same **Lot**.
- d. All **Townhouses** shall provide a minimum of 4.6 sq m (50.0 sq ft) of **Enclosed Storage** space adjacent to the enclosed parking area for each **Townhouse Dwelling Unit**.

8. **On-Site Recreation Facilities**

- a. Each strata **Townhouse Development** shall comply with the following requirements:
- Child Play Areas - **Developments** which contain 11 or more **Townhouses** shall provide a level child play area and play equipment on site at a rate of at least 2.8 sq m (30.0 sq ft) per **Townhouse** with a minimum dimension of 6.0 m (19.7 ft). Each play area shall be sited away from motor vehicle traffic and located to allow views from habitable rooms of the units the play area serves. For adult oriented **Townhouse Development**, this additional recreation space requirement may be provided without meeting the requirement for views from habitable rooms.
 - Amenity Space (Indoor)** - **Developments** which contain 30 or more **Townhouses** shall provide an **Amenity Space (Indoor)** at a rate of at least 2.8 sq m (30.0 sq ft) per **Townhouse**.
 - Child Care Centre** - Where on-site leased space for a **Child Care Centre** is included within the **Amenity Space (Common Indoor)** of a **Townhouse Development**, the space must:
 - be in accordance to the *Community Care and Assisted Living Act*, S.B.C. 2002, c. 75;
 - have a specific area for the use of the **Child Care Centre** for parking and pickup;
 - provide staff parking; and
 - be adjacent to a child play area.

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9. **Landscaping** and Screening for Strata **Townhouse Residential Use**

- a. All portions of a **Lot** not covered by **Buildings**, **Structures** or paved areas shall be landscaped, including the retention of mature trees where feasible.
- b. Along **Lot** lines which abut a **Street**, a continuous **Landscaped Area** of not less than 1.5 m (5.0 ft) in width shall be provided within the **Lot** except at **Driveways**.
- c. The boulevard areas of **Streets** abutting a **Lot** shall be seeded or sodden with grass on the side of the **Street** abutting the **Lot**, except at **Driveways**.

10. **Refuse Disposal Provisions** for Strata **Townhouse Residential Use**

- a. Not less than one garbage container space shall be located on each **Lot**.
- b. Strata **Multi-Unit Residential Developments** which contain more than 4 units shall include a garbage container space that is a minimum of 4.0 m (13.1 ft) in width, 3.0 m (9.8 ft) in length and enclosed to ensure that the contents are inaccessible to bears and other foraging animals and shall provide direct access at all times for removal by sanitary trucks.

L. **Regulations Applicable to Apartments where not in the same Building as a Commercial Use**1. **Density**

- a. The **Density** of residential **Use** shall not exceed 125 **Dwelling Units** per ha (50 units per ac).

2. **Lot Coverage**

- a. **Buildings** shall together cover no more than forty-five percent (45%) of the **Lot Area**.

3. **Setbacks and Siting**

- a. **Buildings** for an **Apartment Development** shall be sited not less than 7.5 m (24.6 ft) from all **Lot** lines.
- b. **Accessory Buildings** shall be sited not less than:
 - i. 7.5 m (24.6 ft) from a **Front Lot Line**;
 - ii. 4.5 m (14.7 ft) from an **Exterior Side Lot Line**;
 - iii. 1.5 m (4.9 ft) from an **Interior Side Lot Line**; and
 - iv. 1.5 m (4.9 ft) from a **Rear Lot Line**.

4. **Height of Buildings**

- a. The **Height** of a **Building** for **Apartment** shall not exceed 22.0 m (72.2 ft).
- b. The **Height** of **Accessory Buildings** shall not exceed 4.5 m (14.7 ft).

5. **Off Street Motor Vehicle Parking**

- a. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
- b. Parking shall be prohibited within setback areas and shall be screened from view by provision of a landscape screen.

6. **Other**

- a. The following regulations applicable to **Townhouse Developments** in the **SN1A** Zone shall also be applicable in this situation:

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- i. on-site recreational facilities,
- ii. **Child Care Centre**,
- iii. **Landscaping** and screening, and
- iv. **Refuse** disposal.

M. Regulations Applicable to Commercial Use and to Apartments when Combined with Commercial Use

1. Conditions of Use

- a. No portion of the first **Storey** of a **Building** to a depth of 10.7 m (35.1 ft) from the front wall of the **Building** and extending across its full width shall be used for residential purposes except for entrances to the residential portion.
- b. All **Commercial Uses** shall be carried on in a completely enclosed **Building** except for parking and loading facilities.
- c. The first floor of the mixed-use **Building** may be built to commercial standards, but rented for **Residential Use** until converted to commercial when the market is ready. Only where there is such a temporary residential use the temporary rental unit may exceed the 125 **Dwelling Units** per hectare (50 units per acre).

2. Density

- a. The maximum permitted **Floor Area** for **Commercial Use** shall not exceed 5,560.0 sq m (60,000.0 sq ft).
- b. The **Floor Area** used for specifically for **Uses** in the **Office** Category shall not exceed the **Floor Area** used for **Commercial Use**.
- c. The **Density** of **Residential Use** shall not exceed 125 **Dwelling Units** per hectare (50 units per acre).

3. Lot Area

- a. The minimum site area that may be subdivided is 0.1 ha (0.25 ac).

4. Setbacks and Siting

- a. **Buildings** shall be sited not less than 7.5 m (24.6 ft) from all **Lot Line (Rear)** and **Lot Lines (Side)** and 0.0 m from a **Lot Line (Front)**.
- b. **Accessory Buildings** shall be sited not less than:
 - i. 7.5 m (24.6 ft) from a **Lot Line (Front)**;
 - ii. 4.5 m (14.7 ft) from a **Lot Line (Exterior Side)**;
 - iii. 1.5 m (4.9 ft) from a **Lot Line (Interior Side)**; and
 - iv. 1.5 m (4.9 ft) from a **Lot Line (Rear)**.

5. Height of Buildings

- a. The **Height** of a **Principal Building** shall not exceed 22.0 m (72.2 ft).
- b. The **Height** of **Accessory Buildings** shall not exceed 4.5 m (14.7 ft).

6. Off Street Motor Vehicle Parking

- a. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

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SECTION 501**SILVERDALE NEIGHBOURHOOD ZONES
SN1A**

- b. **Off Street Motor Vehicle Parking** shall be prohibited within setback areas and shall be screened from view by provision of a **Landscape Screen**.

7. Other

- a. The following regulations applicable to **Townhouse Developments** in the **SN1A** Zone shall also be applicable in this situation.
 - i. On-site recreational facilities,
 - ii. **Child Care Centre**,
 - iii. **Landscaping** and screening, and
 - iv. **Refuse** disposal.

N. Regulations Applicable to Uses Permitted within the Institutional and Cultural Categories:

- 1. The regulations set out in the **IA** Zone apply to the following **Principal Uses**:
 - a. **Cultural Assembly**, and
 - b. **Religious Assembly**.
- 2. The regulations set out in the **IE** Zone apply to the following **Principal Uses**:
 - a. **Civic Assembly**,
 - b. **College**,
 - c. **Education Facility**,
 - d. **Library**,
 - e. **School**, and
 - f. **University**.

O. Development Permits

- 1. Further to section 919(4) of the *Local Government Act*, a development permit is not required in the **SN1A** Zone for intensive residential **Development**, where:
 - a. the **Lot Coverage** of all **Buildings** on the parcel exceeds 40% of the parcel area;
 - b. the area of the parcel is less than 464.5 sq m (5,000.0 sq ft);
 - c. the application includes a **Secondary Suite**; or
 - d. the proposed use is **Clustered Cottage** or **Clustered Residential**.

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CHAPTER 6
MID-RISE MULTI-UNIT ZONES

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Mid-Rise Multi-unit One

MM1

A. Zone Intent

1. The intent of the **MM1** Zone is to allow up to 6 **Storey Apartment Buildings** on a **Lot** designated *Mid-Rise Multi-unit Residential* that meet the following criteria: located near commercial nodes and key destinations (e.g., transit hubs and employment centres), located on major roads and where the **Buildings** will not interfere with public views from surrounding neighbourhoods.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **MM1** Zone:
 - a. **Residential limited** to:
 - i. **Apartment**, and
 - ii. **Residential Care**.
2. The following **Accessory Uses** and no other shall be permitted in the **MM1** Zone:
 - a. **Accessory limited** to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Institutional limited** to:
 - i. **Child Care Centre** (accessory to **Apartment** only).
 - c. **Residential limited** to:
 - i. **Amenity Space (Common Indoor)**,
 - ii. **Amenity Space (Common Outdoor)**,
 - iii. **Amenity Space (Private Outdoor)**, and
 - iv. **Home Occupation**
 - d. **Personal Service limited** to:
 - i. **Hair and Body Salon** (accessory to **Residential Care** only).
 - e. **Retail limited** to:
 - i. **Retail (Minor)** (accessory to **Residential Care** only).
 - f. **Food and Beverage limited** to:
 - i. **Restaurant (Minor)** (accessory to **Residential Care** only).
 - g. Storage **limited** to the following:
 - i. **Enclosed Storage**.

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SECTION 601

MID-RISE MULTI-UNIT RESIDENTIAL MM1

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
MM1	0.36 ha (0.89 ac)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal/Accessory Building or Structure	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)

2. Notwithstanding Section 601 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
MM1	60%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
MM1	2.0

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
MM1	19.8 m (65.0 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor)** shall meet the following requirements:
 - a. Developments that contain 25 **Dwelling Units** or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**;
 - b. A **Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - i. has direct access from a **Street**, independent from the access to the **Residential Uses**; and
 - ii. has direct access to an open space and play area within the **Lot**.

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SECTION 601**MID-RISE MULTI-UNIT RESIDENTIAL
MM1**

2. **Amenity Space (Common Outdoor)** shall meet the following requirements:
 - a. Development that contains 15 **Dwelling Units** or more shall provide **Amenity Space (Common Outdoor)** at a rate of at least 100.0 sq m (1,076.0 sq ft) and shall be in the form of a children's playground, swimming pool, BBQ pit, sports court and/or similar facilities.
3. **Amenity Space (Private Outdoor)** shall meet the following requirements:
 - a. **Developments** shall provide 2.8 sq m (30.0 sq ft) per **Dwelling Unit**, and
 - b. The **Amenity Space (Private Outdoor)** shall be directly accessible, and adjacent to the **Dwelling Unit** it serves and shall be in the form of a **Balcony** or patio.
- I. **Off-Street Motor Vehicle, Bicycle Parking Areas and Loading Spaces**
 1. **Off Street Vehicle Parking** shall be in accordance with the provisions of Section 109.
 2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
 3. **Off Street Loading Space** shall be in accordance with the provisions of Section 111.
 4. **Off Street Motor Vehicle Parking** and **Off Street Loading Space** within the required setbacks is not permitted.
 5. **Off Street Motor Vehicle Parking** shall not have access across a **Lot Line (Front)** if access is available via a **Lane** or a flanking **Street**.

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CHAPTER 7
MULTI-UNIT RESIDENTIAL ZONES

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SECTION 701

MULTI-UNIT DUPLEX AND BOARDING USE ZONES MD465, MB558

Multi-unit Duplex Zone Multi-unit Boarding Use Zone

MD465
MB558

A. Zone Intent

- The intent of the **MD465** Zone is:

- To allow one of:

- ~~Single Family Dwelling~~; or
- ~~Duplex~~; or
- ~~Triplex~~; or
- ~~Fourplex~~; or
- ~~Infill Townhouse~~

on a Lot that is designated *Urban Compact* or *Urban Residential*, as a form of infill **Development**, or on a Lot that is designated *Attached Multi-Unit Residential* or *Mission City Downtown* as a form of *Attached Multi-Unit Residential Development*.

The **MD465** Zone may also apply to **Lots** created after the adoption of this Bylaw, when the **MD465 Lots** are comprehensively planned and rezoned along with other *Attached Multi-Unit Residential* zones that form a part of the same comprehensive **Development**.

- The intent of the **MB558** Zone is:

- To allow one **Boarding House** on a **Lot** designated *Attached Multi-Unit Residential*.

B. Permitted Uses

- The following **Principal Uses** and no other shall be permitted in the **MD465** Zone:

- Residential** limited to one of:

- ~~Duplex~~; or
- ~~Single Family Dwelling~~; or
- ~~Triplex~~; or
- ~~Fourplex~~; or
- ~~Infill Townhouse~~; or
- One **Supportive Recovery**.

- The following **Principal Uses** and no other shall be permitted in the **MB558** Zone:

- Accommodation** limited to:

- One **Boarding House**.

- Residential limited to one of:

- ~~Single Family Dwelling~~; or
- ~~Duplex~~; or
- ~~Triplex~~; or
- ~~Fourplex~~; or

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one **Single Family Dwelling** with an accessory **Secondary Dwelling** on a **Lot**,¶
one **Duplex** or **Duplex (Fee Simple)** on a **Lot**, ¶

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One

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SECTION 701

MULTI-UNIT DUPLEX AND BOARDING USE ZONES MD465, MB558

v. Infill Townhouse

3. The following **Accessory Uses** and no other shall be permitted in the **MD465** and **MB558** Zones:

a. **Accessory** limited to:

i. **Accessory Building**, and

ii. **Accessory Structure**.

b. **Agriculture** limited to:

i. **Agriculture (Hobby Greenhouse)**.

c. **Residential** limited to:

i. One **Secondary Detached Unit** (Section 106 Part I.) limited to:

- **Coach House**, or
- **Garden Cottage**.

ii. **Home Occupation**

iii. One **Secondary Suite**; per real estate entity, subject to Section 701 C.

d. **Storage** limited to:

i. **Enclosed Storage**.

C. Number of Dwelling Units

1. **Lots** serviced by both municipal water and sanitary sewer and:

i. Less than 280 sq m (3,013.8 sq ft) are permitted three **Dwelling Units**.

ii. Greater than 280 sq m (3,013.8 sq ft) are permitted four **Dwelling Units**.

2. **Lots** that do not have municipal water and sanitary sewer are permitted two **Dwelling Units**.

D. Lot Area

1. **Lots** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area	Lot Width (Corner Lot)	Lot Width (Non-Corner Lot)	Lot Depth
MD465 <u>Single Family Dwelling, Duplex, Triplex, Fourplex and Infill Townhouse</u>	465.0 sq m (5,005.0 sq ft)	17.5 m (57.4 ft)	16.0 m (52.5 ft)	30.0 m (98.4 ft)
MD465 Duplex (fee simple)	232.0 sq m (2,502.0 sq ft)	8.8 m (28.7 ft)	8.0 m (26.2 ft)	30.0 m (98.4 ft)
MB558	558.0 sq m (6,006.0 sq ft)	19.5 m (64.0 ft)	18.0 m (59.1 ft)	30.0 m (98.4 ft)

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Secondary Suite,¶
Home Occupation, and **Secondary Detached Unit** (Section 106 Part I.) limited to:¶
Coach House (accessory to **Single Family Dwelling** only), or¶
Garden Cottage (accessory to **Single Family Dwelling** only).¶

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Single Family Dwelling

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SECTION 701

MULTI-UNIT DUPLEX AND BOARDING USE ZONES MD465, MB558

2. Bare Land Strata:

- a. Where a **Bare Land Strata** is proposed, it shall comply with both the **Lot Area (Minimum)** and the **Lot Area (Average)** as follows:

Lot Area (Minimum)	Lot Area (Average)
465.0 sq m (5,005.0 sq ft)	465.0 sq m (5,005.0 sq ft)

E. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

<u>Single Family Dwelling, Duplex, Triplex, Fourplex, Infill Townhouse, Boarding House, Supportive Recovery</u>	Front	Rear	Interior Side	Interior Side with a Party Wall Agreement	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.5 m (4.9 ft)	N/A	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.3 m (4.3 ft)	1.5 m (4.9 ft)	N/A	3.0 m (9.8 ft)

Duplex (fee simple):	Front	Rear	Interior Side	Interior Side with a Party Wall Agreement	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.5 m (4.9 ft)	0.0 m (0.0 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.3 m (4.3 ft)	1.5 m (4.9 ft)	0.0 m (0.0 ft)	3.0 m (9.8 ft)

2. Notwithstanding Section 701 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.7 ft) from all **Undevelopable Areas** as defined in this Bylaw.

F. Lot Coverage

1. **Lot Coverage** shall not exceed the percentages noted in the following table:

Zone	Lot Coverage
MD465	40%
MB558	40%

Deleted: **Single Family Dwelling,**

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SECTION 701

MULTI-UNIT DUPLEX AND BOARDING USE ZONES MD465, MB558

G. Density

- The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio	Maximum Floor Space
MD465	0.6	353.0 sq m (3,800.0 sq ft)
RB558	0.6	353.0 sq m (3,800.0 sq ft)

H. Impervious Surfaces

- Impervious Surfaces** shall together cover not more than the **Lot Area** as noted:

Zone	Lot Area
MD465	55%
MB558	55%

I. Height of Buildings

- The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Secondary Detached Unit	All Other Accessory Buildings/Structures
MD465 and MB558	10.5 m (34.4 ft)	8.0 m (26.2 ft)	6.0 m (19.7 ft)

J. Off-Street Motor Vehicle Parking

- Off-Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

Deleted: <#>The maximum **Floor Space** of the upper most **Storey** of the **Principal Building** shall not exceed 80% of the **Floor Space** of the **Storey** below it. The reduced **Floor Space** of the upper most **Storey** shall be accomplished by an offset from either the front exterior walls, side exterior walls or a combination thereof, of the **Storey** below.¶ For the purposes of calculating the 80%, the following criteria apply:¶ Notwithstanding the definition of **Floor Space**, the 80% shall be calculated by comparing the sum of the area enclosed by the exterior walls of the upper most **Storey** with that of the **Storey** below it.¶ Garages, and covered, unenclosed, uninhabitable front porches and front verandas are included if they form part of the **Storey** below the upper most **Storey**.¶

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Deleted: or the **Height** of the **Principal Building**, whichever is less.

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SECTION 702

MULTI-UNIT MANUFACTURED HOME PARK ZONE MMP

Multi-unit Manufactured Home Park Zone

MMP

A. Zone Intent

1. The intent of the **MMP** Zone is to allow for the renewal of **Manufactured Home Parks** that existed at the effective date of this Bylaw only. Applications for new **Manufactured Home Parks** shall be permitted in accordance with the **Official Community Plan** and a new Comprehensive Development (**CD**) zone.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **MMP** Zone:
 - a. **Residential limited** to the following:
 - i. **Manufactured Home Park.**
2. The following **Accessory Uses** and no other shall be permitted in the **MMP** Zone:
 - a. **Accessory limited** to:
 - i. **Accessory Building,** and
 - ii. **Accessory Structure.**
 - b. **Residential limited:**
 - i. **Amenity Space (Common Indoor),**
 - ii. **Amenity Space (Common Outdoor),**
 - iii. **Amenity Space (Private Outdoor),** and
 - iv. **Home Occupation.**
 - c. Storage **limited** to:
 - i. **Enclosed Storage.**

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
MMP	2.0 ha (4.9 ac)

2. **Manufactured Home Park Developments** must be strata-titled.
3. The minimum parcel size for each **Manufactured Home** site within a **Manufactured Home Park** shall be 335.0 sq m (3,605.0 sq ft) with a minimum frontage to an internal road of 12.0 m (39.8 ft).

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Setbacks for Manufactured Home from property lines	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)

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SECTION 702

MULTI-UNIT MANUFACTURED HOME PARK ZONE MMP

	Front	Rear	Interior Side	Exterior Side
Separation distance between Manufactured Homes and internal access roads	6.0 m (19.7 ft)	6.0 m (19.7 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Separation distance between Manufactured Homes	6.0 m (19.7 ft)	6.0 m (19.7 ft)	3.0m (9.8 ft)	3.0m (9.8 ft)
Setbacks for Accessory Building/Structure from property lines	6.0 m (19.7 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)

- Notwithstanding Section 702 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

- N/A

F. Density

- The **Density** for a **Manufactured Home Park** shall not exceed 20 **Dwelling Units** per hectare (8 units per acre) of site area.

G. Height of Buildings

- The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** outlined in the following table:

Zone	Principal Building	Indoor Amenity Building	Accessory Building/Structure
MMP	7.5 m (24.6 ft)	7.5 m (24.6 ft)	4.5 m (14.8 ft)

H. Amenity Space

- Amenity Space (Common Indoor)** shall meet the following requirements:
 - Developments** that contain 25 **Dwelling Units** or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**;
- Amenity Space (Common Outdoor)** is not a requirement within this zone; however, if it is provided it shall have a slope of 5% or less.
- Amenity Space (Private Outdoor)** shall meet the following requirements:
 - Developments** shall provide 2.8 sq m (30.0 sq ft) per **Dwelling Unit**; and
 - The **Amenity Space (Private Outdoor)** shall be directly adjacent to the **Dwelling Unit** it serves.

I. Off Street Motor Vehicle Parking

- Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

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SECTION 703

MULTI-UNIT ROWHOUSE ZONES MR1

Multi-unit Rowhouse One Zone

MR1

A. Zone Intent

1. The intent of the **MR1** Zone is to allow **Rowhouses** on fee simple **Lots** with a zero **Interior Lot Line** setback, provided there is the registration of a **Party Wall Agreement**, on properties designated **Attached Multi-unit Residential** along with compatible **Accessory Uses**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **MR1** Zone:
 - a. **Residential limited** to:
 - i. One **Rowhouse**.
2. The following **Accessory Uses** and no other shall be permitted in the **MR1** Zone:
 - a. **Accessory limited** to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Residential limited** to:
 - i. **Home Occupation**.
 - c. Storage **limited** to:
 - i. **Enclosed Storage**.

C. Lot Area

1. **Lots** created through subdivision in this zone shall comply with the following minimum standards:

	Area	Width	Depth
Lot (Internal)	165.0 sq m (1,776.0 sq ft)	6.0 m (19.7 ft)	28.0 m (91.9 ft)
Lot (End)	200.0 sq m (2,152.8 sq ft)	7.2 m (23.6 ft)	28.0 m (91.9 ft)
Lot (Corner)	226.0 sq m (2,432.6 sq ft)	8.7 m (28.5 ft)	28.0 m (91.9 ft)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

Principal Building	Front	Rear	Interior Side	Exterior Side
Lot (Internal)	3.5 m (11.5 ft)	12.5 m (41.0 ft)	0.0 m (0.0 ft)	N/A
Lot (End)	3.5 m (11.5 ft)	12.5 m (41.0 ft)	0.0 m (0.0 ft)	1.2 m (3.9 ft)
Lot (Corner)	3.5 m (11.5 ft)	12.5 m (41.0 ft)	0.0 m (0.0 ft)	2.7 m (8.9 ft)

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SECTION 703

MULTI-UNIT ROWHOUSE ZONES MR1

<i>Principal Building</i>	Front	Rear	Interior Side	Exterior Side
<i>Accessory Building/Structure</i>	7.5 m (24.6 ft)	0.5 m (1.6 ft)	0.0 m (0.0 ft) Minimum 2.4 m (7.9 ft) total combined	1.2 m (3.9 ft)

- Notwithstanding Section 703 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

- Lot Coverage** shall not exceed the percentages noted in the following table:

	Lot Coverage
Lot (Internal)	60%
Lot (End)	50%
Lot (Corner)	50%

F. Density

- The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
MR1	1.0

G. Height of Buildings

- The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
MR1	11.0 m (36.1 ft)	4.5 m (14.8 ft)

H. Amenity Space

- Amenity Space (Common Indoor), Amenity Space (Common Outdoor)** and **Amenity Space (Private Outdoor)** is not a requirement of this zone.

I. Off Street Motor Vehicle Parking and Bicycle Parking Areas.

- Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
- Bicycling Parking Areas** shall be in accordance with the provisions of Section 110.

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SECTION 704

MULTI-UNIT TOWNHOUSE ZONES
MT1

Multi-unit Townhouse One Zone

MT1

A. Zone Intent

1. The intent of the **MT1** Zone is to allow for **Townhouse Development** on properties designated *Attached Multi-unit Residential*.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **MT1** Zone:
 - a. **Residential** limited to:
 - i. **Townhouses**.
2. The following **Accessory Uses** and no other shall be permitted in the **MT1** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**
 - b. **Institutional** limited to:
 - i. **Child Care Centre**.
 - c. **Residential** limited to:
 - i. **Amenity Space (Common Indoor)**,
 - ii. **Amenity Space (Common Outdoor)**,
 - iii. **Amenity Space (Private Outdoor)**, and
 - iv. **Home Occupation**.
 - d. Storage limited to:
 - i. **Enclosed Storage**.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
MT1	500.0 sq m (5,382.0 sq ft)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

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SECTION 704

MULTI-UNIT TOWNHOUSE ZONES MT1

- The **Front Yard** setback of the **Principal Building** may be reduced to a minimum of 4.0 m (13.2 ft), provided the garage is located at the back of the **Townhouse** unit.
- Notwithstanding Section 704 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

- Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
MT1	55%

F. Density

- The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
MT1	1.0

G. Height of Buildings

- The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Indoor Amenity Building	Accessory Building/Structure
MT1	12.0 m (39.3 ft)	11.5 m (37.7 ft)	4.5 m (14.8 ft)

H. Amenity Space

- Amenity Space (Common Indoor)** shall meet the following requirements:
 - Developments** that contain 25 **Dwelling Units** or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**;
 - A **Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - has direct access from a **Street**, independent from the access to the **Residential Uses**; and
 - has direct access to the **Amenity Space (Common Outdoor)** within the **Lot**.
- Amenity Space (Common Outdoor)** shall meet the following requirements:
 - Development** that contains 25 **Dwelling Units** or more shall provide **Amenity Space (Common Outdoor)** at a rate of at least 100.0 sq m (1,076.0 sq ft) and shall be in the form of a children's playground, swimming pool, BBQ pit, sports court and/or similar facilities.
- Amenity Space (Private Outdoor)** shall meet the following requirements:
 - Developments** shall provide a minimum of 20 sq m (215.3 sq ft) of **Amenity Space (Private Outdoor)** per **Dwelling Unit**, and a combined minimum average of 30.0 sq m (322.9 sq ft) per **Dwelling Unit** within a development as a whole, and
 - The **Amenity Space (Private Outdoor)** shall be directly accessible, and adjacent to the **Dwelling Unit** it serves.

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SECTION 704

**MULTI-UNIT TOWNHOUSE ZONES
MT1**

I. *Off Street Motor Vehicle Parking and Bicycle Parking Areas*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with Section 110.
3. ***Off Street Motor Vehicle Parking*** within the required setbacks is not permitted.

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SECTION 705**MULTI-UNIT APARTMENT ZONES
MA1, MA2****Multi-unit Apartment One Zone
Multi-unit Apartment Two Zone****MA1
MA2****A. Zone Intent**

1. The intent of the **MA1** and **MA2** Zones is to allow for **Apartment Development** on a **Lot** designated *Attached Multi-unit Residential*.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **MA1** and **MA2** Zones:
 - a. **Residential** limited to:
 - i. **Apartment**.
2. The following **Accessory Uses** and no other shall be permitted in the **MA1** and **MA2** Zones:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Institutional** limited to:
 - i. **Child Care Centre**.
 - c. **Residential** limited to:
 - i. **Amenity Space (Common Indoor)**,
 - ii. **Amenity Space (Common Outdoor)**,
 - iii. **Amenity Space (Private Outdoor)**, and
 - iv. **Home Occupation**.
 - d. **Storage** limited to:
 - i. **Enclosed Storage**.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
MA1	500.0 sq m (5,382.0 sq ft)
MA2	500.0 sq m (5,382.0 sq ft)

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SECTION 705

MULTI-UNIT APARTMENT ZONES MA1, MA2

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (19.7 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

2. Notwithstanding Section 705 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentages noted in the following table:

Zone	Lot Coverage
MA1	50%
MA2	40%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

	Floor Space Ratio	Amenity
Base Density (MA2 Zone)	0.75	N/A
Base Density (MA1 Zone)	1.00	N/A
Density Bonus Level I (MA1 Zone only)	1.25	A Density Bonus up to 1.25 FSR is permitted if the developer enters into a Housing Agreement with the City that requires that a minimum of 10% of the Dwelling Units in the entire Development are rental Dwelling Units that are offered in accordance with Section 113 of this Bylaw and the City's Affordable Housing Policy .
Density Bonus Level II (MA1 Zone only)	1.50	A Density Bonus up to 1.50 FSR is permitted if the developer enters into a Housing Agreement with the City that requires that all of the Dwelling Units in the entire Development are rental Dwelling Units , and 10% of those units are offered in accordance with Section 113 of this Bylaw and the City's Affordable Housing Policy .

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G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

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SECTION 705

MULTI-UNIT APARTMENT ZONES MA1, MA2

Zone	Principal Building	Indoor Amenity Building	Accessory Building/Structure
Base Height	13.0 m (42.7 ft)	11.0 m (36.1 ft)	4.5 m (14.8 ft)
Density Bonus Height	19.8 m (65.0 ft)	11.0 m (36.1 ft)	4.5 m (14.8 ft)

H. Amenity Space

- Amenity Space (Common Indoor)** shall meet the following requirements:
 - Developments** that contain 25 **Dwelling Units** or more shall provide in **Indoor Amenity Space** at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**;
 - A **Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - has direct access from a **Street**, independent from the access to the **Residential Uses**; and
 - has direct access to an open space and play area within the **Lot**.
- Amenity Space (Common Outdoor)** shall meet the following requirements:
 - Development** that contains 15 dwelling units or more shall provide **Amenity Space (Common Outdoor)** at a rate of at least 100.0 sq m (1,076.0 sq ft) and shall be in the form of a children's playground, swimming pool, BBQ pit, sports court and/or similar facilities.
- Amenity Space (Private Outdoor)** shall meet the following requirements:
 - Developments** shall provide 2.8 sq m (30.0 sq ft) per **Dwelling Unit**; and
 - The **Amenity Space (Private Outdoor)** shall be directly accessible, and adjacent to the **Dwelling Unit** it serves and shall be in the form of a **Balcony** or patio.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Loading Spaces

- Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
- Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
- Off Street Motor Vehicle Parking** and **Off Street Loading Spaces** within the required setbacks is not permitted.
- 75% of the required resident parking spaces must be provided as underground parking or as parking within the **Building** envelope.

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CHAPTER 8
URBAN COMPACT ZONES

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Section 801

URBAN COMPACT ZONES UC465, UC372

Urban Compact 465 Zone Urban Compact 372 Zone

UC465
UC372

A. Zone Intent

1. The intent of the **UC465** and **UC372** Zones is to allow a range of **Principal Uses** of up to four dwelling units such as a **Single Family Dwelling, Duplex, Triplex, Fourplex, and Infill Townhouses** along with compatible **Accessory Uses** on a **Lot** designated *Urban Compact*.
 - a. All UC372 **Lots** shall be developed with **Detached Garages** with access from a **Lane**.

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B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **UC465** and **UC372** Zones:
 - a. **Residential** limited to one of:
 - i. **Single Family Dwelling**; or
 - ii. **Duplex**; or
 - iii. **Triplex**; or
 - iv. **Fourplex**; or
 - v. **Infill Townhouse**.
2. The following **Accessory Uses** and no other shall be permitted in the **UC465** and **UC372** Zones:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Agriculture** limited to:
 - i. **Agriculture (Hobby Greenhouse)**.
 - c. **Residential** limited to:
 - i. **Home Occupation**
 - ii. One **Secondary Suite** per real estate entity, subject to Section 801 C.
 - iii. **Boarding Use**, within a **Single Family Dwelling** or **Duplex** only, or
 - iv. **Residential Care**, within a **Single Family Dwelling** only,
 - d. **Storage** limited to:
 - i. **Enclosed Storage**.

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One **Secondary Detached Unit*** (Section 106 Part I.) limited to:**Suite**, or¶
Coach House; or¶
Garden Cottage¶

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Home Occupation.¶

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Section 801

URBAN COMPACT ZONES UC465, UC372

C. Number of Dwelling Units

1. **Lots** serviced by both municipal water and sanitary sewer, and:
 - i. Less than 280 sq m (3,013.8 sq ft) are permitted three **Dwellings Units**.
 - ii. Greater than 280 sq m (3,013.8 sq ft) are permitted four **Dwellings Units**.
2. **Lots** that do not have municipal water and sanitary sewer are permitted two **Dwelling Units**.

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Building Types

D. Lot Area

1. **Lots** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (<i>Corner Lot</i>)	Width (<i>Non-Corner Lot</i>)	Depth
UC465	465.0 sq m (5,005.0 sq ft)	15.5 m (50.8 ft)	14.0 m (45.9 ft)	25.0 m (82.0 ft)
UC372	372.0 sq m (4,004.0 sq ft)	13.5 m (44.3 ft)	12.0 m (39.4 ft)	30.0m (98.4 ft)

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1. Bare Land Strata:

- a. Where a **Bare Land Strata** is proposed, it shall comply with both the **Lot Area (Minimum)** and the **Lot Area (Average)** as follows:

Zone	Lot Area (<i>Minimum</i>)	Lot Area (<i>Average</i>)
UC465	465.0 sq m (5,005.0 sq ft)	465.0 sq m (5,005.0 sq ft)
UC372	372.0 sq m (4,004.0 sq ft)	372.0 sq m (4,004.0 sq ft)

E. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

UC465	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.2 m (3.9 ft)	1.2 m (3.9 ft)	3.0 m (9.8 ft)

UC372	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	2.5 m (8.2 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.5 m (1.6 ft)	1.2 m (3.9 ft)	3.0 m (9.8 ft)

2. The minimum setback for any attached garage shall be 6.0 m (19.7 ft).
3. Notwithstanding Section 801 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.7 ft) from all **Undevelopable Areas** as defined in this Bylaw.

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Deleted: <#>The minimum separation required between the **Principal Building** and all **Accessory Buildings** exceeding 3.0 m (9.8 ft) in **Height**, including a **Detached Garage** regardless of **Building Height**, is 5.0 m (16.4 ft).¶

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Section 801

URBAN COMPACT ZONES UC465, UC372

F. Lot Coverage

1. **Lot Coverage** shall not exceed the percentages noted in the following table:

Zone	Lot Coverage
UC465	45%
UC372	55%

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G. Floor Space

1. The **Floor Space** should not exceed the following ratios or the maximum **Floor Area**, whichever is less, as listed in the following table:

Zone	Floor Space Ratio	Maximum Floor Space
UC465	0.70	335.0 sq m (3,606.0 sq ft)
UC372	0.75	270.0 sq m (2,906.0 sq ft)

H. Impervious Surfaces

1. **Impervious Surfaces** shall together cover not more than the **Lot Area** as noted:

Zone	Lot Area
UC465	60%
UC372	60%

I. Number of Residential Buildings

1. **Buildings** for a **Residential Use** shall be limited to two per **Lot**.

J. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
UC465 and UC372	10.5 m (34.4 ft)	6.0 m (19.7 ft)

Deleted: <#>The maximum Floor Space of the upper most Storey of the Principal Building shall not exceed 80% of the Floor Space of the Storey below it. The reduced Floor Space of the upper most Storey shall be accomplished by an offset from either the front exterior walls, side exterior walls, or a combination thereof, of the Storey below.¶ For the purposes of calculating the 80%, the following criteria apply:¶ Notwithstanding the definition of Floor Space, the 80% shall be calculated by comparing the sum of the area enclosed by the exterior walls of the upper most Storey with that of the Storey below it.¶ Garages, and covered, unenclosed, uninhabitable front porches and front verandas are included if they form part of the Storey below the upper most Storey.¶

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K. Off Street Motor Vehicle Parking

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

L. Agriculture (Hobby Greenhouse) Use

1. Shall be limited to a maximum of one **Building** not exceeding a total area of 20.0 sq m (215.3 sq ft).

Section 802 URBAN COMPACT SECONDARY DWELLING ZONES UC465s, UC372s

Urban Compact 465 Secondary Dwelling Zone Urban Compact 372 Secondary Dwelling Zone

UC465s
UC372s

A. Zone Intent

1. The intent of the **UC465s** and **UC372s** Zones is to provide a range of **Principal Uses** of up to four dwelling units such as a **Single Family Dwelling, Duplex, Triplex, Fourplex, and Infill Townhouses** along with compatible **Accessory Uses** on a **Lot** designated **Urban Compact**.
 - a. All **UC372s Lots** shall be developed with **Detached Garages** with access from a **Lane**.

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B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **UC465s** and **UC372s** Zone:

- a. **Residential** limited to one of:
 - i. **Single Family Dwelling**; or
 - ii. **Duplex**; or
 - iii. **Triplex**; or
 - iv. **Fourplex**; or
 - v. **Infill Townhouse**.

2. The following **Accessory Uses** and no other shall be permitted in the **UC465s** and **UC372s** Zone:

Deleted: <#>One **Single Family Dwelling**.

- a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
- b. **Agriculture** limited to:
 - i. **Agriculture (Hobby Greenhouse)**.
- c. **Residential** limited to:
 - i. **One Secondary Detached Unit** (Section 106 Part I) limited to:
 - **Coach House**, or
 - **Garden Cottage**
 - ii. **Home Occupation**
 - iii. **One Secondary Suite**; per real estate entity, subject to Section 801 C.
And one of:
 - iv. **Boarding Use**, within a **Single Family Dwelling** or **Duplex** only, or
 - v. **Residential Care**, within a **Single Family Dwelling** only.
- d. Storage limited to:
 - i. **Enclosed Storage**.

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Secondary Suite, or¶
Boarding Use, or¶
Residential Care.¶

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Section 802 URBAN COMPACT SECONDARY DWELLING ZONES UC465s, UC372s

C. Number of Dwelling Units

1. Lots serviced by both municipal water and sanitary sewer, and:
 - iii. Less than 280 sq m (3,013.8 sq ft) are permitted three **Dwellings Units**.
 - iv. Greater than 280 sq m (3,013.8 sq ft) are permitted four **Dwellings Units**.
2. Lots that do not have municipal water and sanitary sewer are permitted two **Dwelling Units**.

D. Lot Area

1. Lots created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (Corner Lot)	Width (Non- Corner Lot)	Depth
UC465s	465.0 sq m (5,005.0 sq ft)	17.5 m (57.4 ft)	14.0 m (45.9 ft)	25.0 m (82.0 ft)
UC372s	372.0 sq m (4,004.0 sq ft)	13.5 m (39.4 ft)	12.0 m (52.5 ft)	30.0 m (98.0 ft)

2. Bare Land Strata:

- a. Where a **Bare Land Strata** is proposed, it shall comply with both the **Lot Area (Minimum)** and the **Lot Area (Average)** as follows:

Zone	Lot Area (Minimum)	Lot Area (Average)
UC465s	465.0 sq m (5,005.0 sq ft)	465.0 sq m (5,005.0 sq ft)
UC372s	372.0 sq m (4,004.0 sq ft)	372.0 sq m (4,004.0 sq ft)

E. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

UC465s	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.2 m (3.9 ft)	1.2 m (3.9 ft)	3.0 m (9.8 ft)

UC372s	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	2.5 m (8.2 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.5 m (1.6 ft)	1.2 m (3.9 ft)	3.0 m (9.8 ft)

2. The minimum setback for an attached garage shall be 6.0 m (19.7 ft).
3. Notwithstanding Section 802 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

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(52.5 ft)

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(19.7 ft)

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(24.6 ft)

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(24.6 ft)

Deleted: <#>The **Front Yard** setback in the **UC465s** Zone for the **Principal Building** may be reduced to a minimum of 4.0 m (13.2 ft) provided the front yard setback of a garage is a minimum of 6.0 m (19.7 ft).¶

Deleted: <#>The minimum separation required between the **Principal Building** and all **Accessory Buildings** exceeding 3.0 m in **Height**, including a **Detached Garage** regardless of **Building Height**, is 6.0 m (19.7 ft).¶

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Section 802

URBAN COMPACT SECONDARY DWELLING ZONES UC465s, UC372s

F. Lot Coverage

1. **Lot Coverage** shall not exceed the percentages noted in the following table:

Zone	Lot Coverage
UC465s	45%
UC372s	55%

G. Floor Space

1. The **Floor Space** should not exceed the following ratios or the maximum **Floor Area**, whichever is less, as listed in the following table:

Zone	Floor Space Ratio	Maximum Floor Space
UC465s	0.70	335.0 sq m (3,606.0 sq ft)
UC372s	0.75	270.0 sq m (2,906.0 sq ft)

2. The maximum **Floor Space** of the upper most **Storey** of the **Principal Building** shall not exceed 80% of the **Floor Space** of the **Storey** below it. The reduced **Floor Space** of the upper most **Storey** shall be accomplished by an offset from either the front exterior walls, side exterior walls or a combination thereof, of the **Storey** below.

For the purposes of calculating the 80%, the following criteria apply:

- a. Notwithstanding the definition of **Floor Space**, the 80% shall be calculated by comparing the sum of the area enclosed by the exterior walls of the upper most **Storey** with that of the **Storey** below it.
- b. Garages, and covered, unenclosed, uninhabitable front porches and front verandas are included if they form part of the **Storey** below the upper most **Storey**.

H. Impervious Surfaces

1. **Impervious Surfaces** shall together cover not more than the **Lot Area** as noted:

Zone	Lot Area
UC465s	60%
UC372s	60%

I. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure	Secondary Detached Unit
UC465s and UC372s	10.5 m (34.4 ft)	6.0 m (19.7 ft)	8.0 m (26.2 ft) ▽

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or the **Height** of the **Principal Building**,
whichever is less

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Section 802	URBAN COMPACT SECONDARY DWELLING ZONES UC465s, UC372s
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J. Off Street Motor Vehicle Parking

1. *Off Street Motor Vehicle Parking* shall be in accordance with the provisions of Section 109.

K. Agriculture (Hobby Greenhouse) Use

1. Shall be limited to a maximum of one *Building* not exceeding a total area of 20.0 sq m (215.3 sq ft).

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CHAPTER 9
URBAN RESIDENTIAL ZONES

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SECTION 901

URBAN RESIDENTIAL ZONES R930, R669, R558, R465

Urban Residential 930 Zone	R930
Urban Residential 669 Zone	R669
Urban Residential 558 Zone	R558
Urban Residential 465 Zone	R465

A. Zone Intent

1. The intent of the R930, R669, R558 and R465 Zones is to allow a range of *Principal Uses* of up to four dwelling units such as a *Single Family Dwelling, Duplex, Triplex, Fourplex, and Infill Townhouses* along with compatible *Accessory Uses*, on a *Lot* designated *Urban Residential*.

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B. Permitted Uses

1. The following *Principal Uses* and no other shall be permitted in the R930, R669, R558, and R465 Zones:

- a. *Residential* limited to one of:

- i. *Single Family Dwelling*; or

- ii. *Duplex*; or

- iii. *Triplex*; or

- iv. *Fourplex*; or

- v. *Infill Townhouse*.

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2. The following *Accessory Uses* and no other shall be permitted in the R930, R669, R558, and R465 Zones:

- a. *Accessory* limited to:

- i. *Accessory Building*, and

- ii. *Accessory Structure*.

- b. *Agriculture* limited to:

- i. *Agriculture (Hobby Greenhouse)*.

- c. *Residential* limited to:

- i. *Home Occupation*

- ii. One *Secondary Suite* per real estate entity, subject to Section 901 C

And one of:

- i. *Bed and Breakfast*, within a *Single Family Dwelling* only, or

- ii. *Boarding Use*, within a *Single Family Dwelling* or *Duplex* only, or

- iii. *Residential Care*, within a *Single Family Dwelling* only, or

- iv. *Supportive Recovery*, within a *Single Family Dwelling* only (R558 Zone only).

- v. Within the R930 Zone only, where the lot area is greater than 930 sq m., One *Secondary Detached Unit* (Section 106 Part I.) limited to:

- a) *Coach House*; or

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One *Secondary Detached Unit** (Section 106 Part I.) limited to: *Suite*, or¶
Coach House; or¶
Garden Cottage¶

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SECTION 901

URBAN RESIDENTIAL ZONES R930, R669, R558, R465

b) Garden Cottage

d. Storage limited to:

i. Enclosed Storage.

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Home Occupation.¶

B. Number of Dwelling Units

1. Lots serviced by municipal water are permitted three Dwellings Units consisting of a Single Family Dwelling, a Secondary Suite, or a Secondary Detached Unit.

2. Lots serviced by both municipal water and sanitary sewer and:

i. Less than 280 sq m (3,013.8 sq ft) are permitted three Dwellings Units

ii. Greater than 280 sq m (3,013.8 sq ft) are permitted four Dwelling Units.

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3. Lots that do not have municipal water and sanitary sewer are permitted two Dwelling Units.

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C. Lot Area

1. Lots created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (Corner Lot)	Width (Non- Corner Lot)	Depth
R930	930.0 sq m (10,010.0 sq ft)	19.5 m (64.0 ft)	18.0 m (59.1 ft)	30.0 m (98.4 ft)
R669	669.0 sq m (7,201.0 sq ft)	19.5 m (64.0 ft)	18.0 m (59.1 ft)	30.0 m (98.4 ft)
R558	558.0 sq m (6,006.0 sq ft)	19.5 m (64.0 ft)	18.0 m (59.1 ft)	30.0 m (98.4 ft)
R465	465.0 sq m (5,005.0 sq ft)	17.5 m (57.4 ft)	16.0 m (52.5 ft)	25.0 m (82.02 ft)

2. Bare Land Strata

Where a Bare Land Strata is proposed, it shall comply with both the Lot Area (Minimum) and the Lot Area (Average) as follows:

Zone	<u>Lot Area (Minimum)</u>	<u>Lot Area (Average)</u>
R930	930.0 sq m (10,010.0 sq ft)	930.0 sq m (10,010.0 sq ft)
R669	669.0 sq m (7,201.0 sq ft)	669.0 sq m (7,201.0 sq ft)
R558	558.0 sq m (6,006.0 sq ft)	558.0 sq m (6,006.0 sq ft)
R465	465.0 sq m (5,005.0 sq ft)	465.0 sq m (5,005.0 sq ft)

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SECTION 901

URBAN RESIDENTIAL ZONES R930, R669, R558, R465

D. Setbacks

- All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.5 m (4.9 ft) minimum 4.5 m (14.8 ft) total combined	3.0 m (9.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.3 m (4.3 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)

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- Notwithstanding Section 901 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.7 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

- Lot Coverage** shall not exceed the percentages noted in the following table:

Zone	Lot Coverage
R930	35%
R669	35%
R558	40%
R465	45%

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- Notwithstanding Section 901, Part E.1, where a **Lot** in the **Urban Residential** area existed prior to 1980 and has a **Lot Area** less than 465.0 sq m (5,005.0 sq ft), the **Lot Coverage** may be increased to 45%.

F. Floor Space

- The **Floor Space** should not exceed the following ratios or the maximum **Floor Area**, whichever is less, as listed in the following table:

Zone	Floor Space Ratio	Maximum Floor Space
R930	0.50	511.0 sq m (5,500.0 sq ft)
R669	0.50	362.0 sq m (3,897.0 sq ft)
R558	0.60	353.0 sq m (3,800.0 sq ft)
R465	0.60	334.0 sq m (3,595.0 sq ft)

- Notwithstanding Section 901, Part F.1, where a **Lot** in the **Urban Residential** area existed prior to 1980 and has **Lot Area** less than 465.0 sq m (5,005.0 sq ft), the **Floor Space Ratio** may be increased to 0.70.

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For the purposes of calculating the 80%, the following criteria apply:¶
Notwithstanding the definition of **Floor Space**, the 80% shall be calculated by comparing the sum of the area enclosed by the exterior walls of the upper most **Storey** with that of the **Storey** below it.¶
Garages, and covered, unenclosed, uninhabitable front porches and front verandas are included if they form part of the **Storey** below the upper most **Storey**.¶

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SECTION 901**URBAN RESIDENTIAL ZONES
R930, R669, R558, R465****G. Impervious Surfaces**

1. **Impervious Surfaces** shall together cover not more than the **Lot Area** as noted:

Zone	Lot Area
R930	<u>50%</u>
R669	<u>50%</u>
R558	<u>55%</u>
R465	<u>60%</u>

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H. Height of Buildings

1. The **Height** of the **Buildings and Structures** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure	Secondary Detached Unit
R930, R669, R558, and R465	<u>10.5 m</u> (<u>34.4</u> ft)	6.0 m (19.7 ft)	<u>8.0 m</u> (<u>26.2</u> ft)

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Accessory Buildings ...

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I. Off Street Motor Vehicle Parking

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

J. Agriculture (Hobby Greenhouse) Use

1. Shall be limited to a maximum of one **Building** not exceeding a total area of 20.0 sq m (215.3 sq ft).

K. Supportive Recovery

1. A **Supportive Recovery Use** may be permitted as a **Residential Use** within the **R558** Zone only, subject to the following conditions:
- enter into a **Housing Agreement**;
 - have sleeping accommodation for not more than 10 persons (including site staffing);
 - not be permitted where there is a **Residential Care, Boarding Use**, or a **Home Occupation** on the **Lot**;
 - not permitted within 250.0 m (820.2 ft) of an existing **Supportive Recovery Use**, or a **School**; excluding **Buildings** for which a business licence has been issued prior to January 31, 2009; and
 - be located within 250.0 m (820.2 ft) of a public transit stop.

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SECTION 902**URBAN RESIDENTIAL SECONDARY ZONES****R669s, R558s, R465s**

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Urban Residential 669 Secondary Dwelling Zone	R669s
Urban Residential 558 Secondary Dwelling Zone	R558s
Urban Residential 465 Secondary Dwelling Zone	R465s

A. Zone Intent

1. The intent of the **R669s, R558s and R465s** Zones is to provide one **Single Family Dwelling** with a **Secondary Dwelling Unit** along with compatible **Accessory Uses** on a **Lot** designated **Urban Residential**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **R669s, R558s, and R465s** Zones:
 - a. **Residential** limited to:
 - i. One **Single Family Dwelling**.
2. The following **Accessory Uses** and no other shall be permitted in the **R669s, R558s, and R465s** Zones:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Agriculture** limited to:
 - i. **Agriculture (Hobby Greenhouse)**.
 - c. **Residential** limited to:
 - i. One **Secondary Detached Unit** (Section 106 Part I.) limited to:
 - **Coach House**; or
 - **Garden Cottage**
 - ii. **Home Occupation**
 - iii. One **Secondary Suite** per real estate entity, subject to Section 901 CAnd one of:
 - i. **Bed and Breakfast** within a **Single Family Dwelling** only, or
 - ii. **Boarding Use**, within a **Single Family Dwelling** or **Duplex** only or
 - iii. **Residential Care**, within a **Single Family Dwelling** only, or
 - iv. **Supportive Recovery**, within a **Single Family Dwelling** only (**R558** Zone only).
 - e. Storage limited to:
 - i. **Enclosed Storage**.

C. Number of Dwelling Units

1. **Lots** serviced by municipal water are permitted three **Dwellings Units** consisting of a **Single Family Dwelling**, a **Secondary Suite**, or a **Secondary Detached Unit**.
2. **Lots** serviced by both municipal water and sanitary sewer and:

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SECTION 902**URBAN RESIDENTIAL SECONDARY ZONES****R669s, R558s, R465s**

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i. Less than 280 sq m (3,013.8 sq ft) are permitted three ***Dwellings Units***ii. Greater than 280 sq m (3,013.8 sq ft) are permitted four ***Dwelling Units***.3. ***Lots*** that do not have municipal water and sanitary sewer are permitted two ***Dwelling Units***.

Commented [A7]: Review impact on R930 - ensure we are not taking away permissions with removal of R930s

D. Lot Area1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:

<u>Zone</u>	<u>Area</u>	<u>Width (<i>Corner Lot</i>)</u>	<u>Width (<i>Non-Corner Lot</i>)</u>	<u>Depth</u>
<u>R669s</u>	669.0 sq m (7,201.0 sq ft)	19.5 m (64.0 ft)	18.0 m (59.1 ft)	30.0 m (98.4 ft)
<u>R558s</u>	558.0 sq m (6,006.0 sq ft)	19.5 m (64.0 ft)	18.0 m (59.1 ft)	30.0 m (98.4 ft)
<u>R465s</u>	465.0 sq m (5,005.0 sq ft)	17.5 m (57.4 ft)	16.0 m (52.5 ft)	25.0 m (82.02 ft)

2. ***Bare Land Strata:***Where a ***Bare Land Strata*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** and the ***Lot Area (Average)*** as follows:

<u>Zone</u>	<u><i>Lot Area (Minimum)</i></u>	<u><i>Lot Area (Average)</i></u>
<u>R669s</u>	669.0 sq m (7,201.0 sq ft)	669.0 sq m (7,201.0 sq ft)
<u>R558s</u>	558.0 sq m (6,006.0 sq ft)	558.0 sq m (6,006.0 sq ft)
<u>R465s</u>	465.0 sq m (5,005.0 sq ft)	465.0 sq m (5,005.0 sq ft)

E. Setbacks1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	<u>Front</u>	<u>Rear</u>	<u>Interior Side</u>	<u>Exterior Side</u>
<u>Principal Building</u>	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)
<u>Accessory Building/Structure</u>	7.5 m (24.6 ft)	1.3 m (4.3 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)

2. The Front Yard Setback of the ***Principal Building*** may be reduced to a minimum of 4.0 m (13.1 ft) provided the Front Yard Setback of a garage is a minimum of 6.0 m (19.7 ft).3. Notwithstanding Section 902 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.7 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

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SECTION 902**URBAN RESIDENTIAL SECONDARY ZONES****R669s, R558s, R465s**

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E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentages noted in the following table:

<u>Zone</u>	<u>Lot Coverage</u>
<u>R669s</u>	<u>35%</u>
<u>R558s</u>	<u>40%</u>
<u>R465s</u>	<u>45%</u>

2. Notwithstanding Section 902, Part E.1, where a **Lot** in the **Urban Residential** area existed prior to 1980 and has a **Lot Area** less than 465.0 sq m (5,005.0 sq ft), the **Lot Coverage** may be increased to 45%.

F. Floor Space

1. The **Floor Space** should not exceed the following ratios or the maximum **Floor Area**, whichever is less, as listed in the following table:

<u>Zone</u>	<u>Floor Space Ratio</u>	<u>Maximum Floor Space</u>
<u>R669s</u>	<u>0.50</u>	362.0 sq m (3,897.0 sq ft)
<u>R558s</u>	<u>0.60</u>	353.0 sq m (3,800.0 sq ft)
<u>R465s</u>	<u>0.60</u>	334.0 sq m (3,595.0 sq ft)

2. The maximum **Floor Space** of the upper most **Storey** of the **Principal Building** shall not exceed 80% of the **Floor Space** of the **Storey** below it. The reduced **Floor Space** of the upper most **Storey** shall be accomplished by an offset from either the front exterior walls, side exterior walls or a combination thereof, of the **Storey** below.

For the purposes of calculating the 80%, the following criteria apply:

- Notwithstanding the definition of **Floor Space**, the 80% shall be calculated by comparing the sum of the area enclosed by the exterior walls of the upper most **Storey** with that of the **Storey** below it.
 - Garages, and covered, unenclosed, uninhabitable front porches and front verandas are included if they form part of the **Storey** below the upper most **Storey**.
3. Notwithstanding Section 902, Part F.1, where a **Lot** in the **Urban Residential** area existed prior to 1980 and has **Lot Area** less than 465.0 sq m (5,005.0 sq ft), the **Floor Space Ratio** may be increased to 0.70.

G. Impervious Surfaces

1. **Impervious Surfaces** shall together cover not more than the **Lot Area** as noted:

<u>Zone</u>	<u>Lot Area</u>
<u>R669s</u>	<u>50%</u>
<u>R558s</u>	<u>55%</u>
<u>R465s</u>	<u>60%</u>

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SECTION 902

URBAN RESIDENTIAL SECONDARY ZONES

R669s, R558s, R465s

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H. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

<u>Zone</u>	<u>Principal Building</u>	<u>Accessory Building/Structure</u>	<u>Secondary Detached Unit</u>
<u>R669s, R558s, and R465s</u>	<u>10.5 m (34.4 ft)</u>	<u>6.0 m (19.7 ft)</u>	<u>8.0 m (26.2 ft)</u>

I. Off Street Motor Vehicle Parking

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

J. Agriculture (Hobby Greenhouse) Use

Shall be limited to a maximum of one **Building** not exceeding a total area of 20.0 sq m (215.3 sq ft).

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CHAPTER 10
SUBURBAN RESIDENTIAL ZONES

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Suburban 10 Zone

S10

A. Zone Intent

1. The intent of the **S10** Zone is to allow a range of **Principal Uses** of up to four dwelling units such as a **Single Family Dwelling**, **Duplex**, **Triplex**, **Fourplex**, and **Infill Townhouses** along with compatible **Accessory Uses** on a **Lot** designated *Suburban Residential* in a compact suburban form which serves as a transition between larger lot suburban and urban developments, where both municipal water and sanitary sewer are available.

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B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **S10** Zone:

- a. **Residential** limited to one of:

i. **Single Family Dwelling**, or

ii. **Duplex**; or

iii. **Triplex**; or

iv. **Fourplex**, or

v. **Infill Townhouse**

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2. The following **Accessory Uses** and no other shall be permitted in the **S10** Zone:

- a. **Accessory** limited to:

i. **Accessory Building**, and

ii. **Accessory Structure**.

- b. **Agriculture** limited to:

i. **Agriculture (Hobby Greenhouse)**.

- c. **Residential** limited to:

i. One **Secondary Detached Unit** (Section 106 Part I.) limited to:

• **Coach House**; or

• **Garden Cottage**

ii. **Home Occupation**

iii. One **Secondary Suite**; per real estate entity, subject to Section 1001 C.

And one of:

i. **Bed and Breakfast**, within a **Single Family Dwelling** only, or

ii. **Boarding Use**, within a **Single Family Dwelling** or **Duplex** only, or

iii. **Residential Care**, within a **Single Family Dwelling**,

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- d. **Storage** limited to:

i. **Enclosed Storage**.

Deleted: <#>**Secondary Suite***, or¶

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Deleted: <#>**Supportive Recovery**
(**R558** Zone only).¶

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C. Number of Dwelling Units

1. **Lots** serviced by both municipal water and sanitary sewer and:
 - i. Less than 280 sq m (3,013.8 sq ft) are permitted three **Dwellings Units**.
 - ii. Greater than 280 sq m (3,013.8 sq ft) are permitted four **Dwelling Units**.
2. **Lots** that do not have municipal water and sanitary sewer are permitted two **Dwelling Units**.

D. Lot Area

1. **Lots** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (Corner Lot)	Width (Non-Corner Lot)	Depth
S10	0.1 ha (0.247 ac)	27.5 m (90.2 ft)	25.0 m (82.02 ft)	35.0 m (114.8 ft)

2. **Bare Land Strata**

- a. Where a **Bare Land Strata** is proposed, it shall comply with both the **Lot Area (Minimum)** and the **Lot Area (Average)** as follows:

Zone	Lot Area (Minimum)	Lot Area (Average)
S10	0.1 ha (0.247 ac)	0.1 ha (0.247 ac)

E. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure (Hobby Greenhouse)	7.5 m (24.6 ft)	1.3 m (4.0 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1001 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

F. Lot Coverage

1. **Lot Coverage** shall not exceed 35% of the **Lot Area**.

G. Floor Space

1. The **Floor Space** should not exceed the following ratios or the maximum **Floor Area**, whichever is less, as listed in the following table:

Deleted: <#> **Residential** limited to:¶
One of:¶

Secondary Suite, or¶
Bed and Breakfast, or¶
Boarding Use, or¶
Residential Care.¶

And:¶

Home Occupation.¶

Storage limited to:¶

Enclosed Storage.¶

*If both **Secondary Detached Unit** and **Secondary Suite** are proposed on site, the property must have municipal water service. ¶

Building Types

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The building types shall be in accordance with the provisions of Section XXXX. ¶

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Section 1001

SUBURBAN ZONES S10

Zone	Floor Space Ratio	Maximum Floor Space
S10	0.50	511.0 sq m (5,500.0 sq ft)

H. Impervious Surfaces

1. **Impervious Surfaces** shall together cover not more than 50% of the **Lot Area**.

I. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure	Agriculture (Hobby Greenhouse)	Secondary Detached Unit
S10	10.5 m (34.4 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	8.0 m (26.2 ft)

J. Off Street Motor Vehicle Parking

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

K. Agriculture (Hobby Greenhouse) Use

1. Shall be limited to a maximum of one **Building** not exceeding a total area of 20.0 sq m (215.3 sq ft).
2. Where **Agriculture (Hobby Greenhouse)** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.

Deleted: <#>The maximum Floor Space of the upper most Storey of the Principal Building shall not exceed 80% of the floor space of the Storey below it. The reduced floor space of the upper most Storey shall be accomplished by an offset from either the front exterior walls, side exterior walls or a combination thereof, of the Storey below.¶ For the purposes of calculating the 80%, the following criteria apply:¶ Notwithstanding the definition of Floor Space, the 80% shall be calculated by comparing the sum of the area enclosed by the exterior walls of the upper most Storey with that of the Storey below it.¶ Garages, and covered, unenclosed, uninhabitable front porches and front verandas are included if they form part of the Storey below the upper most Storey.¶

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(34.4 ft)

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Section 1002

SUBURBAN ZONES S20

Suburban 20 Zone

S20

A. Zone Intent

1. The intent of the **S20** Zone is to allow a range of **Principal Uses** such as a **Single Family Dwelling**, **Duplex**, **Triplex**, **Fourplex**, **Infill Townhouses** along with compatible **Accessory Uses** on a **Lot** designated **Suburban Residential**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **S20** Zone:
 - a. **Residential** limited to one of:
 - i. **Single Family Dwelling**; or
 - ii. **Duplex**; or
 - iii. **Triplex**; or
 - iv. **Fourplex**; or
 - v. **Infill Townhouses**
2. The following **Accessory Uses** and no other shall be permitted in the **S20** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Agriculture** limited to:
 - i. **Agriculture (Hobby Greenhouse)**, and
 - ii. **Agriculture (Minor)** – provided minimum **Lot** size is 0.2 ha (0.49 ac).
 - c. **Residential** limited to:
 - i. One **Secondary Detached Unit** (Section 106 Part I.) limited to:
 - **Coach House**, or
 - **Garden Cottage**
 - ii. **Home Occupation**
 - iii. One **Secondary Suite**; per real estate entity, subject to Section 1002 C.
And one of:
 - i. **Bed and Breakfast**, within a **Single Family Dwelling** or **Duplex** only, or
 - ii. **Boarding Use**, within a **Single Family Dwelling** or **Duplex** only, or
 - iii. **Residential Care**, within a **Single Family Dwelling** only.
 - d. Storage limited to:
 - i. **Enclosed Storage**.

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Zone Intent¶

The intent of the **S10s** Zone is to provide one **Single Family Dwelling** with a **Secondary Dwelling Unit** along with compatible **Accessory Uses** on a **Lot** designated **Suburban Residential** in a compact suburban form which serves as a transition between larger lot suburban and urban developments, where both municipal water and sanitary sewer are available.¶

Permitted Uses¶

The following **Principal Uses** and no other shall be permitted in the **S10s** Zone:¶

Residential limited to:¶

One **Single Family Dwelling**.¶

The following **Accessory Uses** and no other shall be permitted in the **S10s** Zone:¶

Accessory limited to:¶

Accessory Building, and¶

Accessory Structure.¶

Agriculture limited to:¶

Agriculture (Hobby Greenhouse).¶

Residential limited to:¶

One of:¶

Secondary Detached Unit (Section 106 Part I.), limited to:¶

Coach House, or¶

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Deleted: <#>**Secondary Suite***, or¶

Deleted: <#>**Supportive Recovery** (R558 Zone only).¶
Storage limited to:¶

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C. Number of Dwelling Units

1. Lots serviced by municipal water are permitted three **Dwellings Units** consisting of a **Single Family Dwelling**, a **Secondary Suite**, or a **Secondary Detached Unit**.
2. Lots serviced by both municipal water and sanitary sewer and:
 - i. Less than 280 sq m (3,013.8 sq ft) are permitted three **Dwellings Units**.
 - ii. Greater than 280 sq m (3,013.8 sq ft) are permitted four **Dwelling Units**.
3. Lots that do not have municipal water and sanitary sewer are permitted two **Dwelling Units**.

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D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.3 m (4.0 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Agriculture (Minor) Building/Structure	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)

2. Notwithstanding Section 1002 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Area

1. **Lots** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (Corner Lot)	Width (Non-Corner Lot)	Depth
S20 with Municipal Water	0.2 ha (0.49 ac)	30.0 m (98.4 ft)	25.0 m (82.02 ft)	40.0 m (131.2 ft)
S20 without Municipal Water	0.7 ha (1.73 ac)	30.0 m (98.4 ft)	25.0m (82.02 ft)	40.0 m (131.2 ft)

2. **Bare Land Strata**

Where a **Bare Land Strata** is proposed, it shall comply with both the **Lot Area (Minimum)** and the **Lot Area (Average)** as follows:

Zone	Lot Area (Minimum)	Lot Area (Average)
S20 with Municipal Water	0.2 ha (0.49 ac)	0.2 ha (0.49 ac)
S20 without Municipal Water	0.6 ha (1.48 ac)	0.7 ha (1.73 ac)

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Section 1002**SUBURBAN ZONES
S20**

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F. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.3 m (4.0 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Agriculture (Minor) Building/Structure	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)

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2. Notwithstanding Section 1001 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

G. Lot Coverage

1. **Lot Coverage** shall not exceed 20% of the **Lot Area**.

H. Floor Space

1. A **Floor Space Ratio** is not applicable in these zones.

I. Impervious Surfaces

1. **Impervious Surfaces** shall together cover not more than 30% of the **Lot Area**.

J. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure	Agriculture	Secondary Detached Unit
S20	11.0 m (36.1 ft)	6.0 m (19.7 ft)	11.0 m (36.1 ft)	9.0 m (29.5 ft)

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(34.4 ft)**K. Off Street Motor Vehicle Parking**

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

L. Agriculture (Hobby Greenhouse) Use

1. Shall be limited to a maximum of one **Building** not exceeding a total area of 35.0 sq m (750.0 sq ft).
2. Where **Agriculture (Hobby Greenhouse)** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.

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CHAPTER 11 RURAL RESIDENTIAL ZONES

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Zone Intent¶

The intent of the **S20s** Zone is to provide one **Single Family Dwelling** with a **Secondary Dwelling Unit** on a **Lot** designated **Suburban Residential**, or where an S zone is currently applied, and compatible **Accessory Uses**.¶

Permitted Uses¶

The following **Principal Uses** and no other shall be permitted in the **S20s** Zone:¶

Residential limited to:¶

Duplex, or¶

One **Single Family Dwelling**.¶

The following **Accessory Uses** and no other shall be permitted in the **S20s** Zone:¶

Accessory limited to:¶

Accessory Building, and¶

Accessory Structure.¶

Agriculture limited to:¶

Agriculture (Hobby Greenhouse), and ¶

Agriculture (Minor) – provided minimum **Lot** size is 0.2 ha (0.49 ac).¶

Residential limited to:¶

One of:¶

Bed and Breakfast, or ¶

Boarding Use, or¶

Residential Care, or¶

Secondary Dwelling Unit (Section 106 Part H.), provided the **Principal Use** is not a **Duplex**, limited to one of:¶

Secondary Suite, or¶

Coach House, or¶

Garden Cottage.¶

And,¶

Home Occupation.¶

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Rural Residential 7 Zone

RR7

A. Zone Intent

1. The intent of the **RR7** Zone is to provide one **Single Family Dwelling** and compatible **Accessory Uses**, on a **Lot** designated *Rural Residential*.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **RR7** Zone:
 - a. **Residential limited** to:
 - i. One **Single Family Dwelling**.
2. The following **Accessory Uses** and no other shall be permitted in the **RR7** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Agriculture limited** to:
 - i. **Agriculture (Hobby Greenhouse)**,
 - ii. **Agriculture (Minor)** – provided minimum **Lot** size is 0.36 ha (0.88 ac).
 - c. **Residential limited** to:

One of:

 - i. **Secondary Suite**, or
 - ii. **Bed and Breakfast**, or
 - iii. **Boarding Use**, or
 - iv. **Residential Care**

And,

 - i. **Home Occupation**.
 - d. Storage **limited** to:
 - i. **Enclosed Storage**.

C. Lot Area

1. **Lots** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (Corner Lot)	Width (Non- Corner Lot)	Depth
RR7	0.7 ha (1.73 ac)	35.0 m (114.82 ft)	30.0 m (98.4 ft)	40.0 m (131.2)

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SECTION 1101

RURAL RESIDENTIAL ZONES RR7

2. **Bare Land Strata:**

- a. Where a **Bare Land Strata** is proposed, it shall comply with both the **Lot Area (Minimum)** and the **Lot Area (Average)** as follows:

Zone	Lot Area (Minimum)	Lot Area (Average)
RR7	0.6 ha (1.48 ac)	0.7 ha (1.7 ac)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Agriculture (Minor) Building/Structure	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)

E. Lot Coverage

1. **Lot Coverage** shall not exceed 15% of the **Lot Area**.

F. Floor Space

1. A **Floor Space Ratio** is not applicable in this zone.

G. Impervious Surfaces

1. **Impervious Surfaces** shall together cover not more than 25% of the **Lot Area**.

H. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure	Agriculture (Hobby Greenhouse)
RR7	11.0 m (36.1 ft)	6.0 m (19.7 ft)	11.0 m (36.1 ft)

I. Off Street Motor Vehicle Parking

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

J. Agriculture (Hobby Greenhouse) Use

1. Shall be limited to a maximum of two **Buildings** not exceeding a total area of 70.0 sq m (750.0 sq ft).
2. Where **Agriculture (Hobby Greenhouse)** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
3. A solid landscape buffer of a minimum of 2.0 m (6.5 ft) in **Height** is required.

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SECTION 1102**RURAL RESIDENTIAL SECONDARY DWELLING ZONES
RR7s****Rural Residential 7 Secondary Dwelling Zone****RR7s****A. Zone Intent**

1. The intent of the **RR7s** Zone is to provide one **Duplex**, or one **Single Family Dwelling** with a **Secondary Detached Unit** along with compatible **Accessory Uses** on a **Lot** designated *Rural Residential*.

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B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **RR7s** Zone:
 - a. **Residential limited** to:
 - i. **Duplex**, or
 - ii. One **Single Family Dwelling**.
2. The following **Accessory Uses** and no other shall be permitted in the **RR7s** Zone:
 - a. **Accessory limited** to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Agriculture limited** to:
 - i. **Agriculture (Hobby Greenhouse)**, and
 - ii. **Agriculture (Minor)** – provided minimum **Lot** size is 0.36 ha (0.88 ac).
 - c. **Residential limited** to:
One of:
 - i. **Secondary Suite** – provided the **Principal Use** is not a **Duplex**, or
 - ii. **Secondary Detached Unit** (Section 106 Part I), provided the **Principal Use** is not a **Duplex**,
limited to one of:
 - **Coach House**, or
 - **Garden Cottage**
 - iii. **Bed and Breakfast**, or
 - iv. **Boarding Use**, or
 - v. **Residential Care**And,
 - i. **Home Occupation**.
 - d. **Storage limited** to:
 - i. **Enclosed Storage**.

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SECTION 1102

RURAL RESIDENTIAL SECONDARY DWELLING ZONES RR7s

C. Lot Area

1. **Lots** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (<i>Corner Lot</i>)	Width (Non- <i>Corner Lot</i>)	Depth
RR7s	0.7 ha (1.73 ac)	35.0 m (114.8 ft)	30.0 m (98.4 ft)	40.0 m (131.2 ft)

2. **Bare Land Strata**

Where a **Bare Land Strata** is proposed, it shall comply with both the **Lot Area (Minimum)** and the **Lot Area (Average)** as follows:

Zone	Lot Area (Minimum)	Lot Area (Average)
RR7s	0.6 ha (1.48 ac)	0.7 ha (1.73 ac)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Agriculture (Minor) Building/Structure	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)

E. Lot Coverage

1. **Lot Coverage** shall not exceed 15% of the **Lot Area**.

F. Floor Space

1. A **Floor Space Ratio** is not applicable in these zones.

G. Impervious Surfaces

1. **Impervious Surfaces** shall together cover not more than 25% of the **Lot Area**.

H. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure	Coach House	Agriculture (Hobby Greenhouse)
RR7s	11.0 m (36.1 ft)	6.0 m (19.7 ft)	9.0 m (29.5 ft)	11.0 m (36.1 ft)

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SECTION 1102

RURAL RESIDENTIAL SECONDARY DWELLING ZONES RR7s

I. *Off Street Motor Vehicle Parking*

1. *Off Street Motor Vehicle Parking* shall be in accordance with the provisions of Section 109.

J. *Agriculture (Hobby Greenhouse) Use*

1. Shall be limited to a maximum of two **Buildings** not exceeding a total area of 70.0 sq m (750.0 sq ft).
2. Where **Agriculture (Hobby Greenhouse)** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
3. A solid landscape buffer of a minimum of 2.0 m (6.5 ft) in height is required.

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**CHAPTER 12
RURAL ZONES**

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SECTION 1201**RURAL ZONES
RU80, RU36, RU16**

Rural 80 Zone	RU80
Rural 36 Zone	RU36
Rural 16 Zone	RU16

A. Zone Intent

1. The intent of the **RU80, RU36** and **RU16** Zones is to provide one **Single Family Dwelling** along with a range of **Agricultural Uses** and compatible **Accessory Uses**, on a **Lot** designated **Rural**.

B. Permitted Uses

1. The following **Principal Uses** and no others shall be permitted in the **RU80, RU36** and **RU16** Zones:
 - a. **Agriculture** limited to:
 - i. **Agriculture (Major)**.
 - b. **Residential** limited to:
 - i. One **Single Family Dwelling**, or
 - ii. One **Manufactured Home**.
2. The following **Accessory Uses** and no others shall be permitted in the **RU80, RU36** and **RU16** Zones:
 - a. **Accessory** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**, and
 - iii. **Enclosed Storage (Shipping Container)** accessory to **Agriculture (Major)** only
 - b. **Agricultural** limited to:
 - i. **Agriculture (Hobby Greenhouse)**.
 - c. **Residential** limited to:
One of:
 - i. **Secondary Suite** – provided the **Principal Use** is not a **Manufactured Home**, or
 - ii. **Bed and Breakfast**, or
 - iii. **Boarding Use**, or
 - iv. **Residential Care**, or
 - v. **Secondary Detached Unit** (Section 106 Part I.) limited to:
 - **Secondary Family Dwelling** by covenant – provided the minimum **Lot** size is 1.6 ha (4.0 ac) and the **Principal Use** is not a **Duplex** or a **Manufactured Home**,
And,
 - i. **Home Occupation**.
 - d. **Retail** limited to:
 - i. **Produce Sales**.

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SECTION 1201

RURAL ZONES RU80, RU36, RU16

- e. Storage limited to:
 - i. **Enclosed Storage.**

C. Lot Area

1. **Lots** created through subdivision in these zones shall comply with the following minimum standards:

Zone	Area	Width (Corner Lot)	Width (Non- Corner Lot)	Depth
RU80	8.0 ha (19.8 ac)	40.0 m (131.2 ft)	35.0 m (114.8 ft)	50.0 m (164.0 ft)
RU36	3.6 ha (8.9 ac)	40.0 m (131.2 ft)	35.0 m (114.8 ft)	50.0 m (164.0 ft)
RU16	1.6 ha (4.0 ac)	40.0 m (131.2 ft)	35.0 m (114.8 ft)	50.0 m (164.0 ft)

2. **Bare Land Strata:**

Where a **Bare Land Strata** is proposed, it shall comply with both the **Lot Area (Minimum)** and the **Lot Area (Average)** as follows:

Zone	Lot Area (Minimum)	Lot Area (Average)
RU80	6.8 ha (16.8 ac)	8.0 ha (19.8 ac)
RU36	3.0 ha (7.41 ac)	3.6 ha (8.9 ac)
RU16	1.35 ha (3.33 ac)	1.6 ha (4.0 ac)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

Residential Permitted Uses

	Front	Rear	Interior Side	Exterior Side
Principal and/or Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

- a. Notwithstanding Section 201, Part D. 1. a, where a lot existed prior to October 2009 and has a Lot Area less than 1860 sq. m (20,020 sq. ft.), all Buildings and Structures for non-agricultural uses shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)

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SECTION 1201

RURAL ZONES RU80, RU36, RU16

Agricultural Permitted Uses

	Front	Rear	Interior Side	Exterior Side
Agriculture, Major that includes: processing of Agricultural Products , and Greenhouses	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Agriculture (Major) that includes: the keeping of livestock other than swine, poultry, and fur-bearing animals; and silos	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)
Agriculture (Major) that includes: the keeping of swine, poultry, or fur-bearing animals; the storage of manure including manure pits or tanks; incinerator silos or generator sheds	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)
All other Agriculture (Major) Uses	7.5 m (24.6 ft)	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

E. Lot Coverage

1. **Lot Coverage** shall not exceed 15% of the **Lot Area**.
2. Notwithstanding Section 1201, Part E. 1, where a **Lot** existed prior to October 2009 and has a **Lot Area** less than 1,860.0 sq m (20,020.0 sq ft), the **Lot Coverage** may be increased to 30%.

F. Floor Space

1. A **Floor Space Ratio** is not applicable in these zones.

G. Impervious Surfaces

1. **Impervious Surfaces** shall together cover not more than 25% of the **Lot Area**.
2. Notwithstanding Section 1201, Part G. 1, where a **Lot** existed prior to October 2009 and has a **Lot Area** less than 1,860.0 sq m (20,020.0 sq ft), the **Impervious Surfaces** may be increased to 45%.

H. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure	Accessory Building/Structure for Agriculture Use
RU80, RU36, and RU16	11.0 m (36.1 ft)	6.0 m (19.7 ft)	15.0 m (49.2 ft)

I. Off Street Motor Vehicle Parking

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

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SECTION 1201

RURAL ZONES RU80, RU36, RU16

J. *Agriculture (Hobby Greenhouse) Use*

1. Shall be limited to a maximum of two **Buildings** not exceeding a total area of 150.0 sq m (1,614.6 sq ft).
2. Where **Agriculture (Hobby Greenhouse)** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
3. A solid landscape buffer of a minimum of 2.0 m (6.5 ft) in height is required.

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SECTION 1202

RURAL SECONDARY DWELLING ZONES RU80s, RU36s, RU16s

Rural 80 Secondary Dwelling Zone
Rural 36 Secondary Dwelling Zone
Rural 16 Secondary Dwelling Zone

RU80s
RU36s
RU16s

A. Zone Intent

1. The intent of the RU80s, RU36s and RU16s Zones is to provide one *Single Family Dwelling* with a *Secondary Detached Unit* along with a range of *Agricultural Uses* and compatible *Accessory Uses* on a *Lot* designated *Rural*.

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B. Permitted Uses

1. The following *Principal Uses* and no other shall be permitted in the RU80s, RU36s and RU16s Zones:
 - a. *Agriculture* limited to:
 - i. *Agriculture (Major)*.
 - b. Residential limited to:
 - i. One *Duplex* (provided a *Secondary Detached Unit* is not located on the *Lot*), or
 - ii. One *Single Family Dwelling*.
2. The following *Accessory Uses* and no other shall be permitted in the RU80s, RU36s and RU16s Zones:
 - a. *Accessory* limited to:
 - i. *Accessory Building*,
 - ii. *Accessory Structure*, and
 - iii. *Enclosed Storage (Shipping Container)* accessory to *Agriculture (Major)* only
 - b. *Agricultural* limited to:
 - i. *Agriculture (Hobby Greenhouse)*.
 - c. *Residential* limited to:
One of:
 - i. *Secondary Suite* – provided the *Principal Use* is not a *Duplex*, or
 - ii. *Secondary Detached Unit* (Section 106 Part I), provided the *Principal Use* is not a *Duplex*, limited to one of:
 - *Coach House*, or
 - *Garden Cottage*, or
 - *Secondary Family Dwelling* by covenant – provided the minimum *Lot* size is 1.6 ha (4.0 ac)
 - iii. *Bed and Breakfast*, or
 - iv. *Boarding Use*, or
 - v. *Residential Care*
And,

Deleted: Dwelling

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SECTION 1202

RURAL SECONDARY DWELLING ZONES RU80s, RU36s, RU16s

- i. **Home Occupation.**
- d. **Retail** limited to:
 - i. **Produce Sales.**
- e. Storage limited to:
 - i. **Enclosed Storage.**

C. Lot Area

1. **Lots** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (Corner Lot)	Width (Non- Corner Lot)	Depth
RU80s	8.0 ha (19.8 ac)	40.0 m (131.2 ft)	35.0 m (114.8 ft)	50.0 m (164.0 ft)
RU36s	3.6 ha (8.9 ac)	40.0 m (131.2 ft)	35.0 m (114.8 ft)	50.0 m (164.0 ft)
RU16s	1.6 ha (4.0 ac)	40.0 m (131.2 ft)	35.0 m (114.8 ft)	50.0 m (164.0 ft)

2. **Bare Land Strata**

Where a **Bare Land Strata** is proposed, it shall comply with both the **Lot Area (Minimum)** and the **Lot Area (Average)** as follows:

Zone	Lot Area (Minimum)	Lot Area (Average)
RU80s	6.8 ha (16.8 ac)	8.0 ha (19.8 ac)
RU36s	3.0 ha (7.41 ac)	3.6 ha (8.9 ac)
RU16s	1.35 ha (3.33 ac)	1.6 ha (4.0 ac)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

Residential Permitted Uses

	Front	Rear	Interior Side	Exterior Side
Principal and/or Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

- a. Notwithstanding Section 201, Part D. 1. a, where a lot existed prior to October 2009 and has a Lot Area less than 1860 sq. m (20,020 sq. ft.), all Buildings and Structures for non-agricultural uses shall be sited in accordance with the following minimum setbacks:"

	Front	Rear	Interior Side	Exterior Side
Principal Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)

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SECTION 1202

RURAL SECONDARY DWELLING ZONES RU80s, RU36s, RU16s

	Front	Rear	Interior Side	Exterior Side
Accessory Building/Structure	7.5 m (24.6 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)	3.0 m 1. ft)

Agriculture Permitted Uses

	Front	Rear	Interior Side	Exterior Side
Agriculture, Major that includes: processing of Agricultural Products , and Greenhouses	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Agriculture (Major) that includes: the keeping of livestock other than swine, poultry, and fur-bearing animals; and silos	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)
Agriculture (Major) that includes: the keeping of swine, poultry, or fur-bearing animals; the storage of manure including manure pits or tanks; incinerator silos or generator sheds	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)
All other Agriculture (Major) Uses	7.5 m (24.6 ft)	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

E. Lot Coverage

1. **Lot Coverage** shall not exceed 15% of the **Lot Area**.
2. Notwithstanding Section 1202, Part E. 1, where a **Lot** existed prior to October 2009 and has a **Lot Area** less than 1,860.0 sq m (20,020.0 sq ft), the **Lot Coverage** may be increased to 35%.

F. Floor Space

1. A **Floor Space Ratio** is not applicable in these zones.

G. Impervious Surfaces

1. **Impervious Surfaces** shall together cover not more than 25% of the **Lot Area**.
2. Notwithstanding Section 1202, Part G. 1, where a **Lot** existed prior to October 2009 and has a **Lot Area** less than 1,860.0 sq m (20,020.0 sq ft), the **Impervious Surfaces** may be increased to 50%.

H. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure	Coach House	Accessory Building/Structure for Agriculture Use
RU80s, RU36s, and RU16s	11.0 m (36.1 ft)	6.0 m (19.7 ft)	9.0 m (29.5 ft)	15.0 m (49.2 ft)

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SECTION 1202

RURAL SECONDARY DWELLING ZONES RU80s, RU36s, RU16s

I. *Off Street Motor Vehicle Parking*

1. *Off Street Motor Vehicle Parking* shall be in accordance with the provisions of Section 109.

J. *Agriculture (Hobby Greenhouse) Use*

1. Shall be limited to a maximum of two **Buildings** not exceeding a total area of 150.0 sq m (1,614.6 sq ft).
2. Where **Agriculture (Hobby Greenhouse)** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
3. A solid landscape buffer of a minimum of 2.0 m (6.5 ft) in **Height** is required.

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CHAPTER 13
OTHER OFFICIAL COMMUNITY PLAN DESIGNATIONS

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SECTION 1301

OTHER OCP DESIGNATIONS

The intent of this section is to provide direction regarding zoning on a **Lot** designated: *Environmentally Sensitive Area, Future Employment Lands, Historic Comprehensive Development Area, Municipal Forest and Protected Natural Assets*.

A **Lot** that is designated any of the above, shall be zoned via the use of a Comprehensive Development (CD) zone, the requirements of which are outlined in Chapter 19, having regard to any relevant:

- federal statute or provincial legislation, regulation or licence;
- neighbourhood plan; and
- the **Official Community Plan**.

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**CHAPTER 14
COMMERCIAL ZONES**

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SECTION 1401

COMMERCIAL RURAL ZONES CR, CRL

Commercial Rural Zone Commercial Rural Liquor Zone

CR
CRL

A. Zone Intent

1. The intent of the **CR** and **CRL** Zones is to accommodate existing **Lots** that are zoned **CR** and **CRL**. The further use of the **CR** and **CRL** zones is only permitted on a **Lot** designated *Commercial* or *Neighbourhood Centre*.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CR** and **CRL** Zones:
 - a. **Food and Beverage** limited to:
 - i. **Restaurant (Major)**, and
 - ii. **Restaurant (Minor)**.
 - b. **Office** limited to:
 - i. **Office (Medical Office)**.
 - c. **Personal Service** limited to:
 - i. **Barbershop**,
 - ii. **Body Art and Tattoo Parlour**,
 - iii. **Drycleaner**,
 - iv. **Hair and Body Salon**,
 - v. **Tailor**, and
 - vi. **Spa**.
 - d. **Retail** limited to:
 - i. **Retail (Minor)**,
2. The following **Accessory Uses** and no other shall be permitted in the **CR** and **CRL** Zones:
 - a. **Accessory** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**,
 - iii. **Cannabis Retail Store** (limited to a maximum of one **Cannabis Retail Store** per property, not permitted within 250.0 m (820.2 ft) of a public or private **School**, and not permitted within 150.0 m (492.1 ft) of another **Cannabis Retail Store** when located within the Mission City *Downtown* or *Neighbourhood Centre* designation (**CRL** Zone only),
 - iv. **Retail (Rural Agency Store)**, and
 - v. **Enclosed Storage (Shipping Container)**
 - b. **Office** limited to:
 - i. **Office (Administrative Use)**.

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SECTION 1401

COMMERCIAL RURAL ZONES CR, CRL

- c. **Residential** limited to:
 - i. **Home Occupation**, and
 - ii. One **Dwelling Unit** per **Lot** provided the **Dwelling Unit** is located within the **Principal Use**.
- d. **Retail** limited to:
 - i. **Retail (Rural Agency Store)** (CRL Zone only).
- e. Storage limited to:
 - i. **Enclosed Storage**.
- 3. Conditions of Use:
 - a. The **Principal Use** shall be limited to a maximum of 225.0 sq m (2,421.8 sq ft).

C. Lot Area

- 1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
CR and CRL	0.4 ha (1.0 ac)

D. Setbacks

- 1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

- 2. Notwithstanding Section 1401 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

- 1. **Lot Coverage** shall not exceed the percentages noted in the following table:

Zone	Lot Coverage
CR	20%
CRL	20%

F. Density

- 1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
CR	0.20
CRL	0.20

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SECTION 1401**COMMERCIAL RURAL ZONES
CR, CRL****G. Height of Buildings**

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CR	11.0 m (36.1 ft)	4.5 m (14.8 ft)
CRL	11.0 m (36.1 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor), Amenity Space (Common Indoor)** and **Amenity Space (Private Outdoor)** is not a requirement within these zones.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.

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SECTION 1402**COMMERCIAL LOCAL ZONES
CL1****Commercial Local One Zone****CL1****A. Zone Intent**

1. The intent of the **CL1** Zone is to provide for local small-scale commercial shopping, intended to meet the convenience needs of local residents on a **Lot** designated *Commercial* or *Neighbourhood Centre*.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CL1** Zone:
 - a. **Food and Beverage** limited to:
 - i. **Restaurant (Major)**, and
 - ii. **Restaurant (Minor)**.
 - b. **Office** limited to:
 - i. **Office (General Use)**, and
 - ii. **Office (Medical Office)**.
 - c. **Personal Service** limited to:
 - i. **Barbershop**,
 - ii. **Body Art and Tattoo Parlour**,
 - iii. **Drycleaner**,
 - iv. **Hair and Body Salon**,
 - v. **Tailor**, and
 - vi. **Spa**.
 - d. **Retail** limited to:
 - i. **Retail (Minor)**.
2. The following **Accessory Uses** and no other shall be permitted in the **CL1** zones:
 - a. **Accessory** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**, and
 - iii. **Enclosed Storage (Shipping Container)**
 - b. **Office** limited to:
 - i. **Office (Administrative Use)**.
 - c. **Residential** limited to:
 - i. **Home Occupation**, and
 - ii. One **Dwelling Unit** per **Lot** provided the **Dwelling Unit** is located within the **Principal Use**.
 - d. **Storage** limited to:
 - i. **Enclosed Storage**.

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SECTION 1402

COMMERCIAL LOCAL ZONES CL1

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
CL1	930.0 sq m (10,010.0 sq ft)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	3.0 m (9.8 ft)	4.5 m (14.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1402 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
CL1	65%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
CL1	0.60

2. The maximum **Density** for the **Residential Uses** of any **Development** is 1 (one) **Dwelling Unit** per **Lot**.

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CL1	11.0 m (36.1 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor)**, **Amenity Space (Common Indoor)** and **Amenity Space (Private Outdoor)** is not a requirement within this zone.

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I. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.
4. **Off Street Motor Vehicle Parking** and **Off Street Loading Spaces** within the required setbacks are not permitted.

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SECTION 1403

COMMERCIAL HIGHWAY ZONES CH1, CH2

Commercial Highway One Zone Commercial Highway Two Zone

CH1
CH2

A. Zone Intent

1. The intent of the **CH1** Zone is to provide for a broad range of businesses to serve the general retail, office, service and shopping needs of the community on a **Lot** designated *Commercial* and located in close proximity to provincial **Street** corridors (Highway 7 and 11). The Commercial Highway Two Zone (**CH2**) is the same as the **CH1** Zone, except that the **CH2** Zone allows **Restaurant (Drive-through)** as a permitted **Use**.

B. Permitted Uses

1. The following **Principal Uses** subject to the limitations noted within, and no other shall be permitted in the **CH1** and **CH2** Zones:
 - a. **Accommodation** limited to:
 - i. **Hotel**, and
 - ii. **Motel**.
 - b. **Cultural** limited to:
 - i. **Cultural Assembly**.
 - c. **Entertainment** limited to:
 - i. **Adult Entertainment Establishment**,
 - ii. **Arcade**,
 - iii. **Banquet Hall**,
 - iv. **Bowling Alley**,
 - v. **Cinema**,
 - vi. **Night Club**, and
 - vii. **Pool and Billiards Hall**.
 - d. **Food and Beverage** limited to:
 - i. **Restaurant (Drive-through)** (CH2 Zone only),
 - ii. **Restaurant (Major)**, and
 - iii. **Restaurant (Minor)**.
 - e. **Industrial** limited to:
 - i. **Industry (Light Manufacturing)**.
 - f. **Institutional** limited to:
 - i. **Child Care Centre**,
 - ii. **Civic Assembly**,
 - iii. **College**,

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SECTION 1403

COMMERCIAL HIGHWAY ZONES CH1, CH2

- iv. **Education Facility**, and
- v. **University**.
- g. **Motor Vehicle** limited to:
 - i. **Car Wash**,
 - ii. **Parking Lot**,
 - iii. **Vehicle Rental**, and
 - iv. **Vehicle Service**.
- h. **Office** limited to:
 - i. **Adult Entertainment Service**,
 - ii. **Office (General Use)**, and
 - iii. **Office (Medical Office)**.
- i. **Personal Service** limited to:
 - i. **Barbershop**,
 - ii. **Body Art and Tattoo Parlour**,
 - iii. **Drycleaner**,
 - iv. **Hair and Body Salon**,
 - v. **Spa**, and
 - vi. **Tailor**.
- j. **Recreation** limited to:
 - i. **Indoor Recreation Facility**.
- k. **Residential** limited to:
 - i. **Apartment** provided they:
 - i. form an integral part of a commercial **Building** on the **Lot**,
 - ii. are not located on the first **Storey**, and
 - iii. are the only **Use** in a **Storey** and in all other **Storeys** above the **Residential Use**.
- l. **Retail** limited to:
 - i. **Auction-Retail**,
 - ii. **Cannabis Retail Store** (limited to a maximum of one **Cannabis Retail Store** per property, not permitted within 250.0 m (820.2 ft) of a public or private **School**, and not permitted within 150.0 m (492.1 ft) of another **Cannabis Retail Store** when located within the Mission City **Downtown** or **Neighbourhood Centre** designation,
 - iii. **Liquor Store**,
 - iv. **Pawnshop** (not permitted within 100.0 m (328.1 ft) of a property zoned Mission City Downtown One Zone (DT1)),
 - v. **Retail (Food Store)**,
 - vi. **Retail (Major)**,

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SECTION 1403**COMMERCIAL HIGHWAY ZONES
CH1, CH2**

- vii. **Retail, (Minor),**
- viii. **Retail (Pharmacy),**
- ix. **Second Hand Store,**
- x. **Shopping Centre,** and
- xi. **Tobacconist** (not permitted within 100.0 m (328.1 ft) of a property zoned **Mission City Downtown One Zone (DT1)**).
- m. Service limited to:
 - i. **Animal Daycare,**
 - ii. **Beverage Container Return Centre,**
 - iii. **Cheque Cashing and Payday Loans** (not permitted within 100.0 m (328.1 ft) of a property zoned **Mission City Downtown One Zone (DT1)**),
 - iv. **Community Service,**
 - v. **Crematorium** (not permitted on a **Lot** that contains a **Dwelling Unit**),
 - vi. **Drive-through Service,**
 - vii. **Financial Services,**
 - viii. **Funeral Parlour,**
 - ix. **General Service Use,** and
 - x. **Veterinary Clinic.**
- 2. The following **Accessory Uses** and no other shall be permitted in the **CH1** and **CH2** Zones:
 - a. **Accessory limited** to:
 - i. **Accessory Building,**
 - ii. **Accessory Structure,**
 - iii. **Dormitory** (accessory to **College** or **University** only), and
 - iv. **Enclosed Storage (Shipping Container).**
 - b. **Office limited** to:
 - i. **Office (Administrative Use).**
 - c. **Residential limited** to:
 - i. **Home Occupation.**
 - d. **Service limited** to:
 - i. **Conference Centre** (accessory to **Hotel** only).
 - e. Storage limited to:
 - i. **Enclosed Storage.**

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SECTION 1403

COMMERCIAL HIGHWAY ZONES CH1, CH2

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
CH1 and CH2	0.2 ha (0.5 ac)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	3.0 m (9.8 ft)	4.5 m (14.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1403 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentages noted in the following table:

Zone	Lot Coverage
CH1	75%
CH2	75%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio	Significant Community Amenity
Base Density	2.0	N/A
Density Bonus Level I Only on a Lot designated Commercial and identified in Section 113.	2.25	A Density Bonus up to 2.25 FSR is permitted if the developer enters into a Housing Agreement with the City that requires that a minimum of 10% of the Dwelling Units in the entire Development are rental Dwelling Units that are offered in accordance with Section 113 of this Bylaw and the City's Affordable Housing Policy .
Density Bonus Level II Only on a Lot designated Commercial and identified in Section 113.	2.5	A Density Bonus up to 2.5 FSR is permitted if the developer enters into a Housing Agreement with the City that requires that all of the Dwelling Units in the entire Development are rental Dwelling Units , and 10% of those Dwelling Units are offered in accordance with Section 113 of this Bylaw and the City's Affordable Housing Policy .

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SECTION 1403

COMMERCIAL HIGHWAY ZONES CH1, CH2

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
Base Density Height	14.0 m (45.9 ft)	4.5 m (14.8 ft)
Density Bonus Height	19.1 m (62.5 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor)** shall meet the following requirements:
 - a. **Developments** that contain 25 **Dwelling Units** or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**.
 - b. A **Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - i. has direct access from a **Street**, independent from the access to the **Residential Uses**; and
 - ii. has direct access to an open space and play area within the **Lot**.
2. **Amenity Space (Common Outdoor)** is not a requirement within this zone; however, if it is provided it shall have a slope of 5% or less.
3. **Amenity Space (Private Outdoor)** shall meet the following requirements:
 - a. **Developments** shall provide 2.8 sq m (30.0 sq ft) per **Dwelling Unit**, and
 - b. The **Amenity Space (Private Outdoor)** shall be directly accessible, and adjacent to the **Dwelling Unit** it serves and shall be in the form of a **Balcony** or patio.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.
4. **Off Street Motor Vehicle Parking** and **Off Street Loading Spaces** within the required setbacks are not permitted.
5. All **Off Street Motor Vehicle Parking** for **Residential Use** shall be provided within the **Building** envelope, including underground parking.

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SECTION 1404**COMMERCIAL COMMUNITY GAMING ZONES
CCG****Commercial Community Gaming Zone****CCG****A. Zone Intent**

1. The intent of the **CCG** Zone is to provide for **Community Gaming Centre** and for a broad range of businesses to serve the general retail, office, entertainment, service, and personal shopping needs of the community on a **Lot** designated *Commercial*.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CCG** Zone:

- a. **Accommodation** limited to:
 - i. **Hotel**, and
 - ii. **Motel**.
- b. **Cultural** limited to:
 - i. **Cultural Assembly**.
- c. **Entertainment** limited to:
 - i. **Adult Entertainment Establishment**,
 - ii. **Arcade**,
 - iii. **Banquet Hall**,
 - iv. **Bingo Hall**,
 - v. **Bowling Alley**,
 - vi. **Community Gaming Centre**,
 - vii. **Cinema**,
 - viii. **Night Club**, and
 - ix. **Pool and Billiards Hall**.
- d. **Food and Beverage** limited to:
 - i. **Restaurant (Major)**,
 - ii. **Restaurant (Minor)**.
- e. **Industrial** limited to:
 - i. **Industry (Light Manufacturing)**.
- f. **Institutional** limited to:
 - i. **Child Care Centre**,
 - ii. **Civic Assembly**,
 - iii. **College**,
 - iv. **Education Facility**, and
 - v. **University**.

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COMMERCIAL COMMUNITY GAMING ZONES CCG

- g. **Motor Vehicle** limited to:
 - i. **Car Wash**,
 - ii. **Parking Lot**,
 - iii. **Vehicle Rental**, and
 - iv. **Vehicle Service**.
- h. **Office** limited to:
 - i. **Adult Entertainment Service**,
 - ii. **Office (General Use)**, and
 - iii. **Office (Medical Office)**.
- i. **Personal Service** limited to:
 - i. **Barbershop**,
 - ii. **Body Art and Tattoo Parlour**,
 - iii. **Drycleaner**,
 - iv. **Hair and Body Salon**,
 - v. **Spa**, and
 - vi. **Tailor**.
- j. **Recreation** limited to:
 - i. **Indoor Recreation Facility**.
- k. **Residential** limited to:
 - i. **Apartment** provided they:
 - i. form an integral part of a commercial **Building** on the **Lot**,
 - ii. are not located on the first **Storey**, and
 - iii. are the only **Use** in a **Storey** and in all other **Storeys** above the **Residential Use**.
- l. **Retail** limited to:
 - i. **Auction-Retail**,
 - ii. **Cannabis Retail Store** (limited to a maximum of one **Cannabis Retail Store** per property, not permitted within 250 m (820.2 ft) of a public or private **School**, and not permitted within 150.0 m (492.1 ft) of another **Cannabis Retail Store** when located within the Mission City Downtown or Neighbourhood Centre designation,
 - iii. **Liquor Store**,
 - iv. **Retail (Food Store)**,
 - v. **Retail (Major)**,
 - vi. **Retail (Minor)**,
 - vii. **Retail (Pharmacy)**,
 - viii. **Shopping Centre**, and

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- ix. **Second Hand Store.**
- m. **Service limited** to:
 - i. **Animal Daycare,**
 - ii. **Beverage Container Return Centre,**
 - iii. **Community Service,**
 - iv. **Crematorium** (not permitted on a **Lot** that contains a **Residential Use**),
 - v. **Drive-Through Service,**
 - vi. **Financial Services,**
 - vii. **Funeral Parlour,**
 - viii. **General Service Use,** and
 - ix. **Veterinary Clinic.**
- 2. The following **Accessory Uses** and no other shall be permitted in the **CCG** Zone:
 - a. **Accessory limited** to:
 - i. **Accessory Building,**
 - ii. **Accessory Structure,**
 - iii. **Dormitory** (accessory to **College** and **University** only), and
 - iv. **Enclosed Storage (Shipping Container)**
 - b. **Office limited** to:
 - i. **Office (Administrative Use).**
 - c. **Residential limited** to:
 - i. **Home Occupation.**
 - d. **Service limited** to:
 - i. **Conference Centre** (accessory to **Hotel** only).
 - e. **Storage limited** to:
 - i. **Enclosed Storage.**

C. Lot Area

- 1. A Lot created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
CCG	0.2 ha (0.5 ac)

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COMMERCIAL COMMUNITY GAMING ZONES CCG

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	0.0 m (0.0 ft)	4.5 m (14.7 ft)
Accessory Building/Structure	6.0 m (19.7 ft)	6.0 m (19.7 ft)	0.0 m (0.0 ft)	4.5 m (14.7 ft)

2. Notwithstanding Section 1404 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
CCG	75%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
CCG	2.0

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
Base Density Height	14.0 m (45.9 ft)	4.5 m (14.8 ft)
Density Bonus Height	19.1 m (62.5 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor)** shall meet the following requirements:
 - a. **Developments** that contain 25 *dwelling units* or more shall provide in *Indoor Amenity Space* at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**;
 - b. A **Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - i. has direct access from a **Street**, independent from the access to the **Residential Uses**; and
 - ii. has direct access to an open space and play area within the **Lot**.
2. **Amenity Space (Common Outdoor)** is not a requirement within this zone; however, if it is provided it shall have a slope of 5% or less.

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3. **Amenity Space (Private Outdoor)** shall meet the following requirements:
 - a. **Developments** shall provide 2.8 sq m (30.0 sq ft) per **Dwelling Unit**, and
 - b. The **Amenity Space (Private Outdoor)** shall be directly accessible, and adjacent to the **Dwelling Unit** it serves and shall be in the form of a **Balcony** or patio.
- I. **Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Spaces**
 1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
 2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
 3. **Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.
 4. All **Off Street Motor Vehicle Parking** for **Residential Uses** shall be provided within the **Building** envelope, including underground parking.

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SECTION 1405**COMMERCIAL GAS SERVICE STATION ZONES
CGS****Commercial Gas Service Station Zone****CGS****A. Zone Intent**

1. The intent of the **CGS** Zone is to provide for a **Gasoline Service Station** as the principal use while allowing future **Development** potential on a **Lot** designated *Commercial*.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CGS** Zone:
 - a. **Food and Beverage** limited to:
 - i. **Restaurant (Major)**, and
 - ii. **Restaurant (Minor)**.
 - b. **Motor Vehicle** limited to:
 - i. **Gasoline Service Station**.
2. The following **Accessory Uses** and no other shall be permitted in the **CGS** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**,
 - iii. **Enclosed Storage (Shipping Container)**
 - b. **Office** limited to:
 - i. **Office (Administrative Use)**.
 - c. **Retail** limited to:
 - i. **Retail (Minor)**.
 - d. **Residential** limited to:
 - i. **Home Occupation**, and
 - ii. One **Dwelling Unit** (accessory to **Gasoline Service Station** only) per **Lot** provided the **Dwelling Unit** is located within the **Principal Use Building**.
 - e. Storage limited to the following:
 - i. **Enclosed Storage**.
3. The following **Principal Uses** shall be permitted in the **CGS** Zone provided no **Gasoline Service Station** exists on the **Lot**:
 - a. **Accommodation** limited to:
 - i. **Hotel**, and
 - ii. **Motel**.
 - b. **Cultural** limited to:
 - i. **Cultural Assembly**.

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SECTION 1405**COMMERCIAL GAS SERVICE STATION ZONES
CGS**

- c. **Entertainment** limited to:
 - i. **Adult Entertainment Establishment,**
 - ii. **Arcade,**
 - iii. **Banquet Hall,**
 - iv. **Bowling Alley,**
 - v. **Cinema,**
 - vi. **Night Club,** and
 - vii. **Pool and Billiards Hall.**
- d. **Food and Beverage** limited to:
 - i. **Restaurant (Major),** and
 - ii. **Restaurant (Minor).**
- e. **Industrial** limited to:
 - i. **Industry (Light Manufacturing).**
- f. **Institutional** limited to:
 - i. **Child Care Centre,**
 - ii. **Civic Assembly,**
 - iii. **College,**
 - iv. **Education Facility,** and
 - v. **University.**
- g. **Motor Vehicle** limited to:
 - i. **Car Wash,**
 - ii. **Parking Lot,**
 - iii. **Vehicle Rental,** and
 - iv. **Vehicle Service.**
- h. **Office** limited to:
 - i. **Adult Entertainment Service,**
 - ii. **Office (General Use),** and
 - iii. **Office (Medical Office).**
- i. **Personal Service** limited to:
 - i. **Barbershop,**
 - ii. **Body Art and Tattoo Parlour,**
 - iii. **Drycleaner,**
 - iv. **Hair and Body Salon,**
 - v. **Spa,** and

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COMMERCIAL GAS SERVICE STATION ZONES CGS

- vi. **Tailor.**
 - j. **Recreation** limited to:
 - i. **Indoor Recreation Facility.**
 - k. **Residential** limited to:
 - i. **Apartments** provided they:
 - i. form an integral part of a commercial **Building** on the **Lot**,
 - ii. are not located on the first **Storey**, and
 - iii. are the only **Use** in a **Storey** and in all other **Storeys** above the **Residential Use**.
 - l. **Retail** limited to:
 - i. **Auction-Retail,**
 - ii. **Cannabis Retail Store** (limited to a maximum of one **Cannabis Retail Store** per property, not permitted within 250.0 m (820.2 ft) of a public or private **School**, and not permitted within 150.0 m (492.1 ft) of another **Cannabis Retail Store** when located within the Mission City **Downtown** or **Neighbourhood Centre** designation;
 - iii. **Liquor Store,**
 - iv. **Retail (Food Store),**
 - v. **Retail (Major),**
 - vi. **Retail (Minor),**
 - vii. **Retail (Pharmacy),**
 - viii. **Second Hand Store,** and
 - ix. **Shopping Centre.**
 - m. **Service** limited to:
 - i. **Animal Daycare,**
 - ii. **Beverage Container Return Centre,**
 - iii. **Community Service,**
 - iv. **Crematorium** (not permitted on a **Lot** that contains a **Residential Use**),
 - v. **Drive-Through Service,**
 - vi. **Financial Services,**
 - vii. **Funeral Parlour,**
 - viii. **General Service Use,**
 - ix. **Veterinary Clinic.**
4. The following **Accessory Uses** shall be permitted in the **CGS** Zone provided no **Gasoline Service Station** exists on the **Lot**:
- a. **Accessory** limited to:
 - i. **Accessory Building,**
 - ii. **Accessory Structure,**

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COMMERCIAL GAS SERVICE STATION ZONES CGS

- iii. **Dormitory** (accessory to **College** and **University** only), and
- iv. **Enclosed Storage** (Shipping Container)
- b. **Office** limited to:
 - i. **Office (Administrative Use)**.
- c. **Residential** limited to:
 - i. **Home Occupation**.
- d. **Service** limited to:
 - i. **Conference Centre** (accessory to **Hotel** only).
- e. Storage limited to:
 - i. **Enclosed Storage**.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
CGS	0.2 ha (0.5 ac)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	0.0 m (0.0 ft)	4.5 m (14.7 ft)
Accessory Building/Structure	6.0 m (19.7 ft)	6.0 m (19.7 ft)	0.0 m (0.0 ft)	4.5 m (14.7 ft)
Gasoline Service Station Canopy	2.1 m (6.9 ft)	2.1 m (6.9 ft)	2.1 m (6.9 ft)	2.1 m (6.9 ft)
Gasoline Service Station Pump Islands	12.0 m (39.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1405 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
CGS	75%

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SECTION 1405

COMMERCIAL GAS SERVICE STATION ZONES CGS

F. Density

- The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
CGS	2.0

- A **Residential Use** shall not be permitted on **Lots** less than 1,000.0.0 sq m (10,764.0 sq ft) in size and shall not exceed a maximum size of 150.0 sq m (1,615.0 sq ft), nor exceed the square footage of the **Principal Use**.

G. Height of Buildings

- The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CGS	11.0 m (36.1 ft)	11.0 m (36.1 ft)

H. Amenity Space

- Amenity Space (Common Indoor)** shall meet the following requirements:
 - Developments** that contain 25 **Dwelling Units** or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**;
 - A **Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - has direct access from a **Street**, independent from the access to the **Residential Uses**; and
 - has direct access to an open space and play area within the **Lot**.
- Amenity Space (Common Outdoor)** is not a requirement within this zone; however, if it is provided it shall have a slope of 5% or less.
- Amenity Space (Private Outdoor)** shall meet the following requirements:
 - Developments shall provide 2.8 sq m (30.0 sq ft) per **Dwelling Unit**; and
 - The **Amenity Space (Private Outdoor)** shall be directly accessible, and adjacent to the **Dwelling Unit** it serves and shall be in the form of a **Balcony** or patio.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Spaces

- Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
- Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
- Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.
- Off Street Motor Vehicle Parking** and **Off Street Loading Space** within the required setbacks are not permitted.
- All **Off Street Motor Vehicle Parking** for **Residential Uses** shall be provided within the **Building** envelope, including underground parking.

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Commercial Vehicle Dealership Zone**CVD****A. Zone Intent**

1. The intent of the **CVD** Zone is to provide for a **Vehicle Dealership** as the principal **Use** and allowing future development potential in the *Commercial* designation.

B. Permitted Uses

1. The following **Principal Uses** shall be permitted in the **CVD** Zone:
 - a. **Motor Vehicle** limited to:
 - i. **Vehicle Dealership.**
2. The following **Accessory Uses** shall be permitted in the **CVD** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building,**
 - ii. **Accessory Structure,** and
 - iii. **Enclosed Storage (Shipping Container)**
 - b. **Motor Vehicle** limited to:
 - i. **Vehicle Rental,** and
 - ii. **Vehicle Service.**
 - c. **Office** limited to:
 - i. **Office (Administrative Use).**
 - d. **Storage** limited to:
 - i. **Enclosed Storage.**
3. The following **Principal Uses** shall be permitted in the **CVD** Zone provided no **Vehicle Dealership** exists on the **Lot**:
 - a. **Accommodation** limited to:
 - i. **Hotel,** and
 - ii. **Motel.**
 - b. **Cultural** limited to:
 - i. **Cultural Assembly.**
 - c. **Entertainment** limited to:
 - i. **Adult Entertainment Establishment,**
 - ii. **Arcade,**
 - iii. **Banquet Hall,**
 - iv. **Bowling Alley,**
 - v. **Cinema,**
 - vi. **Night Club,** and
 - vii. **Pool and Billiard Hall.**

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SECTION 1406

COMMERCIAL VEHICLE DEALERSHIP ZONES CVD

- d. **Food and Beverage** limited to:
 - i. **Restaurant (Major)**, and
 - ii. **Restaurant (Minor)**.
- e. **Industrial** limited to:
 - i. **Industry (Light Manufacturing)**.
- f. **Institutional** limited to:
 - i. **Child Care Centre**,
 - ii. **Civic Assembly**,
 - iii. **College**,
 - iv. **Education Facility**, and
 - v. **University**.
- g. **Motor Vehicle** limited to:
 - i. **Car Wash**,
 - ii. **Parking Lot**,
 - iii. **Vehicle Rental**, and
 - iv. **Vehicle Service**.
- h. **Office** limited to:
 - i. **Adult Entertainment Service**,
 - ii. **Office (General Use)**, and
 - iii. **Office (Medical Clinic)**.
- i. **Personal Service** limited to:
 - i. **Barbershop**,
 - ii. **Body Art and Tattoo Parlour**,
 - iii. **Drycleaner**,
 - iv. **Hair and Body Salon**,
 - v. **Spa**, and
 - vi. **Tailor**.
- j. **Recreation** limited to:
 - i. **Indoor Recreation Facility**.
- k. **Residential** limited to:
 - i. **Apartments** provided they:
 - i. form an integral part of a commercial **Building** on the **Lot**,
 - ii. are not located on the first **Storey**, and
 - iii. are the only **Use** in a **Storey** and in all other **Storeys** above the **Residential Use**.

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SECTION 1406**COMMERCIAL VEHICLE DEALERSHIP ZONES
CVD****l. Retail limited to:**

- i. ***Auction-Retail,***
- ii. ***Cannabis Retail Store*** (limited to a maximum of one ***Cannabis Retail Store*** per property, not permitted within 250.0 m (820.2 ft) of a public or private ***School***, and not permitted within 150.0 m (492.1 ft) of another ***Cannabis Retail Store*** when located within the Mission City Downtown or *Neighbourhood Centre* designation;
- iii. ***Liquor Store,***
- iv. ***Retail (Major),***
- v. ***Retail (Minor),***
- vi. ***Retail (Food Store),***
- vii. ***Retail (Pharmacy),***
- viii. ***Second Hand Store,*** and
- ix. ***Shopping Centre.***

m. Service limited to:

- i. ***Animal Daycare,***
- ii. ***Beverage Container Return Centre,***
- iii. ***Community Service,***
- iv. ***Drive-through Service,***
- v. ***Funeral Parlour,***
- vi. ***General Service Use,*** and
- vii. ***Veterinary Clinic.***

4. The following Accessory Uses and no other shall be permitted in the CVD Zone:**a. Accessory limited to:**

- i. ***Accessory Building,***
- ii. ***Accessory Structure,***
- iii. ***Dormitory*** (accessory to ***College*** and ***University*** only), and
- iv. ***Enclosed Storage (Shipping Container)***
- v. ***Office limited to:***
- vi. ***Office (Administrative Use).***

b. Residential limited to:

- i. ***Home Occupation.***

c. Service limited to:

- i. ***Conference Centre*** (accessory to ***Hotel*** only).

d. Storage limited to:

- i. ***Enclosed Storage.***

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SECTION 1406

COMMERCIAL VEHICLE DEALERSHIP ZONES CVD

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
CVD	0.2 ha (0.5 ac)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	0.0 m (0.0 ft)	4.5 m (14.7 ft)
Accessory Building/Structure	6.0 m (19.7 ft)	6.0 m (19.7 ft)	0.0 m (0.0 ft)	4.5 m (14.7 ft)

2. Notwithstanding Section 1406 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
CVD	75%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
CVD	2.0

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CVD	14.0 m (45.9 ft)	11.0 m (36.1 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor)** shall meet the following requirements:
 - a. **Developments** that contain 25 **Dwelling Units** or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**;
 - b. A **Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - i. has direct access from a **Street**, independent from the access to the **Residential Uses**; and

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SECTION 1406**COMMERCIAL VEHICLE DEALERSHIP ZONES
CVD**

- ii. has direct access to an open space and play area within the **Lot**.
- 2. **Amenity Space (Common Outdoor)** is not a requirement within this zone; however, if it is provided it shall have a slope of 5% or less.
- 3. **Amenity Space (Private Outdoor)** shall meet the following requirements:
 - a. **Developments** shall provide 2.8 sq m (30.0 sq ft) per **Dwelling Unit**, and
 - b. The **Amenity Space (Private Outdoor)** shall be directly accessible, and adjacent to the **Dwelling Unit** it serves and shall be in the form of a **Balcony** or patio.
- I. **Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Spaces**
 - a. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
 - b. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
 - c. **Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.
 - d. All **Off Street Motor Vehicle Parking** for **Residential Uses** shall be provided within the **Building** envelope, including underground parking.

Commercial Neighbourhood Public House Zone**CPH****A. Zone Intent**

1. The intent of the **CPH** Zone is to allow a **Neighbourhood Public House** in accordance with the provisions of the *Liquor Control and Licensing Act*, R.S.B.C. 2015 c. 19 on a **Lot** designated *Commercial* or *Neighbourhood Centre*.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CPH** Zone:
 - a. **Food and Beverage** limited to:
 - i. **Neighbourhood Public House**.
2. The following **Accessory Uses** and no other shall be permitted in the **CPH** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**, and
 - iii. **Enclosed Storage (Shipping Container)**
 - b. **Residential** limited to:
 - i. One **Dwelling Unit** (accessory to **Neighbourhood Public House** only) provided the **Dwelling Unit** is located within the **Principal Use Building**.
 - c. Storage limited to:
 - i. **Enclosed Storage**.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
CPH	558.0 sq m (6,006.0 sq ft)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
Accessory Buildings/Structures	7.5 m (24.6 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)	4.5 m (14.7 ft)

2. Notwithstanding Section 1407 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

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SECTION 1407**COMMERCIAL NEIGHBOURHOOD PUBLIC HOUSE ZONES**
CPH**E. Lot Coverage**

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	<i>Lot Coverage</i>
CPH	60%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	<i>Floor Space Ratio</i>
CPH	1.0

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	<i>Principal Building</i>	<i>Accessory Building/Structure</i>
CPH	7.5 m (24.6 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor)**, **Amenity Space (Common Outdoor)** and **Amenity Space (Private Outdoor)** is not a requirement within this zone.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.

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Commercial Tourist Recreation Zone**CTR****A. Zone Intent**

1. The intent of the **CTR** Zone is to provide for tourist accommodation and outdoor commercial recreational facilities on a **Lot** designated *Commercial*.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CTR** Zone:
 - a. **Accommodation** limited to:
 - i. **Campground**,
 - ii. **Hotel**, and
 - iii. **Motel**.
2. The following **Accessory Uses** and no other shall be permitted in the **CTR** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**, and
 - iii. **Enclosed Storage (Shipping Container)**
 - b. **Food and Beverage** limited to:
 - i. **Restaurant (Major)**, and
 - ii. **Restaurant (Minor)**.
 - c. **Office** limited to:
 - i. **Office (Administrative Use)**.
 - d. **Personal Service** limited to:
 - i. **Drycleaner**,
 - ii. **Spa**, and
 - iii. **Tailor**.
 - e. **Recreation** limited to:
 - i. **Commercial Outdoor Recreation**, and
 - ii. **Indoor Recreation Facility**.
 - f. **Residential** limited to:
 - i. One **Dwelling Unit** (accessory to **Campground** or **Motel** only).
 - g. **Retail** limited to:
 - i. **Retail (Minor)**.
 - h. **Service** limited to:
 - i. **Conference Centre** (accessory to **Hotel** or **Campground** only).

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SECTION 1408

COMMERCIAL TOURIST RECREATION ZONES CTR

- i. Storage limited to:
- i. **Enclosed Storage.**

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
CTR	0.4 ha (0.9 ac)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	3.0 m (9.8 ft)	4.5 m (14.7 ft)
Accessory Building/Structure	6.0 m (19.7 ft)	6.0 m (19.7 ft)	3.0 m (9.8 ft)	4.5 m (14.7 ft)

2. Notwithstanding Section 1408 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
CTR	75%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
CTR	2.0

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CTR	11.0 m (36.1 ft)	11.0 m (36.1 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor)**, **Amenity Space (Common Outdoor)** and **Amenity Space (Private Outdoor)** is not a requirement within this zone.

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SECTION 1408

**COMMERCIAL TOURIST RECREATION ZONES
CTR**

I. *Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.

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SECTION 1409

COMMERCIAL OPEN LAND RECREATION ZONES
COR

Commercial Open Land Recreation Zone

COR

A. Zone Intent

1. The intent of the **COR** Zone is to accommodate an existing **Commercial Outdoor Recreation** and **Indoor Recreation Facility** only.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **COR** Zone:
 - a. **Accommodation** limited to:
 - i. **Campground**.
 - b. **Recreation** limited to:
 - i. **Commercial Outdoor Recreation**, and
 - ii. **Indoor Recreation Facility**.
2. The following **Accessory Uses** and no other shall be permitted in the **COR** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**, and
 - iii. **Enclosed Storage (Shipping Container)**
 - b. **Office** limited to:
 - i. **Office (Administrative Use)**.
 - c. **Residential** limited to:
 - i. One **Dwelling Unit**.
 - d. Storage limited to:
 - i. **Enclosed Storage**.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

	Lot Area
COR	0.4 ha (0.9 ac)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)

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SECTION 1409

COMMERCIAL OPEN LAND RECREATION ZONES COR

	Front	Rear	Interior Side	Exterior Side
Accessory Building/Structure	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)

- Notwithstanding Section 1409 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

- N/A

F. Density

- N/A

G. Height of Buildings

- The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
COR	11.0 m (29.5 ft)	11.0 m (29.5 ft)

H. Amenity Space

- Amenity Space (Common Indoor)**, **Amenity Space (Common Indoor)** and **Amenity Space (Private Outdoor)** is not a requirement within this zone.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Spaces

- Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
- Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
- Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.

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SECTION 1410

COMMERCIAL MEDICAL ZONES CM

Commercial Medical Zone

CM

A. Zone Intent

1. The intent of the **CM** Zone is to provide for medically related commercial development on a **Lot** designated *Commercial* or *Neighbourhood Centre*.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CM** Zone:
 - a. **Office** limited to:
 - i. **Office (General Use), and**
 - ii. **Office (Medical Office).**
 - b. **Personal Service** limited to:
 - i. **Barbershop, and**
 - ii. **Hair and Body Salon,**
 - iii. **Spa.**
 - c. **Retail** limited to:
 - i. **Retail (Pharmacy).**
 - d. **Service** limited to:
 - i. **Community Service**
 - ii. **Funeral Parlour**
2. The following **Accessory Uses** and no other shall be permitted in the **CM** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building,**
 - ii. **Accessory Structure, and**
 - iii. **Enclosed Storage (Shipping Container)**
 - b. **Office** limited to:
 - i. **Office (Administrative Use).**
 - c. Storage limited to:
 - i. **Enclosed Storage.**

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

	Lot Area
COR	558.0 sq m (6,006.0 sq ft)

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SECTION 1410

COMMERCIAL MEDICAL ZONES CM

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1410 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
CM	75%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
CM	1.0

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CM	11.0 m (36.1 ft)	11.0 m (36.1 ft)

H. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.

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**CHAPTER 15
INDUSTRIAL ZONES**

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SECTION 1501**INDUSTRIAL BUSINESS PARK ZONES
INBP1****Industrial Business Park One Zone****INBP1****A. Zone Intent**

1. The intent of the **INBP1** Zone is to provide for **Industrial Uses** in an industrial business park setting on a **Lot** designated **Industrial**. The uses permitted within the **INBP1** Zone shall be carried out such that all industrial activities shall be in an enclosed **Building**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **INBP1** Zone:
 - a. **Food and Beverage** limited to:
 - i. **Restaurant (Minor)**.
 - b. **Industrial** limited to:
 - i. **Auction-Wholesale**,
 - ii. **Industry (Light)**,
 - iii. **Industry (Light Manufacturing)**,
 - iv. **Industry (Transportation)**,
 - v. **Recycling Depot**, and
 - vi. **Warehouse**.
 - c. **Institutional** limited to:
 - i. **Education Facility**, and
 - ii. **Artisan Studio**.
 - d. **Office** limited to:
 - i. **Office (General Use)**.
 - e. **Recreation** limited to:
 - i. **Indoor Recreation Facility**.
 - f. **Service** limited to:
 - i. **Beverage Container Return Centre**,
 - ii. **Animal Daycare**,
 - iii. **Animal Shelter**,
 - iv. **Driving School**,
 - v. **General Service Use**, and
 - vi. **Veterinary Clinic**.
2. The following **Accessory Uses** and no other shall be permitted in the **INBP1** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**,

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SECTION 1501

INDUSTRIAL BUSINESS PARK ZONES INBP1

- ii. **Accessory Structure**, and
- iii. **Enclosed Storage (Shipping Container)**
- b. **Office** limited to:
 - i. **Office (Administrative Use)**.
- c. **Residential** limited to:
 - i. One **Dwelling Unit** - provided the **Dwelling Unit** is located above the first **Storey**.
- d. **Retail** limited to:
 - i. **Retail (Minor)** - Notwithstanding the definition of **Retail (Minor)**, the retailing of products that are manufactured or wholesaled by a **Principal Use** is permitted, provided the **Floor Space** of the **Retail (Minor)** is limited to a maximum of 30% of the **Floor Area** of the **Principal Use** or 450.0 sq m (4,843.8 sq ft), whichever is less.
- e. Storage limited to:
 - i. **Enclosed Storage**, and
 - ii. **Outdoor Storage** - provided such storage use does not exceed 25% of the net **Lot Area**. All **Outdoor Storage** shall:
 - not include storage of material or goods that produce or give off dust or other particulate matter that may become wind-borne;
 - not exceed 4.0 m (13.1 ft) in **Height**;
 - not be located within 6.0 m (19.7 ft) of a **Lot** line adjoining a **Street**;
 - be located only on that part of a **Lot** surface with asphalt or concrete;
 - be enclosed on all sides not adjacent to a **Building** by a **Landscape Screen** or fence constructed and maintained to a **Height** and in a manner to completely screen any and all storage from view from any adjacent **Street** or **Lot**; and,
 - not include storage of wrecked **Motor Vehicles**, dismantled or used **Motor Vehicle** or machine parts and products.
- 3. The following conditions of **Use** apply to all permitted **Uses** for a site:
 - a. All **Principal Uses** shall be located completely within an enclosed **Building** except for:
 - i. **Outdoor Storage**.

C. Lot Area

- 1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
INBP1	0.16 ha (0.4 ac)

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SECTION 1501

INDUSTRIAL BUSINESS PARK ZONES INBP1

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.5 m (14.8 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	4.5 m (14.8 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1501 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall be in accordance with the percentages noted in the following table:

Zone	Minimum Lot Coverage	Maximum Lot Coverage
INBP1	33%	60%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
INBP1	0.75

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
INBP1	18.0 m (59.1 ft)	18.0 m (59.1 ft)

H. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.

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SECTION 1502**INDUSTRIAL LIGHT IMPACT ZONES
INL1****Industrial Light Impact One Zone****INL1****A. Zone Intent**

1. The intent of the **INL1** Zone is to provide a high-quality setting for **Industrial Uses**, **Service Uses** and **Accessory Office Uses** and **Retail** on a **Lot** designated **Industrial**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **INL1** Zone:
 - a. **Food and Beverage** limited to:
 - i. **Restaurant (Minor)**.
 - b. **Industrial** limited to:
 - i. **Industry (Light)**,
 - ii. **Industry (Light Manufacturing)**,
 - iii. **Industry (Transportation)**,
 - iv. **Mini-Storage**, and
 - v. **Warehouse**.
 - c. **Recreation** limited to:
 - i. **Indoor Recreation Facility**.
 - d. **Service** limited to:
 - i. **Animal Daycare**,
 - ii. **Animal Shelter**,
 - iii. **Beverage Container Return Centre**,
 - iv. **Crematorium**,
 - v. **Driving School**,
 - vi. **Funeral Parlour**,
 - vii. **General Service Use**,
 - viii. **Veterinary Clinic**.
2. The following **Accessory Uses** and no other shall be permitted in the **INL1** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**, and
 - iii. **Enclosed Storage (Shipping Container)**
 - b. **Office** limited to:
 - i. **Office (Administrative Use)** - provided the **Use** is limited to a maximum of 50% of **Floor Area** of the **Principal Use**.

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SECTION 1502

INDUSTRIAL LIGHT IMPACT ZONES INL1

c. **Retail** limited to:

- i. **Retail (Minor)** - Notwithstanding the definition of **Retail (Minor)**, the retailing of products that are manufactured or wholesaled by a **Principal Use** is permitted, provided the **Floor Space** of the **Retail (Minor)** is limited to a maximum of 30% of the **Floor Area** of the **Principal Use** or 450.0 sq m (4,843.8 sq ft), whichever is less.

d. Storage limited to:

- i. **Enclosed Storage**, and
- ii. **Outdoor Storage** - provided the **Use** is for finished products which are manufactured on the **Site**. All **Outdoor Storage** operations shall:
- Not exceed 50% of the **Floor Area** of a **Principal Use** in size.
 - Not include storage of material or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
 - Not exceed 2.0 m (6.6 ft) in **Height**, from **Grade (Average Finished)**.
 - Not be located within 3.0 m (9.8 ft) of a **Lot Line** adjoining a **Street**.
 - Be located only on that part of a **Lot** surfaced with dust-free material.
 - Be bounded on all sides not adjacent to a **Building** or **Structure** by a fence of at least 1.8 m (6.0 ft) in **Height** constructed and maintained in a manner to completely screen storage from view from public **Streets**, the fence shall be fronted by a **Landscape Area** 1.5 m (4.9 ft) wide containing a minimum of one tree, for every 9.0 linear m (29.5 ft) of fence. Each tree shall have a minimum size of 6.0 cm (2.4 in) calliper.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
INL1	0.4 ha (1.0 ac)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	0.0 m (0.0 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	6.0 m (19.7 ft)	6.0 m (19.7 ft)	0.0 m (0.0 ft)	4.5 m (14.8 ft)

2. 0.0 m (0.0 ft) from a strata **Lot Line**.
3. Notwithstanding Section 1502 Part E.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

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SECTION 1502**INDUSTRIAL LIGHT IMPACT ZONES
INL1****E. Lot Coverage**

1. **Lot Coverage** shall be in accordance with the percentages noted in the following table:

Zone	Minimum Lot Coverage	Maximum Lot Coverage
INL1	25%	50%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
INL1	0.65

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
INL1	18.0 m (59.1 ft)	18.0 m (59.1 ft)

H. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.

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SECTION 1503**INDUSTRIAL GENERAL ZONES
ING, ING2, INGC**

Industrial General Zone	ING
Industrial General Two Zone	ING2
Industrial General Commercial Zone	INGC

A. Zone Intent

1. The intent of the **ING**, **ING2** and **INGC** Zones is to provide for a mix of **Industrial Uses** on a **Lot** designated **Industrial**. In addition, the **ING2** Zone permits **Barge Loading** as a **Use**, and the **INGC** Zone provides for limited **Commercial Uses**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **ING**, **ING2** and **INGC** Zones:
 - a. **Industrial limited** to:
 - i. **Auction–Wholesale**,
 - ii. **Barge Loading** (**ING2** Zone only),
 - iii. **Industry (Heavy)**,
 - iv. **Industry (Light)**,
 - v. **Industry (Light Manufacturing)**,
 - vi. **Mini-Storage**,
 - vii. **Recycling Depot**,
 - viii. **Industry (Transportation)**, and
 - ix. **Warehouse**.
 - b. **Office limited** to:
 - i. **Office (General Use)** (**INGC** Zone only).
 - c. **Recreation limited** to:
 - i. **Commercial Outdoor Recreation**, and
 - ii. **Indoor Recreation Facility**.
 - d. **Service limited** to:
 - i. **Animal Daycare** (**INGC** Zone only),
 - ii. **Animal Shelter** (**INGC** Zone only),
 - iii. **Beverage Container Return Centre** (**INGC** Zone only),
 - iv. **Crematorium** (**INGC** Zone only),
 - v. **Driving School** (**INGC** Zone only),
 - vi. **Funeral Parlour** (**INGC** Zone only),
 - vii. **General Service Use** (**INGC** Zone only),
 - viii. **Veterinary Clinic** (**INGC** Zone only).

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SECTION 1503**INDUSTRIAL GENERAL ZONES
ING, ING2, INGC**

2. The following **Accessory Uses** and no other shall be permitted in the **ING, ING2** and **INGC** Zones.
- a. **Accessory** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**, and
 - iii. **Enclosed Storage (Shipping Container)**
 - b. **Office** limited to:
 - i. **Office (Administrative Use)** – provided it is limited to a maximum of 50% of **Floor Area** of the **Principal Use**.
 - c. **Residential** limited to:
 - i. One **Dwelling Unit** provided it is located above the first **Storey**.
 - d. **Retail**, in the **INGC** Zone only, limited to:
 - i. **Retail (Minor)** - Notwithstanding the definition of **Retail (Minor)**, the maximum amount of **Floor Space** for **Retail (Minor)** is limited to a maximum of 30% of the **Floor Area** of the **Principal Use** or 450.0 sq m (4,843.8 sq ft), whichever is less.
 - e. Storage limited to the following:
 - i. **Enclosed Storage**, and
 - ii. **Outdoor Storage**:
 - a. In the **INGC** Zone, all **Outdoor Storage** shall:
 - Not exceed 50% of the **Floor Area** of a **Principal Use** in size.
 - Not include storage of material or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
 - Not exceed 2.0 m (6.6 ft) in height, from **Grade (Average Finished)**.
 - Not be located within 3.0 m (9.8 ft) of a **Lot** line adjoining a **Street**.
 - Be located only on that part of a **Lot** surfaced with dust-free material.
 - Be bounded on all sides not adjacent to a **Building** or **Structure** by a fence of at least 1.8 m (6.0 ft) in **Height** constructed and maintained in a manner to completely screen storage from view from **Streets**, the fence shall be fronted by a **Landscaped Area** 1.5 m (4.9 ft) wide containing a minimum of one tree, for every 9.0 linear m (29.5 ft) of fence. Each tree shall have a minimum size of 6.0 cm (2.4 in) caliper.
 - b. In the **ING** and **ING2** Zones, all **Outdoor Storage** shall:
 - Not exceed 18.0 m (59.1 ft) in height, from **Grade (Average Finished)**.
 - Not be located within 3.0 m (9.8 ft) of a **Lot** line adjoining a **Street**.

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SECTION 1503**INDUSTRIAL GENERAL ZONES
ING, ING2, INGC****C. Lot Area**

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
ING, ING2, and INGC	0.2 ha (0.5 ac)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	3.0 m (9.8 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	6.0 m (19.7 ft)	3.0 m (9.8 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1503 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. N/A

F. Density

1. N/A

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
ING	12.0 m (39.4 ft)	12.0 m (39.4 ft)
ING2	12.0 m (39.4 ft)	12.0 m (39.4 ft)
INGC	12.0 m (39.4 ft)	12.0 m (39.4 ft)

H. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 108.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Loading Spaces** shall be in accordance with the provisions of Section 111.

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SECTION 1504**INDUSTRIAL MOTOR VEHICLE REPAIR ZONES
INVR****Industrial Motor Vehicle Repair Zone****INVR****A. Zone Intent**

1. The intent of the **INVR** Zone is to provide for a **Motor Vehicle** servicing **Uses** on a **Lot** designated *Industrial*.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **INVR** Zone:
 - a. **Motor Vehicle** limited to:
 - i. **Vehicle Body Repair and Painting**,
 - ii. **Vehicle Rental**, and
 - iii. **Vehicle Service**.
2. The following **Accessory Uses** and no other shall be permitted in the **INVR** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**, and
 - iii. **Enclosed Storage (Shipping Container)**
 - b. **Storage** limited to:
 - i. **Enclosed Storage**.
 - c. **Office** limited to:
 - i. **Office (Administrative Use)**.
3. The following **Principal Uses** and no other shall be permitted in the **INVR** Zone provided no **Motor Vehicle Uses** exist on the **Lot**:
 - a. **Food and Beverage** limited to:
 - i. **Restaurant (Minor)**.
 - b. **Industrial** limited to:
 - i. **Industry (Light)**,
 - ii. **Industry (Light Manufacturing)**,
 - iii. **Warehouse**, and
 - iv. **Industry (Transportation)**.
 - c. **Service** limited to:
 - i. **Animal Daycare**,
 - ii. **Animal Shelter**
 - iii. **Beverage Container Return Centre**,
 - iv. **Crematorium**,

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INDUSTRIAL MOTOR VEHICLE REPAIR ZONES INVR

- v. **Driving School**,
 - vi. **Funeral Parlour**,
 - vii. **General Service Use**,
 - viii. **Veterinary Clinic**.
4. The following **Accessory Uses** and no other shall be permitted in the **INVR** Zone provided no **Motor Vehicle Uses** exist on the **Lot**:
- a. **Accessory limited** to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**, and
 - iii. **Enclosed Storage (Shipping Container)**
 - b. **Office limited** to:
 - i. **Office (Administrative Use)** - provided the **Use** is limited to a maximum of 50% of **Floor Area** of the **Principal Use**.
 - c. **Retail limited** to:
 - i. **Retail (Minor)** - Notwithstanding the definition of **Retail (Minor)**, the maximum amount of **Floor Space** for **Retail (Minor)** is limited to a maximum of 30% of the **Floor Area** of the **Principal Use** or 450.0 sq m (4,843.8 sq ft), whichever is less.
 - d. Storage **limited** to the following:
 - i. **Enclosed Storage**, and
 - ii. **Outdoor Storage** - provided the **Use** is for finished products which are manufactured on the site. All **Outdoor Storage** operations shall:
 - Not exceed 50% of the **Floor Area** of a **Principal Use** in size.
 - Not include storage of material or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
 - Not exceed 2.0 m (6.6 ft) in **Height**, from **Grade (Average Finished)**.
 - Not be located within 3.0 m (9.8 ft) of a **Lot Line** adjoining a **Street**.
 - Be located only on that part of a **Lot** surfaced with dust-free material.
 - Be bounded on all sides not adjacent to a **Building** or **Structure** by a fence of at least 1.8 m (6.0 ft) in **Height** constructed and maintained in a manner to completely screen storage from view from public **Streets**, the fence shall be fronted by a **Landscape Area** 1.5 m (4.9 ft) wide containing a minimum of one tree, for every 9.0 linear m (29.5 ft) of fence. Each tree shall have a minimum size of 6.0 cm (2.4 in) caliper."
5. The following conditions of **Use** apply to all permitted **Uses** for a site:
- a. All **Principal Uses** shall be located completely within an enclosed **Building** except for:
 - i. **Outdoor Storage**.

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SECTION 1504**INDUSTRIAL MOTOR VEHICLE REPAIR ZONES
INVR****C. Lot Area**

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
INVR	669.0 sq m (7,201.0 sq ft)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	12.0 m (39.4 ft)	7.0 m (23.0 ft)	3.0 m (9.8 ft)	6.0 m (19.7 ft)
Accessory Building/Structure	12.0 m (39.4 ft)	7.0 m (23.0 ft)	3.0 m (9.8 ft)	6.0 m (19.7 ft)

2. Notwithstanding Section 1504 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. N/A

F. Density

1. N/A

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
INVR	12.0 m (39.4 ft)	12.0 m (39.4 ft)

H. Off Street Motor Vehicle Parking, Bicycle Parking Areas, and Off Street Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.

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SECTION 1505	INDUSTRIAL WASTE RESOURCE MANAGEMENT ZONES INWM
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Industrial Waste Resource Management Zone	INWM
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A. Zone Intent

1. This intent of the **INWM** Zone is to allow for **Waste Resource Management** on a **Lot** designated **Industrial**. The **INWM** Zone specifically provides for the management of **Waste Resources** on a site.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **INWM** Zone:
 - a. **Industrial** limited to:
 - i. **Waste Resource Management**.
2. The following **Accessory Uses** and no other shall be permitted in the **INWM** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**, and
 - iii. **Enclosed Storage (Shipping Container)**
 - b. **Industrial** limited to:
 - i. **Resource Extraction**, and
 - ii. **Resource Processing**.
 - c. **Office** limited to:
 - i. **Office (Administrative Use)**.
 - d. **Residential** limited to:
 - i. One **Single Family Dwelling**.
 - e. **Storage** limited to:
 - i. **Enclosed Storage**, and
 - ii. **Outdoor Storage**.
 - f. **Uses** associated with the by-products of the **Principal Use**, including:
 - i. landfill gas collection and distribution,
 - ii. energy generation,
 - iii. anaerobic digestion, and
 - iv. **Agriculture**, forestry and agro-forestry **Uses**, as warranted by site **Development** requirements and energy availability.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
INWM	0.2 ha (0.5 ac)

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SECTION 1505**INDUSTRIAL WASTE RESOURCE MANAGEMENT ZONES****INWM****D. Setbacks**

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)

2. Notwithstanding Section 1505 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. N/A

F. Density

1. N/A

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

	Principal Building	Accessory Building/Structure
INWM	14.0 m (45.9 ft)	4.5 m (14.8 ft)

H. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.
4. **Off Street Motor Vehicle Parking** within the required setbacks is not permitted.

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CHAPTER 16
RESOURCE INDUSTRIAL ZONES

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SECTION 1601 INDUSTRIAL RESOURCE EXTRACTION / PROCESSING ZONES
INR, INRP

Industrial Resource Extraction Zone
Industrial Resource Extraction and Processing

INR
INRP

A. Zone Intent

1. The intent of the **INR** and **INRP** Zones is to provide for resource extraction on a **Lot** designated *Resource Industrial*. The **INRP** Zone specifically provides for resource extraction, or resource extraction and processing in the case of the **INRP** Zone.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **INR** and **INRP** Zones:
 - a. **Industrial** limited to:
 - i. **Resource Extraction**, and
 - ii. **Aggregate Management**.
2. The following **Accessory Uses** and no other shall be permitted in the **INR** and **INRP** Zones:
 - a. **Accessory** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**, and
 - iii. **Enclosed Storage (Shipping Container)**
 - b. **Industrial** limited to:
 - i. **Resource Processing** in the **INRP** Zone only.
 - c. **Office** limited to:
 - i. **Office (Administrative Use)**.
 - d. **Residential** limited to:
 - i. One **Single Family Dwelling**.
 - e. Storage limited to:
 - i. **Enclosed Storage**, and
 - ii. **Outdoor Storage**.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
INR , and INRP	1.8 ha (4.4 ac)

Deleted: District

SECTION 1601

INDUSTRIAL RESOURCE EXTRACTION / PROCESSING ZONES

INR, INRP

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)
Accessory Building/Structure	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)

2. Notwithstanding Section 1601 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Density

1. N/A

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**CHAPTER 17
AGRICULTURE ZONES**

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SECTION 1701**AGRICULTURE ZONES
A80, A36, A16**

Agriculture 80 Zone	A80
Agriculture 36 Zone	A36
Agriculture 16 Zone	A16

A. Zone Intent

1. The intent of the **A80**, **A36** and **A16** Zones is to accommodate agriculture, agri-tourism and related agricultural activities and **Uses** with compatible **Accessory Uses** as defined and regulated by the **Agricultural Land Commission Act**, on a **Lot** designated *Agriculture*.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **A80**, **A36** and **A16** Zones:
 - a. **Agricultural** limited to:
 - i. **Agriculture (Major)**, and
 - ii. **Agriculture (Minor)**
 - iii. Any other **Use** as permitted by the **Agricultural Land Commission Act**.
 - b. Residential limited to:
 - i. One **Single Family Dwelling**, or
 - ii. One **Manufactured Home**.
2. The following **Accessory Uses** and no other shall be permitted in the **A80**, **A36** and **A16** Zones:
 - a. **Agricultural** limited to:
 - i. **Enclosed Storage (Shipping Container)** accessory to **Agriculture (Major)** only, and
 - ii. Any other use as permitted by the **Agricultural Land Commission Act**.
 - b. **Residential** limited to:

One of:

 - i. **Secondary Suite**, or
 - ii. **Secondary Detached Unit** (Section 106 Part I.) limited to:
 - i. **Coach House**
 - ii. **Garden Cottage**
 - iii. **Manufactured Home**

And:

 - i. **Accessory Building**,
 - ii. **Accessory Structure**,
 - iii. **Home Occupation**.
 - c. **Retail** limited to:
 - i. **Produce Sales** in accordance with the **Agricultural Land Commission Act**.

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SECTION 1701

AGRICULTURE ZONES A80, A36, A16

d. **Storage** limited to:

- i. **Enclosed Storage**, and
- ii. **Outdoor Storage**.

C. Lot Area

1. **Lots** created through subdivision in these zones shall comply with the following minimum standards:

Zone	Area
A80	8.0 ha (19.8 ac)
A36	3.6 ha (8.9 ac)
A16	1.6 ha (4.0 ac)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

Residential Permitted Uses

	Front	Rear	Interior Side	Exterior Side
Principal and/or Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

Agriculture Permitted Uses

	Front	Rear	Interior Side	Exterior Side
Agriculture (Major) that includes: processing of Agricultural Products , and Greenhouses	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Agriculture (Major) that includes: the keeping of livestock other than swine, poultry, and fur-bearing animals; and silos	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)
Agriculture (Major) that includes: the keeping of swine, poultry, or fur-bearing animals; the storage of manure including manure pits or tanks; incinerator silos or generator sheds; and Cannabis Production Facility	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)
All other Agriculture (Major) Uses	7.5 m (24.6 ft)	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1701 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

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SECTION 1701

AGRICULTURE ZONES A80, A36, A16

E. Lot Coverage

1. **Lot Coverage** shall not exceed:
 - a. 10% for **Single Family Dwelling** and related **Accessory Buildings** or 10% for a **Manufactured Home** and related **Accessory Buildings**.
 - b. 35% for Agriculture **Buildings** and **Structures**.
 - c. 75% for **Greenhouses** and plant nurseries with closed wastewater and stormwater management systems.
2. Notwithstanding Section 1701 Part E.1, **Lot Coverage** shall not exceed 75% for any combination of the above **Uses**.

F. Floor Area

1. The maximum size of a **Single Family Dwelling** shall be in accordance with the provisions of the **Agricultural Land Commission Act**.

G. Impervious Surfaces

1. **Impervious Surfaces** shall together cover not more than:
 - a. 20% for **Single Family Dwelling** and related **Accessory Buildings**,
 - b. 45% for Agriculture **Buildings** and **Structures**, and
 - c. 85% for **Greenhouses** and plant nurseries with closed wastewater and stormwater management systems.
2. Notwithstanding Section 1701 Part G.1, **Buildings** shall together cover not more than 85% for any combination of the above **Uses**.

H. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure	Coach House	Accessory Building/Structure for Agriculture Use
A80, A36, A16	Agriculture (Major) 15.0 m (49.2 ft)	6.0 m (19.7 ft)	N/A	15.0 m (49.2 ft)
A80, A36, A16	Agriculture (Minor) 9.5 m (31.2 ft)	6.0 m (19.7 ft)	N/A	15.0 m (49.2 ft)
A80, A36, A16	Single Family Dwelling 9.5 m (31.2 ft)	6.0 m (19.7 ft)	9.0 m (29.5 ft)	15.0 m (49.2 ft)
A80, A36, A16	Manufactured Home 7.5 m (24.6 ft)	6.0 m (19.7 ft)	9.0 m (29.5 ft)	15.0 m (49.2 ft)

I. Off Street Motor Vehicle Parking

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

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SECTION 1701

AGRICULTURE ZONES A80, A36, A16

J. *Greenhouse Use*

1. Where ***Greenhouse Use*** is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
2. A solid landscape buffer of a minimum of 2.0 m (6.5 ft) in ***Height*** is required.

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**CHAPTER 18
INSTITUTIONAL ZONES**

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SECTION 1801**INSTITUTIONAL EDUCATIONAL ZONES
IE****Institutional Educational Zone****IE****A. Zone Intent**

1. The intent of the **IE** Zone is to provide for educational and civic facilities on a **Lot** designated *Institutional*. This zone may be used within the **Urban Growth Boundary** without an **Official Community Plan** (OCP) amendment, and with an OCP amendment outside the **Urban Growth Boundary**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **IE** Zone:
 - a. **Cultural** limited to:
 - i. **Cultural Assembly**.
 - b. **Institutional** limited to:
 - i. **Child Care Centre**,
 - ii. **Civic Assembly**,
 - iii. **College**,
 - iv. **Library**,
 - v. **School**, and
 - vi. **University**.
 - c. **Service** limited to:
 - i. **Community Service**.
2. The following **Accessory Uses** and no other shall be permitted in the **IE** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**,
 - iii. **Dormitory** (accessory to **College** and **University** only), and
 - iv. **Enclosed Storage (Shipping Container)**
 - b. **Institutional** limited to:
 - i. **Child Care Centre**.
 - c. **Office** limited to:
 - i. **Office (Administrative Use)**.
 - d. **Recreation** limited to:
 - i. **Indoor Recreation Facility**.
 - e. **Residential** limited to:
 - i. One **Dwelling Unit**.
 - f. **Storage** limited to:
 - i. **Enclosed Storage**.

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SECTION 1801

INSTITUTIONAL EDUCATIONAL ZONES IE

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
IE within the Urban Growth Boundary	558.0 sq m (6,006.0 sq ft)
IE outside the Urban Growth Boundary	0.6 ha (1.5 ac)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

2. Notwithstanding Section 1801 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
IE	40%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
IE	0.40

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
IE	30.0 m (98.4 ft)	11.0 m (19.7 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor)**, **Amenity Space (Common Outdoor)** and **Amenity Space (Private Outdoor)** is not a requirement within this zone.

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SECTION 1801

INSTITUTIONAL EDUCATIONAL ZONES IE

I. Off Street Motor Vehicle Parking, *Bicycle Parking Areas* and *Loading Spaces*

1. *Off Street Motor Vehicle Parking* shall be in accordance with the provisions of Section 109.
2. *Bicycle Parking Area* shall be in accordance with the provisions of Section 110.
3. *Off Street Loading Space* shall be in accordance with the provisions of Section 111.

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Institutional Care Zone**IC****A. Zone Intent**

1. The intent of the **IC** Zone is to accommodate care facilities for people requiring specialized healthcare.

This zone may be used within the **Urban Growth Boundary** without an **Official Community Plan** (OCP) amendment, and with an OCP amendment outside the **Urban Growth Boundary**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **IC** Zone:
 - a. **Institutional** limited to:
 - i. **Care Facility**,
 - ii. **Congregate Care**, and
 - iii. **Hospital**.
2. The following **Accessory Uses** and no other shall be permitted in the **IC** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**, and
 - iii. **Enclosed Storage (Shipping Container)**
 - b. **Institutional** limited to:
 - i. **Child Care Centre**.
 - c. **Office** limited to:
 - i. **Office (Administrative Use)**.
 - d. **Residential** limited to:
 - i. One **Dwelling Unit**.
 - e. **Storage** limited to:
 - i. **Enclosed Storage**.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
IC	2,000.0 sq m (0.5 ac)

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SECTION 1802

INSTITUTIONAL CARE ZONES IC

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1802 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
IC	40%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
IC	0.50

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
IC	11.0 m (19.7 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor), Amenity Space (Common Outdoor)** and **Amenity Space (Private Outdoor)** is not a requirement within this zone.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Space** shall be in accordance with the provisions of Section 111.

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Institutional Assembly Zone**IA****A. Zone Intent**

1. The intent of the **IA** Zone is to accommodate cultural, religious, recreation and service uses on **Lots** designated *Institutional*.

This zone may be used within the **Urban Growth Boundary** without an **Official Community Plan** (OCP) amendment, and with an OCP amendment outside the **Urban Growth Boundary**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **IA** Zone:
 - a. **Cultural** limited to:
 - i. **Cultural Assembly**,
 - ii. **Religious Assembly**, and
 - iii. **Religious Campus** (only permitted on a **Lot** or contiguous group of **Lots** greater than 40.4 ha (100.0 ac)).
 - b. **Institutional** limited to:
 - i. **Civic Assembly**.
 - c. **Recreation** limited to:
 - i. **Park**.
 - d. **Service** limited to:
 - i. **Community Services**.
2. The following **Accessory Uses** and no other shall be permitted in the **IA** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**,
 - ii. **Accessory Structure**, and
 - iii. **Enclosed Storage (Shipping Container)**
 - b. **Agriculture** limited to:
 - i. **Agriculture (Major)** (accessory to **Religious Campus** only),
 - ii. **Agriculture (Minor)** (accessory to **Religious Campus** only), and
 - iii. **Produce Sales** (accessory to **Agriculture (Major)** only).
 - c. **Institutional** limited to:
 - i. **Child Care Centre**,
 - ii. **College** (accessory to **Religious Campus** only),
 - iii. **Education Facility** (accessory to **Religious Campus** only),
 - iv. **School** (accessory to **Religious Campus** only), and
 - v. **University** (accessory to **Religious Campus** only).

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SECTION 1803

INSTITUTIONAL ASSEMBLY ZONES IA

- d. **Office** limited to:
 - i. **Office (Administrative Use).**
- e. **Residential** limited to:
 - i. One **Dwelling Unit** (accessory to **Religious Assembly** only), and
 - ii. **Dormitory** (accessory to **Religious Campus** only).
- f. Storage limited to:
 - i. **Enclosed Storage.**

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
IA within the Urban Growth Boundary	558.0 sq m (6,006.0 sq ft)
IA outside the Urban Growth Boundary	0.4 ha (1.0 ac)
IA (Religious Campus Use)	40.4 ha (100.0 ac)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1803 Part E.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
IA	40%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
IA	0.50

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SECTION 1803**INSTITUTIONAL ASSEMBLY ZONES
IA****G. Height of Buildings**

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure	Accessory Building/Structure for Agriculture Use
IA	18.0 m (59.0 ft)	4.5 m (14.8 ft)	15.0 m (49.2 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor), Amenity Space (Common Outdoor)** and **Amenity Space (Private Outdoor)** is not a requirement within this zone.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Space** shall be in accordance with the provisions of Section 111.

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Institutional Parks, Recreation and Civic Zone**IPRC****A. Zone Intent**

1. The intent of the **IPRC** Zone is to accommodate parks, open space and recreation facilities.

This zone may be used within the **Urban Growth Boundary** without an **Official Community Plan** (OCP) amendment, and with an OCP amendment outside the **Urban Growth Boundary**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **IPRC** Zone:

- a. **Institutional** limited to:
 - i. **Cemetery,**
 - ii. **Crematorium,**
 - iii. **Funeral Parlour,** and
 - iv. **Prison and Detention Facility.**
- b. **Office** limited to:
 - i. **Office (General Use).**
- c. **Recreation** limited to:
 - i. **Park,** and
 - ii. **Indoor Recreation Facility.**
- d. **Service** limited to:
 - i. **Community Service.**

2. The following **Accessory Uses** and no other shall be permitted in the **IPRC** Zone:

- a. **Accessory** limited to:
 - i. **Accessory Building,**
 - ii. **Accessory Structure,** and
 - iii. **Enclosed Storage (Shipping Container)**
- b. **Food and Beverage** limited to:
 - i. **Restaurant (Major),** and
 - ii. **Restaurant (Minor).**
- c. **Institutional** limited to:
 - i. **Child Care Centre,** and
 - ii. **Education Facility.**
- d. **Office** limited to:
 - i. **Office (Administrative Use).**

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SECTION 1804

INSTITUTIONAL PARKS, RECREATION AND CIVIC ZONES IPRC

- e. **Retail** limited to:
 - i. **Retail (Minor).**
- f. Storage limited to:
 - i. **Enclosed Storage**, and
 - ii. **Outdoor Storage.**

C. Lot Area

- 1. N/A

D. Setbacks

- 1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)

- 2. Notwithstanding Section 1804 Part E.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

- 1. N/A

F. Density

- 1. N/A

G. Height of Buildings

- 1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
IPRC	18.0 m (59.0 ft)	11.0 m (36.0 ft)

H. Amenity Space

- 1. **Amenity Space (Common Indoor)**, **Amenity Space (Common Outdoor)** and **Amenity Space (Private Outdoor)** is not a requirement within this zone.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Loading Spaces

- 1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
- 2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
- 3. **Off Street Loading Space** shall be in accordance with the provisions of Section 111.

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Institutional Utility Zone**IU****A. Zone Intent**

1. The intent of the **IU** Zone is to allow for **Utility Uses** in all **Official Community Plan** designations or for planning purposes.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **IU** Zone:
 - a. **Institutional** limited to:
 - i. **Utility Facility.**
2. The following **Accessory Uses** and no other shall be permitted in the **IU** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building,**
 - ii. **Accessory Structure, and**
 - iii. **Enclosed Storage (Shipping Container)**

C. Lot Area

1. N/A

D. Lot Coverage

1. N/A

E. Setbacks

1. N/A

F. Density

1. N/A

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** outlined in the following table:

Zone	Principal Building	Accessory Building/Structure
IU	9.5 m (31.2 ft)	9.0 m (31.2 ft)

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Institutional Residential Camp Zone**I-5****A. Zone Intent**

1. The intent of the I-5 Zone is to accommodate a residential camp for children with special needs.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the I-5 Zone:
 - a. **Institutional** limited to:
 - i. **Residential and Camp.**
 - b. **Recreation** limited to:
 - i. **Indoor Recreation Facility.**
2. The following **Accessory Uses** and no other shall be permitted in the I-5 Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building,**
 - ii. **Accessory Structure, and**
 - iii. **Enclosed Storage (Shipping Container)**
 - b. **Accommodation** limited to:
 - i. **Campground.**
 - c. **Agriculture** limited to:
 - i. **Agriculture (Hobby Greenhouse).**
 - d. **Food and Beverage** limited to:
 - i. **Restaurant (Major), and**
 - ii. **Restaurant (Minor).**
 - e. **Institutional** limited to:
 - i. Therapeutic Camp Facilities:
 - i. equestrian,
 - ii. arts and crafts,
 - iii. amphitheatre,
 - iv. bereavement centre, and
 - v. medical treatment centre.
 - f. **Office** limited to:
 - i. **Office (Administrative Use).**
 - g. **Residential** limited to:
 - i. One **Single Family Dwelling** - for on-site caretaker.

Deleted: District

SECTION 1806

INSTITUTIONAL RESIDENTIAL CAMP ZONES

I-5

h. **Service** limited to:

i. **Conference Centre** (accessory to **Residential Camp** only).

i. **Retail** limited to:

i. **Retail (Minor)**.

j. Storage limited to:

i. **Enclosed Storage**, and

ii. **Outdoor Storage**.

3. Conditions of **Use**

- The maximum number of people allowed on site, including staff, volunteers, and conference /retreat attendees, is 300.
- Fire protection requirements include maintaining water in reserve in the two constructed ponds on site to supply emergency water to the existing fire pump that is to be maintained in a condition that will consistently provide its rated gallons per minute (LPM) flow at all times in addition to the **Building Height** and setback requirements, and other building code safety requirements.
- Given that the natural character of the area is a key element in the therapeutic program proposed for the camp, tree retention and replanting is required.

C. **Lot Area**

- A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
I-5	12.0 ha (30.0 ac)

D. **Setbacks**

- All **Buildings** and **Structures** shall be sited in accordance with the following minimum **Setbacks**:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)

- Notwithstanding Section 1806 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. **Lot Coverage**

- The maximum **Lot Coverage** shall not exceed 20% of the site with the remainder of the **Lot Area** in undisturbed natural vegetation.

F. **Density**

- N/A

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G. Height of Buildings

1. The maximum **Height** of any **Building** or **Structure** shall be 9.0 m (29.5 ft) or two **Storeys**, whichever is less. Façade treatment and architectural features used to achieve the western ranch theme of the camp may exceed the maximum **Height** of the **Building** by 2.0 m (6.6 ft).

H. Amenity Space

1. **Amenity Space (Common Indoor), Amenity Space (Common Outdoor)** and **Amenity Space (Private Outdoor)** is not a requirement within this zone.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Space** shall be in accordance with the provisions of Section 111.

J. Other Regulations

1. A site must be identified for **Refuse** disposal that is not adjacent to any **Building** entryways and the **Refuse** must be contained in a structure that is secured against animal access (i.e., bear).
2. All fuel tanks stored on site must be installed and maintained in accordance with the applicable act and regulation.

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**CHAPTER 19
SITE SPECIFIC ZONES**

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A. Intent

1. The purpose of this section is to provide regulations related to the creation of a Comprehensive Development (CD) Zone and to ensure the proposed CD Zone and **Development** is considered appropriate for the **Lot**, having regard for the policies and objectives of the **Official Community Plan** and any other applicable municipal plan or policy.

B. General Regulations

1. A comprehensive development zone shall be created where the following criteria have been met, including:
 - a. the circumstances are such that control by other zones would be inappropriate or inadequate, having regard for existing or future surrounding **Development** and to the public interest;
 - b. why the use of any other zone of the Zoning Bylaw to accommodate the proposed **Development** would result in potential conflicts with the scale and character of existing or future surrounding **Development**, should the full **Development** potential of such zone be utilized; and
 - c. why the proposed **Development** is of a scale, character, or complexity requiring comprehensive planning and implementation that is of a unique form or nature not contemplated or reasonably regulated by another zone.
 - d. how the proposed **Development** advances the goals and objectives of the **Official Community Plan**.
2. A comprehensive development zone cannot exclude, vary, or reduce **Landscaping, Motor Vehicle Parking, Bicycle Parking, or Electric Vehicle Parking** requirements, or any other standard requirements of the Zoning Bylaw, unless it can be demonstrated that it furthers the goals and objectives of the **Official Community Plan**.

C. Additional Information Required for a Rezoning to a Comprehensive Development Zone:

1. written support rationale explaining why a Comprehensive Development Zone is desirable for the Development and how it advances the goals and objectives of the **Official Community Plan**;
2. a proposed zone, laid out in a format similar to a standard zone on which the CD Zone is based, which includes:
 - a. the zone intent statement that includes:
 - i. a statement of purpose of the zone, including the support rationale for why a CD zone is necessary and the unique circumstances that necessitate the use of a CD zone;
 - ii. the **Official Community Plan** designation the Comprehensive Development zone is permitted in; and
 - iii. the existing zone the CD zone is based on;
 - b. a list of permitted and **Accessory Uses**;
 - c. a list of subdivision regulations;
 - d. a list of **Development** regulations, including, but not limited to: minimum **Lot Area**, maximum **Density**, minimum setbacks, maximum **Lot Coverage**, maximum **Height, Landscaping**, Indoor **Amenity Space** requirements, Outdoor **Amenity Space** requirements, **Off-Street Motor Vehicle Parking**, and **Bicycle Parking Areas**.

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Comprehensive Development 2 Zone**CD2****A. Zone Intent**

1. The intent of the **CD2** Zone is to accommodate a 138 unit congregate **Apartment Development** for elderly citizens that includes availability of dining, housekeeping and laundry services for residents and the provision of a common dining room, indoor recreational amenities, and open space facilities.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD2** Zone:
 - a. **Institutional** limited to:
 - i. **Congregate Care.**
2. The following **Accessory Uses** and no other shall be permitted in the **CD2** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure.**
 - b. **Residential** limited to:
 - i. One **Dwelling Unit** - provided it is located within the **Principal Use**.
 - c. Storage limited to:
 - i. **Enclosed Storage.**
3. Conditions of **Use**:
 - a. Each **Apartment** unit shall be occupied by at least one resident aged 65 years or more.
 - b. Comprehensive support services shall be available for all residents and shall include a common meal preparation/dining service, housekeeping/cleaning service for individual units and a laundry service.

C. Lot Area

1. Each **Lot** shall have an area of not less than 0.75 ha (1.85 ac).

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.5 ft)	7.5 m (24.5 ft)	7.5 m (24.5 ft)	7.5 m (24.5 ft)
Accessory Building/Structure	7.5 m (24.5 ft)	7.5 m (24.5 ft)	7.5 m (24.5 ft)	7.5 m (24.5 ft)

E. Lot Coverage

1. The maximum **Lot Coverage** shall be 40%.

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F. Density

1. The **Density** shall not exceed 184 units per hectare (75 units per acre).

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CD2	12.2 m (45.0 ft)	12.2 m (45.0 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor)** shall be provided with a minimum combined area of 929.0 sq m (10,000.0 sq ft) and must include a meeting room, games room, chapel, lounge, video room, library and **Kitchen**.
 - a. A common dining room having a minimum area 317.0 sq m (3,420.0 sq ft) and a seating capacity of 132 seats shall be provided.
2. **Amenity Space (Common Outdoor)** with a minimum size of 1,161.0 sq m (12,500.0 sq ft) shall be provided.

I. Off Street Motor Vehicle Parking

1. A minimum of 82 **Off Street Motor Vehicle Parking** spaces shall be provided. The provisions of Section 109, other than Section 109 Part E Required **Off Street Motor Vehicle Parking**, of this Bylaw shall apply to this zone as if it were an **Apartment**.

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Comprehensive Development 3 Zone

CD3

A. Zone Intent

1. The intent of the **CD3** Zone is to accommodate an 18 hole golf course and a 32 tee driving range, and an associated clubhouse **Building** with outside patio seating area for office, equipment rental/sales services, and sandwich-soup food service and beer and wine service, a maintenance storage **Building** and an accessory single family residential home.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD3** Zone:
 - a. **Recreation** limited to:
 - i. **Golf Course**, and
 - ii. **Golf Driving Range**.
2. The following **Accessory Uses** and no other shall be permitted in the **CD3** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Residential** limited to:
 - i. One **Single Family Dwelling**.
 - c. **Retail** limited to:
 - i. Clubhouse that may include an outside patio seating, offices, golf equipment rental/sales services, sandwich-shop food service and beer/wine licence service.
 - d. Storage limited to:
 - **Enclosed Storage**, and
 - **Outdoor Storage**.
3. Conditions of **Use**
 - a. The **Golf Course** and **Golf Driving Range** development shall comply with the following conditions:
 - i. The layout, siting and configuration of the **Golf Course**, **Golf Driving Range**, clubhouse **Building** and patio area, maintenance **Building**, accessory one unit residential use, parking area, and location of signage and landscaping, shall be in accordance with the site plan drawn by Keystone Architecture and dated September 5, 2000, that has been submitted with the **CD3** Zone.
 - ii. The **Golf Course** is to be developed and open to the public within a two-year period from the opening date of the driving range.
 - iii. The risk of groundwater impacts to adjacent residents' wells shall be addressed through the best management practices of pesticide, herbicide and fertilizer applications and advice from the Ministry of Environment, Lands and Parks, and the Ministry of Agriculture. Pesticides and herbicides shall only be applied in accordance with Integrated Pest Management Principals, and in accordance with the *Integrated Pest Management Act*, R.S.B.C. 2003, c. 58.

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SECTION 1903**COMPREHENSIVE DEVELOPMENT ZONES
CD3**

- iv. Noise management of the **Golf Course** and driving range activities shall be in accordance with the municipality's Noise Control Bylaw 1090-1981, except for lawn mowing which may commence no earlier than 6:00 am.
 - v. To address safety risks of golf balls travelling off site into the movement of traffic on adjacent streets, and into adjacent residents' property, safety netting if required shall be erected in the area of the tee boxes.
 - vi. Lighting of the **Golf Course** and **Golf Driving Range** for play after sunset shall be prohibited.
- b. Operating Hours
- i. The **Golf Course** shall only operate between the daylight hours of dawn to dusk, and the driving range shall only operate between the hours of dawn to 9:00 pm for the months of October to April, inclusive, with the outside lighting to be extinguished by 9:00 pm; and from dawn to 10:00 pm for the months of May through September, inclusive, with the outside lighting to be extinguished by 10:00 pm.
 - ii. Beer and wine service associated with the clubhouse shall cease by 10:00 pm.

C. Lot Area

- 1. Each **Lot** shall have an area of not less than 10.12 ha (25.0 ac).

D. Density

- 1. N/A

E. Setbacks

- 1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)
Accessory Building/Structure	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)

- 2. Notwithstanding Section 1903 Part E.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

F. Lot Coverage

- 1. N/A

G. Floor Space

- 1. N/A

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SECTION 1903**COMPREHENSIVE DEVELOPMENT ZONES
CD3****H. Height of Buildings**

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CD3	11.0 m (36.1 ft)	11.0 m (36.1 ft)

I. Amenity Space

1. N/A

J. Off Street Motor Vehicle Parking

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109. A minimum of 76 parking spaces are to be provided.

Comprehensive Development 4 Zone

CD4

A. Zone Intent

1. The intent of the **CD4** Zone is to accommodate a 58 unit congregate **Apartment** residential development for senior citizens that includes availability of dining, housekeeping and laundry services for residents and the provision of a common dining room, indoor recreational amenities and an outdoor terrace.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD4** Zone:
 - a. **Institutional** limited to:
 - i. **Congregate Care**.
2. The following **Accessory Uses** and no other shall be permitted in the **CD4** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Residential** limited to:
 - i. One **Dwelling Unit** provided it is located within the **Principal Use Building**.
 - c. Storage limited to:
 - i. **Enclosed Storage**.
3. A **Congregate Care** use shall comply with the following conditions:
 - a. Each **Apartment** shall be occupied by one resident at least age 55 years and at least one resident who resides in the **Dwelling Unit** must require the supportive services being offered in the **Facility**.
 - b. Comprehensive support services shall be available for all residents and shall include a common meal preparation/dining service, housekeeping/cleaning service for individual units and a laundry service.

C. Lot Area

1. Each **Lot** shall have an area of not less than 0.4 ha (1.0 ac).

D. Density

1. The **Density** of a **Congregate Care** shall not exceed 143 units per hectare (58 units per acre).

E. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)

2. Notwithstanding Section 1904 Part E.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

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SECTION 1904**COMPREHENSIVE DEVELOPMENT ZONES
CD4****F. Lot Coverage**

1. The maximum **Lot Coverage** shall be 40%.

G. Floor Space

1. N/A

H. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CD4	11.0 m (36.1 ft)	11.0 m (36.1 ft)

I. Amenity Space

1. **Amenity Space (Common Indoor)** including a multi-purpose room, a lounge, and other similar type amenity rooms with a minimum combined area of 170.0 sq m (1,830.0 sq ft) shall be provided.
 - a. A common dining room having a seating capacity of 60 to 100 seats shall be provided.

J. Off Street Motor Vehicle Parking

1. A minimum of 26 **Off Street Motor Vehicle Parking** spaces shall be provided onsite. The provisions of Section 109, other than Section 109 Part E. Required **Off Street Motor Vehicle Parking**, of this Bylaw shall apply to this zone as if it were an **Apartment**.

K. Other Regulations

1. For the purpose of this zone, **Congregate Care** is defined as an **Apartment** for senior citizens in conjunction with a common resident dining room, **Kitchen** and laundry facilities; includes one **Dwelling Unit** for a resident manager, a guest room with washroom facilities, a reception area and office, janitor rooms with storage, indoor social and recreational areas, and outdoor terrace and an optional beauty salon or similar personal service for the use of residents.

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Comprehensive Development 6 Zone**CD6****A. Zone Intent**

1. The intent of the **CD6** Zone is to accommodate a 71 unit congregate **Apartment** residential development for senior citizens that includes availability of dining, housekeeping and laundry services for residents and the provision of a common dining room, indoor recreational amenities and lounge areas.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD6** Zone:
 - a. **Institutional** limited to:
 - i. **Congregate Care**.
2. The following **Accessory Uses** and no other shall be permitted in the **CD6** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Residential** limited to:
 - i. One **Dwelling Unit** - provided it is located within the **Principal Use** and is used for a resident caretaker.
 - c. Storage limited to:
 - i. **Enclosed Storage**.
3. Conditions of **Use**:
 - a. A **Congregate Care** use shall comply with the following conditions:
 - i. Each **Apartment** shall be occupied by one resident at least age 55 years and at least one resident who resides in the **Dwelling Unit** must require the supportive services being offered in the facility; and
 - ii. Support services shall be available for all residents and shall include a common meal preparation/dining service, housekeeping/cleaning service for individual units and a laundry service.

C. Lot Area

1. Each **Lot** shall have an area of not less than 0.54 ha (1.34 ac).

D. Density

1. The **Density** of a **Congregate Care** shall not exceed 132 units per hectare (53 units per acre).

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SECTION 1906**COMPREHENSIVE DEVELOPMENT ZONES
CD6****E. Setbacks**

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.5 m (21.3 ft)	6.5 m (21.3 ft)	6.5 m (21.3 ft)	6.5 m (21.3 ft)
Accessory Building/Structure	6.5 m (21.3 ft)	6.5 m (21.3 ft)	6.5 m (21.3 ft)	6.5 m (21.3 ft)

2. Notwithstanding Section 1906 Part E.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

F. Lot Coverage

1. The maximum **Lot Coverage** shall be 40%.

G. Floor Space

1. N/A

H. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CD6	12.0 m (39.4 ft)	12.0 m (39.4 ft)

I. Amenity Space

1. A common dining room having a minimum seating capacity of 100 seats shall be provided.

J. Off Street Motor Vehicle Parking

1. A minimum of 43 **Off Street Motor Vehicle Parking Spaces** shall be provided onsite. The provisions of Section 109, other than 109 Part E. Required **Off Street Motor Vehicle Parking**, of this Bylaw shall apply to this zone as if it were an **Apartment**.

K. Other Regulations

1. For the purpose of this zone, **Congregate Care** is defined as an **Apartment** for elderly residents and others requiring supportive services in conjunction with a common resident dining room, **Kitchen** and laundry facilities; includes one dwelling unit for a resident manager, one dwelling unit for an assistant resident manager, a guest room with washroom facilities, a lounge, and a variety of other amenity rooms for the use of residents.

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Comprehensive Development 7 Zone**CD7****A. Zone Intent**

1. The intent of the **CD7** Zone is to accommodate a 20 unit rural residential development consisting of 6 rural acreage **Lots**, 14 modular homes, and a working farm/horse ranch.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD7** Zone:
 - a. **Agriculture** limited to:
 - i. **Agriculture (Major).**
 - b. **Residential** limited to:

One of:

 - i. Modular Home, *or*
 - ii. **Single Family Dwelling.**
2. The following **Accessory Uses** and no other shall be permitted in the **CD7** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure.**
 - b. **Agriculture** limited to:
 - i. **Agriculture (Hobby Greenhouse)**, and
 - ii. **Agriculture (Minor)** - provided the **Lot** is not less than 0.4 ha (0.9 ac) in area.
 - c. **Residential** limited to:

One of:

 - i. **Secondary Suite** – provided the primary **Residential Use** is a **Single-Family Dwelling**
 - ii. **Boarding Use**, *or*
 - iii. **Residential Care**,

And,

 - iv. **Home Occupation**
 - v. **Detached Garage.**
 - d. **Retail** limited to:
 - i. **Produce Sales.**
 - e. Storage limited to:
 - i. **Enclosed Storage.**
3. Conditions of **Use**

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SECTION 1907**COMPREHENSIVE DEVELOPMENT ZONES
CD7**

- a. The layout, siting and configuration of the development shall be generally in accordance with the site development plan drawn by Wade and Associates, B.C. Land Surveyors and dated March 12, 2002, that has been submitted with the **CD7** Zone.
- b. The development must be strata titled.

C. Lot Area

1. Each strata **Lot** shall for a **Single Family Dwelling** use have an area of not less than 0.4 ha (1.0 ac).
2. A strata **Lot** for a modular home park use shall have an area of not less than 2.0 ha (5.0 ac).
3. The minimum **Pad** size for each modular home site shall be 335.0 sq m (3,605.0 sq ft) with a minimum frontage of 12.0 m (39.4 ft), except for sites that abut a cul-de-sac bulb or outside of road curvature, which must have a minimum frontage of 4.5 m (14.8 ft), a minimum width of 7.5 m (24.6 ft) at a 6.0 m setback, and a minimum width of 12.0 m (39.4 ft) at the mid point of the **Lot Depth**.

D. Density

1. The **Density** of the entire **Development** site shall not exceed 1.2 **Dwelling Units** per hectare (0.5 units per acre).
2. The **Density** of the modular home park portion of the development site shall not exceed 20 **Dwelling Units** per hectare (8 units per acre) of site area.

E. Setbacks

1. **Buildings** for a one unit **Residential Use** or a **Residential Care** shall be sited not less than 7.5 m (24.6 ft) from the **Lot Line (Front)** and **Lot Line (Rear)**; 1.5 m (4.9 ft) from a **Lot Line (Interior Side)**; and 4.5 m (14.8 ft) from a **Lot Line (Exterior Side)**.
2. **Buildings** for an **Agricultural Use** (except as provide for in the subsection below) or an accessory **Agricultural Use** shall be sited not less than 7.5 m (24.6 ft) the **Lot Line (Front)**, **Lot Line (Rear)**, or **Lot Line (Exterior Side)**; and 4.5 m (14.8 ft) from a **Lot Line (Interior Side)**.
3. **Buildings** for an accessory **Home Occupation**, an accessory **Off Street Motor Vehicle Parking**, an accessory **Produce Sales Use**, an accessory **Enclosed Storage** use or an accessory **Agriculture (Hobby Greenhouse)** use shall be sited not less than 7.5 m (24.6 ft) from **Lot Line (Front)**, **Lot Line (Rear)**; 1.5 m (4.9 ft) from a **Lot Line (Interior Side)**; and 3.0 m (9.8 ft) from a **Lot Line (Exterior Side)**.
4. **Buildings** for an **Agricultural Use** that includes the keeping of livestock shall be sited not less than 15 m (49.21 ft) from any **Lot Line**.
5. **Buildings** for a modular home use shall be sited not less than 6.0 m (19.7 ft) from front and rear **Lot** lines; 1.5 m (4.9 ft) from a **Lot Line (Interior Side)**; and 4.5 m (14.8 ft) from a **Lot Line (Exterior Side)**; **Lot** lines here shall include the boundaries of an individual **Pad** or home sites.

F. Lot Coverage

1. The maximum **Lot Coverage** of a strata **Lot** for **Single Family Dwelling** use shall be 40%.

G. Floor Space

1. N/A

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H. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure	Accessory Building/Structure for Agriculture (Minor) Use
CD7	11.0 m (36.1 ft)	6.0 m (19.7 ft)	11.0 m (36.1 ft)

I. Amenity Space

1. N/A

J. Off Street Motor Vehicle Parking

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109 of this Bylaw.

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Comprehensive Development 9 Zone

CD9

A. Zone Intent

1. The intent of the **CD9** Zone is to accommodate an **Art Centre** consisting of office space, workshop/classroom areas, an art gallery, a gift shop and a tearoom, or a Single-Family Dwelling, Duplex, Triplex, Fourplex, or Infill Townhouses.

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B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD9** Zone:
 - a. **Cultural** limited to:
 - i. **Art Centre**, provided no **Single Family Dwelling** or **Duplex Use** exists on the **Lot**.
 - b. **Residential** limited to one of:
 - i. **Single Family Dwelling**, provided no **Art Centre Use** exists on the **Lot**, or
 - ii. **Duplex**, provided no **Art Centre Use** exists on the **Lot**.
 - iii. **Triplex**, provided no **Art Centre Use** exists on the **Lot**.
 - iv. **Fourplex**, provided no **Art Centre Use** exists on the **Lot**.
 - v. **Infill Townhouse**, provided no **Art Centre Use** exists on the **Lot**.
2. The following **Accessory Uses**, provided no **Art Centre** exists on the **Lot**, and no other shall be permitted in the **CD9** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Agriculture** limited to:
 - i. **Agriculture (Hobby Greenhouse)**.
 - c. **Residential** limited to:
 - i. One Secondary Suite per real estate entity, subject to Section 1909 C., or
 - ii. Boarding Use, within a Single Family Dwelling or Duplex only,
 - iii. Home Occupation.
 - d. **Storage** limited to:
 - i. Enclosed Storage.
3. **Conditions of Use**:
 - a. An **Art Centre Use** shall comply with the following conditions:
 - i. A minimum of six paved and lined parking spaces are to be provided onsite.
 - ii. Hours of operation of the **Art Centre** will not extend beyond 9:00 am to 9:00 pm for the public and not beyond 8:00 am and 10:00 pm for staff and members of the Arts Council.
 - iii. **Outdoor Storage** is not permitted.

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One **Secondary Detached Unit** (Section 106 Part 1) limited to:¶
Coach House; or ¶
Garden Cottage; or ¶

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Home Occupation.¶

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SECTION 1909

COMPREHENSIVE DEVELOPMENT ZONES CD9

- iv. Notwithstanding Sign Bylaw 1662-1987, signs advertising the **Art Centre** must be made from wood and lit from above or below the sign. A maximum of three signs is permitted on the property.
 - v. **Landscaping** of the site shall be maintained to a professional standard incorporating a mixture of native groundcovers, shrubs and trees.
4. An **Agriculture (Hobby Greenhouse)** shall comply with the following conditions:
- a. Shall not exceed 20.0 sq m (215.3 sq ft); and
 - b. Shall be limited to two **Buildings**.

C. Number of Dwelling Units

1. Lots serviced by both municipal water and sanitary sewer and:

- a. Less than 280 sq m (3,013.8 sq ft) in area are permitted up to three **Dwelling Units**.
- b. Greater than 280 sq m (3,013.8 sq ft) in area are permitted up to four **Dwelling Units**.

2. Lots that do not have municipal water and sanitary sewer are permitted two **Dwelling Units**.

D. Lot Area, Width at Front Lot Line and Depth

- 1. Each **Lot** existing at the date of adoption of this Bylaw for an **Art Centre** or a **Duplex** shall have an area of not less than 790.0 sq m (8,503.7 sq ft).
- 2. Each **Lot** created after the adoption of this bylaw for a **Duplex** shall have an area not less than 790.0 sq m (8,503.7 sq ft), and shall comply with the following:

Minimum Dimensions				
Lot Type/ Location	Width at Front Lot Line	Lot Depth	Lot Width at 6.0 m Setback	Mid Point Lot Width
Conventional	18.0 m (59.1 ft)	30.0 m (98.4 ft)	18.0 m (59.1 ft)	18.0 m (59.1 ft)
Cul-de-Sac and Outside of Road Curvature	4.5 m (14.8 ft)	30.0 m (98.4 ft)	18.0 m (59.1 ft)	18.0 m (59.1 ft)
Inside of Road Curvature	18.0 m (59.1 ft)	30.0 m (98.4 ft)	N/A	18.0 m (59.1 ft)

- 3. Each **Lot** for a **Single-Family Dwelling** (except where such a **Lot** existed at the effective date of this Bylaw) shall have an area of not less than 558.0 sq m (6,006.0 sq ft), and shall comply with the following:

Minimum Dimensions				
Lot Type/ Location	Width at Front Lot Line	Lot Depth	Lot Width at 6.0 m Setback	Mid Point Lot Width
Conventional	18.0 m (59.1 ft)	30.0 m (98.4 ft)	18.0 m (59.1 ft)	18.0 m (59.1 ft)
Cul-de-Sac and Outside of Road Curvature	4.5 m (14.8 ft)	30.0 m (98.4 ft)	12.0 m (39.4 ft)	16.2 m (53.2 ft)
Inside of Road Curvature	18.0 m (59.1 ft)	30.0 m (98.4 ft)	N/A	16.2 m (53.2 ft)

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SECTION 1909

COMPREHENSIVE DEVELOPMENT ZONES CD9

D. Density

1. **Principal Buildings** shall be limited to one per **Lot**.

E. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.25 m (4.0 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1909 Part E.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

F. Lot Coverage

1. **Lot Coverage** shall not exceed forty percent (40%) of the **Lot Area**.

G. Floor Space

1. A **Duplex, Triplex, Fourplex, and Infill Townhouse** in excess of one **Storey**, the maximum **Floor Area** of each **Storey** contained in a **Dwelling Unit** shall not exceed 60.0 sq m (645.9 sq ft).

H. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CD9	11.0 m (19.7 ft)	4.5 m (14.8 ft)

I. Amenity Space

1. N/A

J. Off Street Parking

1. Not more than 30% of the area of a **Lot** shall be used for **Off Street Motor Vehicle Parking**.
2. Unless completely enclosed within a **Building** or underground, shall not be used for the parking or storing of:
 - a. **Motor Vehicles** exceeding 5,500 kg (12,125 lbs) licensed gross vehicle weight;
 - b. equipment exceeding 225.0 kg (496.0 lbs) in weight that is used or designed for construction or maintenance purposes;
 - c. house trailers, **Recreation Vehicles**, boat trailers or boats exceeding 7.5 m (24.6 ft) in length;
 - d. more than one unlicensed **Motor Vehicle**; or
 - e. dismantled or wrecked **Motor Vehicles**.

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SECTION 1909

COMPREHENSIVE DEVELOPMENT ZONES
CD9

3. Accessory *Off Street Motor Vehicle Parking* shall be provided in accordance with Section 109.

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Comprehensive Development 12 Zone**CD12****A. Zone Intent**

1. The intent of the **CD12** Zone is to accommodate a 55-unit congregate **Apartment** residential development for senior citizens that includes availability of dining, housekeeping and laundry services for residents and the provision of a common dining room, indoor recreational amenities and lounge areas.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD12** Zone:
 - a. **Residential** limited to:
 - i. **Congregate Care.**
2. The following **Accessory Uses** and no other shall be permitted in the **CD12** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure.**
 - b. **Residential** limited to:
 - i. One **Dwelling Unit** - provided it is for a resident manager or assistant resident manager located within the **Principal Building**.
 - c. Storage limited to:
 - i. **Enclosed Storage.**
3. Conditions of **Use**:
 - a. A **Congregate Care** use shall comply with the following conditions:
 - i. Each Apartment shall be occupied by one elderly resident or at least one resident who resides in the Apartment must require the supportive services being offered in the Facility.
 - ii. Support services shall be available for all residents and shall include a common dining service, housekeeping/cleaning service for individual units and a laundry service.
 - iii. A common dining room having a minimum seating capacity of 68 seats shall be provided.

C. Lot Area

1. Each **Lot** shall have an area of not less than 0.36 ha (0.88 ac).

D. Density

1. The maximum number of **Dwelling Units** shall be 55.

E. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)

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SECTION 1912**COMPREHENSIVE DEVELOPMENT ZONES
CD12**

	Front	Rear	Interior Side	Exterior Side
Accessory Building/Structure	1.5 m (4.9 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

2. Notwithstanding Section 1912 Part E.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

F. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
CD12	40%

G. Floor Space

1. N/A

H. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CD12	13.8 m (45.2 ft)	9.0 m (29.5 ft)

I. Amenity Space

1. N/A

J. Off Street Motor Vehicle Parking

1. A minimum of 42 **Off Street Motor Vehicle Parking** spaces shall be provided onsite. The provisions of Section 109, other than Section 109, Part E. Required **Off Street Motor Vehicle Parking** of this Bylaw shall apply to this zone as if it were an **Apartment**.

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Comprehensive Development 14 Zone**CD14****A. Zone Intent**

1. The intent of the **CD14** Zone is to provide a cluster residential development intended for a 109 **Dwelling Unit Bare Land Strata** within the *Rural Residential* designation that includes common open spaces and common environmentally sensitive areas where a significant community assistance is being provided by way of a water line servicing an area where there is known arsenic and a sanitary line servicing the Hatzic area of Mission.

B. Permitted Uses

1. The following **Principal Uses** and no others shall be permitted in the **CD14** Zone:
 - a. **Residential** limited to:
 - i. One **Single Family Dwelling**.
2. The following **Accessory Uses** and no others shall be permitted in the **CD14** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Agricultural** limited to:
 - i. **Agriculture (Hobby Greenhouse)**.
 - c. **Residential** limited to:

One of:

 - i. **Secondary Suite**, or
 - ii. **Boarding Use**, or
 - iii. **Residential Care**,

And:

 - i. **Home Occupation**
 - ii. **Detached Garage**
 - d. Storage limited to:
 - i. **Enclosed Storage**.

C. Development Conditions

1. Ownership
 - a. The **Development** shall be a combination of strata titled residential **Lots**, common open space and common environmentally sensitive areas.
2. Design Guidelines
 - a. The **Development** shall comply with the design guidelines registered on title as a statutory building scheme.

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SECTION 1914**COMPREHENSIVE DEVELOPMENT ZONES
CD14****3. Environmental Audit**

- a. A reoccurring environmental audit under a [City](#) of Mission approved terms of reference shall be undertaken by the strata corporation of the **Bare Land Strata**.

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D. Lot Area

1. Each **Lot** shall have a minimum area, exclusive of any protected area, as shown on the following table:

Zone	Lot Area
CD14	1,000.0 sq m (10,764.0 sq ft)

E. Density

1. The overall residential **Density** for the development site shall not exceed 3.0 **Dwelling Units** per hectare (1.2 units per acre).

F. Setbacks

1. Residential **Buildings** and **Structures**:
- a. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)

G. Lot Coverage

1. **Lot Coverage** shall not exceed 30% of the **Lot Area**.

H. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CD14	11.0 m (36.1 ft)	6.0 m (19.7 ft)

I. Off Street Motor Vehicle Parking

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

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Comprehensive Development 17 Zone**CD17****A. Zone Intent**

1. The intent of the **CD17** Zone is to accommodate a range of rural and trout farm u-catch activities and a number of essential **Accessory Uses** with a maximum of two dwelling units consisting of two **Single Family Dwellings**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD17** Zone:
 - a. **Agriculture** limited to:
 - i. **Agriculture (Major)**, and
 - ii. Trout Farm U-Catch.
 - b. **Residential** limited to:
 - i. Two **Single Family Dwellings**, and
 - ii. **Residential Care**.
2. The following **Accessory Uses** and no other shall be permitted in the **CD17** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Residential** limited to:

One of:

 - i. **Secondary Suite**, or
 - ii. **Boarding Use**

And,

 - i. **Home Occupation**.
 - c. **Retail** limited to:
 - i. **Produce Sales**.
 - d. Storage limited to:
 - i. **Enclosed Storage**.

C. Lot Area

1. Each **Lot** shall have an area of not less than 1.8 ha (4.4 ac).

D. Density

1. N/A

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E. Setbacks

1. All **Buildings** and **Structures** for non-agricultural uses shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)

2. Notwithstanding Section 1917 Part E.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

3. **Agriculture (Major) Buildings and Structures**

- a. A **Building** or **Structure** for general **Agriculture**, except as provided for in part D, Subsections 2b, 2c, and 2d hereof, shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Agriculture Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

- b. A **Building** or **Structure** exceeding 30.0 sq m (322.9 sq ft) for the keeping of cattle, poultry, rabbits, cage birds and other livestock not specified in Part D Subsection 2c hereof, and silos, shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Agriculture Building/Structure	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)

- c. A **Building** or **Structure** exceeding 30.0 sq m (322.9 sq ft) for the keeping of swine, poultry or fur-bearing animals shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Agriculture Building/Structure	105.0 m (344.5 ft)	60.0 m (196.9 ft)	60.0 m (196.9 ft)	105.0 m (344.5 ft)

- d. A **Building** or **Structure** for the storage of manure including manure pits or tanks shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Agriculture Building/Structure	105.0 m (344.5 ft)	60.0 m (196.9 ft)	60.0 m (196.9 ft)	105.0 m (344.5 ft)

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SECTION 1917**COMPREHENSIVE DEVELOPMENT ZONES
CD17****F. Lot Coverage**

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	<i>Lot Coverage</i>
CD17	40%

G. Floor Space

1. N/A

H. Height of Buildings

1. The *Height* of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	<i>Principal Building</i>	<i>Accessory Building/Structure</i>	<i>Accessory Building/Structure for Agriculture (Major) Use</i>
CD17	11.0 m (36.1 ft)	6.0 m (19.7 ft)	15.0 m (49.2 ft)

I. Amenity Space

1. N/A

J. Off Street Motor Vehicle Parking

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

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Comprehensive Development 19 Zone**CD19****A. Zone Intent**

1. The intent of the **CD19** Zone is to provide for a **First Stage Housing Shelter**, Community Service, and related ancillary **Uses**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD19** Zone:
 - a. **Institutional** limited to:
 - i. **First Stage Housing Shelter**, and
 - ii. **Community Service**.
2. The following **Accessory Uses** and no other shall be permitted in the **CD19** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. Storage limited to:
 - i. **Enclosed Storage**.

C. Lot Area

1. The minimum **Lot Area** must not be less than 0.2 ha (0.5 ac).

D. Density

1. N/A

E. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1919 Part E.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

F. Lot Coverage

1. N/A

G. Floor Space

1. N/A

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H. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CD19	14.0 m (45.9 ft)	4.5 m (14.8 ft)

I. Amenity Space

1. Two **Amenity Space (Common Outdoor)** shall be provided.
- A designated outdoor smoking area, and
 - A designated outdoor family amenity area where the combined outdoor amenity area shall equal a minimum of 100.0 sq m (1,076.0 sq ft).
2. Each **Amenity Space (Common Outdoor)** shall:
- be completely separated from each other,
 - be completely fenced, and
 - have access from the interior of the **Building** only.

J. Off Street Motor Vehicle Parking

1. Accessory **Off Street Motor Vehicle Parking** shall be provided at a rate of:
- 3 spaces for staff of the **First Stage Housing Shelter**,
 - 2 spaces for staff of the **Community Service**, and
 - 5 spaces for the **Community Service** clientele.

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SECTION 1920

COMPREHENSIVE DEVELOPMENT ZONES CD20

Comprehensive Development 20 Zone

CD20

A. Zone Intent

1. The intent of the CD20 Zone is to allow for one compact Single-Family Dwelling, Duplex, Triplex, Fourplex and Infill Townhouse in the *Urban Compact* area and compatible **Accessory Uses**.

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B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the CD20 Zone:
 - a. **Residential** limited to:
 - i. Single Family Dwelling, or
 - ii. Duplex, or
 - iii. Triplex, or
 - iv. Fourplex, or
 - v. Infill Townhouse.
2. The following **Accessory Uses** and no other shall be permitted in the CD20 Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Agriculture** limited to:
 - i. **Agriculture (Hobby Greenhouse)**.
 - c. **Residential** limited to:
 - i. Home Occupation.
 - ii. One Secondary Suite per real estate entity, subject to Section 1920 C.
 - And one of:
 - i. Boarding Use, within a Single Family Dwelling or Duplex only, or
 - ii. Residential Care, within a Single Family Dwelling only.
 - d. Storage limited to:
 - i. Enclosed Storage.

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C. Number of Dwelling Units

1. Lots serviced by both municipal water and sanitary sewer and:
 - a. Less than 280 sq m (3,013.8 sq ft) in area are permitted to have up to three **Dwelling Units**.
 - b. Greater than 280 sq m (3,013.8 sq ft) in area are permitted to have up to four **Dwelling Units**.
2. Lots that do not have municipal water and sanitary sewer are permitted two **Dwelling Units**.

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SECTION 1920

COMPREHENSIVE DEVELOPMENT ZONES CD20

D. Lot Area

- Lots** created through subdivision in this zone shall comply with the following minimum standards:

	Area	Width	Depth
Lane Access	280.0 sq m (3,000.0 sq ft)	9.0 m (29.5 ft)	32.0 m (98.4 ft)
Street Access	372.0 sq m (4,004.0 sq ft)	12.0 m (39.4 ft)	32.0 m (91.9 ft)

E. Setbacks

- All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.2 m (9.8 ft)	2.5 m (14.7 ft)
Accessory Building/ Structure	7.5 m (24.6 ft)	1.3 m (4.8 ft)	1.2 m (4.8 ft)	3.0 m (14.8 ft)

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A garage, or other parking structure, shall be sited not less than 6.0 m (19.6 ft) from a **Lot Line (Front)**.¶

F. Lot Coverage

- Lot Coverage** shall not exceed the percentage noted in the following table:

	Lot Coverage
CD20	50%

G. Density

- The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

	Floor Space Ratio
CD20	0.75

H. Height of Buildings

- The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CD20	10.5 m (34.4 ft)	6.0 m (19.7 ft)

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I. Off Street Motor Vehicle Parking

- Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
- Off Street Motor Vehicle Parking** shall not occupy more than 30% of the **Front Yard**.
- Access to the **Lot** for **Off Street Motor Vehicle Parking** from the **Lot Line (Front)** shall be limited to a maximum of 5.0 m (16.4 ft).

J. *Agriculture (Hobby Greenhouse) Use*

4. Shall be limited to a maximum of one ***Building*** not exceeding a total area of 20.0 sq m (215.3 sq ft).

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Comprehensive Development 21 Zone**CD21****A. Zone Intent**

1. The intent of the **CD21** Zone is to provide for one-unit residential dwelling with a secondary dwelling outside the **Urban Growth Boundary**.

B. Permitted Uses

1. The following **Principal Uses** and no others shall be permitted in the **CD21** Zone:
 - a. **Residential** limited to:
 - i. **One Dwelling Unit Residential Use**, and
 - ii. **Residential Care**.
2. The following **Accessory Uses** and no others shall be permitted in the **CD21** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Agriculture** limited to:
 - i. **Agriculture Uses**, and
 - ii. **Agriculture (Hobby Greenhouse)**.
 - c. **Residential** limited to:
 - i. **Boarding Use**, and
 - ii. **Secondary Dwelling Use** - limited to a **Coach House** or a **Garden Cottage**.
 - d. Storage limited to:
 - i. **Enclosed Storage**.

C. Lot Area

1. Each **Lot** shall have an area of not less than 0.8 ha (2.0 ac), except:
 - a. where such a **Lot** existed at the effective date of this Bylaw, or

D. Lot Coverage

1. **Lot Coverage** shall not exceed 40% of the **Lot Area**.

E. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure	Coach House	Garden Cottage
CD21	11.0 m (36.1 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)	6.0 m (19.7 ft)

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F. Setbacks

1. A **Building** for **Residential Use** or a **Residential Care** shall be sited not less than:
 - a. 7.5 m (24.6 ft) from front and rear **Lot** lines;
 - b. 1.5 m (4.92 ft) from an interior side **Lot** line;
 - c. 4.5 m (14.8 ft) from an exterior side **Lot** line.
2. **Buildings** for an **Agricultural Use** shall be sited not less than 15.0 m (49.2 ft) from all **Lot** lines.
3. **Buildings** for a **Home Occupation, Agriculture (Hobby Greenhouse), Enclosed Storage** shall be sited not less than:
 - a. 7.5 m (24.6 ft) from a **Lot Line (Front)**,
 - b. 1.5 m (4.9 ft) from a **Lot Line (Interior Side)**;
 - c. 4.5 m (14.8 ft) from a **Lot Line (Exterior Side)**;
 - d. 1.25 m (4.0 ft) from a **Lot Line (Rear)**.

G. Accessory Agriculture (Hobby Greenhouse) Use

1. Shall not exceed 140.0 sq m (1,597.0 sq ft).

H. Accessory Off Street Motor Vehicle Parking

1. **Off Street Motor Vehicle Parking** shall be provided in accordance with the provisions of Section 109;
2. Not more than twenty-five percent (25%) of the area of a **Lot** shall be used for **Off Street Motor Vehicle Parking**;
3. Notwithstanding Section 109, at least one **Off-Street Motor Vehicle Parking** shall be provided for the exclusive use of the **Coach House** or **Garden Cottage**.

I. Accessory Coach House Residential Use

1. Shall only be permitted provided a **Principal Use** exists on the **Lot**;
2. Shall be limited to three enclosed parking spaces at grade;
3. The **Habitable Space** shall not exceed 110.0 sq m (1,184.0 sq ft);
4. Shall be sited a minimum of 5.0 m (16.4 ft) from the principal residence;
5. Shall not be subdivided from the **Building** or **Lot** it is part of under the *Strata Property Act*, S.B.C. 1998, c.43.

J. Accessory Garden Cottage Residential Use

1. Shall only be permitted provided a **Principal Use** exists on the **Lot**;
2. The **Habitable Space** shall not exceed 110.0 sq m (1,184.0 sq ft);
3. Shall be sited a minimum of 5.0 m (16.4 ft) from the principal residence;
4. Shall not be subdivided from the **Lot** it is part of under the *Strata Property Act*, S.B.C. 1998, c.43.

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Comprehensive Development 24 Zone**CD24****A. Zone Intent**

1. This zone is primarily based on the **CH1** Zone. The intent of the **CD24** Zone is to provide for a broad range of businesses to serve the general retail, **Office**, service, **Restaurants** (including **Restaurants (Drive-through)**) and shopping needs of the community located along the Lougheed Highway corridor in the *Commercial* designation.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD24** Zone:

- a. **Accommodation** limited to:
 - i. **Hotel**, and
 - ii. **Motel**.
- b. **Automotive** limited to:
 - i. **Car Wash**,
 - ii. **Parking Lot**,
 - iii. **Vehicle Rental**, and
 - iv. **Vehicle Service**.
- c. **Cultural** limited to:
 - i. **Cultural Assembly**.
- d. **Entertainment** limited to:
 - i. **Adult Entertainment Establishment**,
 - ii. **Arcade**,
 - iii. **Banquet Hall**,
 - iv. **Bowling Alley**,
 - v. **Cinema**,
 - vi. **Night Club**, and
 - vii. **Pool and Billiards Hall**.
- e. **Food and Beverage** limited to:
 - i. **Restaurant (Major)**,
 - ii. **Restaurant (Minor)**, and
 - iii. **Restaurant (Drive-through)** (maximum of two).
- f. **Industrial** limited to:
 - i. **Industry (Light Manufacturing)**.

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- g. **Institutional** limited to:
 - i. **Child Care Centre**,
 - ii. **Civic Assembly**,
 - iii. **College**,
 - iv. **Education Facility**, and
 - v. **University**.
- h. **Office** limited to:
 - i. **Adult Entertainment Service**,
 - ii. **Office (General Use)**, and
 - iii. **Office (Medical Office)**.
- i. **Personal Service** limited to:
 - i. **Barber Shop**,
 - ii. **Body Art and Tattoo Parlour**,
 - iii. **Hair and Body Salon**, and
 - iv. **Spa**.
- j. **Recreation** limited to:
 - i. **Indoor Recreation Facility**.
- k. **Residential** limited to:
 - i. **Apartments** provided they:
 - A. form an integral part of a commercial **Building** on the **Lot**,
 - B. are not located on the first **Storey**, and
 - C. are the only **Use** in a **Storey** and in all other **Storeys** above the **Residential Use**.
- l. **Retail** limited to:
 - i. **Auction-Retail**,
 - ii. **Cannabis Retail Store** (limited to a maximum of one **Cannabis Retail Store** per property, not permitted within 250.0 m (820.2 ft) of a public or private **School**, and not permitted within 150.0 m (492.1 ft) of another **Cannabis Retail Store** when located within the Mission City *Downtown* or *Neighbourhood Centre* designation,
 - iii. **Liquor Store**,
 - iv. **Pawnshop**,
 - v. **Retail (Major)**,
 - vi. **Retail (Minor)**,
 - vii. **Retail (Pharmacy)**,
 - viii. **Retail (Rural Agency Store)**,
 - ix. **Second Hand Store**, and

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- x. **Shopping Centre.**
- m. **Service** limited to:
 - i. **Animal Daycare,**
 - ii. **Beverage Container Return Centre,**
 - iii. **Community Service,**
 - iv. **Drive-through Service,**
 - v. **Financial Services,**
 - vi. **Funeral Parlour,**
 - vii. **General Service Use,** and
 - viii. **Veterinary Clinic.**
- 2. The following **Accessory Uses** and no other shall be permitted in the **CD24** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building,** and
 - ii. **Accessory Structure.**
 - b. **Office** limited to:
 - i. **Office (Administrative Use).**
 - c. Storage limited to:
 - i. **Enclosed Storage.**

C. Lot Area

- 1. The minimum **Lot Area** must not be less than 0.2 ha (0.5 ac).
- 2. Notwithstanding Section 1924, Part C.1, where a **Lot** contains an **Undevelopable Area**, that area shall not be included in the calculation of minimum **Lot Area**.
- 3. Notwithstanding Section 1924, Part C.1 and C.2, where a **Lot** contains natural slopes greater than or equal to 33%, that sloped area shall not be included in the calculation of minimum **Lot Area**.

D. Setbacks

- 1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	3.0 m (9.8 ft)	3.0 m (9.8 ft)	3.0 m (9.8 ft)	3.0 m (9.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

- 2. Notwithstanding Section 1924 Part D.1, all **Buildings** shall be sited a minimum of 4.5 m (14.8 ft) from all **Undevelopable Areas** as defined in this Bylaw.

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SECTION 1924

COMPREHENSIVE DEVELOPMENT ZONES
CD24E. **Lot Coverage**

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
CD24	75%

F. **Density**

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
CD24	2.0

G. **Height of Buildings**

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** outlined in the following table:

Zone	Principal Building	Accessory Building/Structure
CD24	14.0 m (45.9 ft)	4.5 m (14.8 ft)

H. **Amenity Space**

1. **Amenity Space (Common Indoor)** shall meet the following requirements:
- Developments that contain 25 **Dwelling Units** or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**;
 - A **Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - has direct access from a **Street**, independent from the access to the **Residential Uses**; and
 - has direct access to an open space and play area within the **Lot**.
2. **Amenity Space (Common Outdoor)** is not a requirement within this zone; however, if it is provided it shall have a slope of 5% or less.
3. **Amenity Space (Private Outdoor)** shall meet the following requirements:
- Developments** shall provide 7.5 sq m (80.0 sq ft) per **Dwelling Unit**; and
 - The **Amenity Space (Private Outdoor)** shall be directly accessible, and adjacent to the **Dwelling Unit** it serves and shall be in the form of a **Balcony** or patio.

I. **Off Street Motor Vehicle Parking**

- Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
- Off Street Motor Vehicle** Parking within the required setbacks is not permitted.
- All residential parking shall be provided within the **Building** envelope, including underground parking.

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Comprehensive Development 26 Zone**CD26****A. Zone Intent**

1. This zone is based on the Institutional Care (IC) Zone. The intent of the **CD26** Zone is to accommodate care facilities for people requiring specialized healthcare and allow for complementary **Uses** to the health care facilities, including **Residential Uses** and **Commercial Uses**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD26** Zone:
 - a. **Institutional** limited to:
 - i. **Care Facility**,
 - ii. **Congregate Care**,
 - iii. **Hospital**, and
 - iv. **Opioid Substitution Treatment Clinic**.
 - b. **Food and Beverage** limited to:
 - i. **Restaurant (Major)**, and
 - ii. **Restaurant (Minor)**.
 - c. **Office** limited to:
 - i. **Office (General Use)**, and
 - ii. **Office (Medical Office)**.
 - d. **Personal Service** limited to:
 - i. **Barber Shop**,
 - ii. **Hair and Body Salon**, and
 - iii. **Spa**.
 - e. **Retail** limited to:
 - i. **Retail (Pharmacy)**, and
 - ii. **Retail Store (Minor)**.
 - f. **Service** limited to:
 - i. **Community Service**,
 - ii. **General Service Use**, and
 - iii. **Financial Services**.
 - g. **Recreation** limited to:
 - i. **Indoor Recreation Facility**.

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SECTION 1926

COMPREHENSIVE DEVELOPMENT ZONES CD26

- h. **Residential** limited to:
 - i. **Apartments** provided they:
 - a. Form an integral part of a commercial **Building** on the **Lot**,
 - b. Are not located on the first **Storey**, and
 - c. Are the only **Use** in a **Storey** and in all other **Storeys** above the **Residential Use**.
- 2. The following **Accessory Uses** and no other shall be permitted in the **CD26** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Office** limited to:
 - i. **Office (Administrative Use)**.
 - c. Storage limited to:
 - i. **Enclosed Storage**.

C. Lot Area

- 1. The minimum **Lot Area** created through subdivision be a minimum of 0.2 ha (0.5 ac).

D. Setbacks

- 1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	3.0 m (9.8 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

E. Lot Coverage

- 1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
CD26	40%

F. Density

- 1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
CD26	0.70

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SECTION 1926**COMPREHENSIVE DEVELOPMENT ZONES
CD26****G. Height of Buildings**

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** outlined in the following table:

Zone	Principal Building	Accessory Building/Structure
CD26	20.0 m (65.6 ft)	4.5 m (14.8 ft)

2. A **Principal Building** having more than 2 floors for residential purposes shall have a firefighter elevator installed.

H. Amenity Space

1. Developments that contain 25 units or more shall provide **Amenity Space (Common Indoor)** at a rate of at least 1.4 sq m (15.0 sq ft) per **Dwelling Unit**.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Space

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Space** shall be in accordance with the provisions of Section 111.

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Comprehensive Development 27 Zone

CD27

A. Zone Intent

1. The intent of the **CD27** Zone is to provide a mixture of housing options with lower to higher densities. Ground oriented **Townhouses** and **Single-Family Dwellings** with **Coach Houses** on the subject properties. The **CD27** Zone has two distinct precincts that have different maximum densities.
 - a. The intent of Precinct A is to allow one compact **Single-Family Dwelling, Duplex, Triplex, Fourplex, or an Infill Townhouse** with a Secondary Dwelling on the subject properties and compatible **Accessory Uses** in an urban neighbourhood form that allows higher densities.
 - b. The intent of Precinct B is to allow high Density ground-oriented **Townhouses** in the **Townhouse** area that consist of three-**Storey** units and compatible **Accessory Uses** in an urban neighbourhood form that allows higher densities.

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B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD27** Zone:
 - a. **Residential limited** to:
 - i. **Single Family Dwelling** (Precinct A only); or
 - ii. **Duplex** (Precinct A only); or
 - iii. **Triplex** (Precinct A only); or
 - iv. **Fourplex** (Precinct A only); or
 - v. **Infill Townhouse** (Precinct A only); and
 - vi. **Townhouses** (Precinct B only).
 2. The following **Accessory Uses** and no other shall be permitted in within Precinct A in the **CD27** Zone:
 - a. **Accessory limited** to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Residential limited** to:
One of:
 - i. **Secondary Suite** – provided the primary **Residential Use** is a **Single-Family Dwelling**, or
 - ii. **Residential Care** within a Single Family Dwelling only.
- And:
- i. **Secondary Detached Unit** (Section 106, Part I.) **limited** to:
 - **Coach House**
 - **Home Occupation**
 - c. **Storage limited** to:
 - i. **Enclosed Storage**.

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SECTION 1927

COMPREHENSIVE DEVELOPMENT ZONES CD27

3. The following **Accessory Uses** and no other shall be permitted in within Precinct B in the **CD27** Zone:

- a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
- b. **Institutional** limited to:
 - i. **Child Care Centre**.
- c. **Residential** limited to:
 - i. **Amenity Space (Common Indoor)**,
 - ii. **Amenity Space (Common Outdoor)**, and
 - iii. **Home Occupation**.
- d. Storage limited to:
 - i. **Enclosed Storage**.

Deleted: If both a Secondary Detached Unit and Secondary Suite are proposed on site, the property must have municipal water service.¶

C. Number of Dwelling Units

1. Lots serviced by both municipal water and sanitary sewer and:

- a. Less than 280 sq m (3,013.8 sq ft) in area are permitted to have up to three **Dwelling Units**.
- b. Greater than 280 sq m (3,013.8 sq ft) in area are permitted to have up to four **Dwelling Units**.

2. Lots that do not have municipal water and sanitary sewer are permitted two **Dwelling Units**.

D. Lot Area

1. Each **Lot** shall have a minimum area, width and depth as shown on the following table:

	Area	Width	Depth
Precinct A	264.0 sq m (2,841.0 sq ft)	9.0 m (29.5 ft)	30.0 m (98.4 ft)
Precinct B	N/A	N/A	N/A

E. Setbacks

1. Within Precinct A, all **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18 ft)	1.2 m (3.9 ft)	1.2 m (3.9 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.5 m (1.6 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft)

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SECTION 1927

COMPREHENSIVE DEVELOPMENT ZONES CD27

2. Within Precinct B, all **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	4.0 m (13.1 ft)	4.0 m (13.1 ft)	4.0 m (13.1 ft)

F. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

	Lot Coverage
Precinct A	55%
Precinct B	55%

2. The **Floor Space** should not exceed the following ratios as listed in the following:

	Floor Space Ratio
Precinct A	0.8
Precinct B	1.0

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** outlined in the following table:

	Principal Building	Indoor Amenity Building	<u>Coach House / Accessory Building/Structure</u>
Precinct A	10.5 m (34.4 ft)	N/A	7.0 m (23.0 ft)
Precinct B	11.5 m (37.7 ft)	11.5 m (37.7 ft)	N/A

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The maximum **Density** shall be calculated as follows:¶

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H. Indoor Amenity Space - Precinct B

- Amenity Space (Common Indoor)** shall be provided at a rate of at least 5.2 sq m (55.9 sq ft) per unit.
- A **Child Care Centre** may be provided within the **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - has direct access independent from the access to the **Residential Uses**, and
 - has direct access to an open space and play area within the **Lot**.

I. Amenity Space (Common Outdoor) - Precinct B

- Amenity Space (Common Outdoor)** in the form of a level children's play area with play equipment shall be provided with a minimum area of 120.0 sq m (1,291.0 sq ft).

J. Off Street Parking

- Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
 - The following is applicable to Precinct B only:

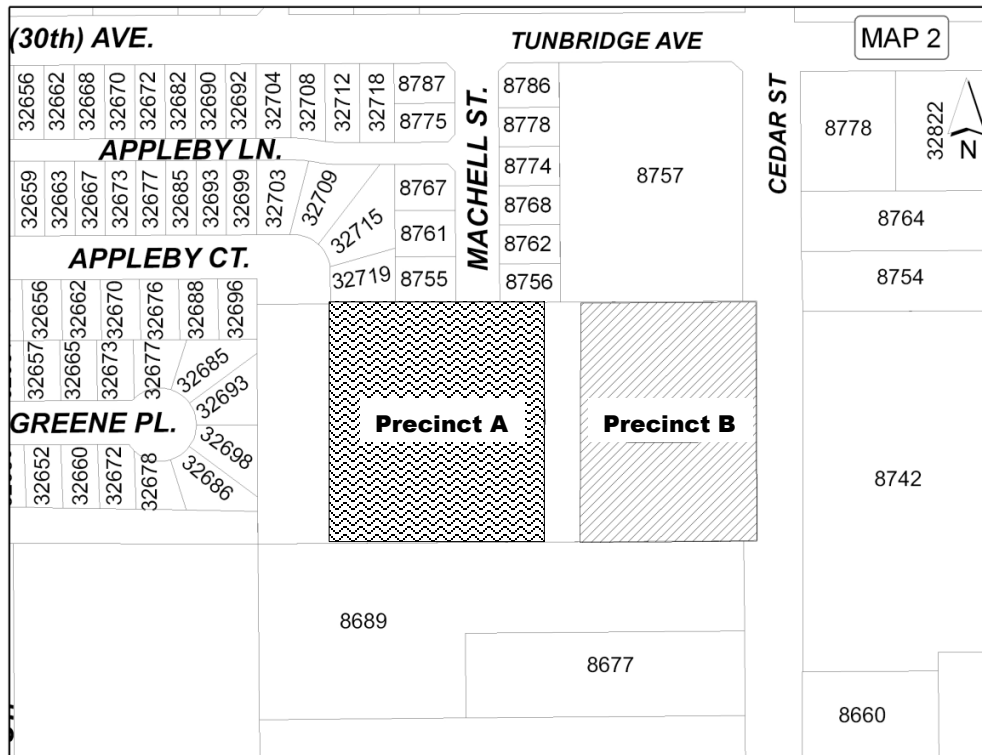
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SECTION 1927

COMPREHENSIVE DEVELOPMENT ZONES CD27

- i. **Off Street Motor Vehicle Parking** within the required setbacks is not permitted.
- ii. No **Off Street Motor Vehicle Parking** shall be permitted within the travelled portion of laneways.
- iii. Each **Townhouse** unit must provide for two (2) enclosed parking spaces.
- iv. **Parking (Tandem)** is not permitted.

K. Precinct Map



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Comprehensive Development 30 Zone**CD30****A. Zone Intent**

1. This zone is based on the Industrial Business Park 1 (INBP) Zone. The intent of the **CD30** Zone is to provide for local employment on intensively used land in an industrial business park setting, as well as to allow for a **Mini Storage** facility.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD30** Zone:
 - a. **Food and Beverage** limited to:
 - i. **Restaurant (Minor).**
 - b. **Industrial** limited to:
 - i. **Auction-Wholesale,**
 - ii. **Industry (Light),**
 - iii. **Industry (Transportation),**
 - iv. **Recycling Depot,**
 - v. **Warehouse,** and
 - vi. **Mini-Storage.**
 - c. **Institutional** limited to:
 - i. **Artisan Studio,** and
 - ii. **Education Facility.**
 - d. **Office** limited to:
 - i. **Office (General Use).**
 - e. **Retail** limited to:
 - i. **Retail (Minor).**
 - f. **Service** limited to:
 - i. **Animal Daycare,**
 - ii. **Beverage Container Return Centre,**
 - iii. **Driving School,** and
 - iv. **General Service Use.**
2. The following **Accessory Uses** and no other shall be permitted in the **CD30** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building,** and
 - ii. **Accessory Structure.**

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SECTION 1930

COMPREHENSIVE DEVELOPMENT ZONES CD30

- b. **Office** limited to:
 - i. **Office (Administrative Use).**
- c. **Residential** limited to:
 - i. One **Dwelling Unit** - provided the **Dwelling Unit** is located above the first **Storey**.
- d. **Retail** limited to:
 - i. **Retail (Minor)** - Notwithstanding the definition of **Retail (Minor)**, the maximum amount of **Floor Space** for **Retail (Minor)** is limited to a maximum of 30% of the **Floor Area** of the **Principal Use** or 450.0 sq m (4,843.8 sq ft), whichever is less.
- e. Storage limited to:
 - i. **Enclosed Storage.**
- 3. The following conditions of **Use** apply to all permitted uses for a site:
 - a. All **Principal Uses** shall be located completely within an enclosed **Building**.

C. Lot Area

- 1. **Lots** created through subdivision in the **CD30** Zone shall comply with the following minimum standards:

Zone	Area
CD30	0.16 ha (0.4 ac)

- 2. Notwithstanding Section 1930, Part C.1, where a **Lot** contains an **Undevelopable Area**, that area shall not be included in the calculation of minimum **Lot Area**.
- 3. Notwithstanding Section 1930, Part C.1 and C.2, where a **Lot** contains natural slopes greater than or equal to 33%, that sloped area shall not be included in the calculation of minimum **Lot Area**.

D. Setbacks

- 1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	1.5 m (4.9 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	4.5 m (14.8 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	4.5 m (14.8 ft)

- 2. Notwithstanding Section 1930 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

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E. Lot Coverage

1. **Lot Coverage** shall be in accordance with the percentages noted in the following table:

Zone	Minimum Lot Coverage	Maximum Lot Coverage
CD30	33%	60%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
CD30	0.8

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CD30	18.0 m (59.1 ft)	18.0 m (59.1 ft)

H. Off Street Motor Vehicle Parking

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

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Comprehensive Development 31 Zone

CD31

A. Zone Intent

1. The intent of the **CD31** Zone is to accommodate a medium **Density**, ground orientated and fee simple housing **Development** comprising of fee simple Single-Family Dwellings with a variety of housing types including: **Single Family Dwelling** and **Rowhouses** with attached front loading garages, **Rowhouses** with **Detached Garages** accessed from a **Lane** and **Rowhouses** with a **Coach House** accessed from a lane. The **CD31** Zone is based on a combination of the Multiple Family 52 Rowhouse (**MR52**) Zone and the Residential Compact 280 (**RC280**) Zone and is permitted within the *Attached Multi-unit Residential* designation.

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B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD31** Zone:
 - a. **Residential** limited to one of:
 - i. One **Rowhouse** on each **Lot**. For the purposes of the **CD31** Zone, a **Rowhouse** is defined as a two to five unit residential **Building** with side by side fee simple **Dwelling Units** attached to each other in a row with each **Dwelling Unit** located on its own **Lot**; or
 - ii. Single Family Dwelling; or,
 - iii. Duplex; or
 - iv. Triplex; or
 - v. Fourplex; or
 - vi. Infill Townhouse
2. The following **Accessory Uses** and no other shall be permitted in the **CD31** Zone:
 - a. **Residential** limited to:
 - i. **Secondary Suite** – provided the primary **Residential Use** is a **Single-Family Dwelling**, Duplex, Triplex, Fourplex, Infill Townhouse or
 - ii. **Secondary Detached Unit** (Section 106 Part I.) limited to:
 - **Coach House Lots** 40, 41, 42, 54, 55 and 64 only
 - iii. **Home Occupation**.
3. Storage limited to:
 - i. Enclosed Storage.

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C. Number of Dwelling Units

1. Lots serviced by both municipal water and sanitary sewer and:
 - a. Less than 280 sq m (3,013.8 sq ft) in area are permitted to have up to three **Dwelling Units**.
 - b. Greater than 280 sq m (3,013.8 sq ft) in area are permitted to have up to four **Dwelling Units**.
2. Lots that do not have municipal water and sanitary sewer are permitted two **Dwelling Units**.

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SECTION 1931

COMPREHENSIVE DEVELOPMENT ZONES CD31

D. Lot Area

- Lots** created through subdivision in this zone shall comply with the following minimum standards:

- Detached Single Family **Lots**

	Area	Width	Depth
All Lots	317.0 sq m (3,412.0 sq ft)	11.0 m (36.0 ft)	25.0 m (82.0 ft)

- Rowhouses**

	Area	Width	Depth
Lot (Internal)	165.0 sq m (1,776.4 sq ft)	6.5 m (21.3 ft)	20.0 m (78.7 ft)
Lot (End)	180.0 sq m (1,937.5 sq ft)	7.5 m (25.9 ft)	20.0 m (78.7 ft)
Lot (Corner)	210.0 sq m (2,260.4 sq ft)	7.5 m (21.3 ft)	20.0 m (65.6 ft)

- Notwithstanding Part C Paragraph 1a, 1b and c, **Lot Depth** may be reduced by the dimension for which the **Lot Width** is increased over the minimum as long as the minimum **Lot Area** is still achieved.

E. Density

- The maximum **Density** shall be calculated on the gross developable land area and as follows:

Zone	Maximum Density
CD31	N/A

- No more than five **Dwelling Units** shall be attached in a row to one another within each **Rowhouse Building**.
- The minimum number of **Dwelling Units** for the development site shall be 65 units, excluding **Coach Houses**.

F. Setbacks

- All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

- Single Family Dwelling, Duplex, Triplex, Fourplex and Infill Townhouse**

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	1.8 m (4.9 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.5 m (1.6 ft)	1.2 m (3.9 ft)	1.8 m (4.9 ft)

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b. **Rowhouses**i. With **Detached Garage** accessed from a **Lane**:

Principal Building	Front	Rear	Interior Side	Exterior Side
Lot (Internal)	3.0 m (9.8 ft)	11.0 m (16.4 ft)	0.0 m (0.0 ft)	N/A
Lot (End)	3.0 m (9.8 ft)	11.0 m (16.4 ft)	0.0 m (0.0 ft)	1.2 m (3.9 ft)
Lot (Corner)	3.0 m (9.8 ft)	11.0 m (16.4 ft)	0.0 m (0.0 ft)	1.8 m (5.9 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.5 m (1.6 ft)	1.2 m (3.9 ft)	1.2 m (3.9 ft)

ii. With front loading attached garages:

Principal Building	Front	Rear	Interior Side	Exterior Side
Lot (Internal)	4.0 m* (13.1 ft)	5.0 m (16.4 ft)	0.0 m (0.0 ft)	N/A
Lot (End)	4.0 m* (13.1 ft)	5.0 m (16.4 ft)	0.0 m (0.0 ft)	1.2 m (3.9 ft)
Lot (Corner)	4.0 m* (13.1 ft)	5.0 m (16.4 ft)	0.0 m (0.0 ft)	1.8 m (5.9 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.5 m (1.6 ft)	1.2 m (3.9 ft)	1.2 m (3.9 ft)

* The minimum setback for any attached garage shall be 5.5 m (18.0 ft).

2. The minimum separation required between the **Principal Building** and a **Detached Garage** shall be 7.5 m (24.6 ft), except where a **Lot** exceeds the minimum **Lot Width** by 50% then the minimum separation required is reduced to 4.0 m (13.1 ft).

G. **Lot Coverage**

1. **Lot** Coverage shall not exceed the percentages noted in the following tables:

a. Detached **Single Family Dwellings**

Zone	Lot Coverage
CD31	45%

- i. Notwithstanding Part F. **Lot Coverage** 1a. **Single Family Dwellings**: where a **Single Family Dwelling** proposes to have a master bedroom on the main floor, **Lot Coverage** may be increased to 50%.

b. **Rowhouses**

	Lot Coverage
Lot (Internal)	60%
Lot (End)	55%
Lot (Corner)	55%

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SECTION 1931

COMPREHENSIVE DEVELOPMENT ZONES CD31

H. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Single Family Dwelling	Rowhouse	Accessory Building/Structure where Single Family Dwelling is the Principal Building	Accessory Building/Structure where Rowhouse is the Principal Building
CD31	10.5 m (34.4 ft)	11.0 m (36.1 ft)	4.0 m (13.1 ft)	7.5 m (24.6 ft)

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I. Off Street Parking

2. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
3. Notwithstanding Section 109, **Off Street Motor Vehicle Parking** shall be permitted within 1.5 m (5.0 ft) of any rear or side **Lot Line** bounded by a **Street**.

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Comprehensive Development 32 Zone

CD32

A. Zone Intent

- The **CD32** Zone is generally based on the **CH1** Zone. The intent of the **CD32** Zone is to accommodate a six-**Storey** mixed-use **Building** consisting of 64 **Apartment** units and 4 **Live-work** commercial units that provide for a broad range of small businesses opportunities.

B. Permitted Uses

- The following **Principal Uses** and no other shall be permitted in the **CD32** Zone:
 - Accessory limited** to:
 - Accessory Building**, and
 - Accessory Structure**.
 - Residential limited** to:
 - 64 **Apartments** provided they:
 - form an integral part of a **Building** on the **Lot**,
 - are not located on the first **Storey**, and
 - excluding parking facilities, are the only **Use** in a **Storey** and in all other **Storeys** above the **Residential Use**.
 - Commercial limited** to:
 - Four (4) **Live-work Units** that combine a one-bedroom **Apartment** unit with a commercial unit limited to 75.0 sq m (805.0 sq ft).
 - A range of small commercial activities or work spaces, such as a professional office, studio, or gallery.
 - Spaces designed with separate entrances and internal connections to the rest of the **Apartments**.

C. Lot Area

- Each **Lot** shall have an area of not less than 1.0 ha (2.5 ac).

D. Density

- N/A

E. Setbacks

- All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	3.0 m (9.8 ft)	4.5 m (14.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

- Notwithstanding Section 1932 Part E.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

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SECTION 1932

COMPREHENSIVE DEVELOPMENT ZONES CD32

F. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
CD32	75%

G. Floor Space

1. The **Floor Space** should not exceed the following ratio as listed noted in the following table:

Zone	Floor Space Ratio
CD32	2.0

2. The **Density (Net)** shall not exceed 95 units per hectare (38 units per acre).
3. The maximum permitted **Floor Area** for **Commercial Use** shall not exceed 75.0 sq m of (805.0 sq ft).

H. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building (front elevation)	Principal Building (rear elevation)	Accessory Building/Structure
CD32	21.0 m (69.0 ft)	15.0 m (50.0 ft)	4.5 m (14.8 ft)

I. Amenity Space

1. **Developments** that contain 15 units or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.5 sq m (27.0 sq ft) per unit.
2. The **Amenity Space (Common Indoor)** can house a **Child Care Centre** provided it:
 - a. has direct access from a **Street**, independent from the access to the **Residential Uses**; and
 - b. has direct access to an open space and play area within the **Lot**.

J. Outdoor Amenity Space

1. **Amenity Space (Common Outdoor)** shall be a minimum of 2.8 sq m (30.0 sq ft) per unit.
2. Shall have a slope of 5% or less.
3. For **Developments** that contain 10 or more units, a level children's play area with play equipment shall be provided.

K. Off Street Motor Vehicle Parking

1. A minimum of 103 **Off Street Motor Vehicle Parking** spaces shall be provided onsite, consisting of 90 residential spaces, 9 visitor spaces and 4 commercial spaces. Provisions of Section 109, other than Section 109, Part E, **Required Off Street Parking** of this bylaw shall apply to this Zone
2. **Off Street Motor Vehicle Parking** within the required setbacks is not permitted.
3. All residential **Off Street Motor Vehicle parking** shall be provided within the **Building** envelope, including underground parking.

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Comprehensive Development 34 Zone**CD34****A. Zone Intent**

1. The intent of the **CD34** Zone is to accommodate a range of uses and is based on the industrial **Uses** permitted within the **INBP1**, **ING**, **INL1** and the **INWM** Zones.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD34** Zone:
 - a. **Industrial** limited to:
 - i. **Barge Loading**,
 - ii. **Industry (Heavy)**,
 - iii. **Industry (Light Manufacturing)**,
 - iv. **Industry (Light)**,
 - v. **Industry (Transportation)**, and
 - vi. **Waste Resource Management**.
2. The following **Accessory Uses** and no other shall be permitted in the **CD34** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Office** limited to:
 - i. **Office (Administrative Use)**,
 - c. **Residential** limited to:
 - i. **One Dwelling Unit** – provided the **Dwelling Unit** is located above the first **Storey**.

C. Lot Area

1. The minimum **Lot Area** must not be less than 0.16 ha (0.4 ac).

D. Density

1. **N/A**

E. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.5 m (14.8 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	7.5 m (14.8 ft)
Accessory Building/Structure	4.5 m (14.8 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	7.5 m (14.8 ft)

2. Notwithstanding Section 1934 Part E.1, all **Buildings** shall be sited a minimum of 15 m (49.2 ft) from all

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SECTION 1934**COMPREHENSIVE DEVELOPMENT ZONES
CD34**

Undevelopable Areas as defined in this Bylaw.

F. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
CD34	60%

G. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
CD34	0.75

2. The **Density** of use on any **Lot** in this zone shall be limited to not more than four separate **Buildings** containing one or more **Principal Uses**.

H. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CD34	18.0 m (59.1 ft)	18.0 m (59.1 ft)

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Comprehensive Development 37 Zone

CD37

A. Zone Intent

1. The intent of the **CD37** Zone is to provide for one compact **Single Family Dwelling** in the **Urban Residential** area and as infill **Development** within the **Urban Infill** Area, and compatible **Accessory Uses** in an urban neighbourhood form that allows higher **Densities**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD37** Zone:
 - a. **Residential** limited to:
 - i. One **Single Family Dwelling**
 - ii. **Duplex**; or
 - iii. **Triplex**; or
 - iv. **Fourplex**; or
 - v. **Infill Townhouse**.
2. The following **Accessory Uses** and no other shall be permitted in the **CD37** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Agriculture** limited to:
 - i. **Agriculture (Hobby Greenhouse)**.
 - c. **Residential** limited to:
 - i. One **Secondary Detached Unit** (Section 106 Part I.) limited to:
 - i. **Coach House**; or
 - ii. **Garden Cottage**
 - ii. **Home Occupation**
 - iii. One **Secondary Suite**; per real estate entity, subject to Section 801 C.
 - And one of:
 - iv. **Boarding Use**, within a **Single Family Dwelling** or **Duplex** only, or
 - v. **Residential Care**, within a **Single Family Dwelling** only,
 - d. **Storage** limited to:
 - i. **Enclosed Storage**.

C. Number of Dwelling Units

2. **Lots** serviced by both municipal water and sanitary sewer, and:

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Boarding Use, or ¶
Residential Care.¶
 And,¶
Home Occupation.¶

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SECTION 1937

COMPREHENSIVE DEVELOPMENT ZONES CD37

- i. Less than 280 sq m (3,013.8 sq ft) are permitted three *Dwellings Units*.
- ii. Greater than 280 sq m (3,013.8 sq ft) are permitted four *Dwellings Units*.
- 3. *Lots* that do not have municipal water and sanitary sewer are permitted two *Dwelling Units*.

D. Lot Area

- Lots* created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width	Depth
CD37	445.0 sq m (4,790.0 sq ft)	16.0 m (52.5 ft)	25.0 m (82.0 ft)

- Notwithstanding Section 1937, Part C.1, where a *Lot* contains an *Undevelopable Area*, that area shall not be included in the calculation of minimum *Lot Area*.
- Notwithstanding Section 1937, Part C.1 and C.3, where a *Lot* contains natural slopes greater than or equal to 33%, that sloped area shall not be included in the calculation of minimum *Lot Area*, or used as part of the measurement for minimum *Lot Depth* or *Lot Width*.

E. Setbacks

- All *Buildings* and *Structures* shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
<i>Principal Building</i>	6.0 m (19.7 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)
<i>Accessory Building/Structure</i>	7.5 m (24.6 ft)	1.2 m (3.9 ft)	1.2 m (3.9 ft)	3.0 m (9.8 ft)

- The *Front Yard* setback of the *Principal Building* may be reduced to a minimum of 4.0 m (13.2 ft) provided the *Front Yard* setback of a garage is a minimum of 6.0 m (19.7 ft).
- The minimum setback for any attached garage shall be 6.0 m (19.7 ft) and 7.5 m (24.6 ft) when the *Lot* is fronted by a sidewalk.
- The minimum separation required between the *Principal Building* and all *Accessory Buildings* exceeding 3.0 m (9.8 ft) in *Height*, including a *Detached Garage* regardless of *Building Height*, is 5.0 m (16.4 ft).
- Notwithstanding Section 1937 Part D.1, all *Buildings* shall be sited a minimum of 6.0 m (19.6 ft) from all *Undevelopable Areas* as defined in this Bylaw.
- Notwithstanding Section 1937 Part D.1, the buildable area of any *Lot* shall be a minimum 140.0 sq m (1,507.0 sq ft).

F. Lot Coverage

- Lot Coverage* shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
CD37	35%

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G. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio	Maximum Floor Space
CD37	0.70	335.0 sq m (3,606.0 sq ft)

2. The maximum **Floor Space** of the second **Storey** of the **Principal Building** shall not exceed 80% of the **Floor Space** of the first **Storey** including attached garage and/or a covered, unenclosed, uninhabitable front porch or veranda. The reduced **Floor Space** of the second **Storey** shall be accomplished by an offset at the second **Storey** level from either the front or side walls at the first **Storey** level or a combination thereof.

H. Impervious Surfaces

1. **Impervious Surfaces** shall together cover not more than the **Lot Area** as noted:

Zone	Lot Area
CD37	50%

I. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CD37	9.5 m (31.1 ft)	6.0 m (19.7 ft)

J. Off Street Motor Vehicle Parking

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Off Street Motor Vehicle Parking** shall not occupy more than 30% of the **Front Yard**.

K. Agriculture (Hobby Greenhouse) Use

3. Shall be limited to a maximum of one **Building** not exceeding a total area of 20.0 sq m (215.3 sq ft).

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Comprehensive Development 38 Zone

CD38

A. Zone Intent

1. The CD38 Zone is based on the RR7s Zone. The intent of the CD38 Zone is to provide one **Single Family Dwelling** with a **Secondary Detached Unit** in the *Rural Residential* designation and compatible **Accessory Uses**, where significant community amenities and or benefits have been contributed, which are considered to offset the additional **Density** achievable when compared to the RR7s Zone.

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B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the CD38 Zone:
 - a. **Residential limited** to:
 - i. **Duplex, or**
 - ii. One **Single Family Dwelling**.
2. The following **Accessory Uses** and no other shall be permitted in the CD38 Zone:
 - a. **Accessory limited** to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Agriculture limited** to:
 - i. **Agriculture (Hobby Greenhouse)**,
 - ii. **Agriculture (Minor)** – provided minimum **Lot** size is 0.4 ha (0.9 ac).
 - c. **Residential limited** to:
 One of:
 - i. **Bed and Breakfast**, or
 - ii. **Boarding Use**, or
 - iii. **Residential Care**, or
 - iv. **Secondary Suite**, or
 - v. **Secondary Detached Unit** (Section 106 Part I.), provided the **Principal Use** is not a **Duplex**, **limited** to one of:
 - i. **Coach House, or**
 - ii. **Garden Cottage**
 And,
 - i. **Home Occupation**.
 - d. **Storage limited** to:
 - i. **Enclosed Storage**.

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SECTION 1938

COMPREHENSIVE DEVELOPMENT ZONES CD38

C. Lot Area

- Each **Lot** shall have a minimum area as shown on the following table:

Zone	Area
CD38	0.65 ha (1.6 ac)

D. Setbacks

- All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Hobby Agriculture Building/Structure	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)

E. Lot Coverage

- Lot Coverage** shall not exceed 15% of the **Lot Area**.

F. Impervious Surfaces

- Impervious Surfaces** shall together cover not more than 25% of the **Lot Area**.

G. Number of Residential Buildings

- Buildings** for a **Residential Use** shall be limited to one per **Lot** except where a **Secondary Dwelling** is located within a **Coach House** or **Garden Cottage**.

H. Height of Buildings

- The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure	Coach House	Agriculture (Hobby Greenhouse)
CD38	11.0 m (36.1 ft)	6.0 m (19.7 ft)	9.0 m (29.5 ft)	11.0 m (36.1 ft)

I. Off Street Motor Vehicle Parking

- Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

J. Agriculture (Hobby Greenhouse) Use

- Shall be limited to a maximum of two **Buildings** not exceeding a total area of 70.0 sq m (750.0 sq ft).
- Where **Agriculture (Hobby Greenhouse)** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
- A solid landscape buffer of a minimum of 2.0 m (6.5 ft) in **Height** is required.

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SECTION 1939

COMPREHENSIVE DEVELOPMENT ZONES
CD39

Comprehensive Development 39 Zone

CD39

A. Zone Intent

1. The intent of the CD39 Zone is to allow for the **Development** of one Single Family Dwelling, Duplex, Triplex, Fourplex and Infill Townhouse with **Secondary Detached Units** on suburban estate residential lots with a minimum lot size of 1,000 sq m (10,763.9 sq ft) and full municipal services.

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B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the CD39 Zone:

- a. **Residential** limited to one of:

i. Single Family Dwelling; or

ii. Duplex; or

iii. Triplex; or

iv. Fourplex; or

v. Infill Townhouse

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2. The following **Accessory Uses** and no other shall be permitted in the CD39 Zone:

- a. **Agriculture** limited to:

i. **Hobby Greenhouse.**

- b. **Residential** limited to:

One of:

i. **Boarding Use,** or

ii. **Residential Care,** or

iii. **Secondary Suite,** or

iv. **Secondary Detached Unit** (Section 106 Part I.) provided the **Principal Use** is not a **Duplex, Triplex, Fourplex or Infill Townhouse** limited to one of:

i. **Coach House,** or

ii. **Garden Cottage.**

And,

v. **Home Occupation.**

- c. **Storage** limited to:

i. **Enclosed Storage,**

Deleted: *If both a Secondary Detached Unit and Secondary Suite are proposed on site, the property must have municipal water. ¶

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Lots serviced by both municipal water and sanitary sewer and are:¶
Less than 280 sq.m. (3,013.8 sq.ft.) in area are permitted to have up to 3 dwelling units.¶
Greater than 280 sq.m. (3,013.8 sq.ft.) in area are permitted to have up to 4 dwelling units.¶

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C. Number of Dwelling Units

1. Lots serviced by both municipal water and sanitary sewer, and are:

a. Less than 280 sq m (3,013.8 (sq ft) in area are permitted to have up to three Dwelling Units.

b. Greater than 280 sq m (3,013.8 sq ft) in area are permitted to have up to four Dwelling Units.

SECTION 1939

COMPREHENSIVE DEVELOPMENT ZONES CD39

2. Lots that do not have municipal water and sanitary sewer are permitted two *Dwelling Units*.

D. Lot Area

- Each **Lot** shall have a minimum area as shown on the following table:

Zone	Area	Width	Depth
CD39 with Municipal Water and Sanitary Sewer	1,000.0 sq m (10,764.0 sq ft)	25.0 m (82.02 ft)	31.0 m (101.68 ft)

- Notwithstanding Section 1939, Part C.1, where a **Lot** contains an **Undevelopable Area**, that area shall not be included in the calculation of **Minimum Lot Area**.

E. Setbacks

- All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	3.5 m (11.5 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)

- Notwithstanding Section 1939, Part E.1, for all lots adjacent to Moss Avenue, all **Buildings** shall be sited an additional 3.0 m (9.8 ft) from Moss Avenue to allow for buffering of adjacent **Agriculture** land **Uses**.
- Notwithstanding Section 1939, Part E.1, all **Buildings** shall be sited a minimum of 6.0 m (19.7 ft) from all **Undevelopable Areas** as defined in this Bylaw.

F. Lot Coverage

- Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
CD39	35%

G. Floor Space

- The **Floor Space** should not exceed the following ratios as listed in the following table (a **Coach House**, **Garden Cottage**, and garage space, detached or attached, is not used in calculating total **Floor Space**).

Zone	Floor Space Ratio	Maximum Floor Space
CD39	0.50	511.0 sq m (5,500.0 sq ft)

H. Impervious Surfaces

- Impervious Surfaces** shall together not cover more than 50% of the **Lot Area**.

I. Height of Buildings

- The intent of the **Height** of the **Principal Building** shall permit a two storey **Building** including a **Basement** not exceeding 9.5 m (31.1 ft).
- The **Height** of an **Accessory Building** shall not exceed one storey to a maximum of 6.0 m (19.7 ft).

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The maximum **Density** shall not exceed one dwelling per lot.¶

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3. The **Height** of an **Accessory Building** for a **Coach House** shall not exceed the **Height** of the **Principal Building** or 8.0 m (26.2 ft), whichever is less.

J. Off Street Parking

1. **Off Street Parking** shall be in accordance with the provisions of Section 109.
2. **Off Street Parking** shall not occupy more than 30% of the **Front Yard**.
3. Parking within the required side setbacks is not permitted.
4. Access to the lot for **Off Street Parking** from the **Front Lot Line** shall be limited to a maximum width of 6.0 m (19.7 ft).

K. Hobby Greenhouse Use

1. Shall be limited to a maximum of one **Building** not exceeding a total area of 20.0 sq m (215.3 sq ft).

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Comprehensive Development 41 Zone**CD41****A. Zone Intent**

1. The intent of the **CD41** Zone is to provide site-specific zoning, based on the **CH2** Zone, within the *Commercial* designation to enable a mixed-use commercial, entertainment and residential development at the north-west corner of Wren Street and Lougheed Highway

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD41** Zone:

- a. **Accommodation** limited to:

- i. **Hotel**, and
- ii. **Motel**.

- b. **Cultural** limited to:

- i. **Cultural Assembly**,
- ii. **Religious Assembly**, and
- iii. **Museum**.

- c. **Entertainment** limited to:

- i. **Banquet Hall**,
- ii. **Bingo Hall**,
- iii. **Bowling Alley**,
- iv. **Cinema**, and
- v. **Night Club**.

- d. **Food and Beverage** limited to:

- i. **Craft Brewery/Distillery**,
- ii. **Restaurant (Drive-through)**,
- iii. **Restaurant (Major)**, and
- iv. **Restaurant (Minor)**.

- e. **Institutional** limited to:

- i. **Artisan Studio**,
- ii. **Child Care Centre**,
- iii. **Civic Assembly**,
- iv. **College**,
- v. **Education Facility**, and
- vi. **University**.

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- f. **Office** limited to:
 - i. **Office Use (General Use)**, and
 - ii. **Office Use (Medical Office)**.
- g. **Motor Vehicle** limited to:
 - i. **Car Wash**,
 - ii. **Parking Lot**,
 - iii. **Vehicle Rental**, and
 - iv. **Gasoline Service Station**.
- h. **Personal Service** limited to:
 - i. **Barbershop**,
 - ii. **Body Art and Tattoo Parlour**,
 - iii. **Hair and Body Salon**,
 - iv. **Spa**.
- i. **Recreation** limited to:
 - i. **Indoor Recreation Facility**.
- j. **Residential** limited to:
 - i. **Apartments** provided they:
 - i. Form an integral part of a commercial **Building** on the **Lot**,
 - ii. Are not located on the first storey, except for those units contained within a **Building** that has direct, uninterrupted vehicular and pedestrian access to Raven Avenue.
 - iii. Are the only **Use** in a storey and in all other storeys above the **Residential Use**.
 - iv. Are not located in the area as indicated in Section 1941 Part L.1.
 - ii. **Amenity Space (Common Indoor)**,
 - iii. **Amenity Space (Common Outdoor)**, and
 - iv. **Amenity Space (Private Outdoor)**.
- k. **Retail** limited to:
 - i. **Auction-Retail**,
 - ii. **Liquor Store**,
 - iii. Medical Related **Retail Store**.
 - iv. **Retail (Food Store)**,
 - v. **Retail (Major)**,
 - vi. **Retail (Minor)**,
 - vii. **Retail (Pharmacy)**,
 - viii. **Shopping Centre**, and
 - ix. **Tobacconist**.

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SECTION 1941**COMPREHENSIVE DEVELOPMENT ZONES
CD41****I. Service** limited to:

- i. **Community Service,**
- ii. **Drive-through Service,**
- iii. **Financial Services,**
- iv. **Funeral Parlour,**
- v. **General Service Use,** and
- vi. **Veterinary Clinic.**

2. The following Accessory Uses and no other shall be permitted in the **CD41** Zone:**a. Storage** limited to:

- i. **Enclosed Storage.**

C. Lot Area**1. Each Lot** shall have a minimum area as shown on the following table:

Zone	Area
CD41	1.01 ha (2.50 ac)

D. Density**1. The maximum density** for the residential portion of the **Development** shall be 87 upha (35 upa).**E. Setbacks**

- 1. All Buildings and Structures** shall be sited in accordance with the following minimum setbacks:
- 2. Notwithstanding Section 1941 Part E.1, all Buildings** shall be sited a minimum of 6.0m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	2.0 m (6.5 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)
Gasoline Service Station Canopy	2.1 m (6.9 ft)	2.1 m (6.9 ft)	2.1 m (6.9 ft)	2.1 m (6.9 ft)
Gasoline Service Station Pump Islands	12.0 m (39.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	4.5 m (14.8 ft)

F. Lot Coverage**1. Lot Coverage** shall not exceed 75% of the **Lot Area**.

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G. Floor Space

1. The floor space should not exceed the following ratio as listed in the following table (neither indoor amenity space, garage space, detached or attached, or parking within the building envelope, including underground, are used in calculating total floor area.

Zone	Floor Space Ratio
CD41	2.0

H. Height of Buildings

1. The **Height** of the **Principal Building** shall not exceed 18.6 m (61.0 ft).
2. The **Height** of an **Accessory Building** shall not exceed one storey to a maximum of 4.5 m (14.8 ft).

I. Indoor Amenity Space

1. **Developments** that contain 15 units or more shall provide **Indoor Amenity Space** at a rate of at least 2.8 sq m (30.0 sq ft) per unit.

J. Outdoor Amenity Space

1. **Outdoor Amenity Space** shall be a minimum of 2.8 sq. (30.0 sq ft) per unit.
2. **Outdoor Amenity Space** shall have a slope of 5% or less.

K. Off Street Parking

1. **Off Street Parking** shall be in accordance with the provisions of Section 109.
2. All residential parking shall be provided within the **Building** envelope, including underground parking.
3. Residential parking within the required setbacks is not permitted.

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Comprehensive Development 43 Zone

CD43

A. Zone Intent

1. The intention of the **CD43** Zone is to provide site-specific zoning to accommodate a **Civic Assembly Use** and a 74-unit residential development for senior citizens who will be offered the units for rent at an affordable rate, in accordance with a **Housing Agreement**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD43** Zone:
 - a. **Institutional** limited to:
 - i. **Civic Assembly**
 - b. **Residential** limited to:
 - i. **Apartments** provided they:
 - i. form an integral part of a **Building** on the **Lot**,
 - ii. are not located on the first **Storey**, and
 - iii. are the only **Use** in a **Storey** and in all other **Storeys** above the **Residential Use**.
 - ii. **Amenity Space (Common Indoor)**, and
 - iii. **Amenity Space (Common Outdoor)**.
2. The following **Accessory Uses** and no other shall be permitted in the **CD43** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Residential** limited to:
 - i. **Home Occupation**.
 - c. Storage limited to:
 - i. **Enclosed Storage**.
 - d. **Food and Beverage** limited to:
 - i. **Restaurant (Minor)** (accessory to **Civic Assembly Use** only).

C. Lot Area

1. Each **Lot** shall have a minimum area as shown on the following table:

Zone	Lot Area
CD43	0.2 ha (0.5 ac)

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D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side (South)	Interior Side (North)
Principal Building	2.8 m (9.2 ft)	24.0 m (78.0 ft)	2.7 m (8.9 ft)	3.6 m (11.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

E. Lot Coverage

1. **Lot Coverage** shall not exceed 45% of the **Lot Area**.

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
CD43	2.3

2. The maximum **Density** for the residential portion of the development shall be 296 upha (148 upa).

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CD43	23.5 m (77.0 ft)	4.5 m (14.8 ft)

H. Indoor Amenity Space

1. The development shall provide 511.0 sq ft (47.5 sq m) of **Amenity Space (Common Indoor)** for exclusive use of the **Apartments**.

I. Outdoor Amenity Space

1. **Amenity Space (Common Outdoor)** shall be a minimum of 84.5 sq ft (910.0 sq ft).
2. **Amenity Space (Common Outdoor)** shall have a slope of 5% or less.

J. Off Street Motor Vehicle Parking

1. A minimum of 0.5 **Off Street Motor Vehicle Parking** spaces per **Apartment** unit.
2. Residential **Off Street Motor Vehicle Parking** within the required setbacks is not permitted.
3. The remainder of the **Off Street Motor Vehicle Parking** requirements shall be in accordance with the provisions of Section 109.

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Comprehensive Development 44 Zone

CD44

A. Zone Intent

1. The intent of the **CD44** Zone is to allow for the **Development** of *Single-Family Dwelling, Duplex, Triplex, Fourplex and Infill Townhouse* which does not allow for **Secondary Detached Units** in the *Silverdale Comprehensive Planning Area* with a minimum **Lot Area** of 372.0 sq m (4,004.0 sq ft) on full municipal services.

The **CD44** Zone is based on the Residential Compact 372 Zone (**RC372**).

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B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD44** Zone:
- Residential** limited to one of:
 - Single Family Dwelling; or*
 - Duplex; or*
 - Triplex; or*
 - Fourplex; or*
 - Infill Townhouse*
2. The following **Accessory Uses** and no other shall be permitted in the **CD44** Zone:
- Accessory** limited to:
 - Accessory Building**, and
 - Accessory Structure**.
 - Residential** limited to:

One of:

 - Secondary Suite; or*
 - Boarding Use**, or
 - Residential Care**.

And,

 - Home Occupation**.
 - Storage limited to:
 - Enclosed Storage**.

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C. Lot Area

1. Each **Lot** shall have a minimum area as shown on the following table:

Zone	Area	Width	Depth
CD44	372.0 sq m (4,004.0 sq ft)	13.4 m (44.0 ft)	27.0 m (88.6 ft)

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SECTION 1944

COMPREHENSIVE DEVELOPMENT ZONES CD44

- Notwithstanding Section 1944, Part C.1, where a **Lot** contains an **Undevelopable Area**, that area shall not be included in the calculation of minimum **Lot Area**.

D. Density

- No **Secondary Detached Units** are permitted.

E. Setbacks

- All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	2.5 m (8.2 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.5 m (1.6 ft)	1.2 m (3.9 ft)	3.0 m (9.8 ft)

- The minimum separation required between the **Principal Building** and all **Accessory Buildings** exceeding 3.0 m (9.8 ft) in **Height**, including a **Detached Garage** regardless of **Building Height**, is 5.0 m (16.4 ft).
- "Notwithstanding Section 1944 Part E.1, all **Buildings** shall be sited a minimum of 6.0 m (19.7 ft) from all **Undevelopable Areas** as defined in this Bylaw, except **Lots** 52, 53, 59 and 65 where the setback to **Undevelopable Area** is reduced to 2.0 m (6.6 ft)."

F. Lot Coverage

- Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
CD44	50%

G. Floor Space

- The **Floor Space** should not exceed the following ratios or the maximum **Floor Area**:

Zone	Floor Space Ratio	Maximum Floor Space
CD44	0.75	270.0 sq m (2,906.0 sq ft)

H. Impervious Surfaces

- Impervious Surfaces** shall together cover not more than the **Lot Area** as noted:

Zone	Lot Area
CD44	55%

I. Number of Residential Buildings

- Buildings** for a **Residential Use** shall be limited to one per **Lot**.

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SECTION 1944**COMPREHENSIVE DEVELOPMENT ZONES
CD44****J. Height of Buildings**

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CD44	10.5 m (34.4 ft)	6.0 m (19.7 ft)

K. Off Street Motor Vehicle Parking

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Off Street Motor Vehicle Parking** shall not occupy more than 30% of the **Yard (Front)**.
3. Access to the **Lot** for **Off Street Motor Vehicle Parking** from the **Front Lot Line** shall be limited to a maximum of 5.0 m (16.4 ft).

L. Agriculture (Hobby Greenhouse) Use

1. Shall be limited to a maximum of one **Building** not exceeding a total area of 20.0 sq m (215.3 sq ft).

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Comprehensive Development 46 Zone

CD46

A. Zone Intent

1. The **CD46** Zone is based on the Institutional Care Zone (**IC**). The intent of the **CD46** Zone is to accommodate an end-of-life and compassionate care facility for patients, and family of patients, receiving palliative care in a residential setting. The zone also accommodates volunteer training and meetings, support group meetings, and over-night patient care.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD46** Zone:
 - a. **Institutional** limited to:
 - i. **Care Facility**,
 - ii. **Community Service**, and
 - iii. **Civic Assembly**.
2. The following **Accessory Uses** and no other shall be permitted in the **CD46** Zone:
 - a. **Office (Administrative Use)**; and
 - b. **Storage** limited to:
 - i. **Enclosed Storage**.

C. Lot Area

1. The minimum **Lot Area** created through subdivision shall be a minimum of 2,000.0 sq m (0.5 ac).
2. Notwithstanding Section 1946, Part C.1, where a **Lot** contains an **Undevelopable Area**, that area shall not be included in the calculation of minimum **Lot Area**.
3. Notwithstanding Section 1946, Part C.1 and C.2, where a **Lot** contains natural slopes greater than or equal to 33%, that sloped area shall not be included in the calculation of minimum **Lot Area**.

D. Density

1. N/A

E. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	2.0 m (6.5 ft)	2.0 m (6.5 ft)	2.0 m (6.5 ft)	2.0 m (6.5 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1946 Part E.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

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SECTION 1946**COMPREHENSIVE DEVELOPMENT ZONES
CD46****F. Lot Coverage**

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	<i>Lot Coverage</i>
CD46	40%

G. Floor Space

1. The **Floor Space** shall not exceed the ratio as listed in the following table:

Zone	<i>Floor Space Ratio</i>
CD46	0.50

H. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the heights outlined in the following table:

Zone	<i>Principal Building</i>	<i>Accessory Building/Structure</i>
CD46	13.0 m (42.6 ft)	4.5 m (14.8 ft)

I. Indoor Amenity Space

1. N/A

J. Outdoor Amenity Space

1. N/A

K. Off Street Parking

1. **Off Street Parking** shall be in accordance with the provisions of Section 109.

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Comprehensive Development 48 Zone

CD48

A. Zone Intent

1. The intent of the **CD48** Zone is to allow mixed-use mid-rise and high-rise **Buildings** typically associated with a downtown area on a **Lot** designated *MissionCity Downtown*.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD48** Zone:
 - a. **Residential** limited to:
 - i. **Apartments**
2. The following **Accessory Uses** and no other shall be permitted in the **CD48** Zone:
 - a. **Accessory Building** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Residential** limited to:
 - i. **Amenity Space (Common Indoor)**,
 - ii. **Amenity Space (Outdoor Common)**,
 - iii. **Amenity Space (Private Outdoor)**, and
 - iv. **Home Occupation**.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
CD48	558.0 sq m (6,006.0 sq ft)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal/Accessory Building or Structure	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)

E. Lot Coverage

1. **Buildings** shall together cover not more than the **Lot Area** as noted in the following table:

	Lot Coverage
CD48	100%

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F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

	Density
CD48	3.0

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

	Principal Building	Accessory Building/Structure
Base Density Height	23.0 m (75.5 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. Definitions:

Amenity Space (Common Indoor)

means an **Accessory Building**, or room within a **Multi-Unit Residential Building** that is available to all of the residents of a **Residential Use** it serves, for the purpose of providing social and recreation facilities, and is non-commercial except as specifically permitted in the zone and may include:

- common rooms,
- craft rooms,
- games rooms,
- **Kitchen** facilities,
- meeting rooms, and
- saunas.

Amenity Space (Common Outdoor)

means an outdoor area, or multiple outdoor areas, in a **Multi-Unit Residential Building**, intended for the convenient use by all residents of a **Residential Use** it serves, for the purpose of providing recreation space for outdoor leisure activities and may include common balconies, patios or common roof area of a **Building** which contains functional space provided direct access is available from the associated **Apartment** structure and excludes any area used for off street **Motor Vehicle** parking, off street **Motor Vehicle** loading and service **Driveways** and **Undevelopable Areas**.

Amenity Space (Private Outdoor)

means an outdoor area, in a **Multi-Unit Residential Building** intended for the convenience use by residents of the **Dwelling Unit** it serves, and may include:

- **Balcony**,
- deck,
- patio, and
- roof-top patio.

2. **Amenity Space (Common Indoor)** shall be provided at a rate of at least 0.38 sq m (4.09 sq ft) per **Dwelling Unit**,
3. **Amenity Space (Common Outdoor)** shall be provided in the amount of 105 sq m (1,126 sq ft) and shall have a slope of 5% or less.

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4. **Amenity Space (Private Outdoor)** shall be provided in the amount of minimum of 1.48 sq m per dwelling unit.

I. Off-Street Motor Vehicle Parking

1. Definitions

Electric Vehicle

means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's battery.

Electric Vehicle Charging Station

means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an **Electric Vehicle**.

Electric Vehicle Energy Management System

means a system used to control electric vehicle supply equipment loads through the process of connecting, disconnecting, increasing, or reducing electric power loads, and consisting of any of the following: a monitor(s), communications equipment, a controller(s), a timer(s) and other applicable device(s).

2. Electric Vehicle Charging Infrastructure

- a. All **Off Street Motor Vehicle Parking** spaces required for the Apartment, shall meet the following requirement for the provision of Electric Vehicle charging infrastructure: 100% of all required **Off Street Motor Vehicle Parking** spaces shall be **Level 2 roughed-in**;
 - b. An **Electric Vehicle Energy Management System** shall be installed in the Apartment that controls electrical loads for the electrical vehicle supply equipment with a minimum performance standard to ensure a sufficient rate of **Electric Vehicle** charging; and
 - c. The **Electric Vehicle Off Street Motor Vehicle Parking** spaces shall be clearly identified with signage.
3. **Off Street Motor Vehicle Parking** shall be provided at a rate of 0.5 space per dwelling unit and 0.2 space per **Dwelling Unit** for visitors.
 4. 75% of the required resident parking spaces for **Apartment Use** must be provided as parking within the **Building** envelope.
 5. Parking access across the **Front Lot Line** is permitted.
 6. Parking within the required setbacks is not permitted.
 7. All other **Off Street Motor Vehicle Parking** requirements shall be in accordance with Section 109.

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J. Off-Street Bicycle Parking

1. Definitions

Bicycle Parking Areas

means the **Floor Area**, or outdoor space, devoted to ***Bicycle Parking (Long Term)*** and ***Bicycle Parking (Short Term)***.

Bicycle Parking (Long Term)

means a room within a **Building** that contains rack(s), railing(s), locker(s) or other structurally sound device(s), or some combination of the four, designed for the securing of one or more bicycles in an orderly fashion and is meant for the long-term storage of bicycles for the **Uses** within the **Building** it serves.

Bicycle Parking (Short Term)

means a **Structure** that shelters bicycle rack(s), railing(s), or other structurally-sound divide(s) designed for the securing of one or more bicycles in an orderly fashion and is meant for the short-term storages of bicycles for the visitors of the **Development** it serves.

2. Accessibility and **Use**a. ***Bicycle Parking (Short Term)*** spaces shall be:

- i. provided in an area that is separate from any required pedestrian, **Motor Vehicle** access, **Motor Vehicle** parking spaces, or **Off Street Loading Space**.
- ii. located 13.0 m (from a publicly-accessible entrance to the building).
- iii. located wholly on the same **Lot** as the apartment building.
- iv. separated from **Off Street Motor Vehicle Parking** spaces by a physical barrier.

b. ***Bicycle Parking (Long Term)*** spaces shall be:

- i. provided in a secure room that is accessible to all occupiers or tenants of the **Building** or **Dwelling Units** it serves.

3. Design and Maintenance

a. ***Bicycle Parking (Short Term) Spaces*** and ***Bicycle (Long Term) Spaces*** and access aisle shall:

- i. be surfaced with asphalt or concrete,
- ii. be clearly identified with signage,
- iii. be illuminated,
- iv. be located so as to not obstruct pedestrian or **Motor Vehicle** movements,
- v. be protected from the weather with awning, canopy or roof that covers the entire ***Bicycle Parking (Short Term)*** area, in a case where the parking is provided outside, and
- vi. have a storage rack that has:
 - i. no moving parts;
 - ii. two points of contact for stability;
 - iii. compatibility with standard locking devices;
 - iv. easy access;
 - v. tamper-proof bolts; and
 - vi. easy accessibility to individual bicycles when at full capacity.

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K. Bicycle Parking Space Sizes

1. The minimum dimensions for a **Bicycle Parking** space and associated maneuvering aisle shall be as follows:

Width of Bicycle Parking Space	Length of Bicycle Parking Space	Vertical Clearance	Access Aisle Width and Horizontal Clearance
0.6 m (2.0 ft)	1.8 m (5.9 ft)	2.0 m (6.5 ft)	1.5 m (4.9 ft)

L. Required Off Street Bicycle Parking Areas

- For the purposes of determining **Bicycle Parking** requirements, the total capacity for which the apartment building is designed shall be the numerical measurement for parking requirements.
- Bicycle Parking (Short Term)** spaces and **Bicycle Parking (Long Term)** spaces shall be provided on a Lot for all the intended uses for the **Lot**.
- Bicycle Parking (Short Term)** spaces shall be provided at a rate of 15% of the minimum number of total **Motor Vehicle** parking spaces required in for the **Development**.
- Bicycle Parking (Long Term)** spaces shall be provided at a rate of 0.5 space per **Dwelling Unit** within a common room located within the same **Building** the **Dwelling Unit** is located. The **Bicycle Parking (Long Term)** spaces shall be a separate room than the **Amenity Space (Common Indoor)**.

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Comprehensive Development 49 Zone**CD49****A. Zone Intent**

1. The intent of the **CD49** Zone is to provide site-specific zoning, based on the **NC1 Zone**, within the *Neighbourhood Centre* designation to enable a development consisting of residential, commercial, and mixed-use **Buildings** at the southwest corner of Hurd Street and 7th Avenue.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD49** Zone:

- a. **Entertainment** limited to:
 - i. **Banquet Hall**, and
 - ii. **Pool and Billiard Hall**.
- b. **Food and Beverage** limited to:
 - i. **Restaurant (Major)**, and
 - ii. **Restaurant (Minor)**.
- c. **Institutional** limited to:
 - i. **Artisan Studio**,
 - ii. **Child Care Centre**, and
 - iii. **Civic Assembly**.
- d. **Office** limited to:
 - i. **Office (General Use)**, and
 - ii. **Office (Medical Office)**.
- e. **Personal Service** limited to:
 - i. **Barbershop**,
 - ii. **Body Art and Tattoo Parlour**,
 - iii. **Drycleaner**,
 - iv. **Hair and Body Salon**,
 - v. **Spa**, and
 - vi. **Tailor**.
- f. **Recreation** limited to:
 - i. **Indoor Recreation Facility**.
- g. **Residential** limited to:
 - i. **Apartments**.
- h. **Retail** limited to:
 - i. **Auction – Retail**,

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- ii. **Cannabis Retail Store** (limited to a maximum of one **Cannabis Retail Store** per property, not permitted within 250.0 m (820.2 ft) of a public or private **School**, and not permitted within 150.0 m (492.1 ft) of another **Cannabis Retail Store** when located within the *MissionCity Downtown* or *Neighbourhood Centre* designation;
 - iii. **Liquor Store**,
 - iv. **Retail (Food Store)**,
 - v. **Retail (Major)**,
 - vi. **Retail (Minor)**,
 - vii. **Retail (Pharmacy)**, and
 - viii. **Shopping Centre**.
 - i. **Service** limited to:
 - i. **Animal Daycare**,
 - ii. **Beverage Container Return Centre**,
 - iii. **Community Service**,
 - iv. **Drive-through Service**,
 - v. **Financial Services**,
 - vi. **General Service Use**, and
 - vii. **Veterinary Clinic**.
2. The following **Accessory Uses** and no other shall be permitted in the **CD49** Zone:
- a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Office** limited to:
 - i. **Office (Administrative Use)**.
 - c. **Residential** limited to:
 - i. **Amenity Space (Common Indoor)**,
 - ii. **Amenity Space (Outdoor Common)**,
 - iii. **Amenity Space (Private Outdoor)**,
 - iv. **Home Occupation**.
 - d. Storage limited to:
 - i. **Enclosed Storage**.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

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SECTION 1949

COMPREHENSIVE DEVELOPMENT ZONES CD49

Zone	Lot Area
CD49	0.22 ha (0.55 ac)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum **setbacks**:

Lot 1	Front	Rear	Interior Side	Exterior Side
Principal Building	3.2 m (10.5 ft)	7.8 m (25.6 ft)	1.7 m (5.6 ft)	4.5 m (14.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)
Lot 2	Front	Rear	Interior Side	Exterior Side
Principal Building	3.3 m (10.8 ft)	6.2 m (20.3 ft)	6.4 m (21.0 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)
Lot 3	Front	Rear	Interior Side	Exterior Side
Principal Building	2.3 m (7.5 ft)	31.7 m (104.0 ft)	1.8 m (5.9 ft)	2.5 m (8.2 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 803 Part E.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Buildings** shall together cover not more than the **Lot Area** as noted in the following table:

Zone	Lot Coverage
CD49	60%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

	Density	Amenity
Base Density	1.5	N/A
Density Bonus Level I	1.75	A Density Bonus up to 1.75 FSR is permitted if the developer enters into a Housing Agreement with the City that requires that all of the Dwelling Units on Lot 2 are rental Dwelling Units .
Density Bonus Level II	2.0	A Density Bonus up to 2.0 FSR is permitted if the developer enters into a Housing Agreement with the City that requires that all of the Dwelling Units in the entire Development are rental Dwelling Units , and 10% of those units are offered at an affordable rate of rent in accordance with Section 113 of this Bylaw and the City's Affordable Housing Policy .

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G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

	Principal Building	Accessory Building/Structure
Base Height	13.0 m (42.7 ft)	4.5 m (14.8 ft)
Density Bonus Height	19.1 m (62.5 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor)** shall meet the following requirements:
 - a. **Developments** that contain 25 **Dwelling Units** or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**.
 - b. A **Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - i. has direct access from a **Street**, independent from the access to the **Residential Uses**, and
 - ii. has direct access to an open space and play area within the **Lot**.
2. **Amenity Space (Common Outdoor)** shall meet the following requirements:
 - a. **Development** that contains 15 dwelling units or more shall provide **Amenity Space (Common Outdoor)** at a rate of at least 100.0 sq m (1,076.0 sq ft) and shall be in the form of a children's playground, swimming pool, BBQ pit, sports court and/or similar facilities.
 - b. Shall have a slope of 5% or less.
3. **Amenity Space (Private Outdoor)** shall meet the following requirements:
 - a. **Developments** shall provide 2.8 sq m (30.0 sq ft) per **Dwelling Unit**.
 - b. The **Amenity Space (Private Outdoor)** shall be directly accessible, and adjacent to the **Dwelling Unit** it serves and shall be in the form of a **Balcony** or patio.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas, and Loading Zone(s)

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Space** shall be in accordance with the provisions of Section 111.
4. **Off Street Motor Vehicle Parking** and **Off Street Loading Space** within the required setbacks is not permitted.

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Comprehensive Development Zone**CD52****A. Zone Intent**

1. The **CD52** zone is generally based on the Commercial Neighborhood Public House (CPH) zone. The intent of the **CD52** Zone is to allow a **Neighbourhood Public House** and a **Liquor Store** in accordance with the provisions of the *Liquor Control and Licensing Act*, R.S.B.C. 2015 c. 19 on a **Lot** designated *Commercial*, where the development fits the neighbourhood character and massing of surrounding *Urban Residential* development.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD52** Zone:
 - a. **Food and Beverage** limited to:
 - i. **Neighbourhood Public House**; and
 - b. **Retail** limited to:
 - i. **Liquor Store**.
2. The following **Accessory Uses** and no other shall be permitted in the **CD52** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**.
 - b. **Residential** limited to:
 - i. One **Dwelling Unit** (accessory to **Neighbourhood Public House** only) provided the **Dwelling Unit** is located within the **Principal Use Building**.
 - c. Storage limited to:
 - i. **Enclosed Storage**.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
CD52	558.0 sq m (6,006.0 sq ft)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0m (19.7 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	6.0 m (19.7 ft)
Accessory Buildings/Structures	7.5 m (24.6 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)	4.5 m (14.7 ft)

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SECTION 1952**COMPREHENSIVE DEVELOPMENT ZONES
CD52**

2. Notwithstanding Section 1407 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
CD52	40%

F. Density

1. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
CD52	0.60

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CD52	9.0 m (29.5 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. **Amenity Space (Common Indoor)**, **Amenity Space (Common Indoor)** and **Amenity Space (Private Outdoor)** are not a requirement within this zone.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.

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Comprehensive Development 53 Zone**CD53****A. Zone Intent**

1. The intent of the **CD53** Zone is to allow for a mixture of **Stacked and/or Back-to-Back Townhouse and Townhouse Development** on properties designated *Attached Multi-unit Residential*.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD53** Zone:
 - a. **Residential** limited to:
 - i. **Townhouse**
 - ii. **Stacked and/or Back-to-Back Townhouse**
 - i. A maximum of 80% of all **Dwelling Units** may be **Stacked and/or Back-to-Back Townhouse** within the site.
2. The following **Accessory Uses** and no other shall be permitted in the **CD53** Zone:
 - a. **Accessory** limited to:
 - i. **Accessory Building**, and
 - ii. **Accessory Structure**
 - b. **Institutional** limited to:
 - i. **Child Care Centre**.
 - c. **Residential** limited to:
 - i. **Amenity Space (Common Indoor)**,
 - ii. **Amenity Space (Common Outdoor)**,
 - iii. **Amenity Space (Private Outdoor)**, and
 - iv. **Home Occupation**.
 - d. Storage limited to:
 - i. **Enclosed Storage**.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
CD53	500.0 sq m (5,382.0 sq ft)

D. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal	6.0 m	4.5 m	4.5 m	4.5 m

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SECTION 1953

COMPREHENSIVE DEVELOPMENT ZONES CD53

	Front	Rear	Interior Side	Exterior Side
Building	(19.7 ft)	(14.8 ft)	(14.8 ft)	(14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

- The **Front Yard** setback of a **Principal Building** may be reduced to a minimum of 4.0 m (13.2 ft), provided the garage is located at the back of the **Principal Building**.
- The **Interior or Exterior Yard** setback of a **Principal Building** may be reduced to a minimum of 3.0 m (9.8 ft), provided the width of the **Principal Building** as measured directly adjacent to property line is 12 m (39.4 ft) or less in width.
- Notwithstanding Section 1953 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

- Lot Coverage** shall not exceed the percentage noted in the following table:

Zone	Lot Coverage
CD53	55%

F. Density

- The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
CD53	1.0

G. Height of Buildings

- The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Indoor Amenity Building	Accessory Building/Structure
CD53	12.0 m (39.3 ft)	11.5 m (37.7 ft)	4.5 m (14.8 ft)

H. Amenity Space

- Amenity Space (Common Indoor)** shall meet the following requirements:
 - Developments** that contain 25 **Dwelling Units** or more shall provide in **Amenity Space (Common Indoor)** at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**.
 - A **Child Care Centre** may be housed within an **Amenity Space (Common Indoor)** provided it complies with the following requirements:
 - has direct access from a **Street**, independent from the access to the **Residential Uses**; and
 - has direct access to the **Amenity Space (Common Outdoor)** within the **Lot**.

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2. **Amenity Space (Common Outdoor)** shall meet the following requirements:
 - a. **Development** that contains 25 **Dwelling Units** or more shall provide **Amenity Space (Common Outdoor)** at a rate of at least 5 sq m (53.8 sq ft) per dwelling and shall be in the form of a children's playground, swimming pool, BBQ pit, sports court and/or similar facilities.
 3. **Amenity Space (Private Outdoor)** shall meet the following requirements:
 - a. **Developments** shall provide a minimum of 20 sq m (215.3 sq ft) of **Amenity Space (Private Outdoor)** per **Dwelling Unit**, and a combined minimum average of 30.0 sq m (322.9 sq ft) per **Dwelling Unit** within a development as a whole, and
 - b. The **Amenity Space (Private Outdoor)** shall be directly accessible, and adjacent to the **Dwelling Unit** it serves.
- I. **Off Street Motor Vehicle Parking and Bicycle Parking Areas**
1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
 2. **Bicycle Parking Areas** shall be in accordance with Section 110.
 3. **Off Street Motor Vehicle Parking** within the required setbacks is not permitted.

Comprehensive Development 54 Zone**CD54****A. Zone Intent**

1. The intent of the **CD54** Zone is to accommodate and regulate the development of industrial business park uses that are generally compatible with one another and with adjoining zones and with a high standard of design, while permitting a variety of low impact generally Industrial Uses designed to achieve the objectives of the Future Employment Lands designation, in an industrial business park setting on a **Lot** designated Future Employment Lands. The uses permitted within the **CD54** Zone shall be carried out such that all industrial activities shall be in an enclosed **Building**.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **CD54** Zone:

- a. **Food and Beverage** limited to:
 - i. **Restaurant (Minor)**,
 - ii. **Craft Brewery/Distillery**.
- b. **Industrial** limited to:
 - i. **Industry (Light)**,
 - ii. **Industry (Light Manufacturing)**,
 - iii. **Warehouse**.
- c. **Institutional** limited to:
 - i. **Child Care Centre**,
 - ii. **Education Facility**, and
 - iii. **Artisan Studio**.
- d. **Office** limited to:
 - i. **Office (General Use)**.
- e. **Recreation** limited to:
 - i. **Indoor Recreation Facility**.
- f. **Service** limited to:
 - i. **Beverage Container Return Centre**,
 - ii. **Animal Daycare**,
 - iii. **Animal Shelter**,
 - iv. **Driving School**,
 - v. **General Service Use**, and
 - vi. **Veterinary Clinic**.

2. The following **Accessory Uses** and no other shall be permitted in the **CD54** Zone:

- a. **Accessory** limited to:

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SECTION 1954

COMPREHENSIVE DEVELOPMENT ZONES CD54

- i. **Accessory Building**,
- ii. **Accessory Structure**, and
- iii. **Enclosed Storage (Shipping Container)**.
- b. **Residential limited** to:
 - i. One **Dwelling Unit** per building – provided the **Dwelling Unit** is located above the first **Storey**.
- c. **Retail limited** to:
 - i. **Retail (Minor)** – Notwithstanding the definition of **Retail (Minor)**, the retailing of products that are manufactured or wholesaled by a **Principal Use** is permitted, provided the **Floor Space** of the **Retail (Minor)** is limited to a maximum of 30% of the **Floor Area** of the **Principal Use** or 450.0 sq m (4,843.8 sq ft), whichever is less.
- d. **Storage limited** to:
 - i. **Enclosed Storage**.
- 3. The following conditions of **Use** apply to all permitted **Uses** for a site:
 - a. All **Principal Uses** shall be located completely within an enclosed **Building** except for:
 - i. **Outdoor Storage**.

C. Lot Area

1. A **Lot** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Lot Area
CD54	0.5 ha (1.2 ac)

D. Setbacks

1. All **Buildings and Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.5 m (14.8 ft)	3.0 m (9.8 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	4.5 m (14.8 ft)	3.0 m (9.8 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1501 Part D.1, all **Buildings** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. Lot Coverage

1. **Lot Coverage** shall be in accordance with the percentages noted in the following table:

Zone	Minimum Lot Coverage	Maximum Lot Coverage
CD54	30%	60%

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SECTION 1954**COMPREHENSIVE DEVELOPMENT ZONES
CD54****F. Density**

2. The **Density** shall not exceed the **Floor Space Ratio** as listed in the following table:

Zone	Floor Space Ratio
CD54	0.75

G. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/Structure
CD54	18.0 m (59.1 ft)	18.0 m (59.1 ft)

H. Off Street Motor Vehicle Parking, Bicycle Parking Areas and Off Street Loading Spaces

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. **Bicycle Parking Areas** shall be in accordance with the provisions of Section 110.
3. **Off Street Loading Spaces** shall be in accordance with the provisions of Section 111.

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Comprehensive Development 59 Zone**CD59****A. Zone Intent**

1. The intent of the **CD59** Zone is to accommodate development of lands within the Silverdale Central Neighbourhood Plan (CNP) area, on lands Designated as Silverdale Comprehensive Planning Area. All development shall be consistent with the CNP.

The CD59 Zone is to provide for a range of development that includes neighbourhood centre commercial with the potential for apartment within a mixed-use development, townhouses, rowhouses, single family dwellings, parks, public open space and urban forest lands and the protection environmentally sensitive areas, with the organization of all uses guided by the CNP.

B. Permitted Zones

1. Land use within the CD59 Zone shall be regulated by referring to the existing and new conventional zones as noted below.
2. The following Target Zones, based off current zones and the UC300 included below, and no other shall be permitted in the CD59 Zone:
 - a. Institutional Parks, Recreation, and Civic Zone (IPRC)
 - b. Neighborhood Commercial One Zone (NC1)
 - c. Mixed-Use Commercial/Residential Two Zone (MU2)
 - d. Multi-unit Townhouse One Zone (MT1)
 - e. Multi-unit Duplex Zone (MD465)
 - f. Multi-unit Rowhouse One Zone (MR1)
 - g. Urban Compact 372 Zone (UC372)
 - h. Urban Compact 465 Zone (UC465)
 - i. Comprehensive Development 44 Zone (CD44)
 - j. Urban Compact 300 Zone (UC300)
3. Permitted Target Zone Dispersion:

To promote housing diversity, livability and consistency with the intent of the CNP, the following limitations on maximums and minimum land area for each use is prescribed:

- a. IPRC – 20.2 ha (50 acres) minimum where 2.8 ha (7 acres) are suitable for neighbourhood park space and trails at the discretion for the City.
- b. Commercial, which includes NC1, MU2 – 5% maximum, 1% minimum. A minimum of 1% land area must be NC1.
- c. Townhouse, which includes, MT1, MR1 – 50% maximum
- d. Single Family, which includes UC300, UC372, UC465, CD44, MD465, MR1- 50% maximum, and allow of up to 50% of the area set aside for Single Family to be UC300

For the purposes of the area regulation above except for the area required for IPRC, the limits shall apply to net areas, after roads, strata roads and ROW areas are excluded.

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Urban Compact 300 Zone

UC300

A. Zone Intent

1. The intent of the UC300 Zone is to allow one *Single Family Dwelling, Duplex, Triplex, Fourplex and Infill Townhouse* along with compatible *Accessory Uses* on a *Lot* designated Single Family within the Silverdale Central Neighbourhood Plan.
 - a. All UC300 *Lots* shall be developed with *Detached Garages* with access from a *Lane* where a lane is available.

B. Permitted Uses

1. The following *Principal Uses* and no other shall be permitted in the UC300 Zone:
 - a. *Residential* limited to one of:
 - i. *Single Family Dwelling*; or
 - ii. *Duplex*; or
 - iii. *Triplex*; or
 - iv. *Fourplex*; or
 - v. *Infill Townhouse*
2. The following *Accessory Uses* and no other shall be permitted in the UC300 Zone:
 - a. *Accessory* limited to:
 - i. *Accessory Building*, and
 - ii. *Accessory Structure*.
 - b. *Agriculture* limited to:
 - i. *Agriculture (Hobby Greenhouse)*.
 - c. *Residential* limited to:
 - i. *Home Occupation*
 - ii. *One Secondary Suite*; per real estate entity, subject to Section 1959 C.

And one of:

 - i. *Boarding Use* within a *Single Family Dwelling* or *Duplex* only, or
 - ii. *Residential Care* within a *Single Family Dwelling* only.
 - i. *Secondary Suite*
 - d. Storage limited to:
 - i. *Enclosed Storage*.

C. Number of Dwelling Units

1. *Lots serviced by both municipal water and sanitary sewer and:*
 - d. *Less than 280 sq m (3,013.8 sq ft) in area are permitted to have up to three Dwelling Units.*

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One *Secondary Detached Unit** (Section 106 Part 1) limited to; ¶
Coach House; or ¶
Garden Cottage¶

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Home Occupation¶

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*If both a *Secondary Detached Unit* and *Secondary Suite* are proposed on site, the property must have municipal water. ¶
¶
C. Dwelling Units ¶
Lots serviced by both municipal water and sanitary sewer and are:¶
Less than 280 sq.m. (3,013.8 sq.ft.) in area are permitted to have up to 3 dwelling units.¶
Greater than 280 sq.m. (3,013.8 sq.ft.) in area are permitted to have up to 4 dwelling units.¶
Lots that do not have municipal water and sanitary sewer are permitted 2 dwelling units.¶

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SECTION 1959

COMPREHENSIVE DEVELOPMENT ZONES CD59

e. Greater than 280 sq m (3,013.8 sq ft) in area are permitted to have up to four *Dwelling Units*.

2. Lots that do not have municipal water and sanitary sewer are permitted two *Dwelling Units*.

D. Lot Area

1. **Lots** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (Corner Lot)	Width (Non- Corner Lot)	Depth
UC300 With Lane	300.0 sq m (3,229 sq ft)	11.5 m (37.7 ft)	10.0 m (32.8 ft)	30.0 m (98.4 ft)
UC300 Without Lane	300.0 sq m (3,229 sq ft)	12.5 m (41.0 ft)	11 m (36.0 ft)	25.0 m (82.0 ft)

2. **Bare Land Strata:**

- a. Where a **Bare Land Strata** is proposed, it shall comply with both the **Lot Area (Minimum)** and the **Lot Area (Average)** as follows:

Zone	Lot Area (Minimum)	Lot Area (Average)
UC300	300.0 sq m (3,229.0 sq ft)	300.0 sq m (3,229.0 sq ft)

E. Setbacks

1. All **Buildings** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
UC300 with lane				
Principal Building	4.0 m (9.8 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	2.5 m (8.2 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft) minimum 2.4 m (7.9 ft) total combined	3.0 m (9.8 ft)

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SECTION 1959

COMPREHENSIVE DEVELOPMENT ZONES
CD59

UC300 without lane	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	2.5 m (8.2 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft) minimum 2.4 m (7.9 ft) total combined	3.0 m (9.8 ft)

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- The minimum separation required between the **Principal Building** and all **Accessory Buildings** exceeding 3.0 m (9.8 ft) in **Height**, including a **Detached Garage** regardless of **Building Height**, is 3.0 m (9.8 ft).
- Notwithstanding Section 801 Part D.1, all **Buildings** shall be sited a minimum of 3.0 m (9.8 ft) from all **Undevelopable Areas** as defined in this Bylaw.

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F. Lot Coverage

- Lot Coverage** shall not exceed the percentages noted in the following table:

Zone	Lot Coverage
UC300 with lane	55%
UC300 without lane	50%

G. Floor Space

- The **Floor Space** should not exceed the following ratios or the maximum **Floor Area**, whichever is less, as listed in the following table:

Zone	Floor Space Ratio	Maximum Floor Area
UC300	N/A	300.0 sq m (3,229 sq ft)

- For the purpose of calculating Floor Area within the UC300 Zone **Basements** shall be included.
- The maximum **Floor Space** of the upper most **Storey** of the **Principal Building** shall not exceed 85% of the **Floor Space** of the **Storey** below it. The reduced **Floor Space** of the upper most **Storey** shall be accomplished by an offset from either the front exterior walls, side exterior walls, or a combination thereof, of the **Storey** below.
For the purposes of calculating the 85%, the following criteria apply:
 - Notwithstanding the definition of **Floor Space**, the 85% shall be calculated by comparing the sum of the area enclosed by the exterior walls of the upper most **Storey** with that of the **Storey** below it.

Garages, and covered, unenclosed, uninhabitable front porches and front verandas are included if they form part of the **Storey** below the upper most **Storey**.

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SECTION 1959

COMPREHENSIVE DEVELOPMENT ZONES CD59

G. Impervious Surfaces

1. **Impervious Surfaces** shall together cover not more than the **Lot Area** as noted:

Zone	Lot Area
UC300	60%

H. Height of Buildings

1. The **Height** of the **Principal Building** and **Accessory Buildings** shall not exceed the **Heights** in the following table:

Zone	Principal Building	Accessory Building/ Structure
UC300	10.5 m (34.4 ft)	6.0 m (19.7 ft)

I. Off Street Motor Vehicle Parking

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.

J. Agriculture (Hobby Greenhouse) Use

Shall be limited to a maximum of one **Building** not exceeding a total area of 20.0 sq m (215.3 sq ft).

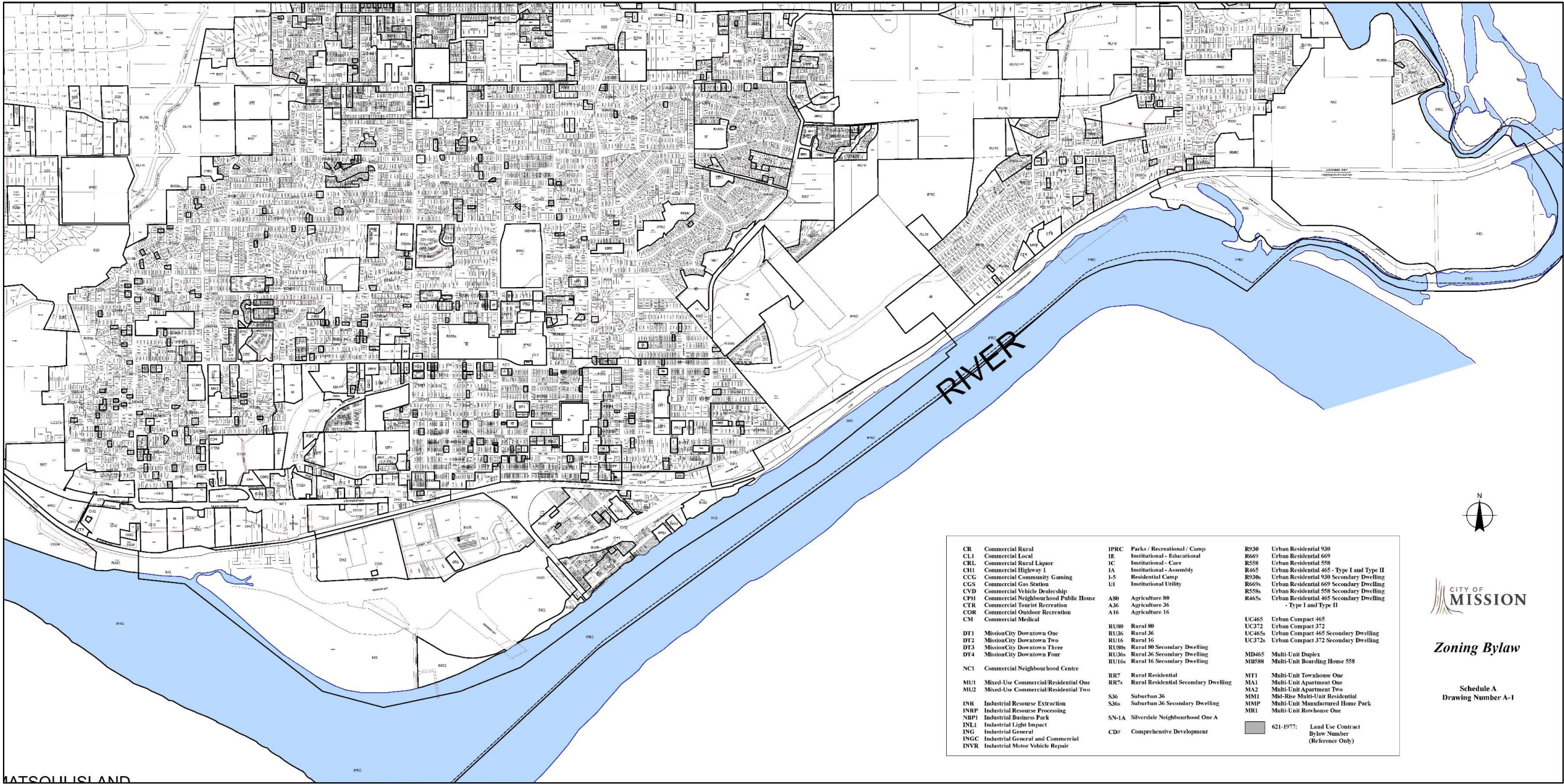
Deleted: <#>Number of Residential
Buildings¶
Buildings for a **Residential Use** shall be
limited to one per **Lot**.¶
¶
Height

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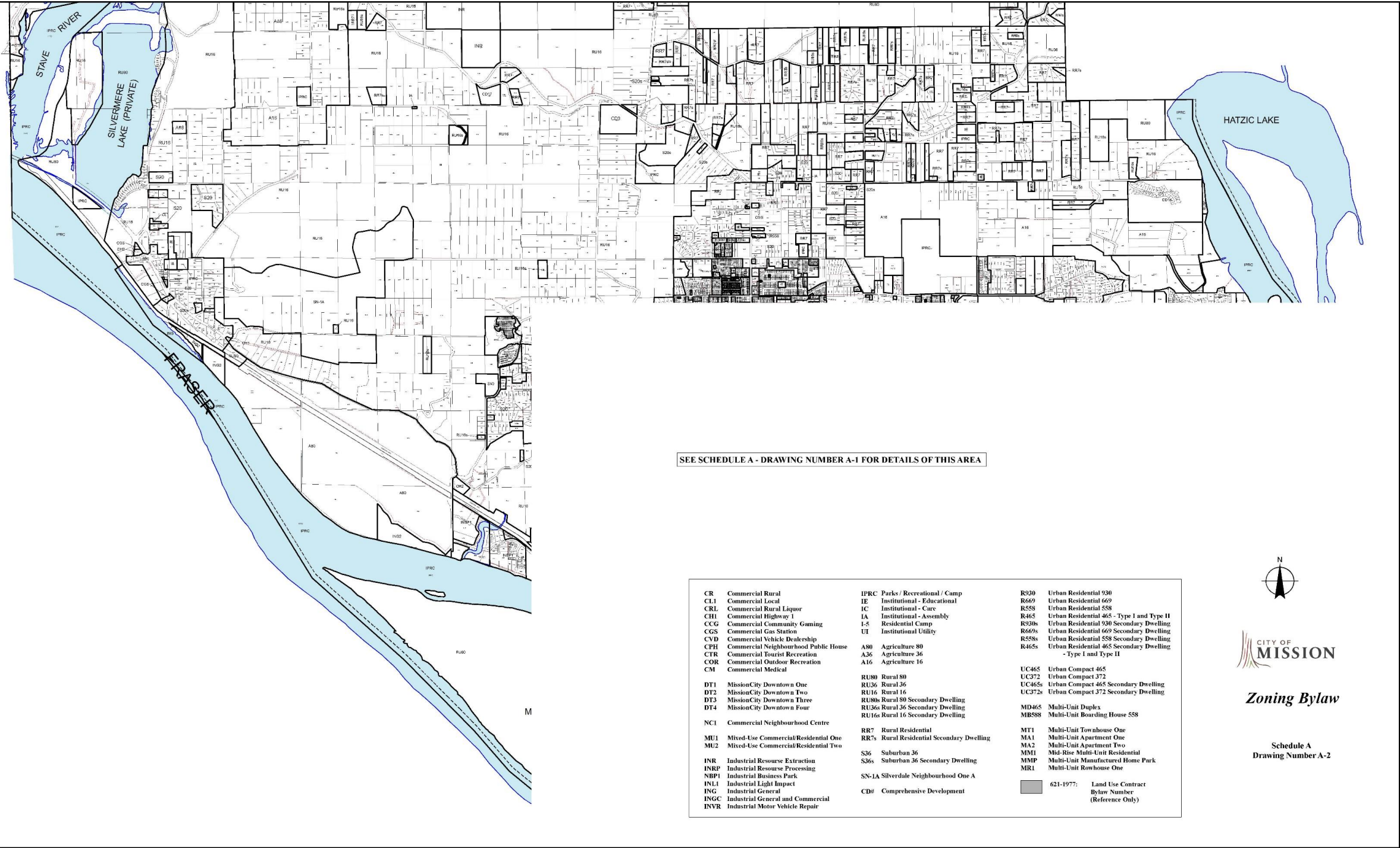
Schedule A – Zoning Bylaw Maps

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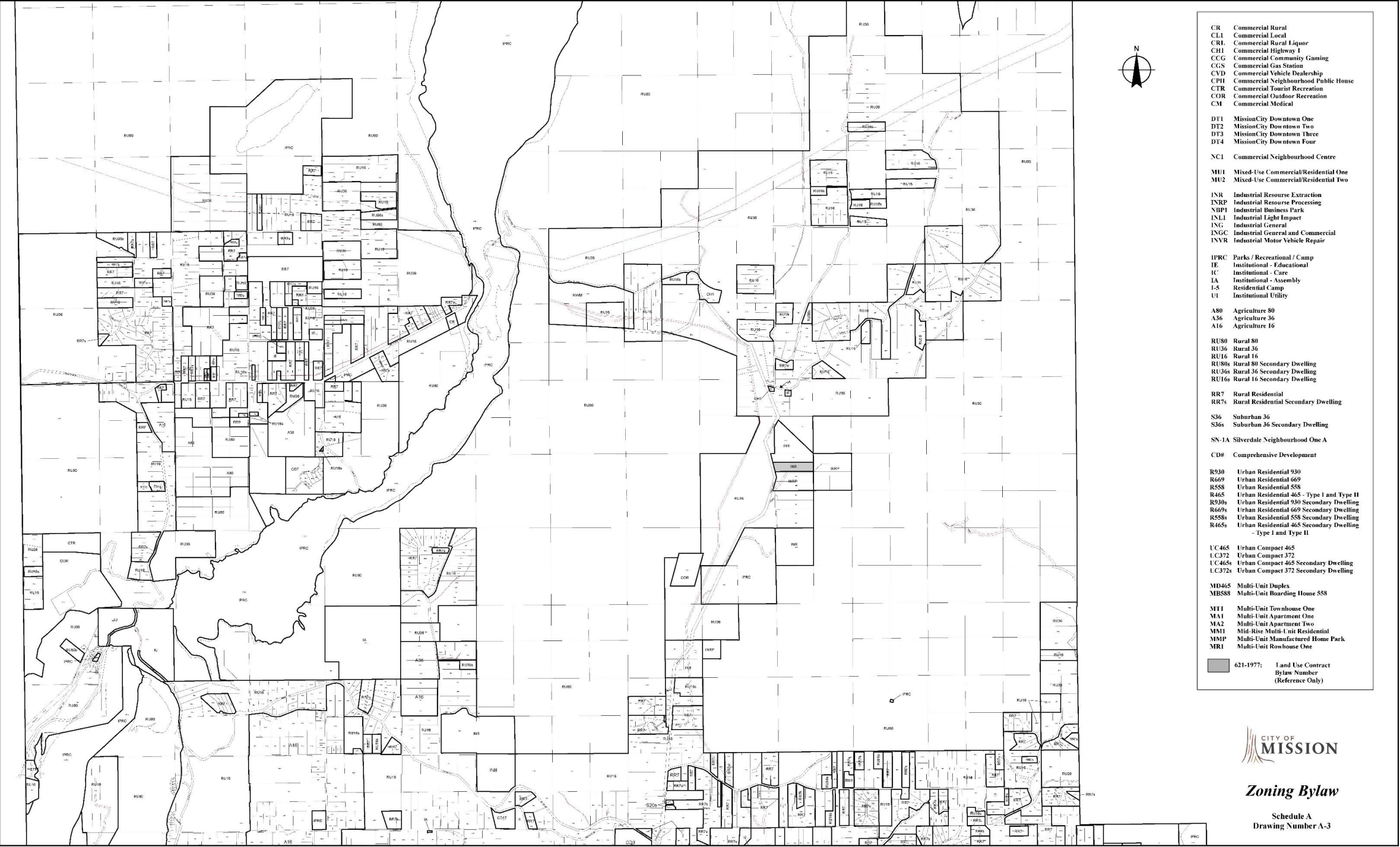
Zoning Map 1



Zoning Map 2



Zoning Map 3



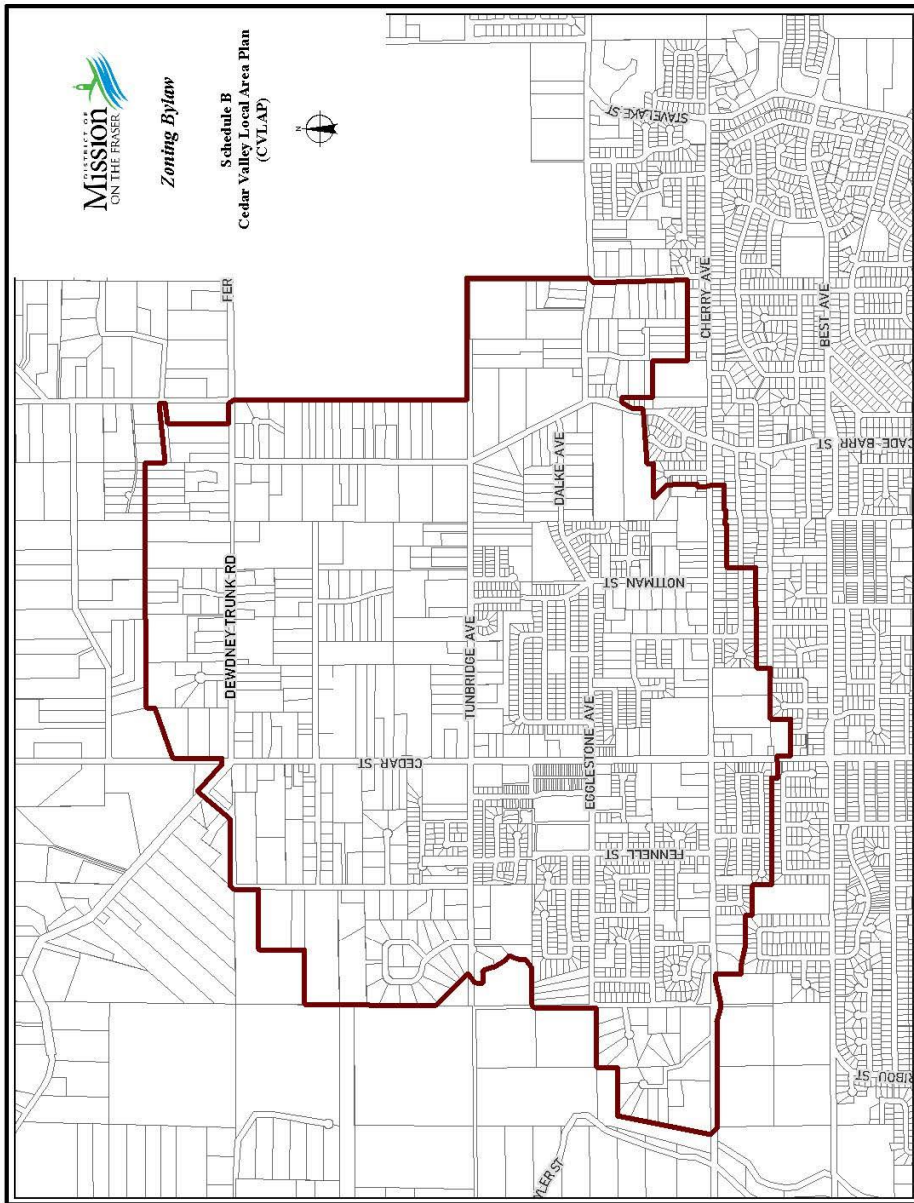
Zoning Map 4



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Schedule B – Cedar Valley Area

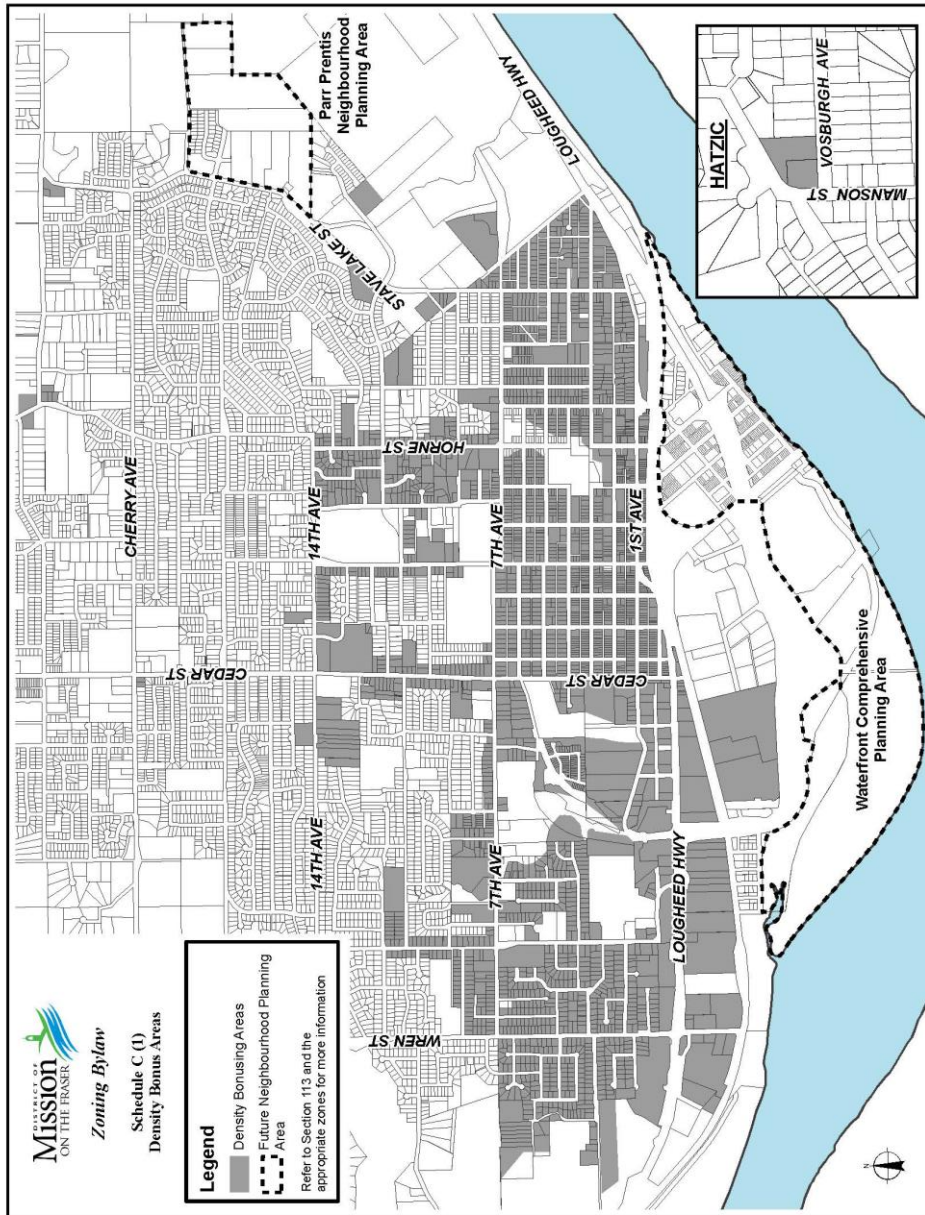


Zoning Bylaw

Schedule B
Cedar Valley Local Area Plan
(CYLAP)

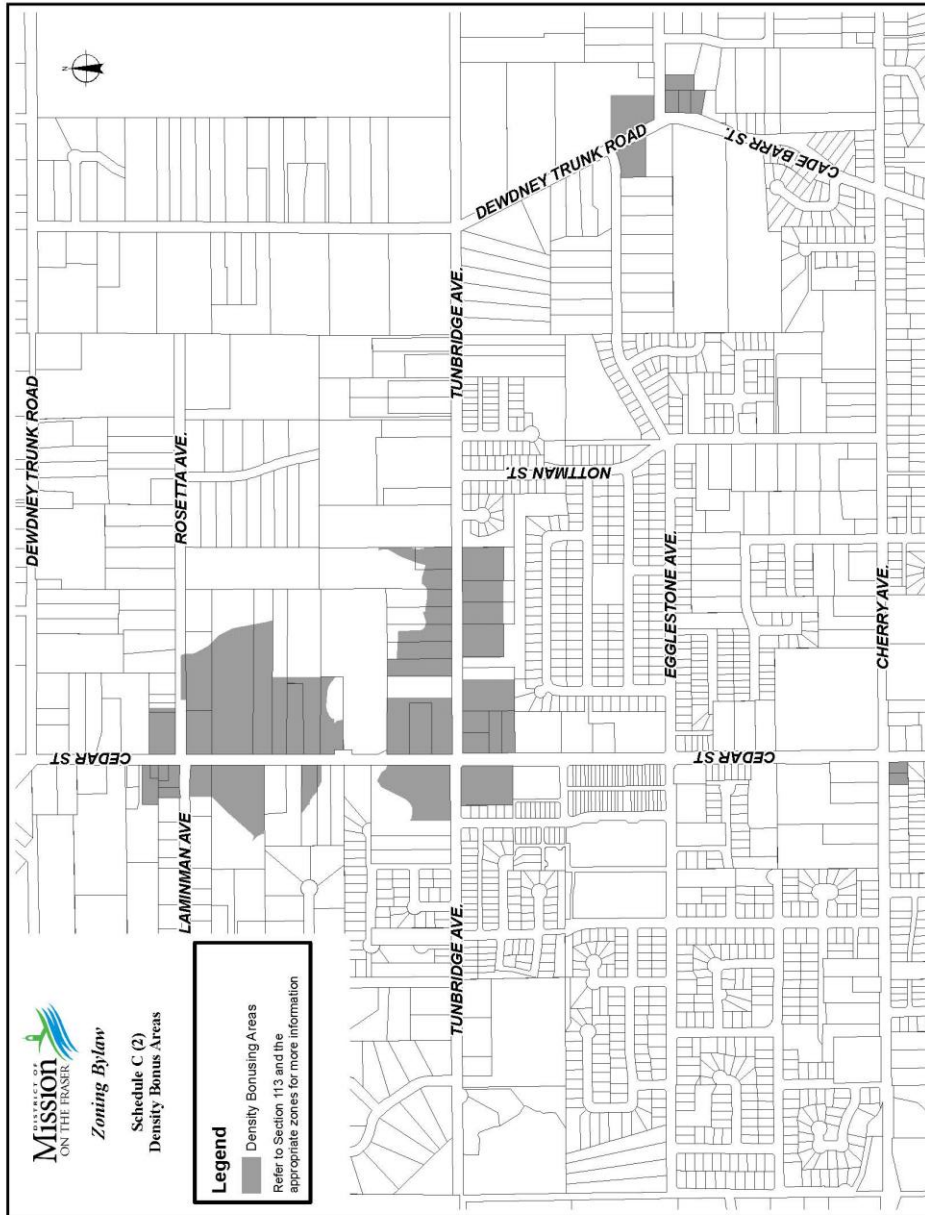
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Schedule C – Density Bonus Maps



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Schedule C – Density Bonus Maps (Continued)



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