## ZONING BYLAW 5050-2009

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Individual copies of any of the above bylaws are available from the Administration Department of the District of Mission. For legal purposes, copies of the original bylaws should be obtained.
DISTRICT OF MISSION
ZONING BYLAW 5050-2009

WHEREAS the Council wishes to assure that the uses made of land and buildings are in
conformance to the Official Community Plan and develop in a proper relationship to one
another under adequate standards and to the benefit of the entire community;

AND WHEREAS under the provisions of Sections 903 and 904 of the Local Government
Act a Council may, by bylaw, divide the municipality into zones and regulate the use of
land, buildings and structures within such zones;

AND WHEREAS Council has prepared a zoning bylaw expressed in maps, plans and
reports;

NOW THEREFORE the Council of the District of Mission, in open meeting assembled,
ENACTS AS FOLLOWS:

1. This Bylaw and its Appendix 1 attached hereto may be cited for all purposes as
"District of Mission Zoning Bylaw 5050-2009".

2. "Appendix 1" and all related maps attached hereto, is hereby adopted as the Zoning
Bylaw for the District of Mission.


4. Any rezoning bylaw commenced under "District of Mission Zoning Bylaw 3143-1998"
prior to the adoption of this bylaw, which has received at least two readings as of the
date of adoption of this bylaw, is, when adopted, deemed to be conforming to, and
adopted under, this bylaw. Any designation reference in any bylaw commenced
under "District of Mission Zoning Bylaw 3143-1998" but adopted under this bylaw is
deemed to be a reference to the corresponding new designation as identified within
each such designation.

5. 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.

READ A FIRST TIME this 4th day of August, 2009
READ A SECOND TIME this 4th day of August, 2009
PUBLIC HEARING held this 14th day of September, 2009
SECOND READING RESCINDED this 5th October, 2009
READ A SECOND TIME AS AMENDED this 5th day of October, 2009
PUBLIC HEARING held this 19th day of October, 2009
READ A THIRD TIME this 26th day of October, 2009
APPROVED BY THE MINISTRY OF TRANSPORTATION
this 27th day of October, 2009
ADOPTED this 30th day of October, 2009

(original signed by James Atebe)  (original signed by Dennis Clark)
JAMES ATEBE, MAYOR  DENNIS CLARK, DIRECTOR OF
CORPORATE ADMINISTRATION
# Zoning Bylaw 5050-2009

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Schedule C  –  Repealed by 5282-2012-5050(76)
Schedule D  –  District of Mission
A. Preamble

The purpose of this Bylaw is to regulate and control the use and development of land and buildings within the District of Mission. The Bylaw implements the Official Community Plan’s objectives and policies and divides Mission into a series of zones as shown on the zoning maps of Schedules A.1 – A.5, and prescribes permitted and accessory uses, as well as development regulations for each zone.

B. Short Title

1. This Bylaw and all schedules attached hereto may be cited for all purposes as “District of Mission Zoning Bylaw 5050-2009”.

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. The phrase ‘used for’ includes ‘arranged for’, ‘designed for’, ‘maintained for’, or ‘occupied for’.

4. Words, phrases, and terms neither defined in this section nor in the Local Government Act or the Community Charter shall be given their usual and customary meaning.

5. 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.

6. Any enactments or regulations referred to in this Bylaw are references to British Columbia enactments or regulations as amended, revised, consolidated or replaced from time to time and any bylaw referred to in this Bylaw is a bylaw of Mission as amended, revised, consolidated or replaced from time to time.

7. 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.
D. Repeal of Previous Bylaws

1. "District of Mission Zoning Bylaw 3143-1998", and all bylaws amending said bylaw are hereby repealed.

E. Rezoning Bylaws in Process

1. Any rezoning bylaw commenced under "District of Mission Zoning Bylaw 3143-1998" prior to the adoption of this bylaw, which has received at least two readings as of the date of adoption of this bylaw, is, when adopted, deemed to be conforming to, and adopted under, this bylaw. Any designation reference in any bylaw commenced under "District of Mission Zoning Bylaw 3143-1998" but adopted under this bylaw is deemed to be a reference to the corresponding new 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]
A. Definitions

1. The following definitions shall apply throughout this Bylaw:

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

**Accessory Structure**
means a separate *Structure* from the *Principal Building* which is used clearly as an accessory to the *Principal Use* or *Building*.

**Accessory Use**
means a use customarily associated with and subordinate to a permitted *Principal Use*.

**Active Floodplain**
means an area of land within a boundary that is indicated by the visible high water mark or water level of a stream that is reached during annual flood events as evidenced by riparian area conditions described in the definition of *Riparian Area*.

**Administrative Office Use**
see *Office Use, Administrative*

**Adult Education Institution**
means a *Facility* offering post-secondary education courses.
Includes:
- business schools,
- technical, trade and vocational schools and
- special education programmes.

**Adult Entertainment Parlour**
means a *Facility*, or part thereof, in which 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.

**Adult Entertainment Store**
means a *Facility*, or part thereof, where objects are sold or offered for sale, other than contraceptive devices, which are designed or intended to be used in a sexual act.

**Adult Video Store**
means a *Facility* which is licensed as an “adult film distributor” or an “adult film retailer”, as defined in the *Motion Picture Act* of British Columbia and the regulations passed pursuant thereto, as amended from time to time.
**Aggregate Management**  
*Cat: Retail*  
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.

**Agriculture, General**  
*Cat: Agriculture*  
means providing for the growing, rearing, and harvesting of agricultural products and includes of the preliminary grading of land for agricultural products grown, harvested or reared on that land, the storage of farm machinery, implements and agricultural supplies and repairs to farm machinery and implements used on that land.

And includes:
- kennels,
- aquaculture and fish farming,
- feed lots, and
the keeping of
- horses,
- cattle,
- three or less swine,
- poultry,
- pigeons,
- doves,
- bees,
- fur and feather-bearing animals, and
- other livestock.

Excludes
- all manufacturing, processing, storage and repairs not specifically included in this definition.

**Agriculture, Small Scale**  
*Cat: Agriculture*  
means providing for the growing, rearing, and harvesting of agricultural products and includes the preliminary grading of land for agricultural products grown, harvested or reared on that land.

And includes:
- “hobby kennel” as defined in the District of Mission Kennel Bylaw 2788-1994, and the keeping of:
  - bees
  - cattle (limited to 1 animal per .36 ha (.88 ac) of Lot Area)
  - horses (limited to 1 animal per .36 ha (.88 ac) of Lot Area), and
  - chicken hens (limited to 1 bird per 375 sq m of Lot Area), and
Excludes:
  ▪ mushroom growing,
  and the keeping of:
  ▪ swine,
  ▪ rabbits,
  ▪ mink,
  ▪ all other fowl, excluding chicken hens, and
  ▪ feed lots.

_Amenity Space - Indoor_

see _Indoor Amenity Space_

_Amenity Space - Outdoor_

see _Outdoor Amenity Space_

_Apartment_

Cat: Residential

means a _Multiple Unit Residential Building_ consisting of three or more _ Dwelling Units_ on a _Lot_ or site, 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.

_Arcade_

Cat: Entertainment

means a _Facility_ where six (6) or more devices or machines, mechanically, electronically, or otherwise, are operated and which is used, or intended to be used, for the amusement and enjoyment of the public, but shall not include a licensed premises under the _Liquor Control and Licensing Act_, as amended, where minors are not permitted.

_Arena_

see _Indoor Recreation Facility_

_Assembly – Civic_

Cat: Institutional

means a _Facility_ providing for the assembly of persons for, charitable, philanthropic, non-commercial recreational or educational purposes.

Includes:
  ▪ auditoriums,
  ▪ youth and senior centres,
  ▪ social halls, and
  ▪ group day camps.

Excludes:
  ▪ residential facilities such as dormitories, foster homes, residential care facilities or _Apartment_ or _Townhouse_ residential accommodation, and
  ▪ _Church_.

Amenity Space - Indoor

see Indoor Amenity Space

Amenity Space - Outdoor

see Outdoor Amenity Space

Apartment

Cat: Residential

means a Multiple Unit Residential Building consisting of three or more Dwelling Units on a Lot or site, 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.

Arcade

Cat: Entertainment

means a Facility where six (6) or more devices or machines, mechanically, electronically, or otherwise, are operated and which is used, or intended to be used, for the amusement and enjoyment of the public, but shall not include a licensed premises under the Liquor Control and Licensing Act, as amended, where minors are not permitted.

Arena

see Indoor Recreation Facility

Assembly – Civic

Cat: Institutional

means a Facility providing for the assembly of persons for, charitable, philanthropic, non-commercial recreational or educational purposes.

Includes:
  ▪ auditoriums,
  ▪ youth and senior centres,
  ▪ social halls, and
  ▪ group day camps.

Excludes:
  ▪ residential facilities such as dormitories, foster homes, residential care facilities or Apartment or Townhouse residential accommodation, and
  ▪ Church.
SECTION 102

DEFINITIONS

Assembly – Cultural
Cat: Cultural
means Facility providing for the assembly of persons for religious and cultural purposes.

Limited to:
- monasteries,
- abbeys,
- cultural centres and events, and
- performing arts theatres.

Excludes:
- Church.

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.

Auction - Retail
Cat: Retail
means a Facility where Department Store Type Merchandise (DSTM) is sold to the general public to the highest bidder that takes place entirely within an enclosed Building.

Automobile
means a Motor Vehicle not exceeding 4,500 kg (9,921 lbs) Licensed Gross Vehicle Weight as defined in the Motor Vehicle Act.

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

Average Finished Grade
see Grade, Average Finished

Average Natural Grade
See Grade, Average Natural

Balcony
means an unenclosed space having, at a minimum, the outermost side open to the outdoors.

Banquet Hall
Cat: Entertainment
means a Facility providing for the gathering of persons for social purposes that is entirely contained within a Building.

Barbershop
Cat: Personal Service
means a Facility wherein the practice of barbering occurs.
**SECTION 102**

**DEFINITIONS**

**Bare Land Strata**
means a strata plan on which the boundaries of the strata lots are defined on a horizontal plane by reference to survey markers and not by reference to the floors, walls or ceilings of a building, or any other strata plan defined by regulation to be a bare land strata plan.

**Barge Loading**
means a *Facility* for loading and off-loading materials for transport by barge. *Cat: Industrial*

**Basement**
means that portion of a building which is not less than 50% or more below *Finished Grade* of the *Lot* on which the *Building* is located.

**Bed and Breakfast**
means a business operated and carried on by the members of a *Family* 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. *Cat: Residential*

**Beverage Container Return Centre**
means a *Facility* located entirely in a *Building* for collecting, sorting, refunding, and preparing empty beverage containers for shipping to processing centres. *Cat: General Service*

Excludes:
- Recycling Depots.

**Bingo Hall**
means a *Facility* operated by the British Columbia Lottery Corporation for the purpose of playing Bingo. *Cat: Entertainment*

Excludes:
- Casinos.

**Boarding House**
means the paid accommodation 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*. Meals for boarders must be provided from the *Single Family Dwelling* or *Duplex*. *Cat: Residential*

**Boarding Use**
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 the *Principal Dwelling Unit*, and limited to not more than two bedrooms and a maximum of two persons. Meals for a boarder must be provided from the *Single Family Dwelling* or *Duplex*. *Cat: Residential*

**Body Art and Tattoo Parlour**
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. *Cat: Personal Service*
**Body Rub Parlour**

Cat: Personal Service

means a **Facility**, or part thereof, 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: Recreational

means a **Facility** used for the sport of bowling and may include an Eating Establishment Use or Neighbourhood Public House.

**Building**

means any **Structure** used or intended for supporting or sheltering any use or occupancy.

**Building Supply Store**

Cat: Retail

means a **Facility** where construction materials are sold to the end consumer or contractors.

**Burning of Wood Waste**

means the burning of any waste remaining from the processing of logs, timber, lumber, shakes, shingles, or other wood products, and includes the burning of sawdust, hog fuel chips, shavings, bark, slabs, ends, trimmings, edgings, tops, branches, and stumps in any beehive-type burner or any other type of burner, designed to burn wood waste.

**Campground**

Cat: Accommodation

means a **Facility** providing for the accommodation of the traveling public in camper trailers, recreation vehicles or in tents and may include:

- a campground office,
- **Convenience Store**, 
- Laundromat, and
- **Indoor Amenity Space**.

**Car Wash**

Cat: Automotive

means a **Facility** for washing, cleaning and detailing of passenger vehicles, recreational vehicles, or other light duty equipment.

**Care Facility**

Cat: Institutional

means a **Building** containing Sleeping Units for persons receiving care or assistance licensed or funded by Provincial or Federal agencies, including all care as defined and regulated under the Community Care and Assisted Living Act, and extended care as defined and regulated under the Hospital Act.

Excludes:

- **First Stage Housing Shelter**, and
- **Supportive Recovery**.
SECTION 102

DEFINITIONS

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 license has been issued by the British Columbia Lottery Corporation;

Excludes:
- *Bingo Halls*.

Cemetery

*Cat: Institution*

means a Facility dedicated to the burial of the dead.

Includes:
- Crematorium,
- Funeral Establishment,
- Mausoleum,
- Mortuary, and
- Maintenance Facility.

Cheque Cashing and Payday Loans

means an unchartered loaning facility which offers a relatively small amount of money to be lent at a high rate of interest on the agreement that it will be repaid when the borrower receives their next paycheck.

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 [SBC 2002] c.75.

Church

*Cat: Institutional*

means a Facility that provides for the assembly of persons for religious purposes and includes Buildings, or portion thereof, in which religious services of any denomination are held.

Cinema

*Cat: Entertainment*

means a Facility where films are displayed on one or more screens and may also be used for live performances, and may include:
- concessions,
- restaurants,
- arcades, and
- *Indoor Amenity Area*.

Civic Assembly

see *Assembly, Civic*

Cleaning and Repair of Clothing

*Cat: Personal Service*

means a Facility where the primary service involves servicing items of clothing for the end consumer.

Includes
- Laundromats,
- Drycleaners and
- Tailors.
Cluster Development
means the arrangement of lots or multi-family units on a portion of a development site to preserve areas of environmental sensitivity (Environmentally Sensitive Area ESA) or wildlife habitat.

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

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

Coach House
means a Secondary Dwelling Unit that is separate from and accessory to the Single Family Dwelling on the Lot and is located entirely above a Detached Garage.

College
means a Facility for post secondary education.

Commercial Outdoor Recreation
means a Facility providing for extensive open-air commercial recreation facilities and services customarily associated with such facilities.

Includes:
- drive-in theatres,
- stadiums,
- sports clubs,
- rifle ranges,
- outdoor swimming pools,
- marinas,
- race tracks, and
- water slides.

Commercial Use
means a classification of all the uses within the following Use Categories:

- Accommodation,
- Automotive,
- Food and Beverage,
- Entertainment,
- Office,
- Personal Service,
- Recreation,
- Retail,
- Service, and
- Waterfront.
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 the 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:
▪ Churches, 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.

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.

Convenience Store
Cat: Retail
means a commercial establishment, under 1,000 sq m (10,763 sq ft), retailing grocery and other convenience items and services to the immediate neighbourhood.

Corner Lot
see Lot, Corner

Craft Brewery
means a brewery that produces small amounts of beer, typically much smaller than large-scale corporate breweries, and is independently owned typically characterized by their emphasis on quality, flavour and brewing technique.

Cultural Assembly
see Assembly, Cultural
Density
means a measurement of development intensity on a Lot which shall be either calculated as Floor Space Ratio (FSR), Lot Coverage or Unit Density.

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 – Floor Space Ratio (FSR)
means the figure obtained when the floor space area of all the floors of the Buildings constructed or proposed to be constructed on a Lot is divided by the area of the Lot. For the purpose of calculating the Floor Space Ratio:

▪ The Floor Space is the sum of the horizontal area of each floor of a building above Natural Grade within the outside surface of its exterior walls and excludes Basements.

▪ When parking is the Principal Use on a Lot, those areas used for parking within the Building envelope shall be excluded.

Density – Unit
means the figure (units per hectare – upha or units per acre – upa) obtained by dividing the total number of Dwelling Units by the Lot Area upon which the units are located or are proposed to be 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 (DSTM)
means the retail sale of goods and merchandise that can be typically bought in a department store.

Detached Garage
means a Use that is a single Storey, detached and Accessory to the Principal Use, and to which there is access from a public right-of-way, for the storage of Motor Vehicles or Recreation Vehicles owned by the resident of the Principal Use.
**Development**

means any of the following associated with or resulting from the local government regulation or approval of residential, commercial or industrial activities or ancillary activities to the extent that they are subject to local government powers under Part 26 of the *Local Government Act*:

- removal, alteration, disruption or destruction of vegetation;
- disturbance of soils;
- construction or erection of buildings and structures;
- creation of nonstructural 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 872 of the *Local Government Act*.

**District**

means District of Mission.

**Drive-through Restaurant**

means a Building where food or beverages are sold to customers in their Vehicles, regardless of whether or not they serve prepared food or beverages to customers who are not in Vehicles.

**Drive-through Service**

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

Excludes:

- Drive-through Restaurant.

**Duplex**

means a Building limited to two (2) attached Dwelling Units with separate entrances on a Lot.

**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.

**Dwelling Unit, Internal**

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

**Eating Establishment**

means a commercial establishment which serves prepared food and beverages to the public for consumption on or off the premises.

**Enclosed Storage**

means an Accessory Use providing for the storage of goods or things customarily associated with the Principal Use of the property. Storage must be completely enclosed within an Accessory Building.

Includes:

- Sheds.
ESCORT SERVICE  
means a business which involves arranging dates or social companionship between persons providing the services and those who request the service.

EXISTING VEGETATION  
means native and non-native vegetation.

EXTERIOR SIDE LOT LINE  
see Lot Line, Exterior Side

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

FINISHED GRADE  
see Grade, Finished

FIRST STAGE HOUSING SHELTER  
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.

FISH BEARING STREAM  
means a Stream in which Fish are present or potentially present if introduced barriers are either removed or made passable for Fish.

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

FLOOR SPACE RATIO (FSR)  
see Density – Floor Space Ratio

FLOP HOUSE  
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 CENTRE  
means a Facility located entirely within a Building where food for the needy is acquired, stored and distributed.
**SECTION 102**

**DEFINITIONS**

**Front Lot Line**
see *Lot Line, Front*

**Front Yard**
see *Yard, Front*

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

**Garden Cottage**
*Cat: Residential*
means a *Secondary Dwelling Unit*, separate from, and accessory to, the *Single Family Dwelling* on the *Lot* and is limited to one *Storey*, which may not include a *Basement*, and excludes *Coach House* and *Mobile Home*.

**Garden Supply Store**
*Cat: Retail*
means a *Facility* where garden products are sold to the end consumer or wholesaled and includes a nursery or greenhouse.

**Gasoline Service Station**
*Cat: Automotive*
means a *Facility* where automotive fuel and *Automotive Accessories* are retailed to the general public and includes full-service, self-service and combined service gasoline stations.

**General Agriculture**
see *Agriculture, General*
General Services Use

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 Automotive Category uses,
▪ Industrial Equipment Rental,
▪ Personal Service, and
▪ Retail Store.

Golf Course

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

means a Recreation Use providing for golf ball driving practice.

Government Service

means a Facility for Federal, Provincial, Regional and Municipal services.

Grade, Average Finished

means, when used with reference to a Building or a Structure, the average of the highest and lowest Finished Grade as measured around the perimeter of a Building or a Structure, generally at or directly below its outermost walls, but excludes uncovered exterior decks, outdoor swimming pools, patios, and stairs.

Grade, Average Natural

means, when used with reference to a Building or a Structure, the average of the highest and lowest Natural Grade as measured around the perimeter of a Building or a Structure, immediately adjacent to outermost walls, but excludes uncovered exterior decks, outdoor swimming pools, patios, and stairs.
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 LocalizedDepressions.

Grade, Natural
means the undisturbed ground level formed without human intervention or, where the undisturbed ground level cannot be ascertained because of an existing Building or Structure, the undisturbed existing Finished Grade at the time of application for Development on a Lot.

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

Greenhouse, Hobby
see Hobby Greenhouse

Habitable Area
means any space or room within a Building or Structure, including a Manufactured Home or unit, Modular Home which is, or can be, used for dwelling purposes, industrial, institutional, business, or commercial use, or storage of goods, including equipment that is greater than 1.5 m in height.

Hair and Body Salon
means a Facility wherein the practice of cosmetology occurs.

Includes:
▪ cutting and styling of hair,
▪ estheticians, and
▪ Electrolysis.

Excludes:
▪ Body Art and Tattoo Parlour, and
▪ Body Rub Parlour.

Hazardous Waste
means materials as provided for by the provincial Environmental Management Act, and as designated at the Engineer’s discretion from time to time.

Heavy Industry
see Industry, Heavy
**SECTION 102**

**DEFINITIONS**

**Height**

means the vertical distance measured from a point representing the lower of either the *Average Natural Grade* or the *Average Finished Grade* to the:

(a) highest point on a **Building** with a pitched roof greater than, or equal to, 4:12.

(b) highest point of a **Building** with a flat roof or a pitch less than 4:12, shall be reduced by 3.0m with respect to the maximum permitted height within the applicable zone.

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** may be treated separately for the purpose of calculating **Height**.

In calculating **Height**, in accordance to the provisions above, mechanical equipment, including the enclosures thereof, and skylights over 0.6 m (2 ft) in height shall be included.

**Height** with reference to **Landscape Screens** and fences means the vertical distance between the *Average Finished Grade* at the base of the **Landscape Screen** or fence to the top of the said **Landscape Screen** or fence.
Hobby Greenhouse  
**Cat:** Agriculture  
means an **Accessory Building** for the cultivation of plants, including for food production.

Home Occupation  
**Cat:** Residential  
means an **Accessory Use** where a resident carries on a profession or occupation on the same **Lot**, that is clearly incidental and accessory to the **Principal Use** on the lot.

Excludes:
- Escort Service,  
- Automotive Services Uses and  
- Tow truck operations.

A **Home Occupation** must adhere to the provisions of **Section 107**.

Hospital  
**Cat:** Institutional  
means a **Facility** providing medical care for sick or injured patients.

Includes  
- Acute hospital, and  
- Rehabilitation hospital.

Hotel  
**Cat:** Accommodation  
means a **Facility** in which accommodation is provided in the form where more than 75% of the units are accessed from the interior of a **Building**.

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 Amenity Space  
**Cat:** Residential  
means a **Facility** that is entirely contained within a **Building** and is non-commercial, except as specifically permitted in the zone, and accessory to a **Multiple Unit Residential Development** for the purpose of providing social or recreational facilities and may include:

- meeting rooms,  
- swimming pools,  
- saunas,  
- craft rooms,  
- games rooms,  
- common rooms, and  
- kitchen facilities

for use by residents and their guests.
**Indoor Recreation Facility**  
**Cat:** Recreation  
means a **Facility** which is entirely enclosed within the **Principal Building** that provides recreational activity.  

Includes:  
- Arena,  
- Bowling Alley,  
- Curling Rink,  
- Health and Fitness Club,  
- Racquet Sport Facility,  
- Pool, and  
- Skating Rink.

**Industrial Café**  
**Cat:** Food/Beverage  
means an **Eating Establishment** having a floor area of less than 175 sq m (1,883 sq ft) used for the preparation and serving of food primarily for the consumption of the workforce in the immediate area and having a maximum seating capacity of 30 seats.  

Excludes:  
- Drive-through Restaurant.

**Industry, Heavy**  
**Cat:** Industrial  
means a **Facility** engaged in 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,  
- Asphalt processing plant, and  
- Concrete processing 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 (or from raw materials that do not need refining) 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**.  

Includes:  
- Light Manufacturing  

Excludes:  
- Salvage Industry,  
- Heavy Industry, and  
- Transportation Industry

**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 relating to the transporting, distributing, and storing of goods or materials and the storage and service of transportation equipment.

Includes:
- Warehouses,
- Distribution centres,
- Port and railway facilities,
- Bus terminals,
- Truck re-fueling facilities, and
- Sales and service of Vehicles over 5,000 kg (11,023 lbs) GVW.

Excludes:
- Storage of used tires and
- Barge Loading.

Internal Lot  
see Lot, Internal

Internal Dwelling Unit  
see Dwelling Unit, Internal

Kitchen

means, at a minimum, a portion of a Building containing a fridge, stove or other cooking appliance, sink, lower cabinets and upper 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.

Lane

means a highway more than 3.0 m (9.842 ft) in width but less than 10.0 m (32.80 ft) in width.

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.

Light Industry  
see Industry, Light
### Light Manufacturing
*Cat: Industrial*

*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.

### Limited Assembly
see *Assembly – Limited*.

### Liquor Store
*Cat: Retail*

*Facility* where liquor, beer, wine and other associated products are sold to the public.

Includes:
- Beer and wine store.

### Localized Depression
means, for the purpose of establishing *Finished Grade*, vehicular or pedestrian entrances to *Apartment Buildings*, *Commercial Buildings* or any combination thereof, that may not exceed 25% of one side of a *Building*. For the purpose of establishing *Finished Grade* for all other *Buildings* and *Structures*, a *Localized Depression* may only include pedestrian access.

### Lot
means a parcel of land registered in the New Westminster Land Title Office.

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

### 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 within the *Lot* between the *Front Lot Line* and the *Rear Lot Line*.

### Lot Line, Exterior Side
means a *Lot* line not being a front or rear lot line 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 *Corner Lot* the lot line having the shortest length abutting one street shall be considered the *Front Lot Line*; for *Lots* with a corner truncation of less than 6.0 m (19.68 ft), *Front Lot Line* shall be measured to the theoretical point of intersection of front and exterior side property boundaries.

For the purposes of double fronting lots, the *Front Lot Line* 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 *Rear Lot Line* that is common to another *Lot* or to a lane or walkway.
**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.

**Lot, Corner**
means a *Lot* at the intersection or junction of two or more streets.

**Lot, Internal**
means a *Lot* that is other than a *Corner Lot* or *End Lot* and which contains an *Internal Dwelling Unit* in a *Row House Building*.

**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*.

**Low Impact Public Pedestrian Trail**

**Manufactured Home**
means a residential *Building* built in an enclosed factory environment in one or more sections, intended to be occupied in a place other than of its manufacture.

Includes:
- *Mobile Homes*.

Excludes:
- *Modular Homes*.  
  
  *Cat: Residential*
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DEFINITIONS

Marihuana Sales means the sale of marihuana, medical marihuana and marihuana products, and includes the sale of drug paraphernalia such as bongs, hookah pipes, glass pipes, and other smoking aids.

Medical Clinic Cat: Personal Service
means a Facility for examining and treating patients on an outpatient basis by a group of physicians, dentists, other health care professionals, or similar professions.

Includes:
▪ Walk-in clinics.

Excludes:
▪ Medical Office.

Medical Marihuana Grow Operation means a Facility used for the growth, cultivation, storage and/or distribution of marihuana for medical purposes where the operator is a “licenced producer” as defined, lawfully permitted and authorized under the Federal Marihuana for Medical Purposes Regulations.

Medical Offices Cat: Personal Service
means a Facility containing offices providing medical, dental and other health care, or similar professions.

Excludes:
▪ Medical Clinic.

Medical Related Retail Store Cat: Retail
means a Facility for the sale of medical equipment and medical related supplies with a total gross Floor Space of not more than 223 sq m (2,400 sq ft).

Mini-Storage Cat: Industrial
means a Building, or group of Buildings, that are divided, for rent or lease, into separate compartments used to meet the temporary storage need.

Excludes:
▪ Outdoor storage.

Mobile Home Cat: Residential
means a residential Building that is transportable, a single or multi-sectional dwelling conforming to the CAN/CSA Z240 MH Series at the time of manufacture. It is ready for occupancy upon completion of set-up.

Mobile Home Park Cat: Residential
means the Use of land, for a minimum of 25 and a maximum of 160 Mobile Homes, for the accommodation of a person or persons and activities customarily associated with a residence.

Modular Home Cat: Residential
means a Single Family Dwelling constructed of finished section(s) of a complete Single Family Dwelling built in a factory for transport to a Lot for installation and certified as meeting the CAN/CSA A277-90 Standard.
Motel

means a Facility in which accommodation is provided in the form where all of the units are accessed from the exterior of a Building.

Motor Vehicle

see Automobile

Multiple Unit Residential Building

means a Residential Use Building which contains three (3) or more Dwelling Units.

Excludes:

- Secondary Dwelling Units.

Multiple Unit Residential Development

means a development comprising of at least one Multiple Unit Residential Building on a Lot, or where multiple Dwelling Units are sited on a single Lot.

Includes:

- Mobile Home Parks,
- Cluster Developments, and
- Bare Land Strata developments.

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.

Natural Grade

see Grade, Natural

Neighbourhood Public House

means a Facility providing for the sale and consumption of alcoholic beverages and food in an establishment licensed as a neighbourhood public house under the Liquor Control and Licensing Act, R.S.B.C. 1996 c. 267, as amended.

Net Density

see Density, Net

Night Club

means a Facility providing for the sale and consumption of alcoholic beverages, with or without service of food, in which patron dancing to live or recorded music is available on a dance floor.

Excludes:

- Rural Agency Store,
- Neighbourhood Public House,
- Adult Entertainment Parlour, and
- Lounges within a Hotel.
**Non Fish Bearing Stream**
means a Stream that is not inhabited by fish, and provides water, food and nutrients to a downstream Fish Bearing Stream or other body of water.

**Non-Permanent Stream**
see Stream, Non-Permanent

**Off Street Parking**
means a parking area which is designed to accommodate vehicles associated with a Principal Use on a Lot.

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

Excludes
- all Personal Service uses, and
- Tow Truck Offices and Storage Compounds.

**Office, General Use**
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,
- Scientific and Research,
- Employment Agency,
- Public Relations, and
- Consulting Service.

Excludes:
- Administrative Office Use,
- all Personal Service uses, and
- Tow Truck Offices and Storage Compounds.

**Open Space**
for Density Bonus and Cluster Development purposes means an outdoor, landscaped buffer area or land which is utilized for the preservation of scenic or natural features and does NOT include required setback, parking, storage or circulation areas, Outdoor Amenity Space, Environmentally Sensitive Areas or Undevelopable Area.
Outdoor Amenity Space  
**Cat: Residential**

means an area, or multiple areas, in a **Multiple Unit Residential Development** intended for convenient use by the occupants it is designed to serve, provides recreation space for outdoor leisure activities and may include balconies, any roof area of a building which contains functional improvements provided direct access is available from the associated apartment structure and excludes any area used for off street parking, off street loading and service driveways and **Undevelopable Areas**.

Outdoor Storage  
**Cat: Commercial; Ind.**

means a **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.

Pad

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

Panhandle

see Lot, Panhandle

Park  
**Cat: Recreation**

means a **Facility** for the recreational, whether organized, active or passive, needs of the community.

Excludes:
- Commercial Outdoor Recreation,
- Golf Course, and
- Golf Driving Range.

Parking Lot

means a site which is designed to accommodate motor vehicles with a gross vehicle weight of 4,500 kilograms (9,921 pounds) or less.

Pawnshop  
**Cat: Retail**

means a **Facility** for taking goods in pawn.

Permanent Stream

see Stream, Permanent

Permanent Structure

means any **Building** or **Structure** that was lawfully constructed, placed or erected on a secure and long lasting foundation on land in accordance with any local government bylaw or approval condition in effect at the time of construction, placement or erection.

Pharmacy  
**Cat: Retail**

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

Potential Vegetation
SECTION 102

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means a situation where there is a reasonable ability for regeneration of vegetation either with assistance through enhancement or naturally, and is considered to not exist on that part of an area covered by a Permanent Structure.

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 Use
means a use that is specifically permitted as a principal use in a zone, but does not include an Accessory Use.

Produce Sales
means the incidental retail sale of agricultural products which are produced on the same Lot or an adjacent Lot owned by the same owner.

Ravine
means a narrow, steep sided valley that is commonly eroded by running water and with slope grades greater than 3:1;

Rear Lot Line
see Lot Line, Rear

Recreation Vehicle
means a 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 vehicle.

Includes, but not limited to:
- travel trailer,
- camping trailer,
- truck camper,
- motor home,
- fifth wheel trailer,
- camper van, and
- boat.
**Recyclables**
means materials that are suitable for diversion from disposal for a variety of purposes.

Includes:
- recyclable materials, as defined in the *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,
- automotive tires,
- dimensional lumber,
- roofing tiles & asphalt,
- concrete, and
- other recyclable materials, as designated at the Engineer's discretion from time to time.

**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.

**Residential Camp**
*Cat: Institutional*
means a **Facility** providing temporary accommodation of not longer than 2 months and a camp program under the mandate of a nonprofit foundations or non-religious affiliated organizations under the direction of a board of directors and may include off-season rentals.

Excludes:
- assembly activities that include the selling and consumption of alcoholic beverages except where a special events liquor license under the *Liquor Control and Licensing Act*, has been granted.

**Residential Care**
*Cat: Institutional*
means a **Facility** established by license under the provisions of the *Community Care and Assisted Living Act* as amended, respecting the care of 6 or less persons residing in the licensed premises.

**Resource Extraction**
*Cat: 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: 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  
**Cat: Food/Beverage**  
means a **Facility** serves food or beverages primarily to persons seated within the **Building**.

Includes:
- cafes,  
- tea rooms,  
- outdoor cafes, and  
- Drive-through Restaurants.

Retail Store  
**Cat: Retail**  
means the business of selling **Department Store Type Merchandise (DSTM)**, to the end consumer for personal consumption or household use and not for resale purposes.

Includes:
- **Convenience Store**,  
- Flea markets, wholly enclosed within a **Building**,  
- Household equipment rental,  
- **Liquor Store**,  
- Pet Shop,  
- **Retail Warehouse Use**, and  
- Video rental.

Excludes:
- **Vehicle Dealership**, and  
- Vehicle rental.

Retail Warehouse  
**Cat: Retail**  
means a **Facility** where the sale of goods in bulk quantities or of household goods such as furniture and carpeting, occurs from a building exceeding 6,500 sq m (69,965 sq ft).

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.

Road Curvature, Inside Of  
means the boundary of a highway which is defined by the shortest curve radius.
**Road Curvature, Outside Of**

means the boundary of a highway which is defined by the greatest curve radius.

**Row House**

Cat: Residential

means a **Multiple 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**.

**Rural Agency Store**

Cat: Retail

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

**Salvage Industry**

see Industrial – Salvage

**School**

Cat: Institutional

means a **Facility** for the teaching of children including primary, elementary and secondary schools.

**Second Hand Store**

Cat: Retail

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

Excludes:

- second hand **Motor Vehicles**.

**Secondary Dwelling 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 attached or detached extension to an existing **Single Family Dwelling**.

Includes:

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

**Secondary Family Dwelling**

Cat: Residential

means a **Secondary Dwelling Unit** accessory to a **Single Family Residential** use for the accommodation of relatives of the owner in a single-wide **Mobile 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.

**Secondary Suite**

Cat: Residential

means a **Secondary Dwelling Unit** that is contained entirely within an owner occupied **Single Family Dwelling** and is separated from the **Principal Use**. The size of a **Secondary Suite** shall not exceed 40% of the habitable floor space of the principal **Dwelling Unit** and shall have a maximum floor space 90 sq m (968.8 sq ft).
**SECTION 102**

**DEFINITIONS**

**Sewer Specified Area**
means an area defined by Council by "District of Mission Sewer Area No. 1 Bylaw No. 568-1977", as amended, for which sewer works or services within the powers of the Municipality for the special benefit of the specified area are undertaken.

**Shopping Centre**
means a group of Commercial Uses that are planned, constructed, and managed as a total entity.

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

**Single Family Dwelling**
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.

**Small Scale Agriculture**
see Agriculture, Small Scale

**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, and as designated at the Engineer's discretion from time to time.

**Spa**
means a Facility 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.

**Specialty Food Store**
means a Facility, less than 1,000 sq m (10,764 sq ft), retailing food items associated with a particular nationality, religious observance, dietary practice or cuisine.

**Stacked Townhouse**
see Townhouse – Stacked
**SECTION 102**

**DEFINITIONS**

**Storey**
means that portion of a Building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion of between the top of such floor and the ceiling above it.

**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 are integral to a Stream and provides Fish habitat.

**Stream, Non-Permanent**
means a Stream that typically contains surface waters or flows for periods less than 6 months in duration.

**Stream, Permanent**
means a stream that typically contains continuous surface waters or flows for a period more than 6 months in duration.

**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 m (32.81 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,
- poles,
- towers,
- swimming pools,
- windmills, and
- chimney towers.

**Sun Deck**
SECTION 102
DEFINITIONS

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

Supermarket
means a Facility, over 1,000 sq m (10,764 sq ft), for the retailing of grocery and other convenience items and may include Department Store Type Merchandise (DSTM) for up to 20% of the total Floor Space.

Includes:
- Department Store Type Merchandise (DSTM) for up to 20% of the total Floor Space, and
- Liquor Store.

Supportive Recovery
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.

Supportive Recovery
Cat: Institutional

Theatre
see Cinema

Tobacconist
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).

Top of Bank
means the point closest to the boundary of the active floodplain of a Stream where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 m measured perpendicularly from the break, and for a floodplain area not contained in a ravine, the edge of the active floodplain of a stream where the slope of the land beyond the edge is flatter than 3:1 at any point for a minimum distance of 15 m measured perpendicularly from the edge.
Top of Ravine Bank
means the first significant break in a Ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 m measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed.

Townhouse
means a Multiple Unit Residential Building consisting of not less than three 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 Sun Deck.

Townhouse – Stacked
means a Multiple Unit Residential Building consisting of not less than three and not more than six Dwelling Units, that may be separated by a structural floor, 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 Sun Deck.

Transportation Industry
see Industrial – Transportation

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.

Unit Density
see Density – Unit

University
means a Facility for post secondary education.

Urban Agriculture
see Agriculture, Urban

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.

Vehicle
is as defined in the Motor Vehicle Act.

Includes:
• Automobile.

Vehicle Body Repair and Painting
means a Facility in which Automobile bodies are repaired and/or painted on premises.
Vehicle Dealership

**Cat:** Automotive

means a business establishment that sells or leases new or used **Vehicles**, including trucks, vans, trailers, recreational vehicles, boats, or other similar motorized transportation vehicles but excludes the sale or leasing of motorcycles, all-terrain vehicles, or other smaller motorized **Vehicles**. A **Vehicle Dealership** may contain and inventory of **Vehicles** for sale or lease on-site and may provide on-site facilities for the repair and service of the **Vehicles** sold or leased by the dealership.

Excludes:
- Vehicle Body Repair and Painting.

Vehicle Service

**Cat:** Automotive

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.

Warehouse

**Cat:** Industrial

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

Excludes:
- Mini-Storage.

Waste Resource Management

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**, and as designated by the Engineer from time to time.

Water Specified Area

means an area defined by Council by **District of Mission Water Area No. 1 Bylaw** as amended for which water works or services within the powers of the Municipality for the special benefit of the specified area are undertaken.

Watercourse

see **Stream**

Waterfront Fuel Depot Use

**Cat:** Waterfront

means the sale of petroleum products for marine vessels located on or adjacent to a body of water.
**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.

**Yard, Front**

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

**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, Side**

means a Yard which extends across the full width of the Side Lot Line.
A. Application

1. No person shall use land or a Building for any use 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 this purposes of this Bylaw, the following units of measure shall be abridged to:
   
a. metres (m)
b. feet (ft)
c. square metres (sq m)
d. square feet (sq ft)
e. units per hectare (upha)
f. units per acre (upa)

3. Calculations determining the maximum number of permitted multiple unit residential dwellings or parking spaces shall be rounded 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 the 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 Planning, the Manager of Inspection Services or any other official of Mission who may be appointed for that purpose by the 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.

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.

2. 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 violates any of the provisions of this Bylaw, or who suffers or permits any act or thing to be done in contravention of any provision of this Bylaw, or who neglects to do or refrains from doing anything required to be done by any provision of this Bylaw is guilty of an offence, and, each day that a violation is caused or allowed to continue shall constitute a separate offence.

2. Every person who commits an offence under this Bylaw shall be liable on summary conviction to a penalty prescribed in the Community Charter to a maximum penalty of $10,000.

F. Amendment Procedure

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

1. A Lot created 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, 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. Lots of Irregular Shape
   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 20.0m back from the front lot line, whichever is less.
   b. For pie-shaped or irregular shaped Lots, Lot Width may be reduced provided that the minimum Lot Width is met at a point 6.0 m (19.7 ft) and 20.0 m (65.6 ft) back from the Front Lot Line.
SECTION 104  GENERAL REGULATIONS

3. Corner Lots

   a. All Corner Lots shall be a minimum of 1.5 m (4.9 ft) wider than the minimum Lot Width prescribed by the zone.

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 an Exterior Side Lot Line and a Front Lot Line, or an extension of those lines.

D. General Siting Exceptions

1. Where chimneys, fireplaces, cornices, sunlight control projections, pilasters, belt curses, sills, bay windows, china cabinet, hutch, entertainment cove or ornamental features project beyond the face of a Building to a maximum width of 2.4 m (8.0 ft), or 25% of the face of the wall, whichever is less; 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 not more than 0.6 m (2.0 ft), provided such reduction shall apply only to the projecting feature.

2. Where leaders, gutters, 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 not more than 0.9 m (3.0 ft), provided such reduction shall apply only to the projecting feature.

3. Where canopies, unenclosed balconies or porches, and stairs project beyond the face of a Building, the minimum distance from an abutting Front, Rear, or Exterior Side Lot Line permitted elsewhere in this Bylaw may be reduced by not more than 1.3 m (4.0 ft), and the minimum distance from an abutting Interior Side Lot Line permitted elsewhere in this Bylaw may be reduced by not more than 0.6 m (2.0 ft), provided such reductions shall apply only to the projecting feature.
SECTION 104

GENERAL REGULATIONS

4. Structural retaining walls, landscape features, fences, freestanding light poles or clothes line poles, warning devices, antennas, masts, storage reservoirs, pump houses, 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

1. Setbacks for Buildings and Structures in a Bare Land Strata title development shall be measured from internal strata Lot boundaries in accordance with the Setback requirements of the applicable zone.

F. Lot Coverage for Underground Portion of Buildings

1. Any portion of a Building wholly below Grade used for underground parking, in any non-residential area, may have Lot Coverage up to 100%.

G. Height Exemptions

1. The following parts or types of Buildings or Structures shall not be subject to the Building Height requirements of this Bylaw: church spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, lightning rods, chimneys, flag poles, communication towers, masts, aerials, water tanks, monitors, towers, drive-in theatre projection screens, 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 Setback requirements of this Bylaw for the Principal Building.

2. All Accessory Buildings or Structures not attached to the Principal Building shall have a minimum separation from the Principal Building of 1.5 m (4.9 ft) from said Principal Building.

3. All Accessory Buildings or Structures not requiring a Building Permit are exempted from Side and Rear Yard Setbacks.
SECTION 104 GENERAL REGULATIONS

I. Boundary Changes

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 District, 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(s) on the Lots being subdivided, non-conforming.

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.

J. Panhandle Lots

1. The Panhandle area shall not be calculated as part of the minimum parcel size required by this Bylaw.

2. The Panhandle width shall be a minimum of an unobstructed 6.0 m (19.7 ft) for a single Panhandle.

3. The maximum length of a corner truncation for a Panhandle shall be no more than 27.0 m (88.6 ft).

4. For two adjacent Panhandles the minimum width of each 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 Panhandle access being paved with asphalt or concrete.
SECTION 104

GENERAL REGULATIONS

K. Minimum Residential Floor Area

1. Any Building to be erected and used as a Single Family Dwelling shall contain not less than 47.0 sq m (506.0 sq ft) of finished Floor Space on one storey.

2. Any Building to be erected and used as a Duplex shall contain not less than 47.0 sq m (506.0 sq ft) of finished Floor Space per Dwelling Unit on one storey.

L. Subdivision Exemptions

1. Except as hereinafter provided, where a portion of a parcel of land has been transferred or dedicated for the purposes of widening of an existing road to the Municipality or dedicated to the Crown for highway 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 Municipality for highway purposes occurred pursuant to the Local Government Act, as amended, or any predecessor thereof.

5. Section 104 Part L.1 to Part L.4 does not apply to a property owner who subdivides the property and dedicates road.
A. Establishment of Zones

1. For the purposes of this Bylaw, Mission is divided into varied 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.

B. Application of Zone Designations

1. Except where otherwise permitted within this Bylaw, a reference to:

   a. The RU Zones shall be permitted in the Rural designation only and shall include the following Zones and abbreviations:

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

   b. 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)

   c. The S Zones shall be permitted in the Suburban designation only and shall include the following Zones and abbreviations:

      i. Suburban 36 Zone (S36)
      ii. Suburban 36 Secondary Dwelling Zone (S36s)

   d. The R Zones shall be permitted in the Urban Residential designation only and shall include the following Zones and abbreviations:

      i. Urban Residential 930 Zone (R930)
      ii. Urban Residential 669 Zone (R669)
      iii. Urban Residential 558 Zone (R558)
      iv. Urban Residential 465 Zone (R465)
      v. Urban Residential 930 Secondary Dwelling Zone (R930s)
      vi. Urban Residential 669 Secondary Dwelling Zone (R669s)
      vii. Urban Residential 558 Secondary Dwelling Zone (R558s)
      viii. Urban Residential 465 Secondary Dwelling Zone (R465s)
e. The **RC Zones** shall be permitted in the **Urban Compact** and **Urban Residential - Compact** designation only and shall include the following Zones and abbreviations:

i. Compact Residential 465 Zone (RC465)
ii. Compact Residential 372 Zone (RC372)
iii. Compact Residential 280 Zone (RC280)
iv. Compact Residential 465 Secondary Dwelling Zone (RC465s)
v. Residential Two Unit Zone (RT465)
vi. Residential Boarding House Zone (RB558)

f. The **M Zones** shall be permitted in the **Multiple Family** and **Townhouse** designation only and shall include the following Zones and abbreviations:

i. Multiple Family 30 Townhouse Zone (MT30)
ii. Multiple Family 40 Townhouse Zone (MT40)
iii. Multiple Family 52 Townhouse Zone (MT52)
iv. Multiple Family 79 Townhouse Zone (MT79)
v. Multiple Family 52 Rowhouse Zone (MR52)
vi. Multiple Family 52 Apartment Zone (MA52)
vii. Multiple Family 80 Apartment Zone (MA80)
viii. Multiple Family 135 Apartment Zone (MA135)
ix. Multiple Family Mobile Home Park Zone (MMP)

g. The **C Zones** shall be permitted in the **Commercial**, **Waterfront** and **Recreational Commercial** designations 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)
iv. Commercial Neighbourhood Centre Zone (CNC1)
v. Commercial Highway One Zone (CH1)
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 Medical Zone (CM)
xii. Commercial Tourist Recreation Zone (CT)
xiii. Commercial Open Land Recreation Zone (COR)

h. The **CC Zones** shall be permitted in the **Core Commercial** and **Waterfront** designations only and shall include the following Zones and abbreviations:

i. Commercial Core Downtown One Zone (CCD1)
ii. Commercial Core Downtown Residential (CCR)
iii. Commercial Core Downtown Waterfront Zone (CCW)
iv. Core Commercial Multi-Family Zone (CCMF)
The **IN Zones** shall be permitted in the **Industrial** designation only and shall include the following Zones and abbreviations:

i. Industrial Resource Extraction Zone (INR)
ii. Industrial Resource and Processing Zone (INRP)
iii. Industrial Business Park One Zone (INBP1)
iv. Industrial Light Impact Zone (INL1)
v. Industrial General Zone (ING)
vi. Industrial General and Commercial Zone (INGC)
vii. Industrial Automobile Repair Zone (INAR)

The **I Zones** shall be permitted in the **Institutional** designation only 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)

The **CD Zones** shall be permitted in the **All** designations and shall include the following Zones and abbreviations:

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)
vii. Comprehensive Development 12 Zone (CD12)
viii. Comprehensive Development 17 Zone (CD17)
ix. Comprehensive Development 19 Zone (CD19)

The **SN Zones** shall be permitted in the **Silverdale Neighbourhood Planning Area** only and include the following Zones and abbreviations:

i. Silverdale Neighbourhood One A Zone (SN1A)
C. Zone Boundary

1. Where a zone boundary is shown on Schedules A.1 – A.5 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 Schedules A.1 - A.5.
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 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, and all other Mission municipal services are permitted in all zones.

2. Private residential 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.

C. Uses Prohibited

1. The following uses are prohibited in all Zones, unless otherwise permitted in this Bylaw:

   b. A use located partly or totally in a tent, Recreation Vehicle or Mobile Home.
   c. Shipping Containers and Railcars used for any Use or storage.
   d. The production or cultivation of mushrooms for commercial purposes.
   e. The manufacture, mixture, storage or processing of fertilizer or growth medium intended to be used in the production of mushrooms.
   f. Opioid substitution treatment clinics and related facilities including mobile dispensing vans.
   g. Auto wrecking and salvage.
   h. Flop House.
   i. Medical Marihuana Grow Operation.
   j. The sale, storage, or distribution of butane in quantities greater than 453 grams (16 ounces).
   k. Marihuana Sales.
D. Use Categories

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, Use Categories shall have intent to assist with determining where uses shall be allowed.

1. Accommodation:

The intent of the Accommodation category is to allow uses that allow for the temporary accommodation of the travelling public and include:

<table>
<thead>
<tr>
<th>Use</th>
<th>Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boarding House</td>
<td>RB558, CCR</td>
</tr>
<tr>
<td>Campground</td>
<td>CT, COR, I-5</td>
</tr>
<tr>
<td>Flop House</td>
<td>Prohibited</td>
</tr>
<tr>
<td>Hotel</td>
<td>CH1, CCG, CGS, CVD, CT, CCD1, CCW</td>
</tr>
<tr>
<td>Motel</td>
<td>CH1, CCG, CGS, CVD, CT</td>
</tr>
</tbody>
</table>

2. Agriculture:

The intent of the Agriculture category is to allow uses for the growing, rearing and harvesting of agriculture products and includes:

<table>
<thead>
<tr>
<th>Use</th>
<th>Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Agriculture</td>
<td>All RU Zones; CD7, CD17</td>
</tr>
<tr>
<td>Greenhouse</td>
<td>All RU Zones</td>
</tr>
<tr>
<td>Hobby Greenhouse</td>
<td>All RR, S, R, RC Zones, RT465, RB558, CCR, I-5; CD7, CD9, SN1A</td>
</tr>
<tr>
<td>Small Scale Agriculture</td>
<td>All RR, S Zones; CD7, SN1A</td>
</tr>
<tr>
<td>Trout Farm U-Catch</td>
<td>CD17</td>
</tr>
</tbody>
</table>

3. Automotive:

The intent of the Automotive category is to allow uses associated with sales, rental, servicing, and repair of vehicles and includes:

<table>
<thead>
<tr>
<th>Use</th>
<th>Zones</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car Wash</td>
<td>CH1, CCG, CGS, CVD</td>
</tr>
<tr>
<td>Gasoline Service Station</td>
<td>CGS</td>
</tr>
<tr>
<td>Parking Lot</td>
<td>CH1, CCG, CGS, CVD, CCD1, CCW</td>
</tr>
<tr>
<td>Vehicle Body Repair and Painting</td>
<td>INAR</td>
</tr>
<tr>
<td>Vehicle Dealership</td>
<td>CVD</td>
</tr>
<tr>
<td>Vehicle Rental</td>
<td>CH1, CCG, CGS, CVD, CCW, INAR</td>
</tr>
<tr>
<td>Vehicle Service</td>
<td>CH1, CCG, CGS, CVD, INAR</td>
</tr>
</tbody>
</table>
4. **Cultural:**

   The intent of the Cultural category is the allow uses for the social enlightenment of the general public and includes:

<table>
<thead>
<tr>
<th>Use:</th>
<th>Zones:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art Centre</td>
<td>CD9</td>
</tr>
<tr>
<td>Church</td>
<td>IA, SN1A</td>
</tr>
<tr>
<td>Cultural Assembly</td>
<td>CH1, CCG, CGS, CVD, CCD1, CCW, IA, SN1A</td>
</tr>
<tr>
<td>Gallery</td>
<td>CCD1, CCW, IE, SN1A</td>
</tr>
<tr>
<td>Museum</td>
<td>CCD1, CCW, IE, SN1A</td>
</tr>
</tbody>
</table>

5. **Entertainment:**

   The intent of the Entertainment category is to allow for uses that provide entertainment and gathering opportunities to the general public and includes:

<table>
<thead>
<tr>
<th>Use:</th>
<th>Zones:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Entertainment Parlour</td>
<td>CH1, CCG, CGS, CVD</td>
</tr>
<tr>
<td>Arcade</td>
<td>CH1, CCG, CGS, CVD</td>
</tr>
<tr>
<td>Banquet Hall</td>
<td>CNC1, CH1, CCG, CGS, CVD, CCD1, CCW, SN1A</td>
</tr>
<tr>
<td>Bingo Hall</td>
<td>CCG</td>
</tr>
<tr>
<td>Casino</td>
<td>Prohibited</td>
</tr>
<tr>
<td>Cinema</td>
<td>CH1, CCG, CGS, CVD, CCD1, CCW</td>
</tr>
<tr>
<td>Community Gaming Centre</td>
<td>CCG</td>
</tr>
<tr>
<td>Night Club</td>
<td>CH1, CCG, CGS, CVD</td>
</tr>
<tr>
<td>Pool and Billiard Hall</td>
<td>CNC1, CH1, CCG, CGS, CVD, CCD1, SN1A</td>
</tr>
</tbody>
</table>

6. **Food and Beverage:**

   The intent of the Food and Beverage category is to allow for uses that serve food and beverages to the general public and includes:

<table>
<thead>
<tr>
<th>Use:</th>
<th>Zones:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Café</td>
<td>CR, CRL, CL1, CNC1, CH1, CCG, CGS, CVD, CT, CCD1, CCR, CCW, IPRC, I-5, SN1A</td>
</tr>
<tr>
<td>Coffee Shop</td>
<td>CR, CRL, CL1, CNC1, CH1, CCG, CGS, CVD, CT, CCD1, CCW, CCR, IPRC, I-5, SN1A</td>
</tr>
<tr>
<td>Drive-through Restaurant</td>
<td>CH2</td>
</tr>
<tr>
<td>Industrial Cafe</td>
<td>INBP1, INL1, INAR</td>
</tr>
<tr>
<td>Neighbourhood Public House</td>
<td>CPH, CCW, SN1A</td>
</tr>
<tr>
<td>Restaurant</td>
<td>CR, CRL, CL1, CNC1, CH1, CCG, CGS, CVD, CT, CCD1, CCR, CCW, IPRC, I-5, SN1A</td>
</tr>
</tbody>
</table>
7. **Industrial:**

The intent of the Industrial category is to allow for use that produce, manufacture, process goods and materials or provides a service that is industrial in nature to the general public or to other businesses and includes:

<table>
<thead>
<tr>
<th>Use:</th>
<th>Zones:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auction- Wholesale</td>
<td>INBP1, ING, INGC</td>
</tr>
<tr>
<td>Aggregate Management</td>
<td>INR, INRP</td>
</tr>
<tr>
<td>Barge Loading</td>
<td>ING2</td>
</tr>
<tr>
<td>Heavy Industry</td>
<td>ING, INGEC</td>
</tr>
<tr>
<td>Industrial Equipment Rental</td>
<td>INBP1, ING, INGC</td>
</tr>
<tr>
<td>Light Industry</td>
<td>INBP1, INL1, INAR, ING, INGC</td>
</tr>
<tr>
<td>Light Manufacturing</td>
<td>CH1, CCG, CGS, CVD</td>
</tr>
<tr>
<td>Mini-Storage</td>
<td>ING, INGEC</td>
</tr>
<tr>
<td>Recycling Depot</td>
<td>INBP1, ING, INGC</td>
</tr>
<tr>
<td>Resource Extraction</td>
<td>INR, INRP</td>
</tr>
<tr>
<td>Resource Processing</td>
<td>INRP</td>
</tr>
<tr>
<td>Salvage Industry</td>
<td>Prohibited</td>
</tr>
<tr>
<td>Transportation Industry</td>
<td>INL1, ING, INGC, INAR</td>
</tr>
<tr>
<td>Warehouse</td>
<td>INBP1, INAR, ING, INGC</td>
</tr>
<tr>
<td>Yacht Building</td>
<td>INBP1</td>
</tr>
</tbody>
</table>

8. **Institutional:**

The intent of the Institutional category is to allow for uses that provide a public service and includes:

<table>
<thead>
<tr>
<th>Use:</th>
<th>Zones:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Educational Institution</td>
<td>CH1, CCG, CGS, CVD, CCD1, CCR, CCW, INBP1, IPRC, SN1A</td>
</tr>
<tr>
<td>Artisan Studio</td>
<td>INBP1, SN1A</td>
</tr>
<tr>
<td>Care Facility</td>
<td>IC, SN1A</td>
</tr>
<tr>
<td>Cemetery</td>
<td>IPRC</td>
</tr>
<tr>
<td>Child Care Centre</td>
<td>All MT, MA zones, CNC1, CH1, CCG, CGS, CVD, CCD1, CCR, CCW, IE, IC, IA, IPRC, SN1A</td>
</tr>
<tr>
<td>Civic Assembly</td>
<td>CH1, CCG, CGS, CVD, CCD1, CCR, CCW, IE, IA, SN1A</td>
</tr>
<tr>
<td>College</td>
<td>CH1, CCG, CGS, CVD, CCD1, CCR, IE, SN1A</td>
</tr>
<tr>
<td>Congregate Care</td>
<td>IC, CD2, CD4, CD6, CD16</td>
</tr>
<tr>
<td>Educational Facility</td>
<td>CH1, CCG, CGS, CVD, CCD1, CCR, CCW, SN1A</td>
</tr>
<tr>
<td>First Stage Housing Shelter</td>
<td>CD19</td>
</tr>
<tr>
<td>Food Centre</td>
<td>CD19</td>
</tr>
<tr>
<td>Hospital</td>
<td>IC, SN1A</td>
</tr>
<tr>
<td>Library</td>
<td>CCD1, CCW, IE, SN1A</td>
</tr>
<tr>
<td>Prison and Detention Facility</td>
<td>IPRC</td>
</tr>
<tr>
<td>Residential Camp</td>
<td>I-5</td>
</tr>
<tr>
<td>School</td>
<td>IE, IA, SN1A</td>
</tr>
<tr>
<td>Therapeutic Camp</td>
<td>I-5</td>
</tr>
<tr>
<td>Trade School</td>
<td>CH1, CCG, CGS, CVD, INBP1, IPRC, SN1A</td>
</tr>
<tr>
<td>University</td>
<td>CH1, CCG, CGS, CVD, CCD1, CCR, CCW, IE, SN1A</td>
</tr>
</tbody>
</table>
9. **Office:**

The intent of the Office category is to allow uses that require an office setting to conduct their business and includes:

<table>
<thead>
<tr>
<th>Use:</th>
<th>Zones:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative Office Use</td>
<td>CH1, CCG, CGS, CVD, CT, CCD1, CCR, CCW, INBP1, INL1, ING, INGC, INAR</td>
</tr>
<tr>
<td>Escort Service</td>
<td>CH1</td>
</tr>
<tr>
<td>Government Services</td>
<td>CNC1, CH1, CCG, CGS, CVD, CCD1, CCR, CCW, INBP1, IPRC, SN1A</td>
</tr>
<tr>
<td>General Office Use</td>
<td>CNC1, CH1, CCG, CGS, CVD, CM, CCD1, CCR, CCW, INBP1, SN1A</td>
</tr>
</tbody>
</table>

10. **Personal Service:**

The intent of the Personal Service category is to allow uses that provide for the care and appearance of the body or the cleaning or repair of personal effects and includes:

<table>
<thead>
<tr>
<th>Use:</th>
<th>Zones:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barber Shop</td>
<td>CR, CRL, CL1, CNC1, CH1, CCG, CGS, CVD, CM, CCD1, CCR, CCW, SN1A</td>
</tr>
<tr>
<td>Body Art and Tattoo Parlour</td>
<td>CR, CRL, CL1, CNC1, CH1, CCG, CGS, CVD, CCR, CCW</td>
</tr>
<tr>
<td>Body Rub Parlour</td>
<td>CH1</td>
</tr>
<tr>
<td>Cleaning and Repair of Clothing</td>
<td>CR, CRL, CL1, CNC1, CH1, CCG, CGS, CVD, CT, CCD1, CCR, CCW, SN1A</td>
</tr>
<tr>
<td>Hair and Body Salon</td>
<td>CR, CRL, CL1, CNC1, CH1, CCG, CGS, CVD, CM, CT, CCD1, CCR, CCW, SN1A</td>
</tr>
<tr>
<td>Medical Clinic</td>
<td>CR, CRL, CL1, CNC1, CH1, CCG, CGS, CVD, CM, CCD1, CCR, CCW, SN1A</td>
</tr>
<tr>
<td>Medical Offices</td>
<td>CR, CRL, CL1, CNC1, CH1, CM, CCD1, CCG, CGS, CVD, CCR, SN1A</td>
</tr>
<tr>
<td>Spa</td>
<td>CR, CRL, CL1, CNC1, CH1, CCG, CGS, CVD, CM, CT, CCD1, CCR, CCW, SN1A</td>
</tr>
</tbody>
</table>

11. **Recreation:**

The intent of the Recreation category is to allow uses that provide recreational opportunities for the general public and includes:

<table>
<thead>
<tr>
<th>Use:</th>
<th>Zones:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bowling Alley</td>
<td>CH1, CCG, CGS, CVD, CCD1, CCW</td>
</tr>
<tr>
<td>Commercial Outdoor Recreation</td>
<td>COR, ING, INGC, CT</td>
</tr>
<tr>
<td>Golf Course</td>
<td>CD3</td>
</tr>
<tr>
<td>Golf Driving Range</td>
<td>CD3</td>
</tr>
<tr>
<td>Indoor Recreation Facility</td>
<td>COR, CT, CCR, CCRi, CH1, CCG, CGS, CVD, CCD1, CCW, IPRC, I-5, SN1A, INL1, INBP1, ING, INGC, IE</td>
</tr>
<tr>
<td>Park</td>
<td>IA, IPRC, SN1A</td>
</tr>
</tbody>
</table>
12. Residential:

The intent of the Residential category is to allow uses that provide for the permanent accommodation of a person or persons.

<table>
<thead>
<tr>
<th>Use:</th>
<th>Zones:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment</td>
<td>All MA Zones, CNC1, CH1, CCG, CGS, CVD, CCD1, CCW, SN1A</td>
</tr>
<tr>
<td>Bed and Breakfast</td>
<td>All RU, RR, S, R Zones, SN1A</td>
</tr>
<tr>
<td>Boarding Use</td>
<td>All RU, RR, S, R, RC Zones; CCR, CD7, CD9, CD17, SN1A</td>
</tr>
<tr>
<td>Clustered Cottage</td>
<td>SN1A, SN1A</td>
</tr>
<tr>
<td>Clustered Residential</td>
<td>SN1A, SN1A</td>
</tr>
<tr>
<td>Coach House</td>
<td>RU80s, RU36s, RU16s, RR7s, S36s, R930s, R669s, R558s, R465s, RT465, RB558, CCR, SN1A</td>
</tr>
<tr>
<td>Detached Garage</td>
<td>All RU, RR, S, R, RC Zones, RT465, RB558, MR52, MMP, SN1A</td>
</tr>
<tr>
<td>Duplex</td>
<td>All RU Zones; RR7s, S36s, RT465, CCR, CD9</td>
</tr>
<tr>
<td>Dwelling Unit</td>
<td>CR, CRL, CL1, CCG, CGS, CVD, CPH, CT, COR, CCW, INBP1, ING, INGC, IE, IC, IA, CD2, CD4, CD6, CD16</td>
</tr>
<tr>
<td>Garden Cottage</td>
<td>RU80s, RU36s, RU16s, RR7s, S36s, R930s, R669s, R558s, R465s, RT465, RB558, CCR, SN1A</td>
</tr>
<tr>
<td>Home Occupation</td>
<td>All RU, RR, S, R, RC, MT, MA Zones; RT465, RB558, MR52, MMP, CCR, CD7, CD9, CD17, SN1A</td>
</tr>
<tr>
<td>Indoor Amenity Space</td>
<td>All MT, MA Zones; MMP, CCD1, CCW, SN1A</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>RU80, RU36, RU16</td>
</tr>
<tr>
<td>Mobile Home Park</td>
<td>MMP</td>
</tr>
<tr>
<td>Modular Home</td>
<td>CD7</td>
</tr>
<tr>
<td>Outdoor Amenity Space</td>
<td>All MT, MA Zones; MMP, CCD1, CCW, SN1A</td>
</tr>
<tr>
<td>Residential Care</td>
<td>All RU, RR, S, R, RC Zones, CC7, SN1A</td>
</tr>
<tr>
<td>Row House</td>
<td>CCMF, MR52, SN1A</td>
</tr>
<tr>
<td>Secondary Dwelling Unit</td>
<td>RU80s, RU36s, RU16s, RR7s, S36s, R930s, R669s, R558s, R465s, RT465, RB558, CCR, SN1A</td>
</tr>
<tr>
<td>Secondary Family Dwelling</td>
<td>RU80, RU36, RU16, RU80s, RU36s, RU16s</td>
</tr>
<tr>
<td>Secondary Suite</td>
<td>RU80s, RU36s, RU16s, RR7s, S36s, R930s, R669s, R558s, R465s, RT465, RB558, CCR, SN1A</td>
</tr>
<tr>
<td>Single Family Dwelling</td>
<td>All RU, RR, S, R, RC Zones, RT465, RB558, CCR, UNR, INRP, J-5, CD3, CD7, CD9, CD17, SN1A</td>
</tr>
<tr>
<td>Stacked Townhouse</td>
<td>CCMF, All MT Zones; SN1A</td>
</tr>
<tr>
<td>Supportive Recovery</td>
<td>R558, RT465</td>
</tr>
<tr>
<td>Townhouse</td>
<td>CCMF, All MT Zones; SN1A</td>
</tr>
</tbody>
</table>
13. Retail:

The intent of the Retail category is to allow for uses that sell goods or merchandise to the end consumer for personal consumption and includes:

<table>
<thead>
<tr>
<th>Use:</th>
<th>Zones:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Entertainment Store</td>
<td>CH1, CCG, CGS, CVD</td>
</tr>
<tr>
<td>Adult Video Store</td>
<td>CH1, CCG, CGS, CVD</td>
</tr>
<tr>
<td>Auction-Retail</td>
<td>CNC1, CH1, CCG, CGS, CVD, CCD1, CCW</td>
</tr>
<tr>
<td>Bakery</td>
<td>CNC1, CH1, CCG, CGS, CVD, CCD1, CCR, CCW, INBP1, SN1A</td>
</tr>
<tr>
<td>Building Supply Store</td>
<td>CNC1, CH1, CCG, CGS, CVD, CCD1, CCW</td>
</tr>
<tr>
<td>Butcher</td>
<td>CNC1, CH1, CCG, CGS, CVD, CCD1, SN1A, CCW</td>
</tr>
<tr>
<td>Convenience Store</td>
<td>CR, CRL, CL1, CNC1, CH1, CCG, CGS, CVD, CT, CCD1, CCW, SN1A</td>
</tr>
<tr>
<td>Flea Market</td>
<td>CNC1, CH1, CCG, CGS, CVD, CCW</td>
</tr>
<tr>
<td>Furniture Store</td>
<td>CNC1, CH1, CCG, CGS, CVD, CCD1, CCR, CCW, SN1A</td>
</tr>
<tr>
<td>Garden Supply Store</td>
<td>CNC1, CH1, CCG, CGS, CVD, CCD1, CCW</td>
</tr>
<tr>
<td>Household Equipment Rental</td>
<td>CNC1, CH1, CCG, CGS, CVD, CCD1, CCW</td>
</tr>
<tr>
<td>Liquor Store</td>
<td>CNC1, CH1, CCG, CGS, CVD, CCD1, CCW</td>
</tr>
<tr>
<td>Medical Related Retail Store</td>
<td>CM, SN1A</td>
</tr>
<tr>
<td>Pawnshop</td>
<td>CH1,</td>
</tr>
<tr>
<td>Pharmacy</td>
<td>CNC1, CH1, CCG, CGS, CVD, CM, CCD1, CCW, SN1A</td>
</tr>
<tr>
<td>Produce Sales</td>
<td>RU80, RU36, RU16 CD7, CD17</td>
</tr>
<tr>
<td>Retail Store</td>
<td>CNC1, CH1, CCG, CGS, CVD, CCR, CCW, INBP1, INL1, INAR, INGC, IPRC, I-5SN1A</td>
</tr>
<tr>
<td>Retail Warehouse</td>
<td>CH1, CCG CGS, CVD</td>
</tr>
<tr>
<td>Rural Agency Store</td>
<td>CRL</td>
</tr>
<tr>
<td>Second Hand Store</td>
<td>CH1, CCG, CGS, CVD, CCD1, CCR, CCW</td>
</tr>
<tr>
<td>Shopping Centre</td>
<td>CH1, CCG, CGS, CVD</td>
</tr>
<tr>
<td>Specialty Food Store</td>
<td>CNC1, CH1, CCG, CGS, CVD, CCD1, CCR, CCW, SN1A</td>
</tr>
<tr>
<td>Supermarket</td>
<td>CNC1, CH1, CCG, CGS, CVD, CCD1, CCW, SN1A</td>
</tr>
<tr>
<td>Video Rental</td>
<td>CR, CRL, CL1, CNC1, CH1, CCG, CGS, CVD, CCD1, CCR, CCW, SN1A</td>
</tr>
</tbody>
</table>
14. Service:

The intent of the General Service category is to allow for uses that provide a service, rather than a product, to the general public or to other businesses and includes:

<table>
<thead>
<tr>
<th>Use:</th>
<th>Zones:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Appliance Repair</td>
<td>CNC1, CH1, CCG, CGS, CVD, INL1, INAR, ING, INGC</td>
</tr>
<tr>
<td>Beverage Container Return Centre</td>
<td>CNC1, CH1, CCG, CGS, CVD, INBP1, INL1, INAR, ING, INGC</td>
</tr>
<tr>
<td>Call Centre</td>
<td>INBP1, INL1, INAR, ING, INGC</td>
</tr>
<tr>
<td>Community Service</td>
<td>CNC1, CH1, CCG, CGS, CVD, CM, CCD1, CCR, CCW, IE, IA, IPRC, SN1A</td>
</tr>
<tr>
<td>Conference Centre</td>
<td>I-5</td>
</tr>
<tr>
<td>Dog and Cat Daycare Kennel</td>
<td>CNC1, CH1, CCG, CGS, CVD, INBP1, INL1, INAR, ING, INGC, SN1A</td>
</tr>
<tr>
<td>Drive Through Service</td>
<td>CNC1, CH1, CCG, CSG, CVD</td>
</tr>
<tr>
<td>Driving School</td>
<td>INBP1, INL1, INAR, ING, INGC</td>
</tr>
<tr>
<td>Financial, Insurance and Real Estate</td>
<td>CNC1, CH1, CCG, CGS, CVD, CCD1, CCR, CCW, SN1A</td>
</tr>
<tr>
<td>Funeral Parlour and/or Memorial Service Facility</td>
<td>CH1, CCG, CGS, CVD, CM, CCD1, CCW, INL1, INAR, ING, INGC</td>
</tr>
<tr>
<td>General Service Use</td>
<td>CNC1, CH1, CCG, CGS, CVD, CCD1, CCR, CCW, INBP1, INL1, INAR, ING, INGC</td>
</tr>
<tr>
<td>Industrial First Aid Training</td>
<td>INBP1</td>
</tr>
<tr>
<td>Taxi Dispatch</td>
<td>INBP1, INL1, INAR, ING, INGC</td>
</tr>
<tr>
<td>Veterinary Clinic</td>
<td>CNC1, CH1, CCG, CGS, CVD, CCD1, CCW, SN1A</td>
</tr>
</tbody>
</table>

15. Storage

The intent of the Storage category is to allow for uses that provide storage for items typically associated with the Principal Use of a Lot.

<table>
<thead>
<tr>
<th>Use:</th>
<th>Zones:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enclosed Storage</td>
<td>All Zones</td>
</tr>
<tr>
<td>Outdoor Storage</td>
<td>INR, INRP, INBP1, INL1, INAR, ING, INGC, CD3</td>
</tr>
</tbody>
</table>

16. Waterfront:

The intent of the Waterfront category is to allow uses that are dependant upon access to a body of water and are partially location upon that body of water and includes:

<table>
<thead>
<tr>
<th>Use:</th>
<th>Zones:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marina</td>
<td>CCW</td>
</tr>
<tr>
<td>Waterfront Fuel Depot</td>
<td>CCW</td>
</tr>
</tbody>
</table>
E. Temporary Use Permits

1. Council may, by resolution, on application of an owner of land, issue a Temporary Use Permit which may:
   a. permit temporary commercial or industrial uses in all zones of the District of Mission, and
   b. specify conditions under which the temporary use may be carried out, and
   c. 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 end of the permit term; the undertaking will form part of the permit. If the Owner fails to comply with the undertaking, the District will enter onto the land and carry out the demolition, removal or restoration, at the expense of the Owner.

2. The Council, may, as a condition of issuing a Temporary Use Permit, require that the applicant provide to the District, security in the form of an Irrevocable Letter of Credit or cash, to guarantee the performance of the terms of the permit.

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.

F. Secondary Dwelling Units

1. All Secondary Dwelling Units shall adhere to the following regulations:
   a. Shall only be permitted provided a Principal Use exists on a site.
   b. Shall have a separate entrance from the Principal Use on a site. Shared entrances or entrances where occupants must enter through the Principal Dwelling Unit of the Lot are prohibited.
   c. Shall have at least one (1) Off-Street Parking space on the Lot that is separate and unencumbered from the required Off-Street Parking spaces for the Principal Use of the Lot.
   d. A restrictive covenant shall be registered on the property assuring that the owner shall remain a resident on the property, and be verified annually by declaration.
2. All Coach Houses, Garden Cottages and Secondary Family Dwellings must adhere to the following regulations:

a. 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.

b. In SUBURBAN and URBAN areas, a Coach House or Garden Cottage shall be located entirely to the rear of the Principal Building.

c. Shall not be subdivided from the Building or Lot for which it is an Accessory Use to.

d. Shall not be subdivided from the Building or Lot for which it is an Accessory Use to under the Strata Property Act.

e. Shall require independent vehicular access to the Secondary Dwelling Unit by:
   i. a location on a Corner Lot,
   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.

f. In RURAL, RURAL RESIDENTIAL AND SUBURBAN AREAS shall adhere to the minimum Setbacks as prescribed for the Principal Use of the Lot.

g. In all other URBAN areas, shall adhere to the minimum Setbacks as prescribed for the Accessory Use of the Lot.

h. The maximum Floor Space shall adhere to Table 104.1 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:

<table>
<thead>
<tr>
<th>Area</th>
<th>Maximum Floor Space = the lesser of either:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Percentage of Principal Use</td>
</tr>
<tr>
<td>RURAL</td>
<td>50%</td>
</tr>
<tr>
<td>RURAL RESIDENTIAL</td>
<td>50%</td>
</tr>
<tr>
<td>SUBURBAN</td>
<td>50%</td>
</tr>
<tr>
<td>Urban Areas:</td>
<td></td>
</tr>
<tr>
<td>URBAN RESIDENTIAL</td>
<td>50%</td>
</tr>
<tr>
<td>URBAN COMPACT</td>
<td>50%</td>
</tr>
<tr>
<td>URBAN RESIDENTIAL</td>
<td>50%</td>
</tr>
<tr>
<td>COMPACT</td>
<td></td>
</tr>
</tbody>
</table>
A. General Regulations

1. Where permitted in this Zoning Bylaw as an Accessory Use, 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 on any Lot.

   c. In Multiple Unit Residential Buildings or Mobile Home Parks, Home Occupations shall be entirely enclosed within the Dwelling Unit to which they are accessory and shall not occupy more than 20% of the Floor Area of the Dwelling Unit in which it is being conducted or 15 sq m (161 sq ft), whichever is less.

   d. In the RURAL area, where the Lot Area is 1.8 ha (4.4 ac) or more, Home Occupations shall not occupy more than 186.0 sq m (2,002 sq ft).

   e. In the SUBURBAN and RURAL RESIDENTIAL areas where the Lot contains less than 1.8 ha (4.4 ac) Home Occupations shall not occupy more than 140 sq m (1,500 sq ft).

   f. In all other URBAN areas, Home Occupations shall not occupy more than 56 sq m (603 sq ft) of Floor Area of a Single Family Dwellings or a Duplex.

   g. Home Occupations shall not involve the external storage or display of materials or finished products associated with the Home Occupation Use.

   h. Home Occupations on any one Lot shall be limited to a maximum of 10 patrons or students assembled at one time.

   i. Retail sales of any goods shall be limited to a Floor Space of not more than 10 sq m (108 sq ft) provided the sale of any retail good is clearly an Accessory Use to the Home Occupation on the Lot.

B. Prohibited Uses

1. Home Occupations shall not include:

   a. Occupations that discharge or emit odorous, noxious or toxic matters or vapours, heat, glare, noise or radiation, or recurrently generated ground vibrations;

   b. Occupations that result in traffic congestion, electrical interference, fire hazard or health hazards;

   c. The salvage, repair, maintenance or sales of motor vehicles or motor vehicle engines or parts;

   d. Involve the use of a Motor Vehicle exceeding 4,500 kg (9,920 lbs) licensed gross vehicle weight unless such Motor Vehicle is completely enclosed within a Building except within the RURAL AREA or the RURAL RESIDENTIAL AREA; or

   e. Involve the use of more than one commercial Motor Vehicle unless such Motor Vehicle is completely enclosed within a Building except within the RURAL AREA, SUBURBAN AREA or the RURAL RESIDENTIAL AREA.
C. Parking

1. *Home Occupations* shall provide one off-street parking space for each non-resident employee working at such facility.

2. A minimum of 2 *Off Street Parking* spaces are required for *Home Occupation* uses involving patrons, students and/or a *Child Care Centre*.

D. Employees

1. In the RURAL area, where the LOT contains 1.8 ha (4.4 ac) or more, *Home Occupations* shall have a maximum of 5 employees including not more than 4 non-resident employees.

2. In the RURAL, RURAL RESIDENTIAL or the SUBURBAN area, where the Lot contains less than 1.8 ha (4.4 ac), *Home Occupations* shall have a maximum of 4 employees, including not more than 3 non-resident employees.

3. In all other URBAN areas, *Home Occupations* shall have a maximum of 3 employees including not more than 2 non-resident employee.

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.

E. Bed and Breakfast Operation Regulations

1. In addition to other *Home Occupation* regulations, *Bed and Breakfast* operations shall comply with the following conditions:
   
   a. Limited to residential land uses, including *Single Family Dwelling* and *Duplex*, and shall be contained entirely within a *Principal Building*.

   b. Limited to not more than three (3) rental bedrooms accommodating not more than six (6) persons at any one time.

   c. In addition to the Off-Street Parking requirements for the *Principal Use* itself, as stipulated in Section 109 - Off-Street Parking Regulations, one (1) additional Off-Street Parking space per every 2 guest rooms shall be required for a Bed and Breakfast operation.

   d. All parking of vehicles must be accommodated on the Lot containing the *Bed and Breakfast* operation.

   e. A *Bed and Breakfast* is prohibited in a Mobile Home Park or any other *Multiple Unit Residential Building*, except a *Duplex*.
F. Child Care Centre Regulations

a. Where a Home Occupation is a Child Care Centre, the use shall be limited to not more than 8 children.

b. Notwithstanding Section 107, Part A.1.c to A.1.f., where a Child Care Centre is located on a Lot, the Use shall not occupy more than 140 sq m (1,500 sq ft) of Floor Space.
SECTION 108
ENVIRONMENTAL PROTECTION

A. Intent

1. The intent of this section is to determine the width of the Streamside Protection and Enhancement Areas, which includes the Stream and Riparian area adjacent to the stream. This section applies to all Streams within Mission.

B. Applying Streamside Protection by Geographic Area

1. Streamside Protection and Enhancement Areas are applied within Mission as shown on the following schedules:
   a. Schedule B: Cedar Valley;
   b. Schedule D: all other areas of Mission, except for that portion included in Section 108 Part C.1

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 Environmentally Sensitive 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 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 911(8) 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.
A. Accessibility and Use

1. All parking spaces shall be located and designed to permit unobstructed vehicular access to all parking spaces by way of a maneuvering aisle.

2. In Commercial, Industrial, and Institutional areas, parking spaces shall not be accessible directly off a Lane or Street.

3. Visitor 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.

4. In the Rural and Rural Residential designation areas:
   a. Off Street Parking shall use no more than 10% of the Lot Area or 2,025 sq m (21,797 sq ft), whichever is less.

5. In the Suburban designation area:
   a. Off Street Parking shall use no more than 15% of the Lot Area or 535 sq m (5,759 sq ft), whichever is less.
   b. Off Street Parking, or storage, of the following shall be completely enclosed within a Building:
      i. Vehicles exceeding 4,536 kg (10,000 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 vehicles, boat trailers or boats exceeding 7.5 m (24.6 ft) in length.
      iv. More than one unlicensed Vehicle.
      v. Dismantled or wrecked Vehicles.

6. In all other Urban designated areas, including Urban Residential, Urban Compact, Urban Residential Compact, Urban Residential - Compact Cluster, and Ground Oriented Residential designations:
   a. Off Street Parking shall use no more than 20% of the Lot Area.
   b. No Off Street Parking shall be permitted in the required Front Yard, unless on a driveway.
   c. Off Street Parking, or storage, of the following shall be completely enclosed within a Building:
      i. Vehicles exceeding 4,536 kg (10,000 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 vehicles, boat trailers or boats exceeding 7.5 m (24.6 ft) in length.
      iv. More than one unlicensed Vehicle.
      v. Dismantled or wrecked Vehicles.
   d. No parking shall be permitted within 1.5 m (5.0 ft) of any rear or side Lot Line bounded by a Street.
e. In a **Residential Compact (RC)** Zones, *Off Street Parking* shall:

i. Have a single or double enclosed garage for each *Dwelling Unit*.

ii. Shall not be used for:

   i. Vehicles exceeding 4,536 kg (10,000 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. More than one unlicensed Vehicle, or

   iv. Dismantled or wrecked Vehicles.

f. In a Multiple Residential (MR) zone, *Off Street Parking* shall:

i. Provide at least one enclosed parking space per *Dwelling Unit*, within a garage, for *Ground Oriented Multiple Residential Buildings*, and

ii. Not be placed within the required *Front, Rear or Side Yard* setbacks.

**B. Design and Maintenance**

1. Except in the **Rural, Rural Residential** and **Suburban** designated areas, each *Off Street Parking* space and access/maneuvering aisle shall:

   a. be surfaced with asphalt or concrete.

   b. be clearly marked by painted lines or otherwise clearly identified.

   c. be illuminated.

   d. provide adequate curb or wheel stops to prevent a vehicle from obstructing an adjacent pedestrian walkway or causing damage to landscaping.

2. All parking areas shall provide landscaping in accordance with the provisions of Section 111.

3. All parking spaces and aisles shall adhere to best management practices for storm water management as per the requirements within the *Subdivision Development Control and Drainage Bylaw*. 
C. Parking Space Sizes

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

<table>
<thead>
<tr>
<th>Parking Angle (in degrees)</th>
<th>Width of Parking Space</th>
<th>Length of Parking Space</th>
<th>Width of Aisle</th>
<th>Traffic Direction</th>
</tr>
</thead>
<tbody>
<tr>
<td>90</td>
<td>2.6 m (8.5 ft)</td>
<td>5.5 m (18.0 ft)</td>
<td>7.0 m (23 ft)</td>
<td>Two way</td>
</tr>
<tr>
<td>90</td>
<td>2.6 m (8.5 ft)</td>
<td>5.5 m (18.0 ft)</td>
<td>6.5 m (21.3 ft)</td>
<td>Two way – within Building</td>
</tr>
<tr>
<td>90 Compact</td>
<td>2.5 m (8.2 ft)</td>
<td>5.0 m (16.4 ft)</td>
<td>6.5 m (21.3 ft)</td>
<td>Two way</td>
</tr>
<tr>
<td>60</td>
<td>2.6 m (8.5 ft)</td>
<td>5.5 m (18.0 ft)</td>
<td>6.5 m (21.3 ft)</td>
<td>Two way</td>
</tr>
<tr>
<td>60 Compact</td>
<td>2.6 m (8.5 ft)</td>
<td>5.0 m (16.4 ft)</td>
<td>6.5 m (21.3 ft)</td>
<td>Two way</td>
</tr>
<tr>
<td>45</td>
<td>2.6 m (8.5 ft)</td>
<td>5.5 m (18.0 ft)</td>
<td>6.5 m (21.3 ft)</td>
<td>Two way</td>
</tr>
<tr>
<td>45 Compact</td>
<td>2.7 m (8.9 ft)</td>
<td>5.0 m (16.4 ft)</td>
<td>6.5 m (21.3 ft)</td>
<td>Two way</td>
</tr>
<tr>
<td>180 (parallel)</td>
<td>2.6 m (8.5 ft)</td>
<td>6.7 m (22.0 ft)</td>
<td>6.5 m (21.3 ft)</td>
<td>Two way</td>
</tr>
</tbody>
</table>

NOTE: Dimensions for handicapped parking spaces must be as set out in the British Columbia Building Code.

2. Where the total number of required 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”.

3. Parking spaces that abut a wall, retaining wall, fence or similar structure shall have a minimum width of 3.0 m (98 ft).

4. For underground parking, Building support columns shall not intrude into the minimum width or length of parking spaces.

5. Driveways that do not provide access to parking spaces 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.

6. All maneuvering aisles for one-way traffic shall have a minimum width of 3.5 m (11.5 ft).

D. Required Off Street Parking

1. For the purposes of determining a parking requirement, the total capacity for which the Building is designed shall be the numerical measurement for parking requirements.
2. *Off Street Parking* shall be provided on a *Lot* for all the intended uses for the *Lot* in accordance with Section 109 Part D.3.

3. *Off Street Parking* shall be provided for each category of use or specific use in accordance with the following tables:

a. **Accommodation:**

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Number of Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>All uses other than uses listed below:</td>
<td>1 space per sleeping unit</td>
</tr>
<tr>
<td>Campground</td>
<td>1 space per 5 camping spaces to a maximum of 10 spaces</td>
</tr>
</tbody>
</table>

b. **Agricultural Use**

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Number of Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>All uses</td>
<td>n/a</td>
</tr>
</tbody>
</table>

c. **Automotive:**

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Number of Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>All uses other than uses listed below:</td>
<td>2 spaces per 100 sq m (1,076 sq ft) of <em>Floor Space</em>, plus 3 spaces per <em>Vehicle</em> service bay</td>
</tr>
<tr>
<td>Car Wash</td>
<td>1 space per wash bay</td>
</tr>
<tr>
<td>Parking Lot</td>
<td>n/a</td>
</tr>
<tr>
<td>Vehicle Dealership</td>
<td>2 spaces per 100 sq m (1,076 sq ft) of <em>Floor Space</em></td>
</tr>
<tr>
<td>Vehicle Rental</td>
<td>2 spaces per 100 sq m (1,076 sq ft) of <em>Floor Space</em></td>
</tr>
</tbody>
</table>

d. **Cultural:**

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Number of Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>All uses other than uses listed below:</td>
<td>1 space per 4 seats of total capacity of assembly area, plus 3 spaces per 100 sq m (1,076 sq ft) of other <em>Floor Space</em></td>
</tr>
<tr>
<td>Cultural Assembly</td>
<td>1 space per 5 seats of total capacity of assembly area, plus 3 spaces per 100 sq m (1,076 sq ft) of other <em>Floor Space</em></td>
</tr>
<tr>
<td>Gallery</td>
<td>1.5 spaces per 100 sq m (1,076 sq ft) of <em>Floor Space</em></td>
</tr>
<tr>
<td>Museum</td>
<td>1.5 spaces per 100 sq m (1,076 sq ft) of <em>Floor Space</em></td>
</tr>
</tbody>
</table>
e. Entertainment:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Number of Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>All uses other than uses listed below:</td>
<td>1 space per 4 seats of total capacity, or 1 space per 10 sq m (107 sq ft) of Floor Space - to be used only where occupancy is not determined by seating</td>
</tr>
<tr>
<td>Cinema</td>
<td>1 space per 5 seats of total capacity</td>
</tr>
<tr>
<td>Pool and Billiard Hall</td>
<td>1 space per 25 sq m (269 sq ft) of Floor Space</td>
</tr>
</tbody>
</table>

In the Commercial Core area, parking requirements may be reduced by 35% for Entertainment Uses.

f. Food and Beverage:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Number of Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>All uses other than uses listed below:</td>
<td>1 space per 4 seats of total capacity, or 1 spaces per 10 sq m (107 sq ft) of Floor Space - to be used only where occupancy is not determined by seating</td>
</tr>
<tr>
<td>Coffee Shop</td>
<td>1 space per 6 seats of total capacity</td>
</tr>
<tr>
<td>Neighbourhood Public House</td>
<td>1 space per 6 seats of total capacity</td>
</tr>
</tbody>
</table>

g. Industrial:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Number of Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>All uses other than uses listed below:</td>
<td>1 space per 100 sq m (1,076 sq ft) of Floor Space</td>
</tr>
<tr>
<td>Auction-Wholesale</td>
<td>20 spaces, or 1 space per 30 sq m (323 sq ft) of Floor Space</td>
</tr>
<tr>
<td>Heavy Industry</td>
<td>1 space per 150 sq m (1,615 sq ft) of Floor Space</td>
</tr>
<tr>
<td>Industrial Equipment Rental</td>
<td>1 space per 150 sq m (1,615 sq ft) of Floor Space</td>
</tr>
<tr>
<td>Mini-Storage</td>
<td>1 space per 200 sq m (2,153 sq ft) of Floor Space</td>
</tr>
<tr>
<td>Recycling Depot</td>
<td>1 space per 200 sq m (2,153 sq ft) of Floor Space</td>
</tr>
<tr>
<td>Resource Extraction</td>
<td>n/a</td>
</tr>
<tr>
<td>Resource Processing</td>
<td>n/a</td>
</tr>
<tr>
<td>Warehouse</td>
<td>1 space per 200 sq m (2,153 sq ft) of Floor Space</td>
</tr>
</tbody>
</table>
### h. Institutional:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Number of Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>All uses other than uses listed below:</td>
<td>1 space per 35 sq m (376 sq ft) of <em>Floor Space</em></td>
</tr>
<tr>
<td>Care Facility</td>
<td>1 space per 2 beds for employee parking, plus 1 space per 4 beds capacity for visitor parking, plus 2 spaces for drop off</td>
</tr>
<tr>
<td>Cemetery</td>
<td>1 space per 5 seats of total capacity of assembly area</td>
</tr>
<tr>
<td>Child Care Centre - Playschool</td>
<td>1 space per employee, plus 2 spaces for drop off</td>
</tr>
<tr>
<td>Civic Assembly</td>
<td>1 space per 5 seats of total capacity of assembly area, plus 3 spaces per 100 sq m (1,076 sq ft) of other <em>Floor Space</em></td>
</tr>
<tr>
<td>Congregate Care</td>
<td>0.75 spaces per <em>Dwelling Unit</em></td>
</tr>
<tr>
<td>Hospital</td>
<td>1 space per 100 sq m (1,076 sq ft) of <em>Floor Area</em></td>
</tr>
<tr>
<td>Residential Care</td>
<td>1 space per every 3 beds</td>
</tr>
<tr>
<td>Schools – Elementary or Middle</td>
<td>1 space per classroom, plus 9 spaces for drop off, plus 2 spaces for bus loading and drop off</td>
</tr>
<tr>
<td>Schools – Secondary</td>
<td>5 spaces per classroom, plus 2 spaces for bus loading and drop off</td>
</tr>
<tr>
<td>Library</td>
<td>1 space per 100 sq m (1,076 sq ft) of <em>Floor Space</em></td>
</tr>
<tr>
<td>Prison and Detention Facility</td>
<td>1 space per 100 sq m (1,076 sq ft) of <em>Floor Space</em></td>
</tr>
</tbody>
</table>

### i. Office:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Number of Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>All uses other than uses listed below:</td>
<td>3 spaces per 100 sq m (1,076 sq ft) of <em>Floor Space</em></td>
</tr>
</tbody>
</table>

In the Commercial Core area, parking requirements may be reduced by 35% for Office Uses.

### j. Personal Service:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Number of Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>All uses other than uses listed below:</td>
<td>2.5 spaces per 100 sq m (1,076 sq ft) of <em>Floor Space</em></td>
</tr>
<tr>
<td><em>Body Art and Tattoo Parlour</em></td>
<td>1 space per 150 sq m (1,615 sq ft) of <em>Floor Space</em></td>
</tr>
<tr>
<td><em>Medical Clinic</em></td>
<td>4 spaces per 100 sq m (1,076 sq ft) of <em>Floor Space</em></td>
</tr>
<tr>
<td><em>Medical Office</em></td>
<td>3 spaces per 100 sq m (1,076 sq ft) of <em>Floor Space</em></td>
</tr>
<tr>
<td><em>Spa</em></td>
<td>4 spaces per 100 sq m (1,076 sq ft) of <em>Floor Space</em></td>
</tr>
</tbody>
</table>
### k. Recreation:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Number of Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>All uses other than uses listed below:</td>
<td>1 space per 150 sq m (1,615 sq ft) of <em>Floor Space</em></td>
</tr>
<tr>
<td><em>Bowling Alley</em></td>
<td>3 spaces per bowling lane</td>
</tr>
<tr>
<td><em>Commercial Outdoor Recreation</em></td>
<td>1 space per every 4 seats of capacity, or 4 spaces per 100 sq m (1,076 sq ft) of <em>Floor Space</em> - to be used only where occupancy is not determined by seating</td>
</tr>
<tr>
<td><em>Golf Course</em></td>
<td>4 spaces per hole</td>
</tr>
<tr>
<td><em>Golf Driving Range</em></td>
<td>1.5 spaces per tee</td>
</tr>
<tr>
<td><em>Indoor Recreation Facility</em></td>
<td>1 space per 4 seats of total capacity of assembly area, plus 3 spaces per 100 sq m (1,076 sq ft) of other <em>Floor Space</em></td>
</tr>
<tr>
<td><em>Park</em></td>
<td>n/a</td>
</tr>
</tbody>
</table>

### l. Residential:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Number of Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>All uses other than uses listed below:</td>
<td>2 spaces per <em>Dwelling Unit</em></td>
</tr>
<tr>
<td><em>Apartment</em></td>
<td>1.5 spaces per <em>Dwelling Unit</em>, plus 0.2 spaces per <em>Dwelling Unit</em> for visitor parking</td>
</tr>
<tr>
<td><em>Bed and Breakfast</em></td>
<td>1 space per every 2 guest room used</td>
</tr>
<tr>
<td><em>Boarding Use</em></td>
<td>1 space per every 2 guest room used</td>
</tr>
<tr>
<td><em>Detached Garage</em></td>
<td>n/a</td>
</tr>
<tr>
<td><em>Home Occupation</em></td>
<td>1 space per every non-resident employee</td>
</tr>
<tr>
<td><em>Indoor Amenity Space</em></td>
<td>n/a</td>
</tr>
<tr>
<td><em>Mobile Home Park</em></td>
<td>2 spaces per <em>Dwelling Unit</em>, plus 0.2 spaces per <em>Dwelling Unit</em> for visitor parking</td>
</tr>
<tr>
<td><em>Outdoor Amenity Space</em></td>
<td>n/a</td>
</tr>
<tr>
<td><em>Secondary Dwelling Unit</em></td>
<td>1 space - must not impede access to the parking for the primary residential use.</td>
</tr>
<tr>
<td><em>Secondary Family Dwelling</em></td>
<td>2 spaces per <em>Dwelling Unit</em></td>
</tr>
<tr>
<td><em>Stacked Townhouse</em></td>
<td>2 spaces per <em>Dwelling Unit</em>, plus 0.2 spaces per <em>Dwelling Unit</em> for visitor parking</td>
</tr>
<tr>
<td><em>Supportive Recovery</em></td>
<td>1 space per 2 sleeping units</td>
</tr>
<tr>
<td><em>Townhouse</em></td>
<td>2 spaces per <em>Dwelling Unit</em>, plus 0.2 spaces per <em>Dwelling Unit</em> for visitor parking</td>
</tr>
</tbody>
</table>
m. Retail:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Number of Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>All uses &lt; 375 sq m (4,036 sq ft)</td>
<td>2.5 spaces per 100 sq m (1,076 sq ft) of Floor Space</td>
</tr>
<tr>
<td>All uses 376 sq m to 4,500 sq m (4,000 sq ft to 48,439 sq ft)</td>
<td>3 spaces per 100 sq m (1,076 sq ft) of Floor Space</td>
</tr>
<tr>
<td>All uses &gt; 4,501 sq m (48,440 sq ft)</td>
<td>2.5 spaces per 100 sq m (1,076 sq ft) of Floor Space</td>
</tr>
</tbody>
</table>

In the Commercial Core area, parking requirements may be reduced by 35% for Retail Uses.

n. Service:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Number of Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>All uses</td>
<td>2 spaces per 100 sq m (1,076 sq ft) of Floor Space</td>
</tr>
</tbody>
</table>

In the Commercial Core area, parking requirements may be reduced by 35% for Service Uses.

o. Storage

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Number of Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>All uses:</td>
<td>n/a</td>
</tr>
</tbody>
</table>

p. Waterfront:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Number of Required Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>All uses</td>
<td>1 space per 150 sq m (1,615 sq ft) of Floor Space</td>
</tr>
</tbody>
</table>
E. Location of Parking Spaces and Aisles

1. Required off Street 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 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 municipality 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 municipality and the benefiting Lot indicating that such aisles and access way shall be used and maintained solely for access purposes.

F. Pedestrian Movement

1. Any parking area in an area where there is a Commercial Use on the site, with more than 40 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; and
   b. have clearly marked and signed crosswalks where they cross a driveway.
A. Intent

1. Subject to Section 110, 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 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 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 dimension for an off street loading space shall be 3.2 m (10.5 ft) in width, 9.0 m (29.3 ft) in length, and 3.5 m (11.5 ft) in clear height.

E. Access

1. Direct vehicular access from a highway 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 space, to prevent 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 Site having Institutional or Industrial category uses, 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 or Site is more than 400.0 sq m (4,304 sq ft); or

   b. two loading spaces where the Floor Space of the Buildings on a Lot or site is 2,000 sq m (21,528 sq ft) or more.
A. Fencing

1. Unless otherwise provided in this Bylaw, the following shall apply to all Urban zones:
   a. No fence shall be constructed on a Lot to a Height exceeding:
      i. 1.9m (6.2 ft), or
      ii. 1.2m (3.9 ft) when it is located within a required Front Yard or Side Yard on a flanking street.
   b. 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).
   c. In Urban Residential, Urban Compact, Urban Residential Compact, Urban Residential - Compact Cluster, and Ground Oriented Residential designations:
      i. Where the Rear Lot Line of a Lot abuts the Side Lot Line 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 Front Yard or a Side Yard 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.
   d. 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 the property line, on a residential Lot, unless otherwise required as a condition of subdivision approval, shall not exceed 0.6 m (2.0 ft) in Height measured from Natural Grade.
2. The maximum exposed Height of a retaining wall at all other points on the property, on a residential Lot, unless otherwise required as a condition of subdivision approval, shall not exceed 1.2 m (3.9 ft) in Height measured at Finished Grade.
3. The minimum distance between retaining wall structures, on a residential Lot, unless otherwise required as a condition of subdivision approval, shall be 1.2 m (3.9 ft).
4. The maximum slope of Finished Grade between retaining wall structures shall be no more than 1:4.
5. Blank concrete walls and blank retaining wall concrete blocks shall not be permitted.
6. The following sketch plan provides a visual example of the requirements of Section 111 part B.
C. Landscaping

1. The owner of the property is responsible for the placement and proper maintenance of landscaping on the site for all yards and rights-of-ways, up to the edge of the road. All yards visible from the road shall be seeded with grass or sodded within 18 months of occupancy. Alternative forms of landscaping may be substituted for seeding or sodding, provided that all areas of the exposed earth are designed as either flower beds or cultivated gardens.

2. Where landscaping is required by this *Bylaw*, no development shall commence unless:
   a. A landscaping plan or a reclamation plan has been approved by the District of Mission, and
   b. The required security for landscaping has been submitted to the satisfaction of the District.

3. 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 by the development to the standard of landscaping required by the District.

4. Existing landscaping or natural vegetation should be conserved and used to meet the requirements of this Section unless removal is necessary to efficiently accommodate the proposed development. Where practical, vegetation should be relocated on site.

5. In the event that plant material required in an approved development is inappropriate or fails to survive, the District may allow, or require, alternative materials to be substituted.
SECTION 111  
FENCING, RETAINING, 
LANDSCAPING, BUFFERING

6. Landscaping for Parking and Storage areas shall comply with the following regulations:
   
a. All surface parking areas, shall be planted with trees at a minimum of one tree per every 5 spaces. At maturity, trees should be large enough to cover a minimum of 5% of each parking surface.

b. A parking area having 8 or more parking spaces and which is visible from an adjacent site in a residential district or from a road other than a lane shall be fenced or have a screen planting. The location, length, thickness and height of such fence or screen planting shall be in accordance with the landscaping plan approved by the District.

c. Where off-road parking for 30 or more vehicles is provided at grade on a site, there shall be landscaped open space within the parking area. Landscaped open space in the parking areas shall be provided in the minimum amount of 2 sq m for each parking space. The required landscaping shall not be located in one area and shall be placed within the parking area so as to provide visual relief and break up large areas of parking into smaller cells.

d. A garbage collection area, an open storage area, or an outdoor service area, including any loading and vehicular service area, which is visible from an adjacent site in a residential district or from a public road other than a lane, shall be fenced and/or have a screen planting. The location, length, thickness and height of such fence or screen planting shall be in accordance with the landscaping plan approved by Mission. Such fence and/or screen planting shall be maintained to provide effective screening from the ground to a height of 2.0 m.

e. For bulk outdoor storage, including but not limited to auto wrecking, lumber yards, pipe storage and similar uses, where because of height of materials stored, a screen planting would not be sufficient, a fence, earth berm or combination thereof, with sufficient height to substantially block the view, shall be substituted for the requirements of Section 111.4.3.

f. Where, because of conditions not conducive to good horticultural practices, a screen planting cannot reasonably be expected to survive, Mission may require a masonry wall, wood fence, earth berm, or combination thereof, to be substituted for the requirements Section 111.4.3.

g. All screen plantings shall be maintained to provide effective screening from the ground to a height of 2.0 m.

h. In commercial and industrial districts, a landscaped strip of at least 4.0 m wide shall be provided in front yards and flanking side yards where a Parking lot is adjacent to a Highway.

7. Landscaping for Open Space areas on any developed Lot shall comply with the following regulations:
   
a. Grass, ground cover, shrubs, and other landscape materials shall be used to cover all open ground within 6 m (19.7 ft) of any building or paving or other use such as storage.

b. All structures shall be treated with landscaping so as to enhance the appearance of the structure and to screen any unsightly appearance.

c. In all non-residential zones in the URBAN AREA, a minimum of 15% of the total site area shall be devoted to landscaping.
d. Trees shall be included on the landscaping plan and planted in non-vehicular open space to meet the following requirements:

i. One tree for each 25 sq m (269.1 sq ft) and one shrub for each 15 sq m (161.5 sq ft) of required yards in all non INDUSTRIAL AREAS;

ii. One tree for each 46 sq m (495.1 sq ft) of any required yard in the INDUSTRIAL AREA; and

iii. One tree for each 15 sq m (161.5 sq ft) and one shrub for each 10 sq m (107.6 sq ft) of required parking area island provided that there will be at least one tree per parking area island.

8. When existing trees that are retained on a development site are at least 15 cm (6 in) in calliper, they may count double towards meeting the tree requirements of this Section. When existing trees are at least 25 cm (9.8 in) in calliper, they may count triple towards meeting the tree requirements of this Section.

9. All specifications and procedures for the acquisition, installation and maintenance of the landscape are to be done in manner consistent with good horticultural practice.

10. All landscape areas and installations shall meet or exceed the British Columbia Nursery Trades Association Standards and be regularly maintained.

11. All plant materials shall be hardy to Mission and to the location on the site where they are planted.

12. 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.

13. All required landscaping shall conform to the following at installation:

a. 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;

b. Deciduous trees shall be at least 60 mm (2.4 in) calliper;

c. Coniferous trees shall have a minimum height of 2.5 m (8.2 ft);

d. Coniferous shrubs shall have a minimum spread of 450 mm (17.7 in); and

e. Deciduous shrubs shall have a minimum height of 450 mm (17.7 in).
D. Landscaping Security

1. The owner, or the owner’s representative, based on the information provided on the landscape plan as required by a development permit, shall calculate the landscaping costs. If the District does not accept the costs identified by the owner, or the owner’s representative, they may determine a different landscaping cost figure for the purpose of determining the value of the landscaping security.

a. The District may require, as a condition of a development permit, that the owner provide a guaranteed security to ensure that landscaping is provided and maintained for two growing seasons. The security may be cash to a value equal to 110% of the established landscaping costs or an irrevocable letter of credit having the value equivalent to 110% of the established landscaping costs.

b. Where a site is to be developed in phases, landscaping and landscaping security need only be provided on that portion of the site 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 District, without interest payable, until the landscaping has been installed and successfully maintained for two growing seasons.

d. If a letter of credit is offered as the landscaping security, it shall be in a form satisfactory to the District. 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 for two growing seasons, as determined by and to the satisfaction of the District.

e. The owner shall notify the District 30 days prior to the expiry date of the letter of credit, in order to provide sufficient time for the District to inspect the site and to determine if the landscaping is well maintained and development in accordance with the regulations of this Bylaw. If landscaping conditions are satisfactory to the District, 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 District 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 District, when any of the following events occur and are to the satisfaction of the District:

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.
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 District may draw on a cash security or a letter of credit and the amount thereof shall be paid to the District for its use absolutely. All expenses incurred by the District to renew or draw upon a letter of credit shall be reimbursed by the owner to the District 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 District for the specified periods of time and the cash or the proceeds from the letter of credit are insufficient for the District to complete the required work, should it elect to do so, then the owner shall pay such deficiency to the District immediately upon being invoiced. The District 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 District may schedule an inspection of the finished landscaping. Inspections may be made during the normal growing season, approximately April 15 through October 15.

E. Buffering

1. When commercial or industrial development abuts residential development, the District may require that a portion of the required trees be provided along the Yard abutting the residential development.

2. The District of Mission may require a fence or Landscape Screen with a minimum height of 1.5 m (4.9 ft), to be installed where commercial or industrial development is proposed to abut residential development. Where noise is a potential nuisance, the District may require that the fence be designed to attenuate noise.

3. A Use involving the wrecking, salvaging or storing of scrap, damaged vehicles, salvage or other junk not contained within a Building, which existed at the effective date of this bylaw, shall be bounded on all sides by a Landscape Screen of not less than 2.5 m (8.2 ft) in height; and no material shall be stored to a greater height than the Landscape Screen.
A. Zone Intent

1. The intent of these zones is to provide one Single Family Dwelling in the Rural area with a range of agricultural activities and uses with compatible accessory uses. The zones RU80, RU36 and RU16 have different minimum parcel sizes.

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. General Agriculture.
   b. Residential limited to:
      i. One Single Family Dwelling, or
      ii. One Mobile Home.

2. The following Accessory Uses and no others shall be permitted in the RU80, RU36 and RU16 zones:
   a. Agricultural limited to:
      i. Greenhouse, and
      ii. Hobby Greenhouse.
   b. Residential limited to:
      One of,
      i. Bed and Breakfast, or
      ii. Boarding Use, or
      iii. Residential Care use, or
      iv. Secondary Dwelling Unit (Section106 Part F.) limited to:
         i. 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 Mobile Home,
         And,
      v. Detached Garage,
      vi. Home Occupation.
c. Retail limited to:
   i. *Produce Sales*.

d. Storage limited to:
   i. *Enclosed Storage*.

C. Lot Area

1. Except where such a *Lot* existed at the date of adoption of this Bylaw or *Lots* created under Section 104, Part D, each *Lot* shall have a minimum area as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>RU80</td>
<td>8.0 ha</td>
</tr>
<tr>
<td></td>
<td>(19.8 ac)</td>
</tr>
<tr>
<td>RU36</td>
<td>3.6 ha</td>
</tr>
<tr>
<td></td>
<td>(8.9 ac)</td>
</tr>
<tr>
<td>RU16</td>
<td>1.6 ha</td>
</tr>
<tr>
<td></td>
<td>(4.0 ac)</td>
</tr>
</tbody>
</table>

D. Setbacks

1. Residential *Buildings* and *Structures*:

   a. All *Buildings* and *Structures* for non-agricultural uses shall be sited in accordance with the following minimum *Setbacks*:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and/or Accessory Building/Structure</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>4.5 m (14.8 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

   b. 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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>1.5 m (4.9 ft)</td>
<td>3.0 m (9.8 ft)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m (24.6 ft)</td>
<td>1.5 m (4.9 ft)</td>
<td>1.5 m (4.9 ft)</td>
<td>3.0 m (9.8 ft)</td>
</tr>
</tbody>
</table>
2. Agriculture Buildings and Structures:

   a. A Building or Structure for Agriculture, except as provided for in Part D Subsections 2b, 2c and 2d hereof, shall be sited in accordance with the following minimum Setbacks:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture Building/Structure</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
</tr>
</tbody>
</table>

   b. A Building or Structure exceeding 30 sq m (322.9 sq ft) for the keeping of cattle, 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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture Building/Structure</td>
<td>15.0 m (49.2 ft)</td>
<td>15.0 m (49.2 ft)</td>
<td>15.0 m (49.2 ft)</td>
<td>15.0 m (49.2 ft)</td>
</tr>
</tbody>
</table>

   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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture Building/Structure</td>
<td>105.0 m (344.5 ft)</td>
<td>60.0 m (196.9 ft)</td>
<td>60.0 m (196.9 ft)</td>
<td>105.0 m (344.5 ft)</td>
</tr>
</tbody>
</table>

   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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture Building/Structure</td>
<td>105.0 m (344.5 ft)</td>
<td>60.0 m (196.9 ft)</td>
<td>60.0 m (196.9 ft)</td>
<td>105.0 m (344.5 ft)</td>
</tr>
</tbody>
</table>

E. Lot Coverage

1. Buildings shall together cover not more than 15% of the Lot Area.

2. Notwithstanding Section 201, Part E. 1, where a lot existed prior to October 2009 and has a Lot Area less than 1860 sq. m (20,020 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 201, Part G. 1, where a lot existed prior to October 2009 and has a Lot Area less than 1860 sq. m (20,020 sq. ft.), the Impervious Surfaces may be increased to 45%.

H. Number of Residential Buildings

1. Buildings for a *Residential Use* shall be limited to one per Lot except where a *Secondary Dwelling Unit* is located within a *Secondary Family Dwelling*.

I. Height of Buildings

1. The *Height* of the *Principal Building* shall not exceed 11.0 m (36.1 ft).

2. The *Height* of an *Accessory Building* shall not exceed one storey to a maximum of 6.0 m (19.7 ft).

3. The *Height* of a *Building or Structure* for *Agriculture* shall not exceed 15.0 m (49.2 ft).

J. Off Street Parking

1. *Off Street Parking* shall be in accordance with the provisions of Section 109.

K. Greenhouse Use

1. Shall be limited to a maximum of two *Buildings* not exceeding a total area of 150 sq m (1,614.6 sq ft).

2. Where *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.
A. Zone Intent

1. The intent of these zones is to provide one Single Family Dwelling with a Secondary Dwelling Unit in the Rural area, or where an RU zone is currently applied, with a range of agricultural activities and uses with compatible accessory uses. The zones RU80s, RU36s, and RU16s have different minimum parcel sizes.

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. General Agriculture.

   b. Residential limited to:
      i. One Duplex, 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. Agricultural limited to:
      i. Greenhouse,  
      ii. Hobby Greenhouse.

   b. Residential limited to:

      One of:

      i. Bed and Breakfast, or
      ii. Boarding Use, or
      iii. Residential Care, or
      iv. Secondary Dwelling Unit (Section 106 Part F.) limited to one of:
          • Secondary Suite, or
          • Coach House, or
          • Garden Cottage, or
          • 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.
And,

v.  *Detached Garage*,
vi.  *Home Occupation*.

c.  Retail limited to:
   i.  * Produce Sales*.

d.  Storage limited to:
   i.  * Enclosed Storage*.

3. **Conditions of Use:**

   a.  Where a *Duplex* is sited on a lot, a *Secondary Dwelling* is not permitted.

C. **Lot Area**

1.  Except where such a *Lot* existed at the date of adoption of this Bylaw or *Lots* created under **Section 104, Part D**, each *Lot* shall have a minimum area as shown on the following table:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>RU80s</td>
<td>8.0 ha</td>
</tr>
<tr>
<td></td>
<td>(19.8 ac)</td>
</tr>
<tr>
<td>RU36s</td>
<td>3.6 ha</td>
</tr>
<tr>
<td></td>
<td>(8.9 ac)</td>
</tr>
<tr>
<td>RU16s</td>
<td>1.6 ha</td>
</tr>
<tr>
<td></td>
<td>(4.0 ac)</td>
</tr>
</tbody>
</table>

D. **Setbacks**

1.  Residential *Buildings* and *Structures*:

   a.  All new *Buildings* and *Structures* for non-agricultural uses shall be sited in accordance with the following minimum *Setbacks*:

<table>
<thead>
<tr>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal and/or Accessory Building/Structure</strong></td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(24.6 ft)</td>
<td>(14.8 ft)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(14.8 ft)</td>
</tr>
</tbody>
</table>
b. Notwithstanding Section 202, 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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>1.5 m (4.9 ft.)</td>
<td>3.0 m (9.8 ft.)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m (24.6 ft.)</td>
<td>1.5 m (4.9 ft.)</td>
<td>1.5 m (4.9 ft.)</td>
<td>3.0 m (9.8 ft.)</td>
</tr>
</tbody>
</table>

2. Agriculture Buildings and Structures:

a. A Building or Structure for Agriculture, except as provided for in Part D Subsections 2b, 2c and 2d hereof, shall be sited in accordance with the following minimum Setbacks:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agriculture Building/Structure</strong></td>
<td>7.5 m (24.6 ft.)</td>
<td>7.5 m (24.6 ft.)</td>
<td>7.5 m (24.6 ft.)</td>
<td>7.5 m (24.6 ft.)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agriculture Building/Structure</strong></td>
<td>15.0 m (49.2 ft.)</td>
<td>15.0 m (49.2 ft.)</td>
<td>15.0 m (49.2 ft.)</td>
<td>15.0 m (49.2 ft.)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agriculture Building/Structure</strong></td>
<td>105.0 m (344.5 ft.)</td>
<td>60.0 m (196.9 ft.)</td>
<td>60.0 m (196.9 ft.)</td>
<td>105.0 m (344.5 ft.)</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agriculture Building/Structure</strong></td>
<td>105.0 m (344.5 ft.)</td>
<td>60.0 m (196.9 ft.)</td>
<td>60.0 m (196.9 ft.)</td>
<td>105.0 m (344.5 ft.)</td>
</tr>
</tbody>
</table>
SECTION 202

E. Lot Coverage

1. *Buildings* shall together cover not more than 15% of the *Lot Area*.

2. Notwithstanding Section 202, Part E. 1, where a lot existed prior to October 2009 and has a Lot Area less than 1860 sq. m (20,020 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 202, Part G. 1, where a lot existed prior to October 2009 and has a Lot Area less than 1860 sq. m (20,020 sq. ft.), the Impervious Surfaces may be increased to 50%.

H. Number of Residential Buildings

1. *Buildings* for a *Residential Use* shall be limited to one per *Lot* except where a *Secondary Dwelling* is located within a *Coach House*, *Garden Cottage* or a *Secondary Family Dwelling*.

I. Height of Buildings

1. The *Height* of the *Principal Building* shall not exceed 11.0 m (36.1 ft).

2. The *Height* of an *Accessory Building* shall not exceed one storey to a maximum of 6.0 m (19.7 ft).

3. The *Height* of a *Building or Structure* for a *Coach House* shall not exceed 9.0 m (29.5 ft).

4. The *Height* of a *Building or Structure* for *Agriculture* shall not exceed 15.0 m (49.2 ft).

J. Off Street Parking

1. *Off Street Parking* shall be in accordance with the provisions of Section 109.

K. Greenhouse Use

1. Shall be limited to a maximum of two *Buildings* not exceeding a total area of 150 sq m (1,614.6 sq ft).

2. Where *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.
Section 301

Rural Residential Zones

Rural Residential 7 Zone RR7

A. Zone Intent

1. The intent of this zone is to provide one Single Family Dwelling in the Rural Residential area and compatible accessory uses.

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. Agriculture limited to:
      i. Hobby Greenhouse,
      ii. Small Scale Agriculture – provided minimum lot size is 0.36 ha (0.88 ac).
   b. Residential limited to:
      One of:
      i. Bed and Breakfast, or
      ii. Boarding Use, or
      iii. Residential Care
      And,
      iv. Detached Garage,
      v. Home Occupation.
   c. Storage limited to:
      i. Enclosed Storage.
C. Lot Area

1. Except where such a Lot existed at the date of adoption of this Bylaw or Lots created under Section 104, Part D, each Lot shall have a minimum area as shown on the following table:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>RR7</td>
<td>0.7 ha</td>
</tr>
<tr>
<td></td>
<td>(1.73 ac)</td>
</tr>
</tbody>
</table>

2. Bare Land Strata:

   a. Except as otherwise provided, the determination of all regulations shall mean within the each proposed Bare Land Strata Lot.

   b. Each Bare Land Strata Lot shall conform to the minimum Lot Area provisions of the applicable zone; within the RR7 Zone the minimum and average Lot size shall be in accordance with the following:

<table>
<thead>
<tr>
<th>Minimum Lot Size for a Lot within a Bare Land Strata</th>
<th>Average Bare Land Strata Lot Size – Including common property used for roads</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.6 ha (1.5 ac)</td>
<td>0.7 ha (1.73 ac)</td>
</tr>
</tbody>
</table>

D. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>3.0 m (9.8 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>3.0 m (9.8 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
<tr>
<td>Small Scale Agriculture Building/Structure</td>
<td>15 m (49.2 ft)</td>
<td>15 m (49.2 ft)</td>
<td>15 m (49.2 ft)</td>
<td>15 m (49.2 ft)</td>
</tr>
</tbody>
</table>

E. Lot Coverage

1. Buildings shall together cover not more than 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. Number of Residential Buildings
   1. *Buildings for a Residential Use* shall be limited to one per *Lot*.

I. Height of Buildings
   1. The *Height* of the *Principal Building* shall not exceed 11.0 m (36.1 ft).
   2. The *Height* of an *Accessory Building* shall not exceed one storey to a maximum of 6.0 m (19.7 ft).
   3. The *Height* of a *Building or Structure for Hobby Agriculture* use shall not exceed 11.0 m (36.1 ft).

J. Off Street Parking
   1. *Off Street Parking* shall be in accordance with the provisions of Section 109.

K. Hobby Greenhouse Use
   1. Shall be limited to a maximum of two *Buildings* not exceeding a total area of 70 sq m (750 sq ft).
   2. Where *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.
Rural Residential 7 Secondary Dwelling Zone  RR7s

A. Zone Intent

1. The intent of these zones is to provide one Single Family Dwelling with a Secondary Dwelling Unit in the Rural Residential area, or where an RR zone is currently applied, and compatible accessory uses.

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. Agriculture limited to:
      i. Hobby Greenhouse,
      ii. Small Scale Agriculture – provided minimum lot size is 0.36 ha (0.88 ac).
   b. Residential limited to:
      One of:
      i. Bed and Breakfast, or
      ii. Boarding Use, or
      iii. Residential Care, or
      iv. Secondary Dwelling Unit (Section 106 Part F.), provided the Principal Use is not a Duplex, limited to one of:
         • Secondary Suite, or
         • Coach House, or
         • Garden Cottage
      And,
      v. Detached Garage,
      vi. Home Occupation
   c. Storage limited to:
      i. Enclosed Storage.
C. Lot Area

1. Except where such a Lot existed at the date of adoption of this Bylaw or Lots created under Section 104, Part D, each Lot shall have a minimum area as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>RR7s</td>
<td>0.7 ha</td>
</tr>
<tr>
<td></td>
<td>(1.73 ac)</td>
</tr>
</tbody>
</table>

D. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front (m)</th>
<th>Rear (m)</th>
<th>Interior Side (m)</th>
<th>Exterior Side (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5</td>
<td>7.5</td>
<td>3.0 (9.8 ft)</td>
<td>4.5 (14.8 ft)</td>
</tr>
<tr>
<td>Accessory Building</td>
<td>7.5</td>
<td>7.5</td>
<td>3.0 (9.8 ft)</td>
<td>4.5 (14.8 ft)</td>
</tr>
<tr>
<td>Hobby Agriculture</td>
<td>15</td>
<td>15</td>
<td>15 (49.2 ft)</td>
<td>15 (49.2 ft)</td>
</tr>
</tbody>
</table>

E. Lot Coverage

1. Buildings shall together cover not more than 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. Number of Residential Buildings

1. 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.

I. Height of Buildings

1. The Height of the Principal Building shall not exceed 11.0 m (36.1 ft).

2. The Height of an Accessory Building shall not exceed one storey to a maximum of 6.0 m (19.7 ft).

3. The Height of a Building or Structure for a Coach House shall not exceed 9.0 m (29.5 ft).

4. The Height of a Building or Structure for Hobby Agriculture use shall not exceed 11.0 m (36.1 ft).
J. Off Street Parking

1. *Off Street Parking* shall be in accordance with the provisions of Section 109.

K. Hobby Greenhouse Use

1. Shall be limited to a maximum of two *Buildings* not exceeding a total area of 70 sq m (750 sq ft).

2. Where *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.
Suburban 36 Zone S36

A. Zone Intent

1. The intent of this zone is to provide one Single Family Dwelling in the Suburban area serviced by Municipal water and compatible accessory uses.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the S36 Zone:

   a. Residential limited to:
      
      i. One Single Family Dwelling.

2. The following Accessory Uses and no other shall be permitted in the S36 Zone:

   a. Agriculture limited to:
      
      i. Hobby Greenhouse,
      ii. Small Scale Agriculture – provided minimum lot size is 0.36 ha (0.88 ac).

   b. Residential limited to:

      One of:

      i. Bed and Breakfast, or
      ii. Boarding Use, or
      iii. Residential Care

      And,

      iv. Detached Garage,
      v. Home Occupation.

   c. Storage limited to:

      i. Enclosed Storage.
SECTION 401
SUBURBAN ZONES

C. Lot Area

1. Except where such a Lot existed at the date of adoption of this Bylaw or Lots created under Section 104, Part D, each Lot shall have a minimum area as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>S36 with Municipal Water</td>
<td>0.36 ha (0.88 ac)</td>
</tr>
<tr>
<td>S36 without Municipal Water</td>
<td>0.7 ha (1.73 ac)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 401, 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 401, Part C.1 and C.2, where a Lot is deemed to contain a required Streamside Protection and Enhancement Area, such area may be included in the calculation of the minimum Lot Area to a maximum of 50%.

4. Bare Land Strata:

   a. Except as otherwise provided, the determination of all regulations shall mean within the each proposed Bare Land Strata Lot.

   b. Each Bare Land Strata Lot shall conform to the minimum Lot Area provisions of the applicable zone; within the S36 Zone the minimum and average Lot size shall be in accordance with the following:

<table>
<thead>
<tr>
<th>Minimum Lot Size for a Lot within a Bare Land Strata</th>
<th>Average Bare Land Strata Lot Size – including common property used for roads</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.27 ha (0.67 ac)</td>
<td>0.36 ha (0.88 ac)</td>
</tr>
</tbody>
</table>

D. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>3.0 m (9.8 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m (24.6 ft)</td>
<td>1.3 m (4.0 ft)</td>
<td>1.5 m (4.9 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
<tr>
<td>Small Scale Agriculture Building/Structure</td>
<td>15 m (49.2 ft)</td>
<td>15 m (49.2 ft)</td>
<td>15 m (49.2 ft)</td>
<td>15 m (49.2 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 401 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.
3. Notwithstanding Section 401 part D.1, the Buildable Area of any Lot shall be a minimum 150 sq m (1,614.6 sq ft)

E. Lot Coverage

1. Buildings shall together cover not more than 20% 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 30% of the Lot Area.

H. Number of Residential Buildings

1. Buildings for a Residential Use shall be limited to one per Lot.

I. Height of Buildings

1. The Height of the Principal Building shall not exceed 11.0 m (36.1 ft).

2. The Height of an Accessory Building shall not exceed one storey to a maximum of 6.0 m (19.7 ft).

3. The Height of a Building or Structure for Hobby Agriculture use shall not exceed 11.0 m (36.1 ft).

J. Off Street Parking

1. Off Street Parking shall be in accordance with the provisions of Section 109.

K. Hobby Greenhouse Use

1. Shall be limited to a maximum of one Building not exceeding a total area of 35 sq m (750 sq ft).

2. Where Greenhouse use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
A. Zone Intent

1. The intent of these zones is to provide one Single Family Dwelling with a Secondary Dwelling Unit in the Suburban area, or where an S zone is currently applied, and compatible accessory uses.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the S36s 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 S36s zone:

   a. Agriculture limited to:

      i. Hobby Greenhouse
      ii. Small Scale Agriculture – provided minimum lot size is 0.36 ha (0.88 ac).

   b. Residential limited to:

      One of:

      i. Bed and Breakfast, or
      ii. Boarding Use, or
      iii. Residential Care, or
      iv. Secondary Dwelling Unit (Section 106 Part F.), provided the Principal Use is not a Duplex, limited to one of:
          • Secondary Suite, or
          • Coach House, or
          • Garden Cottage.

      And,

      v. Detached Garage,
      vi. Home Occupation.

   c. Storage limited to:

      i. Enclosed Storage.
C. Lot Area

3. Except where such a Lot existed at the date of adoption of this Bylaw or Lots created under Section 104, Part D, each Lot shall have a minimum area as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>S36s with Municipal Water</td>
<td>0.36 ha</td>
</tr>
<tr>
<td></td>
<td>(0.88 ac)</td>
</tr>
<tr>
<td>S36s without Municipal Water</td>
<td>0.7 ha</td>
</tr>
<tr>
<td></td>
<td>(1.73 ac)</td>
</tr>
</tbody>
</table>

4. Notwithstanding Section 402, Part C.1, where a Lot contains an Undevelopable Area, that area shall not be included in the calculation of minimum Lot Area.

5. Notwithstanding Section 402, Part C.1 and C.2, where a Lot is deemed to contain a required Streamside Protection and Enhancement Area, such area may be included in the calculation of the minimum Lot Area to a maximum of 50%.

D. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>3.0 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(24.6 ft)</td>
<td>(9.8 ft)</td>
<td>(14.8 ft)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m</td>
<td>1.3 m</td>
<td>1.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(4.0 ft)</td>
<td>(4.9 ft)</td>
<td>(14.8 ft)</td>
</tr>
<tr>
<td>Small Scale Agriculture Building/Structure</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
</tr>
<tr>
<td></td>
<td>(49.2 ft)</td>
<td>(49.2 ft)</td>
<td>(49.2 ft)</td>
<td>(49.2 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 402 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.

3. Notwithstanding Section 402 part D.1, the Buildable Area of any Lot shall be a minimum 150 sq m (1,614.6 sq ft).

E. Lot Coverage

1. Buildings shall together cover not more than 20% 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 30% of the *Lot Area*.

H. Number of Residential Buildings

1. *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*.

I. Height of Buildings

1. The *Height* of the *Principal Building* shall not exceed 11.0 m (36.1 ft).
2. The *Height* of an *Accessory Building* shall not exceed one storey to a maximum of 6.0 m (19.7 ft).
3. The *Height* of a *Building or Structure* for a *Coach House* shall not exceed 9.0 m (29.5 ft).
4. The *Height* of a *Building or Structure* for *Small Scale Agriculture* use shall not exceed 11.0 m (36.1 ft).

J. Off Street Parking

1. *Off Street Parking* shall be in accordance with the provisions of Section 109.

K. Hobby Greenhouse Use

1. Shall be limited to a maximum of one *Building* not exceeding a total area of 35 sq m (750 sq ft).
2. Where *Greenhouse* use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
A. Zone Intent

1. The intent of these zones is to provide one Single Family Dwelling in the Urban Residential area and compatible accessory uses. The R930, R669, R558, and R465 zones have different parcel sizes.

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:
      i. One Single Family Dwelling.

2. The following Accessory Uses and no other shall be permitted in the R930, R669, R558, and R465 zones:
   a. Agriculture limited to:
      i. Hobby Greenhouse.
   b. Residential limited to:
      One of:
      i. Bed and Breakfast, or
      ii. Boarding Use, or
      iii. Residential Care.
      And,
      iv. Detached Garage,
      v. Home Occupation.
   c. Storage limited to:
      i. Enclosed Storage.
C. Lot Area

1. Except where such a Lot existed at the date of adoption of this Bylaw or Lots created under Section 104, Part D, each Lot shall have a minimum area, width, and depth as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>R930</td>
<td>930 sq m</td>
<td>18.0 m</td>
<td>30.0 m</td>
</tr>
<tr>
<td></td>
<td>(10,010 sq ft)</td>
<td>(59.05 ft)</td>
<td>(98.42 ft)</td>
</tr>
<tr>
<td>R669</td>
<td>669 sq m</td>
<td>18.0 m</td>
<td>30.0 m</td>
</tr>
<tr>
<td></td>
<td>(7,201 sq ft)</td>
<td>(59.05 ft)</td>
<td>(98.42 ft)</td>
</tr>
<tr>
<td>R558</td>
<td>558 sq m</td>
<td>18.0 m</td>
<td>30.0 m</td>
</tr>
<tr>
<td></td>
<td>(6,006 sq ft)</td>
<td>(59.05 ft)</td>
<td>(98.42 ft)</td>
</tr>
<tr>
<td>R465 – Type I</td>
<td>558 sq m</td>
<td>16.0 m</td>
<td>30.0 m</td>
</tr>
<tr>
<td></td>
<td>(6,006 sq ft)</td>
<td>(59.05 ft)</td>
<td>(98.42 ft)</td>
</tr>
<tr>
<td>R465 – Type II*</td>
<td>465 sq m</td>
<td>16.0 m</td>
<td>25.0 m</td>
</tr>
<tr>
<td></td>
<td>(5,005 sq ft)</td>
<td>(52.49 ft)</td>
<td>(82.02 ft)</td>
</tr>
</tbody>
</table>

* In the R465 zone, a maximum of 40% of the total Lots in any one development may be a Type II Lot.

2. Notwithstanding Section 501, 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 501, 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, or used as part of the measurement for minimum Lot Depth or Lot Width.

4. Bare Land Strata:
   a. Except as otherwise provided, the determination of all regulations shall mean within the each proposed Bare Land Strata Lot.
   b. Each Bare Land Strata Lot shall conform to the minimum Lot Area provisions of the applicable zone.
D. Setbacks

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

<table>
<thead>
<tr>
<th>Principal Building</th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6.0 m</td>
<td>7.5 m</td>
<td>1.5 m (4.9 ft) minimum</td>
<td>3.0 m (9.8 ft)</td>
</tr>
<tr>
<td></td>
<td>(19.7 ft)</td>
<td>(24.6 ft)</td>
<td>4.5 m (14.76 ft) total combined</td>
<td></td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m</td>
<td>1.3 m</td>
<td>1.5 m (4.9 ft)</td>
<td>3.0 m (9.8 ft)</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(4.3 ft)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 501, Part D.1, where a lot existed prior to October 2009, all Buildings and Structures shall be sited in accordance with the following minimum Setbacks:

<table>
<thead>
<tr>
<th>Principal Building</th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>6.0 m</td>
<td>7.5 m</td>
<td>1.5 m (4.9 ft)</td>
<td>3.0 m (9.8 ft)</td>
</tr>
<tr>
<td></td>
<td>(19.7 ft)</td>
<td>(24.6 ft)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m</td>
<td>1.3 m</td>
<td>1.5 m (4.9 ft)</td>
<td>3.0 m (9.8 ft)</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(4.3 ft)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. Notwithstanding Section 501, Part D.1, where the lot is a cul-de-sac, all Interior Side Yard Setbacks may be reduced to 1.5 m (4.9 ft).

4. 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).

5. Notwithstanding Section 501 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.

6. Notwithstanding Section 501 Part D.1, the Buildable Area of any Lot shall be a minimum 150 sq m (1,614.6 sq ft).

7. Notwithstanding Section 501 Part D.1, Buildings and Structures on Corner Lots shall be setback a minimum of 1.5 m (4.9 ft) in addition to the minimum Exterior Side Lot Line setback.

E. Lot Coverage

1. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>R930</td>
<td>30%</td>
</tr>
<tr>
<td>R669</td>
<td>35%</td>
</tr>
<tr>
<td>R558</td>
<td>35%</td>
</tr>
<tr>
<td>R465 – Type I</td>
<td>35%</td>
</tr>
<tr>
<td>R465 – Type II</td>
<td>40%</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 501, Part E.1, where a Lot in the Urban Residential area existed prior to 1980 and has a Lot Area less than 465 sq. m (5,005 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 (Garage space, detached or attached, is not used in calculating total floor area):

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
<th>Maximum Floor Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>R930</td>
<td>0.50</td>
<td>511 sq m (5,500 sq ft)</td>
</tr>
<tr>
<td>R669</td>
<td>0.50</td>
<td>362 sq m (3,897 sq ft)</td>
</tr>
<tr>
<td>R558</td>
<td>0.60</td>
<td>353 sq m (3,800 sq ft)</td>
</tr>
<tr>
<td>R465 – Type I</td>
<td>0.60</td>
<td>353 sq m (3,800 sq ft)</td>
</tr>
<tr>
<td>R465 – Type II</td>
<td>0.60</td>
<td>334 sq m (3,595 sq ft)</td>
</tr>
</tbody>
</table>

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 & front verandas are included if they form part of the Storey below the upper most Storey.

3. Notwithstanding Section 501, Part F.1, where a Lot in the Urban Residential area existed prior to 1980 and has Lot Area less than 465 sq. m (5,005 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:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>R930</td>
<td>45%</td>
</tr>
<tr>
<td>R669</td>
<td>45%</td>
</tr>
<tr>
<td>R558</td>
<td>50%</td>
</tr>
<tr>
<td>R465 – Type I</td>
<td>55%</td>
</tr>
<tr>
<td>R465 – Type II</td>
<td>55%</td>
</tr>
</tbody>
</table>

H. Number of Residential Buildings

1. Buildings for a Residential Use shall be limited to one per Lot.
SECTION 501  URBAN RESIDENTIAL ZONES

I. Height of Buildings

1. The intent of the Height of the Principal Building shall permit a two storey Building with a Basement not exceeding 9.5 m (31.1 ft).

2. The Height of an Accessory Building shall not exceed one storey to a maximum of 6.0 m (19.7 ft).

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. Access to the lot, from the Front Lot Line, for Off Street Parking shall be limited to a maximum of 5.0 m (16.4 ft).

K. Hobby Greenhouse Use

1. Shall be limited to a maximum of one Building not exceeding a total area of 20 sq m (215.3 sq ft).

L. Supportive Recovery

1. A Supportive Recovery Use may be permitted as a Residential Use within the R558 zone only, subject to the following conditions. A Supportive Recovery Use shall:

   a. be subject to a Housing Agreement;

   b. have sleeping accommodation for not more than 10 persons (including site staffing);

   c. not be permitted where there is a Residential Care Use, Boarding Use, or a Home Occupation Use on the lot;

   d. not permitted within 250 m of an existing Supportive Recovery Use, or a primary or secondary school; excluding buildings for which a business license has been issued prior to Jan 31, 2009;

   e. be located within 250 m of a public transit stop;

   f. have no indication that the building is used for a purpose other than a Residential Use.
A. Zone Intent

1. The intent of these zones is to provide one Single Family Dwelling with a Secondary Dwelling in the Urban Residential area and compatible accessory uses. The R930s, R669s, R558s, and R465s zones have different parcel sizes.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the R930s, 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 R930s, R669s, R558s, and R465s zones:

   a. Agriculture limited to:
      i. Hobby Greenhouse.

   b. Residential limited to

      One of:

      i. Bed and Breakfast, or
      ii. Boarding Use, or
      iii. Residential Care, or
      iv. Secondary Dwelling Unit (Section 106 Part F.) limited to:
         • Secondary Suite, or
         • Coach House, or
         • Garden Cottage

      And,

      v. Detached Garage,
      vi. Home Occupation.

   c. Storage limited to:
      i. Enclosed Storage.
C. Lot Area

1. Except where such a Lot existed at the date of adoption of this Bylaw or Lots created under Section 104, Part D, each Lot shall have a minimum area, width, and depth as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>R930s</td>
<td>930 sq m (10,010 sq ft)</td>
<td>18.0 m (59.1 ft)</td>
<td>30.0 m (98.4 ft)</td>
</tr>
<tr>
<td>R669s</td>
<td>669 sq m (7,201 sq ft)</td>
<td>18.0 m (59.1 ft)</td>
<td>30.0 m (98.4 ft)</td>
</tr>
<tr>
<td>R558s</td>
<td>558 sq m (6,006 sq ft)</td>
<td>18.0 m (59.1 ft)</td>
<td>30.0 m (98.4 ft)</td>
</tr>
<tr>
<td>R465s – Type I</td>
<td>558 sq m (6,006 sq ft)</td>
<td>16.0 m (52.5 ft)</td>
<td>30.0 m (98.4 ft)</td>
</tr>
<tr>
<td>R465s – Type II*</td>
<td>465 sq m (5,005 sq ft)</td>
<td>16.0 m (52.5 ft)</td>
<td>25.0 m (82.0 ft)</td>
</tr>
</tbody>
</table>

* In the R465s zone, a maximum of 30% of the total Lots in any one development may be a Type II Lot.

2. Notwithstanding Section 502, 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 502, 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, or used as part of the measurement for minimum Lot Depth or Lot Width.

D. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>6.0 m</td>
<td>7.5 m</td>
<td>1.5 m (4.9 ft) minimum</td>
<td>3.0 m (9.8 ft)</td>
</tr>
<tr>
<td></td>
<td>(19.7 ft)</td>
<td>(24.6 ft)</td>
<td>4.5 m (14.76 ft) total combined</td>
<td></td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m</td>
<td>1.3 m</td>
<td>1.5 m (4.9 ft)</td>
<td>3.0 m (9.8 ft)</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(4.3 ft)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 502, Part D.1, where the lot is a cul-de-sac, all Interior Side Yard Setbacks may be reduced to 1.5 m (4.9 ft).

3. 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).

4. Notwithstanding Section 502 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.

5. Notwithstanding Section 502 part D.1, the Buildable Area of any Lot shall be a minimum 150 sq m (1,614.6 sq ft).
SECTION 502
URBAN RESIDENTIAL SECONDARY DWELLING ZONES

6. Notwithstanding Section 502 Part D.1, Buildings and Structures on Corner Lots shall be setback a minimum of 1.5 m (4.9 ft) in addition to the minimum Exterior Side Lot Line setback.

E. Lot Coverage

1. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>R930s</td>
<td>35%</td>
</tr>
<tr>
<td>R669s</td>
<td>35%</td>
</tr>
<tr>
<td>R558s</td>
<td>40%</td>
</tr>
<tr>
<td>R465s – Type I</td>
<td>40%</td>
</tr>
<tr>
<td>R465s – Type II</td>
<td>45%</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 502, Part E.1, where a Lot in the Urban Residential area existed prior to 1980 and has a Lot Area less than 465 sq. m (5,005 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 space, whichever is less, 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):

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
<th>Maximum Floor Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>R930s</td>
<td>0.50</td>
<td>511 sq m (5,500 sq ft)</td>
</tr>
<tr>
<td>R669s</td>
<td>0.50</td>
<td>362 sq m (3,897 sq ft)</td>
</tr>
<tr>
<td>R558s</td>
<td>0.60</td>
<td>353 sq m (3,800 sq ft)</td>
</tr>
<tr>
<td>R465s – Type I</td>
<td>0.60</td>
<td>353 sq m (3,800 sq ft)</td>
</tr>
<tr>
<td>R465s – Type II</td>
<td>0.60</td>
<td>334 sq m (3,595 sq ft)</td>
</tr>
</tbody>
</table>

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 & front verandas are included if they form part of the Storey below the upper most Storey.
3. Notwithstanding Section 502, Part F.1, where a Lot in the Urban Residential area existed prior to 1980 and has Lot Area less than 465 sq. m (5,005 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:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>R930s</td>
<td>50%</td>
</tr>
<tr>
<td>R669s</td>
<td>50%</td>
</tr>
<tr>
<td>R558s</td>
<td>55%</td>
</tr>
<tr>
<td>R465s – Type I</td>
<td>60%</td>
</tr>
<tr>
<td>R465s – Type II</td>
<td>60%</td>
</tr>
</tbody>
</table>

H. Number of Residential Buildings

1. 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.

I. Height of Buildings

1. The intent of the Height of the Principal Building shall permit a two storey Building with a Basement not exceeding 9.5 m (31.1 ft).

2. The Height of an Accessory Building shall not exceed one storey to a maximum of 6.0 m (19.7 ft).

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. Access to the lot for Off Street Parking from the Front Lot Line shall be limited to a maximum width of 5.0 m (16.4 ft).

K. Hobby Greenhouse Use

1. Shall be limited to a maximum of one Building not exceeding a total area of 20 sq m (215.3 sq ft).

L. Outdoor Space

1. A minimum of 20 sq m (215.3 sq ft) shall be provided as private outdoor space for the Secondary Dwelling.
A. Zone Intent

1. The intent of these zones is to provide one compact Single Family Dwelling in the Urban Compact and Urban Residential - Compact areas, and compatible accessory uses in an urban neighbourhood form that allows higher densities.

The RC465, RC372, and RC280 Zones have different parcel sizes.

The RC465 Zone shall be a permitted use in the Urban Residential area as infill development within the Urban Infill and Hatzic Areas.

2. All RC280 Lots shall be developed with Detached Garages with access from a Lane and where possible, all RC372 should be developed with Detached Garages with access from a lane.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the RC465, RC372, and RC280 zones:
   
a. Residential limited to:
      
i. One Single Family Dwelling.

2. The following Accessory Uses and no other shall be permitted in the RC465, RC372, and RC280 zones:

   a. Agriculture limited to:
      
i. Hobby Greenhouse.

   b. Residential limited to:

      One of:
      
i. Boarding Use, or
      ii. Residential Care

      And,

      iii. Detached Garage,
      iv. Home Occupation.
SECTION 601  RESIDENTIAL COMPACT ZONES

c. Storage limited to:
   i. Enclosed Storage.

C. Lot Area

1. Except where such a Lot existed at the date of adoption of this Bylaw or Lots created under Section 104, Part D, each Lot shall have a minimum area, width, and depth as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>RC465</td>
<td>465 sq m</td>
<td>14.0 m</td>
<td>25.0 m</td>
</tr>
<tr>
<td></td>
<td>(5,005 sq ft)</td>
<td>(45.9 ft)</td>
<td>(82.0 ft)</td>
</tr>
<tr>
<td>RC372</td>
<td>372 sq m</td>
<td>12.0 m</td>
<td>30.0 m</td>
</tr>
<tr>
<td></td>
<td>(4,004 sq ft)</td>
<td>(39.4 ft)</td>
<td>(98.4 ft)</td>
</tr>
<tr>
<td>RC280</td>
<td>280 sq m</td>
<td>9.0 m</td>
<td>30.0 m</td>
</tr>
<tr>
<td></td>
<td>(3,014 sq ft)</td>
<td>(29.5 ft)</td>
<td>(98.4 ft)</td>
</tr>
</tbody>
</table>

2. All RC280 Lots shall be developed with Detached Garages with access from a Lane.

3. Notwithstanding Section 601, Part C.1, where a Lot contains an Undevelopable Area, that area shall not be included in the calculation of minimum Lot Area.

4. Notwithstanding Section 601, 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.

D. Setbacks

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

<table>
<thead>
<tr>
<th>RC465:</th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0 m</td>
<td>7.5 m</td>
<td>1.5 m</td>
<td>3.0 m</td>
</tr>
<tr>
<td></td>
<td>(19.7 ft)</td>
<td>(24.6 ft)</td>
<td>(4.9 ft)</td>
<td>(9.8 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m</td>
<td>1.2 m</td>
<td>1.2 m</td>
<td>3.0 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(3.9 ft)</td>
<td>(3.9 ft)</td>
<td>(9.8 ft)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RC372, RC280:</th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>4.0 m</td>
<td>7.5 m</td>
<td>1.2 m</td>
<td>2.5 m</td>
</tr>
<tr>
<td></td>
<td>(13.1 ft)</td>
<td>(24.6 ft)</td>
<td>(3.9 ft)</td>
<td>(8.2 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m</td>
<td>0.5 m</td>
<td>1.2 m</td>
<td>3.0 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(1.6 ft)</td>
<td>(3.9 ft)</td>
<td>(9.8 ft)</td>
</tr>
</tbody>
</table>

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

4. 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).
5. Notwithstanding Section 601 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.

6. Notwithstanding Section 601 Part D.1, the Buildable Area of any Lot shall be a minimum 150 sq m (1,614.6 sq ft).

7. Notwithstanding Section 601 Part D.1, Buildings and Structures on Corner Lots shall be setback a minimum of 1.5 m (4.9 ft) in addition to the minimum Exterior Side Lot Line setback.

E. Lot Coverage

1. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>RC465</td>
<td>40%</td>
</tr>
<tr>
<td>RC372</td>
<td>50%</td>
</tr>
<tr>
<td>RC280</td>
<td>50%</td>
</tr>
</tbody>
</table>

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 (Garage space, detached or attached, is not used in calculating total floor area):

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
<th>Maximum Floor Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>RC465</td>
<td>0.70</td>
<td>335 sq m (3,606 sq ft)</td>
</tr>
<tr>
<td>RC372</td>
<td>0.75</td>
<td>270 sq m (2,906 sq ft)</td>
</tr>
<tr>
<td>RC280</td>
<td>0.75</td>
<td>225 sq m (2,422 sq ft)</td>
</tr>
</tbody>
</table>

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 & front verandas are included if they form part of the Storey below the upper most Storey.
G. Impervious Surfaces

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>RC465</td>
<td>55%</td>
</tr>
<tr>
<td>RC372</td>
<td>55%</td>
</tr>
<tr>
<td>RC280</td>
<td>65%</td>
</tr>
</tbody>
</table>

H. Number of Residential Buildings

1. Buildings for a Residential Use shall be limited to one per Lot.

I. Height of Buildings

1. The intent of the Height of the Principal Building shall permit a two storey Building with a Basement not exceeding 9.5 m (31.1 ft).

2. The Height of an Accessory Building shall not exceed one storey to a maximum of 6.0 m (19.7 ft).

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. Access to the lot for Off Street Parking from the Front Lot Line shall be limited to a maximum of 5.0 m (16.4 ft).

K. Hobby Greenhouse Use

1. Shall be limited to a maximum of one Building not exceeding a total area of 20 sq m (215.3 sq ft).
A. Zone Intent

1. The intent of these zones is to provide one compact *Single Family Dwelling* with a *Secondary Dwelling* in the *Urban Compact* and *Urban Residential - Compact* areas, and compatible accessory uses in an urban neighbourhood form that allows higher densities.

   The **RC465s** shall be a permitted use in the *Urban Residential* area as infill development within the *Urban Infill* and *Hatzic* Areas.

2. Where possible, all **RC372s** lots should be developed with *Detached Garages* with access from a *Lane*.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the **RC465s** and **RC372s** Zone:
   
   a. Residential limited to:
      
      i. *One Single Family Dwelling*.

2. The following **Accessory Uses** and no other shall be permitted in the **RC465s** and **RC372s** Zone:

   a. Agriculture limited to:
      
      i. *Hobby Greenhouse*.

   b. Residential limited to
      
      One of:

      i. *Boarding Use*, or
      ii. *Residential Care*, or
      iii. *Secondary Dwelling Unit* (Section,106 Part F.) limited to:
           • *Secondary Suite*, or
           • *Coach House*, or
           • *Garden Cottage*

      And,

      iv. *Detached Garage*,
      v. *Home Occupation*.

   c. Storage limited to:
      
      i. *Enclosed Storage*. 
C. Lot Area

1. Except where such a Lot existed at the date of adoption of this Bylaw or Lots created under Section 104, Part D, each Lot shall have a minimum area, width, and depth as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>RC465s</td>
<td>465 sq m (5,005 sq ft)</td>
<td>16.0 m (52.5 ft)</td>
<td>25.0 m (82.0 ft)</td>
</tr>
<tr>
<td>RC372s</td>
<td>372 sq m (4,004 sq ft)</td>
<td>12.0 m (52.5 ft)</td>
<td>30.0 m (98.0 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 602, 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 602, 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, or used as part of the measurement for minimum Lot Depth or Lot Width.

D. Setbacks

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

<table>
<thead>
<tr>
<th>RC465s</th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0 m (19.7 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>1.5 m (4.9 ft)</td>
<td>3.0 m (9.8 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m (24.6 ft)</td>
<td>1.2 m (3.9 ft)</td>
<td>1.2 m (3.9 ft)</td>
<td>3.0 m (9.8 ft)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RC372s</th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>4.0 m (13.1 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>1.2 m (3.9 ft)</td>
<td>2.5 m (8.2 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m (24.6 ft)</td>
<td>0.5 m (1.6 ft)</td>
<td>1.2 m (3.9 ft)</td>
<td>3.0 m (9.8 ft)</td>
</tr>
</tbody>
</table>

2. The Front Yard Setback in the RC465s 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).

3. The minimum Setback for any attached garage shall be 6.0 m (19.7 ft).

4. 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).

5. Notwithstanding Section 602 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.
SECTION 602  
RESIDENTIAL COMPACT SECONDARY DWELLING ZONES

6. Notwithstanding Section 602 Part D.1, the Buildable Area of any Lot shall be a minimum 150 sq m (1,614.6 sq ft).

7. Notwithstanding Section 602 Part D.1, Buildings and Structures on Corner Lots shall be setback a minimum of 1.5 m (4.9 ft) in addition to the minimum Exterior Side Lot Line setback.

E. Lot Coverage

1. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>RC465s</td>
<td>45%</td>
</tr>
<tr>
<td>RC372s</td>
<td>55%</td>
</tr>
</tbody>
</table>

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 (A Coach House, Garden Cottage, and garage space, detached or attached, is not used in calculating total floor area):

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
<th>Maximum Floor Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>RC465s</td>
<td>0.70</td>
<td>335 sq m (3,606 sq ft)</td>
</tr>
<tr>
<td>RC372s</td>
<td>0.75</td>
<td>270 sq m (2,906 sq ft)</td>
</tr>
</tbody>
</table>

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 & front verandas are included if they form part of the Storey below the upper most Storey.
G. Impervious Surfaces

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

<table>
<thead>
<tr>
<th>Zone</th>
<th>Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>RC465s</td>
<td>60%</td>
</tr>
<tr>
<td>RC372s</td>
<td>60%</td>
</tr>
</tbody>
</table>

H. Number of Residential Buildings

1. *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*.

I. Height of Buildings

1. The *Height* of the *Principal Building* shall permit a two storey *Building* with a *Basement* not exceeding 10.5 m (34.4 ft).

2. The *Height* of an *Accessory Building* shall not exceed one storey to a maximum of 6.0 m (19.7 ft).

3. The *Height* of an *Accessory Building* for a *Coach House* shall not exceed the *Height* of the *Principal Building* or 8.0 m (26.25 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. Access to the lot for *Off Street Parking* from the Front Lot Line shall be limited to a maximum of 5.0 m (16.4 ft).

K. Hobby Greenhouse Use

1. Shall be limited to a maximum of one *Building* not exceeding a total area of 20 sq m (215.3 sq ft).

L. Outdoor Space

A minimum of 20 sq m (215.3 sq ft) shall be provided as private outdoor space for the *Secondary Dwelling*. 
A. Zone Intent

1. The intent of these zones is to provide one Single Family Dwelling, one Single Family Dwelling with an associated Secondary Dwelling, one Duplex, or one Boarding House (RB558 only) in the Urban Compact and Urban Residential areas and compatible accessory uses.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the RT465 Zone:

   a. Residential limited to:
      
      i. One Duplex provided the minimum Lot Area is 558 sq m (6,006 sq ft), or
      ii. One Single Family Dwelling.

2. The following Principal Uses and no other shall be permitted in the RB558 Zone:

   a. Accommodation limited to:
      
      i. One Boarding House.

   b. Residential limited to:
      
      i. One Single Family Dwelling.

3. The following Accessory Uses and no other shall be permitted in the RT465 and RB558 Zones:

   a. Agriculture limited to:
      
      i. Hobby Greenhouse.

   b. Residential limited to:

      One of:

      i. Secondary Dwelling Unit (Section106 Part F.) limited to:
         • Secondary Suite, or
         • Coach House, or
         • Garden Cottage

      And

      ii. Detached Garage,

      iii. Home Occupation.
c. Storage limited to:
   i. Enclosed Storage.

4. Conditions of Use:
   a. Where a Duplex or a Boarding House is sited on a lot, a Secondary Dwelling is not permitted.

C. Lot Area

1. Except where such a Lot existed at the date of adoption of this Bylaw or Lots created under Section 104, Part D, each Lot shall have a minimum area, width, and depth as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>RT465</td>
<td>465 sq m (5,005 sq ft)</td>
<td>16.0 m (52.5 ft)</td>
<td>30.0 m (98.4 ft)</td>
</tr>
<tr>
<td>RB558</td>
<td>558 sq m (6,006 sq ft)</td>
<td>18.0 m (59.1 ft)</td>
<td>30.0 m (98.4 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 603, 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 603, 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, or used as part of the measurement for minimum Lot Depth or Lot Width.

D. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0 m (19.7 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>1.5 m (4.9 ft) minimum</td>
<td>4.5 m (14.8 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m (24.6 ft)</td>
<td>1.3 m (4.3 ft)</td>
<td>1.5 m (4.9 ft)</td>
<td>3.0 m (9.8 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 603, Part D.1, where the lot is a cul-de-sac, all Interior Side Yard Setbacks may be reduced to 1.5 m (4.9 ft).

3. 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).

4. Notwithstanding Section 603 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.

5. Notwithstanding Section 603 Part D.1, the Buildable Area of any Lot shall be a minimum 150 sq m (1,614.6 sq ft).
E. Lot Coverage

1. **Buildings** shall together cover not more than the **Lot Area** as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>RT465</td>
<td>40%</td>
</tr>
<tr>
<td>RB558</td>
<td>40%</td>
</tr>
</tbody>
</table>

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 (**Coach House**, **Garden Cottage**, and Garage space, detached or attached, is not used in calculating total floor space):

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
<th>Maximum Floor Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>RT465</td>
<td>0.60</td>
<td>353 sq m (3,800 sq ft)</td>
</tr>
<tr>
<td>RB558</td>
<td>0.60</td>
<td>353 sq m (3,800 sq ft)</td>
</tr>
</tbody>
</table>

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 & front verandas are included if they form part of the **Storey** below the upper most **Storey**.

G. Impervious Surfaces

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>RT465</td>
<td>55%</td>
</tr>
<tr>
<td>RB558</td>
<td>55%</td>
</tr>
</tbody>
</table>

H. Number of Residential Buildings

1. **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**.
I. Height of Buildings

1. The intent of the Height of the Principal Building shall permit a two storey Building with a Basement not exceeding 9.5 m (31.1 ft).

2. The Height of an Accessory Building shall not exceed one storey to a maximum of 6.0 m (19.7 ft).

3. The Height of an Accessory Building for a Coach House shall not exceed the Height of the Principal Building or 7.0 m (23.0 ft), whichever is less.

J. Off Street Parking

1. Off Street Parking shall be in accordance with the provisions of Section 108.

2. Off Street Parking shall not occupy more than 30% of the Front Yard.

2. Access to the lot for Off Street Parking from the Front Lot Line shall be limited to a maximum of 5.0 m (16.4 ft).

K. Hobby Greenhouse Use

1. Shall be limited to a maximum of one Building not exceeding a total area of 20 sq m (215.3 sq ft).

L. Supportive Recovery

1. A Supportive Recovery Use may be permitted as a Residential Use on a lot in the RT465 zone only subject to the following conditions. A Supportive Recovery Use shall:

   a. be subject to a Housing Agreement;

   b. have sleeping accommodation for not more than 10 persons (including site staffing);

   c. not be permitted where there is a Duplex, Secondary Dwelling Unit, Boarding Use, or a Home Occupation Use on the lot;

   d. not permitted within 250 m of an existing Supportive Recovery Use, or a primary or secondary school; excluding buildings for which a business license has been issued prior to Jan 31, 2009;

   e. be located within 250 m of a public transit stop;

   f. have no indication that the building is used for a purpose other than a Residential Use.
A. Zone Intent

1. The intent of these zones is to provide low to high density, ground oriented Townhouses in the Multiple Family and Townhouse areas with compatible accessory uses that shall adhere to the Development Permit Guidelines as outlined. The MT30, MT40, MT52 and the MT79 zones have different maximum densities.

   a. The intent of the MT30 zone is to allow ground oriented 2-storey, Townhouses.

   b. The intent of the MT40 zone is to allow ground oriented Townhouses and shall have a combination of 2 and 3 storey units.

   c. The intent of the MT52 zone is to allow ground oriented Townhouses that consist of a combination of 2 and 3 storey units, or are a Stacked Townhouse, or are all 3 storey units.

   d. The intent of the MT79 zone is to allow high density ground oriented Townhouses that consist of a combination of 2 and 3 storey units, or are all 3 storey units.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the MT30, MT40, MT52 and the MT79 zones:

   a. Residential limited to:

      i. Stacked Townhouses, and

      ii. Townhouses.

2. The following Accessory Uses and no other shall be permitted in the MT30, MT40, MT52 and the MT79 zones:

   a. Institutional limited to:

      i. Child Care Centre.

   b. Residential limited to:

      i. Home Occupation,

      ii. Indoor Amenity Space, and

      iii. Outdoor Amenity Space.
c. Storage limited to:

i. Enclosed Storage.

C. Lot Area

1. The minimum Lot Area prior to rezoning must not be less than 0.2 ha (0.5 ac).

2. Notwithstanding Section 701, 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 701, 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. The maximum Density shall be calculated as follows:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>MT30</td>
<td>30 upha (12 upa)</td>
</tr>
<tr>
<td>MT40</td>
<td>40 upha (16 upa)</td>
</tr>
<tr>
<td>MT52</td>
<td>52 upha (21 upa)</td>
</tr>
<tr>
<td>MT79</td>
<td>79 upha (32 upa)</td>
</tr>
</tbody>
</table>

E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0 m (19.7 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m (24.6 ft)</td>
<td>4.5 m (14.8 ft)</td>
<td>1.5 m (4.9 ft)</td>
<td>1.5 m (4.9 ft)</td>
</tr>
</tbody>
</table>

2. 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 ground oriented Multiple Residential unit.

3. Notwithstanding Section 701 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. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>MT30</td>
<td>45%</td>
</tr>
<tr>
<td>MT40</td>
<td>50%</td>
</tr>
<tr>
<td>MT52</td>
<td>55%</td>
</tr>
<tr>
<td>MT79</td>
<td>55%</td>
</tr>
</tbody>
</table>

G. Floor Space

1. The floor space should not exceed the following ratios as listed in the following table (Neither indoor amenity space nor garage space, detached or attached, are used in calculating total floor space):

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>MT30</td>
<td>0.50</td>
</tr>
<tr>
<td>MT40</td>
<td>0.60</td>
</tr>
<tr>
<td>MT52</td>
<td>0.80</td>
</tr>
<tr>
<td>MT79</td>
<td>0.90</td>
</tr>
</tbody>
</table>

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Indoor Amenity Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>MT30</td>
<td>11.0 m (36.1 ft)</td>
<td>11.0 m (36.1 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
<tr>
<td>MT40</td>
<td>13.0 m (42.7 ft)</td>
<td>13.0 m (42.7 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
<tr>
<td>MT52</td>
<td>13.0 m (42.7 ft)</td>
<td>13.0 m (42.7 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
<tr>
<td>MT79</td>
<td>13.0 m (42.7 ft)</td>
<td>13.0 m (42.7 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

I. Indoor Amenity Space

1. Developments that contain 20 units or more shall provide in Indoor Amenity Space at a rate of at least 2.8 sq m (30.0 sq ft) per unit.

2. A Child Care Centre may be provided within the Indoor Amenity Space provided it complies with the following requirements:
   a. have direct access from a highway, independent from the access to the residential uses, and
   b. have direct access to an open space and play area within the lot.
J. Outdoor Amenity Space

1. *Outdoor Amenity Space* shall be provided at a rate of at least 50 sq m (549 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 with a minimum area of 100 sq m (1,076 sq ft).

K. Off Street Parking

1. *Off Street Parking* shall be in accordance with the provisions of Section 109.

2. Parking within the required setbacks is not permitted.

3. 75% of the required resident parking spaces must be provided as parking within the building envelope and each *Dwelling Unit* shall supply at least one space within the *Building envelope*.

4. *Tandem Parking* for ground oriented Townhouses shall comply with the following regulations:

   a. Are only allowed in the MT40, MT52 and MT79 zones.

   b. In the MT40, and MT52 zones, are only allowed for a maximum of 50% of the units and are limited to *Internal Unit* only.
Multiple Family 52 Rowhouse Zone  MR52

A. Zone Intent

1. The intent of this zone is to provide medium density; ground oriented Row Houses on a fee simple lot with a zero interior lot line setback in the Multiple Family and Townhouse areas with compatible accessory uses.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the MR52 Zone:
   a. Residential limited to:
      i. One Row House on each lot contained within a Multiple Unit Residential Building.

2. The following Accessory Uses and no other shall be permitted in the MR52 zone:
   a. Residential limited to:
      i. Detached Garage, and
      ii. Home Occupation.
   b. Storage limited to:
      i. Enclosed Storage.

C. Lot Area

1. The minimum Area prior to rezoning and subdivision must not be less than 0.2 ha (0.5 ac).

2. Lots created through subdivision in this zone shall comply with the following minimum standards:

<table>
<thead>
<tr>
<th></th>
<th>Area</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Internal Lot</strong></td>
<td>165 sq m</td>
<td>6.0 m</td>
<td>28.0 m</td>
</tr>
<tr>
<td></td>
<td>(1,776.0 sq ft)</td>
<td>(19.7 ft)</td>
<td>(91.9 ft)</td>
</tr>
<tr>
<td><strong>End Lot</strong></td>
<td>200 sq m</td>
<td>7.2 m</td>
<td>28.0 m</td>
</tr>
<tr>
<td></td>
<td>(2,152.8 sq ft)</td>
<td>(23.6 ft)</td>
<td>(91.9 ft)</td>
</tr>
<tr>
<td><strong>Corner Lot</strong></td>
<td>226 sq m</td>
<td>8.7 m</td>
<td>28.0 m</td>
</tr>
<tr>
<td></td>
<td>(2,432.6 sq ft)</td>
<td>(28.5 ft)</td>
<td>(91.9 ft)</td>
</tr>
</tbody>
</table>

3. Notwithstanding Section 702, Part C.1, where a Lot contains an Undevelopable Area, that area shall not be included in the calculation of minimum Lot Area.

4. Notwithstanding Section 702, 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, or used as part of the measurement for minimum Lot Depth or Lot Width.
SECTION 702   MULTIPLE FAMILY ROWHOUSE ZONES

D. Density

1. The maximum density shall be calculated as follows:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>MR52</td>
<td>52 upha (21 upa)</td>
</tr>
</tbody>
</table>

2. No more than six dwelling units shall be attached in a row to one another within each Row House Building.

E. Setbacks

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

<table>
<thead>
<tr>
<th>Principal Building:</th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Internal Lot</td>
<td>3.5 m (11.5 ft)</td>
<td>12.5 m (41.0 ft)</td>
<td>0.0 m (0.0 ft)</td>
<td>n/a</td>
</tr>
<tr>
<td>- End Lot</td>
<td>3.5 m (11.5 ft)</td>
<td>12.5 m (41.0 ft)</td>
<td>0.0 m (0.0 ft)</td>
<td>1.2 m (3.9 ft)</td>
</tr>
<tr>
<td>- Corner Lot</td>
<td>3.5 m (11.5 ft)</td>
<td>12.5 m (41.0 ft)</td>
<td>0.0 m (0.0 ft)</td>
<td>2.7 m (8.9 ft)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m (24.6 ft)</td>
<td>0.5 m (1.6 ft)</td>
<td>0.0 m (0.0 ft) minimum</td>
<td>1.2 m (3.9 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 702 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. Notwithstanding Section 702 Part E.1, the Buildable Area of any Lot shall be a minimum 150 sq m (1,614.6 sq ft).

F. Lot Coverage

1. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Lot Coverage</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal Lot</td>
<td>60%</td>
</tr>
<tr>
<td>End Lot</td>
<td>50%</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>50%</td>
</tr>
</tbody>
</table>

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 outlined in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>MR52</td>
<td>9.5 m (31.2 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

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.

2. A driveway from the lot shall be permitted only from a rear lane.

3. A minimum of 2 off-street parking spaces shall be provided for each dwelling unit at the rear of the lot.

4. A detached garage shall be provided on the lot and must be located at a minimum of 5.5 m (18.0 ft) from the rear of the dwelling unit.

5. There shall be no more than one off-street parking space within the garage.

6. The floor area of a garage shall not exceed 22 sq m (240 sq ft).

7. The driveway width shall not exceed 6m (19.7 ft).

8. Outside parking or storage of campers, boats or trailers shall not be permitted.
A. Zone Intent

1. The intent of these zones is to provide medium to high density Apartment Buildings in an urban setting with compatible accessory uses. The MA52, MA80, and MA135 zones all have different maximum densities.
   a. The intent of the MA52 zone is to allow 3 storey Apartment Buildings.
   b. The intent of the MA80 zone is to allow up to 4 storey Apartment Buildings.
   c. The intent of the MA135 zone is to allow up to 4 storey Apartment Buildings.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the MA52, MA80, and MA135 zones:
   a. Residential limited to:
      i. Apartments.

2. The following Accessory Uses and no other shall be permitted in the MA52, MA80, and MA135 zones:
   a. Institutional limited to:
      i. Child Care Centre.
   b. Residential Uses limited to:
      i. Home Occupation,
      ii. Indoor Amenity Space, and
      iii. Outdoor Amenity Space.
   c. Storage limited to:
      i. Enclosed Storage.
SECTION 703  
MULTIPLE FAMILY APARTMENT ZONES

C. Lot Area

1. The minimum Lot Area prior to rezoning must not be less than 0.2 ha (0.5 ac).

2. Notwithstanding Section 703, 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 703, 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. The maximum density shall be calculated as follows:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>MA52</td>
<td>52 upha (21 upa)</td>
</tr>
<tr>
<td>MA80</td>
<td>80 upha (32 upa)</td>
</tr>
<tr>
<td>MA135</td>
<td>135 upha (54 upa)</td>
</tr>
</tbody>
</table>

E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>7.5 m</td>
</tr>
<tr>
<td></td>
<td>(19.7 ft)</td>
<td>(24.6 ft)</td>
<td>(24.6 ft)</td>
<td>(24.6 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m</td>
<td>4.5 m</td>
<td>1.5 m</td>
<td>1.5 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(14.8 ft)</td>
<td>(4.9 ft)</td>
<td>(4.9 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 703 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. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>MA52</td>
<td>40%</td>
</tr>
<tr>
<td>MA80</td>
<td>40%</td>
</tr>
<tr>
<td>MA135</td>
<td>40%</td>
</tr>
</tbody>
</table>
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 (Neither indoor amenity space nor parking spaces, are used in calculating total floor area):

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>MA52</td>
<td>0.75</td>
</tr>
<tr>
<td>MA80</td>
<td>1.00</td>
</tr>
<tr>
<td>MA135</td>
<td>1.25</td>
</tr>
</tbody>
</table>

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Indoor Amenity Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>MA52</td>
<td>11.0 m (36.1 ft)</td>
<td>11.0 m (36.1 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
<tr>
<td>MA80</td>
<td>13.0 m (42.7 ft)</td>
<td>11.0 m (36.1 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
<tr>
<td>MA135</td>
<td>15.0 m (49.2 ft)</td>
<td>13.0 m (42.7 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

I. Indoor Amenity Space

1. Developments that contain 25 units or more shall provide in Indoor Amenity Space at a rate of at least 2.8 sq m (30.0 sq ft) per unit.

2. The Indoor Amenity Space may house a Child Care Centre provided they comply with the following requirements:
   a. Have direct access from a highway, independent from the access to the residential uses, and
   b. Have direct access to an open space and play area within the lot.

J. Outdoor Amenity Space

1. Outdoor Amenity Space shall be provided at a rate of at least 50 sq m (549 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 Parking

1. *Off Street Parking* shall be in accordance with the provisions of Section 109.

2. Parking within the required setbacks is not permitted.

3. 75% of the required resident parking spaces must be provided as underground parking or as parking within the *Building* envelope.
Multiple Family Mobile Home Park Zone

**A. Zone Intent**

1. The intent of this zone is to provide for a Mobile Home Park containing a minimum of 25 and a maximum of 160 Mobile Homes.

**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. Mobile Home Park.

2. The following **Accessory Uses** and no other shall be permitted in the MMP zone:
   
a. Residential limited to the following:
   
   i. Detached Garage,
   
   ii. Home Occupation,
   
   iii. Indoor Amenity Space, and
   
   iv. Outdoor Amenity Space.

   b. Storage limited to:

   i. Enclosed Storage.

**C. Lot Area**

1. A Mobile Home Park shall not be permitted on a lot of less than 2 ha (4.942 ac).

**D. Density**

1. The density for a Mobile Home Park shall not exceed 20 dwelling units per hectare (8 units per acre) of site area.

2. Mobile Home Park developments must be strata titled.

3. The minimum parcel size for each mobile home strata site shall be 335 sq m (3,605 sq ft) with a minimum frontage to an internal road of 12.0 m (39.37 ft).
SECTION 704  
MOBILE HOME PARK ZONES

E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>6.0 m</td>
</tr>
<tr>
<td></td>
<td>(19.7 ft)</td>
<td>(19.7 ft)</td>
<td>(19.7 ft)</td>
<td>(19.7 ft)</td>
</tr>
<tr>
<td><strong>Mobile Homes from strata site boundaries</strong></td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>1.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(19.7 ft)</td>
<td>(19.7 ft)</td>
<td>(4.92 ft)</td>
<td>(14.8 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>6.0 m</td>
<td>1.5 m</td>
<td>1.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(19.7 ft)</td>
<td>(4.92 ft)</td>
<td>(4.92 ft)</td>
<td>(14.8 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 704 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

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Indoor Amenity Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>MMP</td>
<td>4.5 m</td>
<td>11.0 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(14.8 ft)</td>
<td>(36.1 ft)</td>
<td>(14.8 ft)</td>
</tr>
</tbody>
</table>

I. Indoor Amenity Space

1. Developments that contain 20 units or more shall provide in Indoor Amenity Space at a rate of at least 2.8 sq m (30.0 sq ft) per unit.

2. A Child Care Centre may be provided within the Indoor Amenity Space provided it complies with the following requirements:
   a. have direct access from a highway, independent from the access to the residential uses, and
   b. have direct access to an open space and play area within the Lot.
J. Outdoor Amenity Space

1. *Outdoor Amenity Space* shall be provided at a rate of at least 2.8 sq m (30.0 sq ft) per unit.

2. Shall have a slope of 5% or less.

4. For developments that contain 10 or more units, a level children’s play area with play equipment shall be provided.

K. Off Street Parking

1. *Off Street Parking* shall be in accordance with the provisions of Section 109.

2. Parking within the required setbacks is not permitted.
A. Zone Intent

1. The intent of these zones is to provide for convenience shopping needs of local residents within the Rural Area, Rural Residential Area and the Suburban Area.

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. Café,
      ii. Coffee Shop, and
      iii. Restaurant.
   b. Personal Service limited to:
      i. Barber Shop,
      ii. Body Art and Tattoo Parlour,
      iii. Cleaning and Repair of Clothing,
      iv. Hair and Body Salon,
      v. Medical Clinic,
      vi. Medical Offices and
      vii. Spa.
   c. Retail limited to:
      i. Convenience Store and
      ii. Video Rental.

2. The following Accessory Uses and no other shall be permitted in the CR and CRL zones:
   a. Residential limited to:
      i. One Dwelling Unit per lot provided the Dwelling Unit is located within the Principal Use Building.
   b. Retail limited to:
      i. Rural Agency Store – CRL zone only.
   c. Storage limited to:
      i. Enclosed Storage.
3. Conditions of Use:

   a. The *Principal Use Building* shall be limited to a maximum of 225 sq m (2,421.8 sq ft).

C. Lot Area

1. The minimum *Lot Area* shall not be less than 0.4 ha (1.0 ac).

2. Notwithstanding Section 801, 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 801, 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. The maximum density for the residential component of any development is 1 unit per *Lot*.

E. Setbacks

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>4.5 m (14.8 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m (24.6 ft)</td>
<td>4.5 m (14.8 ft)</td>
<td>4.5 m (14.8 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 801 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. *Buildings* shall together cover not more than the *Lot Area* as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CR</td>
<td>20%</td>
</tr>
<tr>
<td>CRL</td>
<td>20%</td>
</tr>
</tbody>
</table>
G. Floor Space

1. The floor space should not exceed the following ratios as listed in the following table (Garage space, detached or attached, is not used in calculating total floor area):

<table>
<thead>
<tr>
<th>Zone</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>CR</td>
<td>0.20</td>
</tr>
<tr>
<td>CRL</td>
<td>0.20</td>
</tr>
</tbody>
</table>

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CR</td>
<td>11.0 m (36.1 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
<tr>
<td>CRL</td>
<td>11.0 m (36.1 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

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.
Commercial Local One Zone

A. Zone Intent

1. The intent of this zone is to provide for local small scale commercial shopping, intended to meet the convenience needs of local residents within the Commercial Area. The CL1 zone shall be located along collector or arterial designated streets and must be located within the water and sewer specified area.

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. Café,
      ii. Coffee Shop, and
      iii. Restaurant.

   b. Personal Service limited to:
      
      i. Barber Shop,
      ii. Body Art and Tattoo Parlour,
      iii. Cleaning and Repair of Clothing,
      iv. Hair and Body Salon,
      v. Medical Clinic,
      vi. Medical Offices, and
      vii. Spa.

   c. Retail limited to:
      
      i. Convenience Store, and
      ii. Video Rental

2. The following Accessory Uses and no other shall be permitted in the CL1 zones:

   a. Residential limited to:
      
      i. One Dwelling Unit per lot provided the Dwelling Unit is located within the Principal Use Building.

   b. Storage limited to:
      
      i. Enclosed Storage.
C. Lot Area

1. The minimum Lot Area must not be less than 930 sq m (10,010 sq ft).

2. Notwithstanding Section 802, 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 802, 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. The maximum density for the residential component of any development is 1 unit per Lot.

E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>3.0 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(19.7 ft)</td>
<td>(19.7 ft)</td>
<td>(9.8 ft)</td>
<td>(14.7 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m</td>
<td>4.5 m</td>
<td>4.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(14.8 ft)</td>
<td>(14.8 ft)</td>
<td>(14.8 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 802 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. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CL1</td>
<td>65%</td>
</tr>
</tbody>
</table>

G. Floor Space

1. The floor space should not exceed the following ratios as listed in the following table (Garage space, detached or attached, is not used in calculating total floor area):

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>CL1</td>
<td>0.60</td>
</tr>
</tbody>
</table>
H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CL1</td>
<td>11.0 m (36.1 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

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.

2. Parking within the required setbacks is not permitted.
A. Zone Intent

1. The intent of this zone is to provide for the personal and daily shopping needs in a Neighbourhood Centre with a supermarket or pharmacy (drug store) as an anchor, located within the Commercial area. The CNC1 zone shall be located along an arterial designated street, be pedestrian friendly, have a street presence, and must be located within the water and sewer specified area.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the CNC1 zone:

   a. Entertainment limited to:

      i. Banquet Hall, and
      ii. Pool and Billiard Hall.

   b. Food and Beverage limited to:

      i. Café,
      ii. Coffee Shop, and
      iii. Restaurant.

   c. Institutional limited to:

      i. Artisan Studio,
      ii. Child Care Centres, and
      iii. Civic Assembly.

   d. Office limited to:

      i. Government Services, and
      ii. General Office Use.

   e. Personal Services limited to:

      i. Barber Shop,
      ii. Body Art and Tattoo Parlour,
      iii. Cleaning and Repair of Clothing,
      iv. Hair and Body Salon,
      v. Medical Clinic,
      vi. Medical Offices and
      vii. Spa.
f. Recreation limited to:
   i. Indoor Recreation Facility.

g. Residential limited to:
   i. Apartment Building provided it:
      i. Forms an integral part of a commercial Building on the lot,
      ii. Are not be located on the 1st storey, 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. Bakery,
   iii. Butcher,
   iv. Convenience Store,
   v. Flea Market,
   vi. Furniture Store,
   vii. Garden Supply Store,
   viii. Household Equipment Rental,
   ix. Liquor Store,
   x. Medical Related Retail Store,
   xi. Pharmacy,
   xii. Retail Store,
   xiii. Specialty Food Store,
   xiv. Supermarket, and
   xv. Video Rental.

i. Service limited to:
   i. Appliance Repair,
   ii. Beverage Container Return Centre,
   iii. Community Service,
   iv. Dog and Cat Daycare Kennel,
   v. Drive-through Service,
   vi. Financial, Insurance and Real Estate,
   vii. General Service Use, and
   viii. Veterinary Clinic.

2. The following Accessory Uses and no other shall be permitted in the CNC1 zone:
   a. 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 803, 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 803, 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. The maximum density for the residential portion of the development shall be calculated as follows:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>CNC1</td>
<td>52 upha (21 upa)</td>
</tr>
</tbody>
</table>

E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0 m (19.7 ft)</td>
<td>6.0 m (19.7 ft)</td>
<td>3.0 m (9.8 ft)</td>
<td>4.5 m (14.7 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m (24.6 ft)</td>
<td>4.5 m (14.8 ft)</td>
<td>4.5 m (14.8 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

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.

F. Lot Coverage

1. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CNC1</td>
<td>60%</td>
</tr>
</tbody>
</table>
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, nor underground parking space is used in calculating total floor area).

<table>
<thead>
<tr>
<th>Zone</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>CNC1</td>
<td>1.50</td>
</tr>
</tbody>
</table>

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

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CNC1</td>
<td>11.0 m (36.1 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

I. Indoor Amenity Space

1. Developments that contain 25 Multiple-unit Apartment units or more shall provide in Indoor Amenity Space at a rate of at least 2.8 sq m (30.0 sq ft) per unit.

2. The Indoor Amenity Space Can house a Child Care Centre provided they comply with the following requirements:
   a. Have direct access from a highway, independent from the access to the residential uses.
   b. Have direct access to an open space and play area within the Lot.

J. Outdoor Amenity Space

1. Outdoor Amenity Space shall be provided at a rate of at least 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 Parking

1. Off Street Parking shall be in accordance with the provisions of Section 109.

2. Parking within the required setbacks is not permitted.
SECTION 804
COMMERCIAL HIGHWAY ZONES

Commercial Highway One Zone  CH1
Commercial Highway Two Zone  CH2

A. Zone Intent

1. The intent of the Commercial Highway One (CH1) zone is to provide for a broad range of businesses to serve the general retail, office, service and shopping needs of the community located along the Lougheed Highway corridor in the Commercial area.

2. The intent of the Commercial Highway Two (CH2) zone is to provide for a broad range of businesses to serve the general retail, office, service and auto-oriented shopping needs of the community that are located along the Provincial Highway corridors (Highway #7 and Highway #11) and located within the Commercial area only. The Commercial Highway Two (CH2) zone allows Drive-through Restaurants 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. 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 Parlour,
      ii. Arcade,
      iii. Banquet Hall,
      iv. Cinema,
      v. Night Club, and
      vi. Pool and Billiard Hall.
SECTION 804
COMMERCIAL HIGHWAY ZONES

e. Food and Beverage limited to:
   i. Café,
   ii. Coffee Shop,
   iii. Drive-through Restaurant (CH2 zone only), and
   iv. Restaurant.

f. Industrial limited to:
   i. Light Manufacturing.

g. Institutional limited to:
   i. Adult Educational Institution,
   ii. Child Care Centre,
   iii. Civic Assembly,
   iv. College,
   v. Educational Facility,
   vi. Trade School, and
   vii. University.

h. Office limited to:
   i. Escort Service,
   ii. Government Service,
   iii. General office Use, and
   iv. Administrative Office Use.

i. Personal Service limited to
   i. Barber Shop,
   ii. Body Art and Tattoo Parlour,
   iii. Body Rub Parlour,
   iv. Cleaning and Repair of Clothing,
   v. Hair and Body Salon,
   vi. Medical Clinic, and
   vii. Spa.

j. Recreation limited to:
   i. Bowling Alley, and
   ii. Indoor Recreation Facility.

k. Residential limited to:
   i. Apartments provided they:
1. Form an integral part of a commercial Building on the lot,
2. Are not be located on the 1st storey, and
3. Are the only Use in a storey and in all other storeys above the Residential Use.

i. Retail limited to:
   i. Adult Entertainment Store,
   ii. Adult Video Store,
   iii. Auction-Retail,
   iv. Bakery,
   v. Building Supply Store,
   vi. Butcher,
   vii. Convenience Store,
   viii. Flea Market,
   ix. Furniture Store,
   x. Garden Supply Store,
   xi. Household Equipment Rental,
   xii. Liquor Store,
   xiii. Pawnshop,
   xiv. Pharmacy,
   xv. Produce Sales,
   xvi. Retail Store,
   xvii. Retail Warehouse,
   xviii. Rural Agency Store,
   xix. Second Hand Store,
   xx. Shopping Centre,
   xxi. Specialty Food,
   xxii. Supermarket,
   xxiii. Tobacconist (not permitted within 100 meters of a property zoned Core Commercial Downtown One (CCD1)); and
   xxiv. Video Rental.

m. Service limited to:
   i. Appliance Repair,
   ii. Beverage Container Return Centre,
   iii. Cheque Cashing and Payday Loans (not permitted within 100 meters of a property zoned Core Commercial Downtown One (CCD1));
   iv. Community Service,
   v. Dog and Cat Daycare Kennel,
   vi. Drive-through Service,
   vii. Financial, Insurance and Real Estate,
   viii. Funeral Parlour and/or Memorial Service Facility,
   ix. General Service Use,
   x. Photocopying, and
   xi. Veterinary Clinic.
2. The following **Accessory Uses** and no other shall be permitted in the CH1 and CH2 zones:

   a. Storage limited to the following:
      
      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 804, 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 804, 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. The maximum density for the residential portion of the development shall be calculated as follows:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>CH1</td>
<td>80 upha (32 upa)</td>
</tr>
<tr>
<td>CH2</td>
<td>80 upha (32 upa)</td>
</tr>
</tbody>
</table>

E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>3.0 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(19.7 ft)</td>
<td>(19.7 ft)</td>
<td>(9.8 ft)</td>
<td>(14.7 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m</td>
<td>4.5 m</td>
<td>4.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(14.8 ft)</td>
<td>(14.8 ft)</td>
<td>(14.8 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 804 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. **Buildings** shall together cover not more than the **Lot Area** as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CH1</td>
<td>75%</td>
</tr>
<tr>
<td>CH2</td>
<td>75%</td>
</tr>
</tbody>
</table>
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).

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>CH1</td>
<td>2.0</td>
</tr>
<tr>
<td>CH2</td>
<td>2.0</td>
</tr>
</tbody>
</table>

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CH1</td>
<td>14.0 m (45.9 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
<tr>
<td>CH2</td>
<td>14.0 m (45.9 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

I. Indoor Amenity Space

1. Developments that contain 15 units or more shall provide in Indoor Amenity Space at a rate of at least 2.8 sq m (30.0 sq ft) per unit.

2. The Indoor Amenity Space Can house a Child Care Centre provided they comply with the following requirements:
   a. Have direct access from a highway, independent from the access to the residential uses; and
   b. Have direct access to an open space and play area within the lot.

J. Outdoor Amenity Space

1. Outdoor Amenity Space shall be a minimum of 2.8 sq m (30.0 sq ft) per unit.

2. Shall have a slope of 5% or less.

5. For developments that contain 10 or more units, a level children’s play area with play equipment shall be provided.

K. Off Street Parking

1. Off Street Parking shall be in accordance with the provisions of Section 109.

2. Parking within the required setbacks is not permitted.

3. All residential parking shall be provided within the Building envelope, including underground parking.
SECTION 805  COMMERCIAL GAMING ZONES

Commercial Community Gaming Zone  CCG

A. Zone Intent

1. The intent of this zone is to provide for community gaming and for a broad range of businesses to serve the general retail, office, service and personal shopping needs of the community in the Commercial and Waterfront designation areas.

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. 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 Parlour,
      ii. Arcade,
      iii. Banquet Hall,
      iv. Bingo Hall,
      v. Community Gaming Centre,
      vi. Cinema,
      vii. Night Club, and
      viii. Pool and Billiard Hall.

   e. Food and Beverage limited to:

      i. Café,
      ii. Coffee Shop, and
      iii. Restaurant.
f. Industrial limited to:
   i. Light Manufacturing.

g. Institutional limited to:
   i. Adult Educational Institution,
   ii. Child Care Centre,
   iii. Civic Assembly,
   iv. College,
   v. Educational Facility,
   vi. Trade School, and
   vii. University.

h. Office limited to:
   i. Government Service,
   ii. General office Use, and
   iii. Administrative Office Use.

i. Personal Service limited to
   i. Barber Shop,
   ii. Body Art and Tattoo Parlour,
   iii. Cleaning and Repair of Clothing,
   iv. Hair and Body Salon,
   v. Medical Clinic, and
   vi. Spa.

j. Recreation limited to:
   i. Bowling Alley, and
   ii. Indoor Recreation Facility.

k. Residential limited to:
   i. Apartments provided they:
      4. Form an integral part of a commercial Building on the lot,
      5. Are not be located on the 1st storey, and
      6. Are the only Use in a storey and in all other storeys above the Residential Use.
SECTION 805
COMMERCIAL GAMING ZONES

I. Retail limited to:

i. Adult Entertainment Store,
ii. Adult Video Store,
iii. Auction-Retail,
iv. Bakery,
v. Building Supply Store,
vi. Butcher,
vii. Convenience Store,
viii. Flea Market,
ix. Furniture Store,
x. Garden Supply Store,
xi. Household Equipment Rental,
xii. Liquor Store,
ixiii. Pawnshop,
ixiv. Pharmacy,
xv. Produce Sales,
xvi. Retail Store,
xvii. Retail Warehouse,
xviii. Rural Agency Store,
xix. Second Hand Store,
xx. Shopping Centre,
xxi. Specialty Food,
xxii. Supermarket, and
xxiii. Video Rental.

m. Service limited to:

i. Appliance Repair,
ii. Beverage Container Return Centre,
iii. Community Service,
iv. Dog and Cat Daycare Kennel,
v. Drive-through Service,
vi. Financial, Insurance and Real Estate,
vii. Funeral Parlour and/or Memorial Service Facility,
viii. General Service Use,
ix. Photocopying, and
x. Veterinary Clinic.

2. The following Accessory Uses and no other shall be permitted in the CH1 Zone:

a. 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 805, 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 805, 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

2. The maximum density for the residential portion of the development shall be calculated as follows:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCG</td>
<td>80 upha (32 upa)</td>
</tr>
</tbody>
</table>

E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0 m (19.7 ft)</td>
<td>6.0 m (19.7 ft)</td>
<td>0.0 m (0.0 ft)</td>
<td>4.5 m (14.7 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>6.0 m (19.7 ft)</td>
<td>6.0 m (19.7 ft)</td>
<td>0.0 m (0.0 ft)</td>
<td>4.5 m (14.7 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 805 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. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCG</td>
<td>75%</td>
</tr>
</tbody>
</table>
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):

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>CH1</td>
<td>2.0</td>
</tr>
</tbody>
</table>

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CH1</td>
<td>11.0 m (36.09 ft)</td>
<td>11.0 m (36.09 ft)</td>
</tr>
</tbody>
</table>

I. Indoor Amenity Space

1. Developments that contain 15 units or more shall provide in Indoor Amenity Space at a rate of at least 2.8 sq m (30.0 sq ft) per unit.

2. The Indoor Amenity Space Can house a Child Care Centre provided they comply with the following requirements:
   a. Have direct access from a highway, independent from the access to the residential uses
   b. Have direct access to an open space and play area within the lot

J. Outdoor Amenity Space

1. Outdoor Amenity Space 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 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.
A. Zone Intent

1. The intent of this zone is to provide for a gasoline service station as the principal use while allowing future development potential in a Commercial designation.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the CGS Zone:
   a. Automotive limited to:
      i. Gasoline Service Station.
   b. Food and Beverage limited to:
      i. Café,
      ii. Coffee Shop, and
      iii. Restaurant.

2. The following Accessory Uses and no other shall be permitted in the CGS Zone:
   a. Retail limited to:
      i. Convenience Store.
   b. Storage limited to the following:
      i. Enclosed Storage.

3. The following Principal Uses and no other 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. 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 Parlour,
   ii. Arcade,
   iii. Banquet Hall,
   iv. Cinema,
   v. Night Club, and
   vi. Pool and Billiard Hall.

e. Food and Beverage limited to:
   i. Café,
   ii. Coffee Shop, and
   iii. Restaurant.

f. Industrial limited to:
   i. Light Manufacturing.

g. Institutional limited to:
   i. Adult Educational Institution,
   ii. Child Care Centre,
   iii. Civic Assembly,
   iv. College,
   v. Educational Facility,
   vi. Trade School, and
   vii. University.

h. Office limited to:
   i. Government Service,
   ii. General office Use, and
   iii. Administrative Office Use.

i. Personal Service limited to
   i. Barber Shop,
   ii. Body Art and Tattoo Parlour,
   iii. Cleaning and Repair of Clothing,
   iv. Hair and Body Salon,
   v. Medical Clinic, and
   vi. Spa.
j. Recreation limited to:
   i. Bowling Alley, and
   ii. 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 1st storey, and
      iii. Are the only Use in a storey and in all other storeys above the Residential Use.

l. Retail limited to:
   i. Adult Entertainment Store,
   ii. Adult Video Store,
   iii. Auction-Retail,
   iv. Bakery,
   v. Building Supply Store,
   vi. Butcher,
   vii. Convenience Store,
   viii. Flea Market,
   ix. Furniture Store,
   x. Garden Supply Store,
   xi. Household Equipment Rental,
   xii. Liquor Store,
   xiii. Pharmacy,
   xiv. Produce Sales,
   xv. Retail Store,
   xvi. Retail Warehouse,
   xvii. Rural Agency Store,
   xviii. Second Hand Store,
   xix. Shopping Centre,
   xx. Specialty Food,
   xxi. Supermarket, and
   xxi. Video Rental.
m. Service limited to:
   i. Appliance Repair,
   ii. Beverage Container Return Centre,
   iii. Community Service,
   iv. Dog and Cat Daycare Kennel,
   v. Drive-through Service,
   vi. Financial, Insurance and Real Estate,
   vii. Funeral Parlour and/or Memorial Service Facility,
   viii. General Service Use,
   ix. Photocopying, and
   x. Veterinary Clinic.

4. The following Accessory Uses and no other shall be permitted in the CGS zone provided no Gasoline Service Station exists on the Lot:
   a. Storage limited to the following:
      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 806, 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 806, 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

3. The maximum density for the residential portion of the development shall be calculated as follows:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>CGS</td>
<td>80 upha (32 upa)</td>
</tr>
</tbody>
</table>
E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>0.0 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(19.7 ft)</td>
<td>(19.7 ft)</td>
<td>(0.0 ft)</td>
<td>(14.7 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>0.0 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(19.7 ft)</td>
<td>(19.7 ft)</td>
<td>(0.0 ft)</td>
<td>(14.7 ft)</td>
</tr>
<tr>
<td><strong>Service Station Canopy</strong></td>
<td>2.1 m</td>
<td>2.1 m</td>
<td>2.1 m</td>
<td>2.1 m</td>
</tr>
<tr>
<td></td>
<td>(6.89 ft)</td>
<td>(6.89 ft)</td>
<td>(6.89 ft)</td>
<td>(6.89 ft)</td>
</tr>
<tr>
<td><strong>Pump Islands</strong></td>
<td>12 m</td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(39.7 ft)</td>
<td>(19.68 ft)</td>
<td>(19.68 ft)</td>
<td>(14.76 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 806 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. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CGS</td>
<td>75%</td>
</tr>
</tbody>
</table>

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).

<table>
<thead>
<tr>
<th>Zone</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>CGS</td>
<td>2.0</td>
</tr>
</tbody>
</table>

An Accessory One Unit Residential Use shall not be permitted on lots less than 1,000 sq m (10,764 sq ft) in size and shall not exceed a maximum size of 150 sq m (1,615 sq ft) nor exceed the square footage of the principal use.
H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CGS</td>
<td>11.0 m (36.09 ft)</td>
<td>11.0 m (36.09 ft)</td>
</tr>
</tbody>
</table>

I. Indoor Amenity Space

1. Developments that contain 15 units or more shall provide in Indoor Amenity Space at a rate of at least 2.8 sq m (30.0 sq ft) per unit.

2. The Indoor Amenity Space Can house a Child Care Centre provided they comply with the following requirements:
   a. Have direct access from a highway, independent from the access to the residential uses,
   b. Have direct access to an open space and play area within the lot.

J. Outdoor Amenity Space

1. Outdoor Amenity Space 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 Parking

1. Off Street Parking shall be in accordance with the provisions of Section 109.

2. Parking within the required setbacks is not permitted.

3. All residential parking shall be provided within the Building envelope, including underground parking.
A. Zone Intent

1. The intent of this 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 and no other shall be permitted in the CVD zone:
   a. Automotive limited to:
      i. Vehicle Dealership.

2. The following Accessory Uses and no other shall be permitted in the CVD zone:
   a. Automotive limited to:
      i. Vehicle Rental, and
      ii. Vehicle Service.
   b. Office limited to:
      i. Administrative Office Use.
   c. Storage limited to:
      i. Enclosed Storage.

3. The following Principal Uses and no other 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. 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 Parlour,
   ii. Arcade,
   iii. Banquet Hall,
   iv. Cinema,
   v. Night Club, and
   vi. Pool and Billiard Hall.

e. Food and Beverage limited to:
   i. Café,
   ii. Coffee Shop, and
   iii. Restaurant.

f. Industrial limited to:
   i. Light Manufacturing.

g. Institutional limited to:
   i. Adult Educational Institution,
   ii. Child Care Centre,
   iii. Civic Assembly,
   iv. College,
   v. Educational Facility,
   vi. Trade School, and
   vii. University.

h. Office limited to:
   i. Escort Service,
   ii. Government Service,
   iii. General Office Use, and
   iv. Administrative Office Use.

i. Personal Service limited to
   i. Barber Shop,
   ii. Body Art and Tattoo Parlour,
   iii. Cleaning and Repair of Clothing,
   iv. Hair and Body Salon,
   v. Medical Clinic, and
   vi. Spa.

j. Recreation limited to:
   i. Bowling Alley, and
   ii. 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 be located on the 1st storey, and
   iii. Are the only Use in a storey and in all other storeys above the Residential Use.

l. Retail limited to:

i. Adult Entertainment Store,
ii. Adult Video Store,
iii. Auction-Retail,
iv. Bakery,
v. Building Supply Store,
vi. Butcher,
vii. Convenience Store,
viii. Flea Market,
ix. Furniture Store,
x. Garden Supply Store,
xi. Household Equipment Rental,
xii. Liquor Store,
xiii. Pharmacy,
xiv. Produce Sales,
xv. Retail Store,
xvi. Retail Warehouse,
xvii. Rural Agency Store,
xviii. Second Hand Store,
xix. Shopping Centre,
xx. Specialty Food,
xxi. Supermarket, and
xxii. Video Rental.

m. Service limited to:

i. Appliance Repair,
ii. Beverage Container Return Centre,
iii. Community Service,
iv. Dog and Cat Daycare Kennel,
v. Drive-through Service,
vi. Financial, Insurance and Real Estate,
vii. Funeral Parlour and/or Memorial Service Facility,
viii. General Service Use,
ix. Photocopying, and
x. Veterinary Clinic.
4. The following Accessory Uses and no other shall be permitted in the CVD zone:

   a. 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 807, 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 807, 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

4. The maximum density for the residential portion of the development shall be calculated as follows:

   Zone:                Maximum Density
   CVD 80                80 upha (32 upa)

E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>0.0 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>0.0 m</td>
<td>4.5 m</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 807 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. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CVD</td>
<td>75%</td>
</tr>
</tbody>
</table>
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).

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>CVD</td>
<td>2.0</td>
</tr>
</tbody>
</table>

2. An Accessory One Unit Residential Use shall not be permitted on lots less than 1,000 square meters (10,764 sq ft) in size and shall not exceed a maximum size of 150 sq m (1,615 sq ft) nor exceed the square footage of the principal use.

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CVD</td>
<td>14.0 m (45.9 ft)</td>
<td>11.0 m (36.09 ft)</td>
</tr>
</tbody>
</table>

I. Indoor Amenity Space

1. Developments that contain 15 units or more shall provide in Indoor Amenity Space at a rate of at least 2.8 sq m (30.0 sq ft) per unit.

2. The Indoor Amenity Space Can house a Child Care Centre provided they comply with the following requirements:
   a. Have direct access from a highway, independent from the access to the residential uses; and
   b. Have direct access to an open space and play area within the lot.

J. Outdoor Amenity Space

1. Outdoor Amenity Space 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 Parking

1. *Off Street Parking* shall be in accordance with the provisions of Section 109.

2. Parking within the required setbacks is not permitted.

3. All residential parking shall be provided within the *Building* envelope, including underground parking.
Commercial Neighbourhood Public House Zone

A. Zone Intent

1. The intent of this zone is to provide for the establishment of Neighbourhood Public Houses in accordance with the provisions of the Liquor Control and Licensing Act R.S.B.C. 1979 c. 237 as amended within the Commercial designation.

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 - provided the use is located on the ground floor of a Building.

2. The following Accessory Uses and no other shall be permitted in the CPH zone:
   a. Residential limited to:
      i. One Dwelling Unit - provided the Dwelling Unit is limited to the exclusive use of the family of the proprietor of the premises and is to be contained within the Principal Use Building.
   b. Storage limited to:
      i. Enclosed Storage.

C. Lot Area

1. The Lot Area within the Sewer Specified Areas must not be less than 558 sq m (6,006.4 sq ft)

   The Lot Area outside the Sewer Specified Areas must not be less than 1 hectare (2.47 acres).

2. Notwithstanding Section 807, 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 807, 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. The maximum density for the residential portion of the development shall be calculated as follows:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPH</td>
<td>1 Dwelling Unit</td>
</tr>
</tbody>
</table>
E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighbourhood Public House</td>
<td>6.0 m (19.68 ft)</td>
<td>6.0 m (19.68 ft)</td>
<td>6.0 m (19.68 ft)</td>
<td>6.0 m (19.68 ft)</td>
</tr>
<tr>
<td>Accessory Buildings/Structures</td>
<td>7.5 m (24.6 ft)</td>
<td>1.5 m (4.9 ft)</td>
<td>1.5 m (4.9 ft)</td>
<td>4.5 m (14.7 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 807 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. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPH</td>
<td>60%</td>
</tr>
</tbody>
</table>

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).

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPH</td>
<td>1.0</td>
</tr>
</tbody>
</table>

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CPH</td>
<td>7.5 m (24.6 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

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.
A. Zone Intent

1. The intent of this zone is to provide for medically-related commercial development in the Commercial designation.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the CM zone:

   a. Office limited to:
      i. General Office Use.

   b. Personal Service limited to:
      i. Barber Shop,
      ii. Hair and Body Salon,
      iii. Medical Clinic,
      iv. Medical Offices, and
      v. Spa.

   c. Retail limited to:
      i. Medical Related Retail Store, and
      ii. Pharmacy.

   d. Service limited to:
      i. Community Service, and
      ii. Funeral Parlour and/or Memorial Service Facility.

2. The following Accessory Uses and no other shall be permitted in the CM zone:

   a. Storage limited to:
      i. Enclosed Storage.

C. Lot Area

1. The minimum Lot Area must not be less than 558 sq m (6,006.4 sq ft).

2. Notwithstanding Section 808, 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 808, 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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>1.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(24.6 ft)</td>
<td>(4.92 ft)</td>
<td>(14.8 ft)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m</td>
<td>1.5 m</td>
<td>1.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(4.92 ft)</td>
<td>(4.92 ft)</td>
<td>(14.8 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 808 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. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CM</td>
<td>75%</td>
</tr>
</tbody>
</table>

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):

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>CM</td>
<td>1.0</td>
</tr>
</tbody>
</table>
SECTION 809
COMMERCIAL MEDICAL ZONES

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CM</td>
<td>11.0 m (36.09 ft)</td>
<td>11.0 m (36.09 ft)</td>
</tr>
</tbody>
</table>

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.
A. Zone Intent

1. The intent of this zone is to provide for tourist accommodation and outdoor commercial recreational facilities within the Commercial designation.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the CT 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 CT zone:

   a. Food and Beverage limited to:

      i. Café,
      ii. Coffee Shop, and
      iii. Restaurant.

   b. Office limited to:

      i. Administrative Office Use.

   c. Personal Service limited to

      i. Cleaning and Repair of Clothing, and
      ii. Spa.

   d. Recreation limited to:

      i. Commercial Outdoor Recreation, and
      ii. Indoor Recreational Facility.

   e. Residential limited to:

      i. One Dwelling Unit - provided that the Dwelling Unit is located above the first Storey.

   f. Retail limited to:

      i. Convenience Store.

   g. Storage limited to:

      i. Enclosed Storage.
C. Lot Area

1. The minimum Lot Area must not be less than 0.4 ha (0.988 ac) except that for a Campground the minimum lot area shall be 1.0 ha (2.47 ac).

2. Notwithstanding Section 809, 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 809, 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. For a Hotel or Motel, not more than one sleeping unit or one dwelling unit shall be permitted for each 135 sq m (1,453 sq ft) of Lot Area.

2. A Campground shall not be permitted on the portion of land used to calculate unit density for a Hotel or Motel.

E. Setbacks

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

<table>
<thead>
<tr>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0 m (19.7 ft)</td>
<td>6.0 m (19.7 ft)</td>
<td>3.0 m (9.8 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>6.0 m (19.7 ft)</td>
<td>6.0 m (19.7 ft)</td>
<td>3.0 m (9.8 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 809 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. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CT</td>
<td>75%</td>
</tr>
</tbody>
</table>
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).

<table>
<thead>
<tr>
<th>Zone</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>CT</td>
<td>2.0</td>
</tr>
</tbody>
</table>

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CT</td>
<td>11.0 m (36.09 ft)</td>
<td>11.0 m (36.09 ft)</td>
</tr>
</tbody>
</table>

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.
A. Zone Intent

1. The intent of this zone is to provide for commercial recreational uses and recreational uses which are generally incompatible with urban residential development within the Recreational Commercial designation.

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. Residential limited to:
      i. One Dwelling Unit - provided that the Dwelling Unit is located above the first Storey.
   b. Storage limited to:
      i. Enclosed Storage.

C. Lot Area

1. The minimum Lot Area must not be less than 0.4 ha (0.9884 ac).

2. Notwithstanding Section 810, 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 810, 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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>9.0 m</td>
<td>9.0 m</td>
<td>9.0 m</td>
<td>9.0 m</td>
</tr>
<tr>
<td></td>
<td>(29.52 ft)</td>
<td>(29.52 ft)</td>
<td>(29.52 ft)</td>
<td>(29.52 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>9.0 m</td>
<td>9.0 m</td>
<td>9.0 m</td>
<td>9.0 m</td>
</tr>
<tr>
<td></td>
<td>(29.52 ft)</td>
<td>(29.52 ft)</td>
<td>(29.52 ft)</td>
<td>(29.52 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 810 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

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>COR</td>
<td>11.0 m</td>
<td>11.0 m</td>
</tr>
<tr>
<td></td>
<td>(29.52 ft)</td>
<td>(29.52 ft)</td>
</tr>
</tbody>
</table>

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.
Core Commercial Downtown One Zone  CCD1

A. Zone Intent

1. The intent of this zone is to provide for the general commercial uses typically associated with a downtown area found within the Commercial Core area. The CCD1 zone is intended to accommodate uses within the historical downtown area of Mission and is designed to retain the form and character of this area respecting the rich Heritage of Downtown Mission.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the CCD1 zone:

   a. Accommodation limited to:

      i. Hotel.

   b. Automotive limited to:

      i. Parking Lot.

   c. Cultural limited to:

      i. Cultural Assembly,
      ii. Gallery, and
      iii. Museum.

   d. Entertainment limited to:

      i. Banquet Hall,
      ii. Cinema, and
      iii. Pool and Billiard Hall.

   e. Food and Beverage limited to:

      i. Café,
      ii. Coffee Shop,
      iii. Craft Brewery, and
      iv. Restaurant.
f. Institutional limited to:
   i. Adult Educational Institution,
   ii. Child Care Centre,
   iii. Civic Assembly,
   iv. College,
   v. Educational Facility,
   vi. Library, and
   vii. University.

g. Office limited to:
   i. Government Service,
   ii. General office Use, and
   iii. Administrative Office Use.

h. Personal Service limited to
   i. Barber Shop,
   ii. Cleaning and Repair of Clothing,
   iii. Hair and Body Salon,
   iv. Medical Clinic, and
   v. Spa.

i. Recreation limited to:
   i. Bowling Alley, and
   ii. 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 be located on the 1st 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. Bakery,
iii. Building Supply Store,
iv. Butcher,
v. Convenience Store,
vi. Furniture Store,
vii. Garden Supply Store,
viii. Household Equipment Rental,
ix. Liquor Store,
x. Pharmacy,
xi. Produce Sales,
 xii. Retail Store,
xiii. Second Hand Store,
xiv. Specialty Food,
xv. Supermarket, and
xvi. Video Rental.

l. Service limited to:

i. Community Service,
ii. Financial, Insurance and Real Estate,
iii. Funeral Parlour and/or Memorial Service Facility,
iv. General Service Use, and
v. Veterinary Clinic.

3. The following Accessory Uses and no other shall be permitted in the CCD1 zone:

a. Residential limited to:

i. Indoor Amenity Space, and
ii. Outdoor Amenity Space.

b. Storage limited to the following:

i. Enclosed Storage.
C. Lot Area

1. Except where such Lot existed at the effective date of this Bylaw or Lots created under Section 104, Part D, each Lot shall have a minimum area as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCD1</td>
<td>558 sq m</td>
</tr>
<tr>
<td></td>
<td>(6,006 sq ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 901, 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 901, 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. The maximum density for the residential portion of the development shall be calculated as follows:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCD1</td>
<td>272 upha (110upa)</td>
</tr>
</tbody>
</table>

E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal/ Accessory Building or Structure</td>
<td>0.0 m</td>
<td>0.0 m</td>
<td>0.0 m</td>
<td>0.0 m</td>
</tr>
<tr>
<td></td>
<td>(0.0 ft)</td>
<td>(0.0 ft)</td>
<td>(0.0 ft)</td>
<td>(0.0 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 901 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. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCD1</td>
<td>100%</td>
</tr>
</tbody>
</table>
G. Floor Space

1. The floor space should not exceed the following ratio as listed in the following table (indoor amenity space, garage space, detached or attached, or underground parking shall be used in calculating total floor area):

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCD1</td>
<td>1.50</td>
</tr>
</tbody>
</table>

H. Height of Buildings

1. The Height of the Principal Building and Accessory Buildings shall not exceed 15.0 m (49.2 ft):

I. Indoor Amenity Space

1. Developments that contain 15 units or more shall provide in Indoor Amenity Space at a rate of at least 2.8 sq m (30.0 sq ft) per unit.

2. A Child Care Centre may be housed within an Indoor Amenity Space provided they comply with the following requirements:
   a. Have direct access from a highway, independent from the access to the residential uses; and
   b. Have direct access to an open space and play area within the Lot.

J. Outdoor Amenity Space

1. Outdoor Amenity Space is not a requirement within this zone.

2. If Outdoor Amenity Space is provided it 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 108.

2. Parking within the required setbacks is not permitted.

3. 75% of the required resident parking spaces must be provided as parking within the building envelope.

4. Off Street Parking shall not have access from a front property line if access is available via a lane or a flanking street.
A. Zone Intent

1. The intent of the CCR and CCRI zones is to provide for single-family residential and commercial uses typically associated within a downtown area found within the Commercial Core area and to accommodate such uses within a Building with single-family residential character.

2. All CCRI Lots shall be developed with Detached Garages with access from a Lane.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the CCR and CCRI zones:

   a. Accommodation limited to:

      i. Boarding House.

   b. Food and Beverage limited to:

      i. Café,
      ii. Coffee Shop, and
      iii. Restaurant.

   c. Institutional limited to:

      i. Adult Educational Institution,
      ii. Child Care Centre,
      iii. Civic Assembly,
      iv. College,
      v. Educational Facility,
      vi. Library, and
      vii. University.

   d. Office limited to:

      i. Government Service,
      ii. General Office Use, and
      iii. Administrative Office Use.
SECTION 902

CORE COMMERCIAL
RESIDENTIAL ZONES

e. Personal Service limited to:
   i. Barber Shop,
   ii. Body Art and Tattoo Parlour,
   iii. Cleaning and Repair of Clothing,
   iv. Hair and Body Salon,
   v. Medical Clinic,
   vi. Medical Offices, and
   vii. Spa.

f. Recreation limited to:
   i. Indoor Recreation Facility.

g. Residential limited to:
   i. One Duplex, or
   ii. One Single Family Dwelling.

h. Retail limited to:
   i. Bakery,
   ii. Furniture Store,
   iii. Retail Store,
   iv. Second Hand Store,
   v. Specialty Food Store, and
   vi. Video Rental.

i. Service limited to:
   i. Community Service,
   ii. Financial, Insurance and Real Estate, and
   iii. General Service Use.

5. The following Accessory Uses and no other shall be permitted in the CCRI zone:

a. Agriculture limited to:
   i. Hobby Greenhouse.

b. Residential limited to:

   One of:

   i. Bed and Breakfast, or
   ii. Boarding Use, or
   iii. Residential Care, or
   iv. Secondary Dwelling Unit (Section106 Part F.) limited to:
      • Secondary Suite, or
      • Coach House, or
      • Garden Cottage
And,

v. Detached Garage, and

vi. Home Occupation.

a. Storage limited to:

i. Enclosed Storage.

C. Lot Area

1. Except where such Lot existed at the effective date of this Bylaw or Lots created under Section 104, Part D, each Lot shall have a minimum area as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCR</td>
<td>465 sq. m</td>
<td>16.0 m</td>
<td>30.0 m</td>
</tr>
<tr>
<td></td>
<td>(5,005 sq. ft.)</td>
<td>(52.5 ft.)</td>
<td>(98.4 ft.)</td>
</tr>
<tr>
<td>CCRI</td>
<td>280 sq. m</td>
<td>9.0 m</td>
<td>30.0 m</td>
</tr>
<tr>
<td></td>
<td>(3,000 sq. ft.)</td>
<td>(29 ft.)</td>
<td>(98.4 ft.)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 902, 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 902, 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, or used as part of the measurement for minimum Lot Depth or Lot Width.

D. Density

1. N/A

E. Setbacks

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

<table>
<thead>
<tr>
<th>CCR</th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal/ Accessory Building or Structure</td>
<td>6.0 m (19.7 ft.)</td>
<td>7.5 m (24.6 ft.)</td>
<td>1.5 m (4.9 ft.)</td>
<td>4.5 m (14.8 ft.)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CCRI</th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>4.0 m (13.1 ft.)</td>
<td>7.5 m (24.6 ft.)</td>
<td>1.2 m (4.9 ft.)</td>
<td>4.5 m (14.8 ft.)</td>
</tr>
<tr>
<td>Accessory Building /Structure</td>
<td>7.5 m (24.6)</td>
<td>0.5 m (1.6 ft.)</td>
<td>1.2 m (3.9 ft.)</td>
<td>3.0 m (9.8 ft.)</td>
</tr>
</tbody>
</table>
2. The Front Yard Setback of the Principal Building may be reduced to a minimum of 4.0 metres (13.2 ft.) provided the Front Yard Setback of a garage is a minimum of 6.0 m (19.7 ft.).

3. The minimum Setback for any attached garage shall be 6.0m (19.7 ft.).

4. 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 5.0 m (16.4 ft.).

5. Notwithstanding Section 902 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.

6. Notwithstanding Section 601 Part D1, the Buildable Area of any Lot shall be a minimum of 150 sq. m (1,514.6 sq. ft.).

F. Lot Coverage

Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCR</td>
<td>40%</td>
</tr>
<tr>
<td>CCRI</td>
<td>55%</td>
</tr>
</tbody>
</table>

G. Floor Space

1. The floor space should not exceed the following ratio as listed in the following table (neither indoor amenity space nor garage space, detached or attached, are used in calculating total floor area):

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
<th>Maximum Floor Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCR</td>
<td>0.70</td>
<td>335 sq. m. (3,606 sq. ft.)</td>
</tr>
<tr>
<td>CCRI</td>
<td>0.75</td>
<td>225 sq. m. (2,422 sq. ft.)</td>
</tr>
</tbody>
</table>

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 & 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:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCR</td>
<td>60%</td>
</tr>
<tr>
<td>CCRI</td>
<td>65%</td>
</tr>
</tbody>
</table>

### I. Number of Residential Buildings

1. Buildings for a *Residential Use* shall be limited to one per *Lot*.

### J. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCR</td>
<td>11.0 (36.1 ft.)</td>
<td>4.5 m (14.8 ft.)</td>
</tr>
<tr>
<td>CCRI</td>
<td>11.0 (36.1 ft.)</td>
<td>4.5 m (14.8 ft.)</td>
</tr>
</tbody>
</table>

2. The intent of the *Height* of the *Principal Building* shall permit a two storey *Building* with a *Basement* not exceeding 11.0 m (36.1 ft.).

3. The Height of an *Accessory Building* shall not exceed one storey to a maximum of 4.5 m (14.8 ft.).

### K. Off Street Parking

1. *Off Street Parking* shall be in accordance with the provision of Section 109.

2. *Off Street Parking* shall not occupy more than 30% of the Front Yard.

3. Access to the lot for *Off Street Parking* from the front Lot Line shall be limited to a maximum of 5.0 m (16.4 ft.).

### L. Hobby Greenhouse Use

1. Shall be limited to a maximum of one *Building* not exceeding a total area of 20 sq. m (215.3 sq. ft.).

### M. Indoor Amenity Space

1. N/A

### N. Outdoor Amenity Space
1. N/A
A. Zone Intent

1. This intent of this zone is to allow for a mix of uses and a range of businesses to serve the general public within a waterfront environment.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the CCW zone:
   a. Accommodation limited to:
      i. Hotel.
   b. Automotive limited to:
      i. Parking Lot, and
      ii. Vehicle Rental.
   c. Cultural limited to:
      i. Cultural Assembly,
      ii. Gallery, and
      iii. Museum.
   d. Entertainment limited to:
      i. Banquet Hall, and
      ii. Cinema.
   e. Food and Beverage limited to:
      i. Café,
      ii. Coffee Shop,
      iii. Neighbourhood Public House, and
      iv. Restaurant.
   f. Institutional limited to:
      i. Adult Educational Institution,
      ii. Child Care Centre,
      iii. Civic Assembly,
      iv. College,
      v. Educational Facility,
      vi. Library, and
      vii. University.
g. Office limited to:
   i. Government Service,
   ii. General office Use, and
   iii. Administrative Office Use.

h. Personal Service limited to
   i. Barber Shop,
   ii. Body Art and Tattoo Parlour,
   iii. Cleaning and Repair of Clothing,
   iv. Hair and Body Salon,
   v. Medical Clinic, and
   vi. Spa.

i. Recreation limited to:
   i. Bowling Alley, and
   ii. 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 be located on the 1st 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. Bakery,
   iii. Building Supply Store,
   iv. Butcher,
   v. Convenience Store,
   vi. Flea Market,
   vii. Furniture Store,
   viii. Garden Supply Store,
   ix. Household Equipment Rental,
   x. Liquor Store,
   xi. Pharmacy,
   xii. Produce Sales,
   xiii. Retail Store,
   xiv. Second Hand Store,
   xv. Specialty Food,
   xvi. Supermarket, and
   xvii. Video Rental.
I. Service limited to:
   i. Community Service,
   ii. Financial, Insurance and Real Estate,
   iii. Funeral Parlour and/or Memorial Service Facility,
   iv. General Service Use, and
   v. Veterinary Clinic.

m. Waterfront limited to:
   i. Marina, and
   ii. Waterfront Fuel Depot.

4. The following Accessory Uses and no other shall be permitted in the CCW zone:
   a. Residential limited to:
      i. One Dwelling Unit - provided the Dwelling Unit is located above the first Storey and no
         Apartments are located on the Lot,
      ii. Indoor Amenity Space, and
      iii. Outdoor Amenity Space.
   b. Storage limited to:
      i. Enclosed Storage.

B. Lot Area

1. Except where such Lot existed at the effective date of this Bylaw or Lots created under Section 104, Part
   D. each Lot shall have a minimum area as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCW</td>
<td>558 sq m (6,006 sq ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 903, 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 903, 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.
C. Density

1. The maximum density for the residential portion of the development shall be calculated as follows:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCW</td>
<td>80 upha (32 upa)</td>
</tr>
</tbody>
</table>

D. Setbacks

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

<table>
<thead>
<tr>
<th>Principal/ Accessory Building or Structure</th>
<th>Front (0.0 ft)</th>
<th>Rear (0.0 ft)</th>
<th>Interior Side (0.0 ft)</th>
<th>Exterior Side (0.0 ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.0 m</td>
<td>0.0 m</td>
<td>0.0 m</td>
<td>0.0 m</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 903 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. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCW</td>
<td>100%</td>
</tr>
</tbody>
</table>

F. Floor Space

1. The floor space should not exceed the following ratio as listed in the following table (Indoor amenity space, garage space, detached or attached, or underground parking shall be used in calculating total floor area):

<table>
<thead>
<tr>
<th>Zone</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>CCW</td>
<td>1.50</td>
</tr>
</tbody>
</table>

G. Height of Buildings

1. The Height of the Principal Building and Accessory Buildings shall not exceed 9.0 m (29.5 ft):
H. Indoor Amenity Space

1. Developments that contain 15 units or more shall provide in Indoor Amenity Space at a rate of at least 2.8 sq m (30.0 sq ft) per unit.

2. A Child Care Centre may be housed within an Indoor Amenity Space provided they comply with the following requirements:
   a. Have direct access from a highway, independent from the access to the residential uses, and
   b. Have direct access to an open space and play area within the lot.

I. Outdoor Amenity Space

1. Outdoor Amenity Space is not a requirement within this zone.

2. If Outdoor Amenity Space is provided it shall have a slope of 5% or less.

J. Off Street Parking

1. Off Street Parking shall be in accordance with the provisions of Section 108.

2. Parking within the required setbacks is not permitted.

3. 75% of the required resident parking spaces must be provided as parking within the building envelope.

4. Off Street Parking shall not have access from a front property line if access is available via a lane or a flanking street.
Core Commercial Multi-Family Zone  

A. Zone Intent

1. The intent of the **CCMF** zone is to provide for a mix of low to mid density residential uses typically associated with a downtown area in the **Commercial Core** area.

   a. The **CCMF** zone is intended to accommodate *townhouses* or *row houses* on lots less than 525sqm (5651sqft) in area.

   b. The **CCMF** is not applicable to lots fronting roads designated as arterial (1st Avenue and North Railway Avenue).

B. Permitted Uses

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

   a. Residential limited to:

      i. *Townhouses*,
      ii. *Townhouses – stacked*, and
      iii. *Row houses*.

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

   a. Residential limited to:

      i. *Indoor Amenity Space*, and
      ii. *Outdoor Amenity Space*.
      iii. *Home Occupation*
          i. *Home Occupation floor space must be located to the front of the lot.*
          ii. *Separate access to the dwelling and home occupation is required.*

   b. Storage limited to the following:

      i. Enclosed Storage,

C. Lot Area

1. Except where such a *Lot* existed at the date of adoption of this Bylaw or *Lots* created under **Section 104, Part D**, each *Lot* shall have a minimum area.

   i. **Townhouses**

There is no minimum lot area for townhouses.
ii. Row Houses

<table>
<thead>
<tr>
<th></th>
<th>Area</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal Lot</td>
<td>120sqm (1,292 sq ft)</td>
<td>6.0m (19.68 ft)</td>
<td>20.0m (65.6 ft)</td>
</tr>
<tr>
<td>End Lot</td>
<td>140sqm (1,507 sq ft)</td>
<td>7.0m (23 ft)</td>
<td>20.0m (65.6 ft)</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>140sqm (1,507 sq ft)</td>
<td>7.0m (23 ft)</td>
<td>20.0m (65.6 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 901, Part C.1, where a Lot contains an Undevelopable Area, that area shall not be included in the calculation of a minimum Lot Area.

3. Notwithstanding Section 901, Part C.1 and C.2, where a Lot contains natural slopes greater than or equal to 33%, that sloped areas shall not be included in the calculation of minimum Lot Area.

D. Density

1. The maximum density for the residential portion of the development shall be calculated as follows:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouses</td>
<td>135 upha (54 upa)</td>
</tr>
<tr>
<td>Row houses</td>
<td>135 upha (54 upa)</td>
</tr>
</tbody>
</table>

E. Setbacks

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

   i. Townhouses and Town houses stacked

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>3.5m (11.48ft)</td>
<td>3.5m (11.48ft)</td>
<td>0.0m (0.0ft)</td>
<td>1.2m (3.93ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>0.6m (1.97ft)</td>
<td>0.6m (1.97ft)</td>
<td>0.6m (1.97ft)</td>
<td>0.6m (1.97ft)</td>
</tr>
</tbody>
</table>
SECTION 904  
CORE COMMERCIAL  
MULTI-FAMILY ZONES

ii. Row houses

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Internal Lot</strong></td>
<td>3.5m (11.48ft)</td>
<td>4.0m (13.12ft)</td>
<td>0.0m (0.0ft)</td>
<td>0.0m (0.0ft)</td>
</tr>
<tr>
<td><strong>End Lot</strong></td>
<td>3.5m (11.48ft)</td>
<td>4.0m (13.12ft)</td>
<td>0.0m (0.0ft)</td>
<td>1.2m (3.93ft)</td>
</tr>
<tr>
<td><strong>Corner Lot</strong></td>
<td>3.5m (11.48ft)</td>
<td>4.0m (13.12ft)</td>
<td>0.0m (0.0ft)</td>
<td>1.2m (3.93ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>0.6m (1.97ft)</td>
<td>0.6m (1.97ft)</td>
<td>0.0m (0.0ft)</td>
<td>0.0m (0.0ft)</td>
</tr>
</tbody>
</table>

2. Front setbacks of the principal building, may be reduced to 1.5m (4.92 ft) if the principal building includes a home occupation to the front of the building.

3. Notwithstanding Section 901 Part E1, all Buildings shall be sited a minimum of 3.0m (9.8 ft) from all Undevelopable Areas as defined in this Bylaw.

F. Lot Coverage

1. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouses</td>
<td>60%</td>
</tr>
<tr>
<td>Row houses</td>
<td>60%</td>
</tr>
</tbody>
</table>

G. Floor Space

1. The floorspace 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.

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>All</td>
<td>1.50</td>
</tr>
</tbody>
</table>

H. Height of Buildings

1. The Height of the Principal Building shall not exceed 13.0m (42.7ft).

2. The Height of an Accessory Building shall be half the Height of the Principle Building.

I. Indoor Amenity Space

1. Townhouse and stacked townhouse developments that contain 20 units or more shall provide an Indoor Amenity Space at a rate of at least 2.8 sqm (30.0 sq ft) per unit.
2. A Child Care Centre may be housed within an Indoor Amenity Space provided they comply with the following requirements:

   a. Have direct access from a highway,
   b. Independent access from the residential uses, and
   c. Have direct access to an open space and play area within the Lot.

J. Outdoor Amenity Space

1. Outdoor Amenity Space is to be provided at a rate of at least 25sqm (269sq ft) per unit (for Townhouses and Townhouses – stacked).

2. Outdoor Amenity Space shall have a slope of 5% or less.

3. For development that contain 10 or more units, a level children’s play area with play equipment shall be provided with a minimum area of 100sqm (1,076 sq ft)

K. Off Street Parking

1. Off Street Parking shall be in accordance with the provisions of Section 109.
A. Zone Intent

1. The intent of these zones is to provide for resource uses in the Industrial area. The INRP zone specifically provides for resource processing on the site.

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.
      ii. Aggregate Management

2. The following Accessory Uses and no other shall be permitted in the INR and INRP zones:
   a. Industrial limited to:
      i. Resource Processing in the INRP zone only.
   b. Residential limited to:
      i. One Single Family Dwelling.
   c. Storage limited to:
      i. Enclosed Storage, and
      ii. Outdoor Storage.

C. Lot Area

1. The minimum Lot Area must not be less than 1.8 ha (4.4 ac).

2. Notwithstanding Section 1001, 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 1001, 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. The maximum density for the residential component of any development is 1 unit per Lot.
E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>15.0 m</td>
<td>15.0 m</td>
<td>15.0 m</td>
<td>15.0 m</td>
</tr>
<tr>
<td></td>
<td>(49.2 ft)</td>
<td>(49.2 ft)</td>
<td>(49.2 ft)</td>
<td>(49.2 ft)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>15.0 m</td>
<td>15.0 m</td>
<td>15.0 m</td>
<td>15.0 m</td>
</tr>
<tr>
<td></td>
<td>(49.2 ft)</td>
<td>(49.2 ft)</td>
<td>(49.2 ft)</td>
<td>(49.2 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1001 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.
Industrial Business Park One Zone

A. Zone Intent

1. The intent of the INBP1 zone is to provide for local employment on intensively used land in an industrial business park setting. 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. Industrial Café.
   b. Industrial limited to:
      i. Auction-Wholesale,
      ii. Industrial Equipment Rentals,
      iii. Light Industry,
      iv. Recycling Depot,
      v. Warehouse, and
      vi. Yacht Building.
   c. Institutional limited to:
      i. Adult Education Institution,
      ii. Artisan Studios, and
      iii. Trade Schools.
   d. Office limited to:
      i. Government Services, and
      ii. General Office Use.
   e. Recreation limited to:
      i. Indoor Recreation Facility.
   f. Retail limited to:
      i. Bakery.
g. Service limited to:
   i. Beverage Container Return Centre,
   ii. Call Centres,
   iii. Dog and Cat Day Care Kennel,
   iv. Driving Schools,
   v. General Service Use,
   vi. Taxi Dispatch Offices, and
   vii. Industrial First Aid Training.

2. The following Accessory Uses and no other shall be permitted in the INBP1 zone:

   a. Office limited to:
      i. Administrative Office Use.

   b. Residential limited to:
      i. One Dwelling Unit - provided the Dwelling Unit is located above the first Storey.

   c. Retail limited to:
      i. Retail Store - provided the retailing of products are manufactured or wholesaled within the business premises, limited to a maximum of 30% of the Floor Area of the Principal Use or 450 sq m (4,843.8 sq ft), whichever is less.

   d. 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 Vehicles, dismantled or used automotive 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. Except where such a Lot existed at the date of adoption of this Bylaw or Lots created under Section 104, Part D, each Lot shall have a minimum area as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>INBP1</td>
<td>0.16 ha (0.4 ac)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1002, 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 1002, 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. 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.

E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>4.5 m (14.8 ft)</td>
<td>0.0 m (0.0 ft)</td>
<td>0.0 m (0.0 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>4.5 m (14.8 ft)</td>
<td>0.0 m (0.0 ft)</td>
<td>0.0 m (0.0 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 701 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. Buildings shall together cover the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Minimum Lot Coverage</th>
<th>Maximum Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>INBP1</td>
<td>33%</td>
<td>60%</td>
</tr>
</tbody>
</table>
G. Floor Space

1. The floor space should not exceed the following ratios as listed in the following table:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>INBP1</td>
<td>0.75</td>
</tr>
</tbody>
</table>

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>INBP1</td>
<td>18.0 m (59.1 ft)</td>
<td>18.0 m (59.1 ft)</td>
</tr>
</tbody>
</table>

I. Off Street Parking

1. Off Street Parking shall be in accordance with the provisions of Section 109.
A. Zone Intent

1. The intent of this zone is to provide a high quality setting for Light Impact Industry, Warehouse, office uses and accessory retail and within the Industrial area.

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. Industrial Café.

   b. Industrial limited to:
      i. Light Industry,
      ii. Warehouse Uses,
      iii. Transportation Industry, and
      iv. Mini-Storage.

   c. Recreation limited to:
      i. Indoor Recreational Facility.

   d. Service limited to:
      i. Appliance Repair,
      ii. Beverage Container Return Centre,
      iii. Call Centre,
      iv. Dog and Cat Daycare Kennel,
      v. Driving School,
      vi. Funeral Parlour and/or Memorial Service Facility,
      vii. General Service Use, and
      viii. Taxi Dispatch.

2. The following Accessory Uses and no other shall be permitted in the INL1 zone:

   a. Office limited to:
      i. Administrative Office Use - provided the Use is limited to a maximum of 50% of Floor Area of the Principal Use.

   b. Retail limited to:
      i. Retail Store - provided the retailing of products are manufactured or wholesaled within the business premises, limited to a maximum of 30% of the Floor Area of the Principal Use or 450 sq m (4,843.8 sq ft), whichever is less.
c. 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 in height, from Finished Grade.
      ▪ Not be located within 3.0 m 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 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) calliper.

C. Lot Area

1. The minimum Lot Area must not be less than 0.4 ha (1.0 ac), except where such Lot existed at the date of adoption of the Bylaw.

2. Notwithstanding Section 1003, 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 1003, 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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>0.0 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(19.7 ft)</td>
<td>(19.7 ft)</td>
<td>(0.0 ft)</td>
<td>(14.8 ft)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>0.0 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(19.7 ft)</td>
<td>(19.7 ft)</td>
<td>(0.0 ft)</td>
<td>(14.8 ft)</td>
</tr>
</tbody>
</table>

2. 0.0 m (0.0 ft) from a Strata Lot line.

3. Notwithstanding Section 1003 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.
SECTION 1003

F. Lot Coverage

1. Buildings shall together cover the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Minimum Lot Coverage</th>
<th>Maximum Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>INL1</td>
<td>25%</td>
<td>50%</td>
</tr>
</tbody>
</table>

G. Floor Space

2. The floor space should not exceed the following ratios as listed in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>INL1</td>
<td>0.65</td>
</tr>
</tbody>
</table>

H. Height of Buildings

1. The Height of the Principal Building and Accessory Buildings, except for emission stacks shall not exceed the heights outlined in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>INL1</td>
<td>32.0 m (104.9 ft)</td>
<td>32.0 m (104.9 ft)</td>
</tr>
</tbody>
</table>

I. Off Street Parking

1. Off Street Parking shall be in accordance with the provisions of Section 109.

2. Parking areas, loading areas and driveways on the Lots shall be finished with asphalt, concrete, or paving block.
A. Zone Intent

The intent of these zones is to provide for a mix of industrial uses. In addition, the ING2 zones permits barge loading as a use, and the INGC zone provides for limited commercial uses.

B. Permitted Uses

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. Heavy Industry,
   iii. Industrial Equipment Rental,
   iv. Light Industry,
   v. Min-Storage,
   vi. Recycling Depot,
   vii. Transportation Industry, and
   viii. Warehouse.

b. Industrial limited to the ING2 Zone only,

   i. Auction – Wholesale,
   ii. Barge Loading
   iii. Heavy Industry,
   iv. Industrial Equipment Rental,
   v. Light Industry,
   vi. Min-Storage,
   vii. Recycling Depot,
   viii. Transportation Industry, and
   ix. Warehouse,

c. Recreation, limited to:

   i. Commercial Outdoor Recreation, and
   ii. Indoor Recreational Facility.
d. Service, in the INGC Zone only, limited to:
   i. Appliance Repair,
   ii. Beverage Container Return Centre,
   iii. Call Centre,
   iv. Dog and Cat Daycare Kennel,
   v. Driving School,
   vi. Funeral Parlour and/or Memorial Service Facility,
   vii. General Service Use, and
   viii. Taxi Dispatch.

2. The following Accessory Uses and no other shall be permitted in the ING, ING2 and INGC zones.
   a. Office limited to:
      i. Administrative Office Use – provided the Use is limited to a maximum of 50% of Floor Area of the Principal Use.
   b. Residential limited to:
      i. One Dwelling Unit – shall be located above the first Storey.
   c. Retail, in the INGC Zone only, limited to:
      i. Retail Store – provided the retailing of products are manufactured or wholesaled within the business premises, limited to a maximum of 30% of the Floor Area of the Principal Use or 450 sq m (4,843.8 ft), whichever is less.
   d. 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 in height, from Finished Grade.
            ▪ Not be located within 3.0 m 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 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 in height, from Finished Grade.
            ▪ Not be located within 3.0 m of a Lot line adjoining a Street.
C. Lot Area

1. The minimum Lot Area must not be less than 0.2 ha (0.5 ac), except where such Lot existed at the date of adoption of this Bylaw or were created under Section 106.10.

2. Notwithstanding Section 1004, Part C.1, where a Lot contains and Undevelopable Area, that area shall not be included in the calculation of minimum Lot Area.

3. Notwithstanding Section 1004, 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:

<table>
<thead>
<tr>
<th></th>
<th>Front (m)</th>
<th>Rear (m)</th>
<th>Interior Side (m)</th>
<th>Exterior Side (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0 (19.7ft)</td>
<td>3.0 (9.84 ft)</td>
<td>1.5 (4.92 ft)</td>
<td>4.5 (14.8 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>6.0 (19.7 ft)</td>
<td>3.0 (9.84 ft)</td>
<td>1.5 (4.92 ft)</td>
<td>4.5 (14.8 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1004 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

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>ING</td>
<td>12.0 m (39.4 ft)</td>
<td>12.0 m (39.4 ft)</td>
</tr>
<tr>
<td>ING2</td>
<td>12.0 m (39.4 ft)</td>
<td>12.0 m (39.4 ft)</td>
</tr>
<tr>
<td>INGC</td>
<td>12.0 m (39.4 ft)</td>
<td>12.0 m (39.4 ft)</td>
</tr>
</tbody>
</table>
I. Off Street Parking

*Off Street Parking* shall be in accordance with the provisions of Section 108.
Industrial Automobile Repair Zone

A. Zone Intent

1. The intent of this zone is to provide for an automobile servicing use within the Industrial area.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the INAR zone:
   a. Automotive 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 INAR zone:
   a. Storage limited to:
      i. Enclosed Storage.

3. The following Principal Uses and no other shall be permitted in the INAR zone provided no Automotive uses exist on the lot:
   a. Food and Beverage limited to:
      i. Industrial Café.
   b. Industrial limited to:
      i. Light Industry,
      ii. Warehouse Uses, and
      iii. Transportation Industry.
   c. Service limited to:
      i. Appliance Repair,
      ii. Beverage Container Return Centre,
      iii. Call Centre,
      iv. Dog and Cat Daycare Kennel,
      v. Driving School,
      vi. Funeral Parlour and/or Memorial Service Facility,
      vii. General Service Use, and
      viii. Taxi Dispatch.

4. The following Accessory Uses and no other shall be permitted in the INAR zone provided no Automotive uses exist on the lot:
a. Office limited to:
   i. Administrative Office Use - provided the Use is limited to a maximum of 50% of Floor Area of the Principal Use.

b. Retail limited to:
   i. Retail Store - provided the retailing of products are manufactured or wholesaled within the business premises, limited to a maximum of 30% of the Floor Area of the Principal Use or 450 sq m (4,843.8 sq ft), whichever is less.

c. 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 in height, from Finished Grade.
      ▪ Not be located within 3.0 m 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 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.”

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.

C. Lot Area

1. The minimum Lot Area must not be less than 669 sq m (7,201 sq ft).

2. Notwithstanding Section 1005, 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 1005, 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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>12.0 m (39.4 ft)</td>
<td>7.0 m (23.0 ft)</td>
<td>3.0 m (9.8 ft)</td>
<td>6.0 m (19.7 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>12.0 m (39.4 ft)</td>
<td>7.0 m (23.0 ft)</td>
<td>3.0 m (9.8 ft)</td>
<td>6.0 m (19.7 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1005 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

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>IN-AR</td>
<td>12.0 m (39.4 ft)</td>
<td>12.0 m (39.4 ft)</td>
</tr>
</tbody>
</table>

I. Off Street Parking

1. Off Street Parking shall be in accordance with the provisions of Section 109.

2. Parking areas, loading areas and driveways on the Lots shall be finished with asphalt, concrete, or paving block.
SECTION 1006

INDUSTRIAL
WASTE RESOURCE MANAGEMENT ZONE

Industrial Waste Resource Management Zone INWM

A. Zone Intent

1. This intent of this zone is to provide for waste resource management Uses in the Industrial area. 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 INMW Zone:
   a. Industrial limited to:
      i. Waste Resource Management.

2. The following Accessory Uses and no other shall be permitted in the INMW Zone:
   a. Industrial limited to:
      i. Resource Extraction, and
      ii. Resource Processing.
   b. Residential limited to:
      i. One Single Family Dwelling.
   c. Storage limited to:
      i. Enclosed Storage, and
      ii. Outdoor Storage.
   d. Uses associated with the by-products of the Principal Use, including:
      i. Landfill gas collection & 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. 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:

<table>
<thead>
<tr>
<th>Principle Building</th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Accessory Building/Structure</th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 803 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. N/A

G. Floor Space

1. N/A

H. Height of Buildings

1. The Height of the Principle Building and Accessory Buildings shall not exceed the heights outlined in the following table:

<table>
<thead>
<tr>
<th>Principle Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>INWM</td>
<td></td>
</tr>
<tr>
<td>14.0 m (45.9 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

I. Off Street Parking

1. Off Street Parking shall be in accordance with the provisions of Section 109.

2. Parking within the required setbacks is not permitted.
A. Zone Intent

1. The intent of this zone is to provide for educational and civic facilities including such as primary, intermediate and secondary schools, colleges and universities.

B. Permitted Uses

1. The following **Principal Uses** and no other shall be permitted in the IE zone:
   
   a. Cultural **limited** to:
      
      i. Gallery, and
      ii. Museum.
   
   b. Institutional **limited** to:
      
      i. *Child Care Centre*,
      ii. *Civic Facility*,
      iii. *Civic Assembly*,
      iv. *College*,
      v. *Library*,
      vi. *School*, and
      vii. *University*.
   
   c. Service **limited** to:
      
      i. *Community Services*.

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

   a. Institutional **limited** to:
      
      i. *Child Care Centre*.
   
   b. Recreation **limited** to:
      
      i. *Indoor Recreational Facility*.
   
   c. Residential **limited** to:
      
      i. One *Dwelling Unit per Lot* - provided the *Dwelling Unit* is located within the *Building* for a caretaker to be located on the site.

   d. Storage **limited** to:
      
      i. *Enclosed Storage*. 
SECTION 1101
INSTITUTIONAL EDUCATIONAL ZONES

C. Lot Area

1. The minimum Lot Area must not be less than 558 sq m (6,006 sq ft) within the Sewer Specified Area.

2. Any lot created outside the Sewer Specified Area shall have a Lot Area not less than 0.6 ha (1.48 ac).

3. Notwithstanding Section 1101, Part C.1 and C.2, where a Lot contains an Undevelopable Area, that area shall not be included in the calculation of minimum Lot Area.

4. Notwithstanding Section 1101, Parts C.1 through 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.

D. Density

1. N/A

E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>6.0 m (19.7 ft)</td>
<td>6.0 m (19.7 ft)</td>
<td>6.0 m (19.7 ft)</td>
<td>6.0 m (19.7 ft)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m (24.6 ft)</td>
<td>4.5 m (14.8 ft)</td>
<td>1.5 m (4.9 ft)</td>
<td>1.5 m (4.9 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1101 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. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>IE</td>
<td>40%</td>
</tr>
</tbody>
</table>

G. Floor Space

1. The floor space shall not exceed the following ratio as listed in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>IE</td>
<td>0.40</td>
</tr>
</tbody>
</table>
H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>IE</td>
<td>30.0 m (98.4 ft)</td>
<td>11 m (19.7 ft)</td>
</tr>
</tbody>
</table>

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.
A. Zone Intent

1. The intent of this zone is to accommodate care facilities for people requiring specialized healthcare.

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. Institutional limited to:
      i. Child Care Centre.
   b. Residential limited to:
      i. One Dwelling Unit per Lot - provided the Dwelling Unit is located within the Building for a caretaker to be located on the Lot.
   c. Storage limited to:
      i. Enclosed Storage.
C. Lot Area

1. The minimum Lot Area created through subdivision be a minimum of 2,000 sq m (0.5 ac).

2. Notwithstanding Section 1102, 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 1102, 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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>6.0 m (19.7 ft)</td>
<td>6.0 m (19.7 ft)</td>
<td>6.0 m (19.7 ft)</td>
<td>6.0 m (19.7 ft)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m (24.6 ft)</td>
<td>4.5 m (14.8 ft)</td>
<td>4.5 m (14.8 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1102 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. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>IC</td>
<td>40%</td>
</tr>
</tbody>
</table>

G. Floor Space

1. The floor space shall not exceed the ratio as listed in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>IC</td>
<td>0.50</td>
</tr>
</tbody>
</table>
H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>IC</td>
<td>11.0 m (19.7 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

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.
Institutional Assembly Zone

A. Zone Intent

1. The intent of this zone is to accommodate assembly use, including churches and other religious gathering places.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the IA zone:
   a. Cultural limited to:
      i. Church, and
      ii. Cultural Assembly.
   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. Institutional limited to:
      i. Child Care Centres, and
      ii. School.
   b. Residential limited to:
      i. One Dwelling Unit per Lot - provided the Dwelling Unit is located within the Cultural Building.
   c. Storage limited to:
      i. Enclosed Storage.
C. Lot Area

1. The minimum Lot Area must be a minimum of 558 sq m (6,006 sq ft) within the Sewer Specified Area.

2. Any lot created outside the Sewer Specified Area shall have a Lot Area not less than 0.4 ha (.99 ac).

3. Notwithstanding Section 1103, Part C.1, where a Lot contains an Undevelopable Area, that area shall not be included in the calculation of minimum Lot Area.

4. Notwithstanding Section 1103, 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. One Dwelling Unit per Lot.

E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0 m (19.7 ft)</td>
<td>6.0 m (19.7 ft)</td>
<td>6.0 m (19.7 ft)</td>
<td>6.0 m (19.7 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m (24.6 ft)</td>
<td>4.5 m (14.8 ft)</td>
<td>1.5 m (4.9 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1103 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. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>IA</td>
<td>40%</td>
</tr>
</tbody>
</table>

G. Floor Space

1. The floor space shall not exceed the ratio as listed in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>IA</td>
<td>0.50</td>
</tr>
</tbody>
</table>
H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>IA</td>
<td>18.0 m (59.0 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

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.
A. Zone Intent

1. The intent of this zone is to accommodate parks, open space and recreation facilities.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the IPRC zone:

   a. Institutional limited to:
      i. Cemetery, and
      ii. Prison and Detention Facility.

   b. Office limited to:
      i. Government Services.

   c. Recreation limited to:
      i. Park, and
      ii. Indoor Recreation Facility.

   d. Service limited to:
      i. Community Services.

2. The following Accessory Uses and no other shall be permitted in the IPRC zone:

   a. Food and Beverage limited to:
      i. Café, and
      ii. Coffee Shop, and
      iii. Restaurant.

   b. Institutional limited to:
      i. Child Care Centres,
      ii. Adult Education Institution, and
      iii. Trade School.

   c. Retail limited to:
      i. Retail Store - provided the products retailed are a direct correlation with the Principal Uses provided on the Lot.
d. Storage limited to:
   i. Enclosed Storage, and
   ii. Outdoor Storage.

C. Lot Area
   1. N/A

D. Density
   1. N/A.

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0 m (19.7 ft)</td>
<td>6.0 m (19.7 ft)</td>
<td>6.0 m (19.7 ft)</td>
<td>6.0 m (19.7 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m (24.6 ft)</td>
<td>4.5 m (14.8 ft)</td>
<td>1.5 m (4.9 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

   2. Notwithstanding Section 1104 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

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th><strong>Principal Building</strong></th>
<th><strong>Accessory Building/Structure</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>IPRC</td>
<td>18.0 m (59.0 ft)</td>
<td>11.0 m (36.0 ft)</td>
</tr>
</tbody>
</table>
SECTION 1104
INSTITUTIONAL
PARKS RECREATION AND CIVIC ZONES

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.
Institutional Residential Camp Zone

A. Zone Intent

1. The intent of this 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 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. Accommodation limited to:
      i. Campground - that may include family accommodation cabins.
   b. Agriculture limited to:
      i. Hobby Greenhouse.
   c. Food and Beverage limited to:
      i. Café,
      ii. Coffee Shop, and
      iii. Restaurant.
   d. Institutional limited to:
      i. Therapeutic Camp Facilities
         ▪ Equestrian,
         ▪ Arts and Craft,
         ▪ Amphitheatre,
         ▪ Bereavement Centre, and
         ▪ Medical Treatment Centre.
e. Residential limited to:  
   i. *Single Family Dwelling* - for on-site caretaker.

f. Service limited to:  
   i. Conference Centre.

g. Retail limited to:  
   i. Gift Shop.

h. Storage limited to:  
   i. *Enclosed Storage*, and
   ii. *Outdoor Storage*.

3. Conditions of Use

   a. The maximum number of people allowed on site, including staff, volunteers, and conference /retreat attendees, is 300.

   b. 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.

   c. 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

   1. The lot size shall have an area of not less than 12 hectares (30 acres).

D. Density

   1. N/A
E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1104 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 not exceed 20% of the site with the remainder of the lot area in undisturbed natural vegetation.

G. Floor Space

1. N/A

H. 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).

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.

L. 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.
A. Comprehensive Zone Intent

1. The intent of this zone is to accommodate mixed use developments which include one or more land use classifications as an integrated unit based upon a comprehensive development plan.

B. Permitted Uses

1. The following Uses and no other shall be permitted in the Comprehensive Development zones:
   a. Uses permitted in R and RC zones,
   b. Uses permitted in CH1 zone, and
   c. Uses permitted in the P zones.

2. Conditions of Use

   a. Permitted uses and the density of development shall be compatible with that permitted under the zoning for abutting sites. Comprehensive Development zones shall provide a desirable and stable environment in harmony with that of the surrounding neighbourhood and shall conform with the general policies of the Official Community Plan.

C. Comprehensive Development Plan

1. Each application for Comprehensive Development zoning shall be accompanied by the following information:

   a. Comprehensive development plan(s) including the following:

      i. a site plan or plans, including legal descriptions of the area to be developed, showing location of all existing and proposed buildings, streets, lanes, highways, driveways, parking and loading areas, sidewalks, utilities and utility easements, streams and other topographical features of the site;
      ii. preliminary architectural plans for any proposed buildings;
      iii. existing and proposed grades and their relation to the elevations on adjoining properties;
      iv. the location, size, height, colour, lighting and orientation of all signs;
      v. the location and treatment of open spaces, landscaping, fences and walls; and
      vi. a statement of uses.

D. Development Permit Requirement

1. Every application for Comprehensive Development zoning shall be accompanied by an application for a Development Permit.
E. Plan to be Part of a Bylaw

1. All buildings, structures and uses shall comply with the site coverage, setbacks, heights, densities, parking and loading as designated on the approved Comprehensive Development plans which shall be attached to and form part of the individual Comprehensive Development zones.

F. Parking and Loading

1. *Off Street Parking* shall be in accordance with the provisions of Section 109.
A. Zone Intent

1. The intent of this zone is to accommodate a 138 unit congregate apartment residential 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. Residential limited to:
      i. One Dwelling Unit - provided it is located within the Principal Use Building.
   b. 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 hectare (1.85 acres).

D. Density

1. The density shall not exceed 184 units per hectare (75 units per acre).
E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>7.5 m (24.5 ft)</td>
<td>7.5 m (24.5 ft)</td>
<td>7.5 m (24.5 ft)</td>
<td>7.5 m (24.5 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m (24.5 ft)</td>
<td>7.5 m (24.5 ft)</td>
<td>7.5 m (24.5 ft)</td>
<td>7.5 m (24.5 ft)</td>
</tr>
</tbody>
</table>

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 outlined in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD2</td>
<td>12.2 m (45.0 ft)</td>
<td>12.2 m (45.0 ft)</td>
</tr>
</tbody>
</table>

I. Indoor Amenity Space

1. Indoor Amenity Space shall be provided with a minimum combined area of 929 sq m (10,000 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 sq m (3,420 sq ft) and a seating capacity of 132 seats shall be provided.

J. Outdoor Amenity Space

1. Outdoor Amenity Space with a minimum size of 1,161 sq m (12,500 sq ft) shall be provided.

K. Off Street Parking

1. A minimum of 82 off street parking spaces shall be provided. The provisions of Section 109, other than Section 109 Part D Required Off Street Parking, of this bylaw shall apply to this zone as if it were an Apartment.
A. Zone Intent

1. The intent of this 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. Residential limited to:
      i. One Single Family Dwelling.
   b. 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 license service.
   c. Storage limited to:
      i. Enclosed Storage, and
      ii. Outdoor Storage.

3. Conditions of Use
   a. The golf course/driving range development shall comply with the following conditions:
      i. The layout, siting and configuration of the golf course, 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 Pesticide Control Act and the Pesticide Control Act Regulation.
iv. Noise management of the golf course and driving range activities shall be in accordance with the municipality’s Noise Control Bylaw No. 1090-1981, except for lawn mowing which may commence no earlier than 6 a.m.

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 p.m. for the months of October to April inclusive with the outside lighting to be extinguished by 9:00 p.m. and from dawn to 10:00 p.m. for the months of May through September inclusive with the outside lighting to be extinguished by 10:00 p.m.

ii. Beer and wine service associated with the clubhouse shall cease by 10:00 p.m.

C. Lot Area

1. Each lot shall have an area of not less than 10.12 hectares (25.0 acres).

D. Density

1. N/A

E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>9.0 m</td>
<td>9.0 m</td>
<td>9.0 m</td>
<td>9.0 m</td>
</tr>
<tr>
<td></td>
<td>(29.52 ft)</td>
<td>(29.52 ft)</td>
<td>(29.52 ft)</td>
<td>(29.52 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>9.0 m</td>
<td>9.0 m</td>
<td>9.0 m</td>
<td>9.0 m</td>
</tr>
<tr>
<td></td>
<td>(29.52 ft)</td>
<td>(29.52 ft)</td>
<td>(29.52 ft)</td>
<td>(29.52 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1203 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

H. Height of Buildings

2. The Height of the Principal Building and Accessory Buildings shall not exceed the heights outlined in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD3</td>
<td>11.0 m (36.09 ft)</td>
<td>11.0 m (36.09 ft)</td>
</tr>
</tbody>
</table>

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. A minimum of 76 parking spaces are to be provided.
A. Zone Intent

1. The intent of this 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. Residential limited to:
      i. One Dwelling Unit - provided it is located within the Principal Use Building.
   b. 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 that 0.4 of a hectare (0.98 acre).

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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>7.5 m (24.6 ft)</td>
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<tr>
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<td>7.5 m (24.6 ft)</td>
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<td>7.5 m (24.6 ft)</td>
<td>7.5 m (24.6 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1103 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 outlined in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD4</td>
<td>11.0 m (36.09 ft)</td>
<td>11.0 m (36.09 ft)</td>
</tr>
</tbody>
</table>

I. Indoor Amenity Space

1. Indoor amenity rooms including a multi-purpose room, a lounge, and other similar type amenity rooms with a minimum combined area of 170 sq m (1,830 sq ft) shall be provided.

   a. A common dining room having a seating capacity of 60 to 100 seats shall be provided.

J. Outdoor Amenity Space

1. N/A
SECTION 1204

K. Off Street Parking

1. A minimum of 26 off street parking spaces shall be provided onsite. The provisions of Section 109, other than Section 109 Part D. Required Off Street Parking, of this bylaw shall apply to this zone as if it were an Apartment.

L. 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.
A. Zone Intent

1. The intent of this 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. Residential limited to:
      i. One *Dwelling Unit* - provided it is located within the *Principal Use Building* and is used for a resident caretaker.
   b. 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 hectares (1.34 acres).

D. Density

1. The density of a *Congregate Care* shall not exceed 132 units per hectare (53 units per acre).
E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.5 m (21.33 ft)</td>
<td>6.5 m (21.33 ft)</td>
<td>6.5 m (21.33 ft)</td>
<td>6.5 m (21.33 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>6.5 m (21.33 ft)</td>
<td>6.5 m (21.33 ft)</td>
<td>6.5 m (21.33 ft)</td>
<td>6.5 m (21.33 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1103 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 outlined in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD6</td>
<td>12.0 m (39.37 ft)</td>
<td>12.0 m (39.37 ft)</td>
</tr>
</tbody>
</table>

I. Indoor Amenity Space

1. A common dining room having a minimum seating capacity of 100 seats shall be provided.

J. Outdoor Amenity Space

1. N/A

K. Off Street Parking

1. A minimum of 43 off street parking spaces shall be provided onsite. The provisions of Section 109, other than 109 Part D. Required Off Street Parking, of this bylaw shall apply to this zone as if it were an Apartment.
L. 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.
A. Zone Intent

1. The intent of this 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. General Agriculture.
   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. Agriculture limited to:
      i. Hobby Greenhouse, and
      ii. Small Scale Agriculture - provided the lot not less than 0.36 ha (0.88 ac) in area.
   b. Residential limited to:
      One of:
      i. Boarding Use, or
      ii. Home Occupation, or
      iii. Residential Care
      And,
      iv. Detached Garage.
   c. Retail limited to:
      i. Produce Sales.
   d. Storage limited to:
      i. Enclosed Storage.
3. Conditions of Use
   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 CD-7 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 0.4047 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 (4.942 ac).
   3. The minimum Pad size for each modular home site shall be 335 sq m (3,605 sq ft) with a minimum frontage of 12 m (39.37 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 (14.76 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 (39.37 ft) at the mid point of the lot depth.

D. Density
   1. The density of the entire development site shall not exceed 1.236 dwelling units per hectare (0.50 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 use shall be sited not less than 7.5 m (24.6 ft) from front and rear lot lines; 1.5 m (4.921 ft) from an interior side lot line; and 4.5 m (14.76 ft) from an exterior side lot line.
   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) from front, rear, or exterior side lot line; and 4.5 m (14.76 ft) from an interior side lot line.
   3. Buildings for an accessory home occupation use, an accessory off street parking use, an accessory produce sales use, an accessory enclosed storage use or an accessory greenhouse use shall be sited not less than 7.5 m (24.6 ft) from front and rear lot lines; 1.5 m (4.921 ft) from an interior side lot line; and 3.0 m (9.84 ft) from an exterior side lot line.
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 (19.68 ft) from front and rear lot lines; 1.5 m (4.921 ft) from an interior side lot line; and 4.5 m (14.76 ft) from an exterior side lot line; lot lines here shall include the boundaries of individual pads 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

H. Height of Buildings

1. The Height of the Principal Building shall not exceed 11.0 m (36.1 ft).

2. The Height of an Small Scale Agriculture Building shall not exceed 11.0 m (36.1 ft).

3. The Height of an Accessory Building shall not exceed one storey to a maximum of 6.0 m (19.7 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 of this bylaw.
A. Zone Intent

1. The intent of this zone is to accommodate an art centre consisting of office space, workshop/classroom areas, an art gallery, a gift shop and a tearoom or for a Single Family Residential or Duplex Use.

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:

   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.

2. The following **Accessory Uses**, provided no Art Centre exists on the *Lot*, and no other shall be permitted in the **CD9** zone:

   a. Agriculture limited to:

     i. *Hobby Greenhouse*.

   b. Residential limited to:

     i. *Boarding Use*, and

     ii. *Home Occupation*.

   c. 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 a.m. to 9:00 p.m. for the public and not beyond 8:00 a.m. and 10:00 p.m. for staff and members of the Arts Council.

     iii. No outside storage is permitted.

     iv. Any outside lighting must be approved by the Planning Department.
v. Signs that are intended to advertise the art centre must be made from wood and lit from above or below the sign. A maximum of three signs are permitted on the property. Any proposed signs (design, size, colours and location) must be approved through both the Planning Department and the Inspection Services Department.

vi. Landscaping of the site shall be maintained to a professional standard incorporating a mixture of native groundcovers, shrubs and trees. Significant changes to the landscaping on the site shall be approved by the Planning Department.

b. An Hobby Greenhouse shall comply with the following conditions:

i. Shall not exceed 20 sq m (215.28 sq ft); and

ii. Shall be limited to two buildings.

C. 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 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 sq m (8,503.7 sq ft), and shall comply with the following:

<table>
<thead>
<tr>
<th>Lot Type/ Location</th>
<th>Width at Front Lot Line</th>
<th>Depth</th>
<th>Lot Width at 6.0 M Setback</th>
<th>Mid Point Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conventional</td>
<td>18.0 m (59.05 ft)</td>
<td>30.0 m (98.42 ft)</td>
<td>18.0 m (59.05 ft)</td>
<td>18.0 m (59.05 ft)</td>
</tr>
<tr>
<td>Cul-de-Sac and Outside of Road Curvature</td>
<td>4.5 m (14.76 ft)</td>
<td>30.0 m (98.42 ft)</td>
<td>18.0 m (59.05 ft)</td>
<td>18.0 m (59.05 ft)</td>
</tr>
<tr>
<td>Inside of Road Curvature</td>
<td>18.0 m (59.05 ft)</td>
<td>30.0 m (98.42 ft)</td>
<td>-</td>
<td>18.0 m (59.05 ft)</td>
</tr>
</tbody>
</table>
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 sq m (6006.4 sq ft), and shall comply with the following:

<table>
<thead>
<tr>
<th>Lot Type/ Location</th>
<th>Width at Front Lot Line</th>
<th>Depth</th>
<th>Lot Width at 6.0 M Setback</th>
<th>Mid Point Lot Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conventional</td>
<td>18.0 m (59.05 ft)</td>
<td>30.0 m (98.42 ft)</td>
<td>18.0 m (59.05 ft)</td>
<td>18.0 m (59.05 ft)</td>
</tr>
<tr>
<td>Cul-de-Sac and</td>
<td>4.5 m (14.76 ft)</td>
<td>30.0 m (98.42 ft)</td>
<td>12.0 m (39.37 ft)</td>
<td>16.2 m (53.15 ft)</td>
</tr>
<tr>
<td>Outside of Road</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Curvature</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inside of Road</td>
<td>18.0 m (59.05 ft)</td>
<td>30.0 m (98.42 ft)</td>
<td>-</td>
<td>16.2 m (53.15 ft)</td>
</tr>
<tr>
<td>Curvature</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

D. Density

1. Principal Use 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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>6.0 m (19.68 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>1.5 m (4.92 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m (24.6 ft)</td>
<td>1.25 m (4.04 ft)</td>
<td>1.5 m (4.92 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1103 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. Buildings shall together cover not more than forty percent (40%) of the lot area.

G. Floor Space

1. A Duplex in excess of one Storey, the maximum Floor Area of each Storey contained in a Dwelling Unit shall not exceed 60 sq m (645.85 sq ft).

L. Other Regulations

1. For the purpose of this section, Art Centre means a use for an art gallery, office space, workshop/classrooms, gift shop, storage and a tearoom for up to 10 patrons.
H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD9</td>
<td>11.0 m (19.7 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

I. Indoor Amenity Space

1. N/A

J. Outdoor Amenity Space

1. N/A

K. Off Street Parking

1. Not more than thirty percent (30%) of the area of a lot shall be used for *Off Street Parking*.

2. Unless completely enclosed within a Building or underground, shall not be used for the parking or storing of:
   a. vehicles exceeding 4,500 kg (9,921 lbs) licensed gross vehicle weight;
   b. equipment exceeding 225 kg (496 lbs) in weight that is used or designed for construction or maintenance purposes;
   c. house trailers, recreational vehicles, boat trailers or boats exceeding 7.5 m (24.60 ft) in length;
   d. more than one unlicensed vehicle; or
   e. dismantled or wrecked vehicles.

3. Accessory Off Street Parking shall be provided in accordance with Section 109.
A. Zone Intent

1. The intent of this 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. Residential limited to:
      i. One Dwelling Unit - provided it is for a resident manager or assistant resident manager located within the Principal Building.
   b. 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 hectares (0.88 acres).

D. Density
   1. The maximum number of units shall be 55.

E. Setbacks
   1. All Buildings and Structures, with the exception of the covered walkway that crosses the rear lot line, shall be sited in accordance with the following minimum Setbacks:

<table>
<thead>
<tr>
<th></th>
<th>Front (m)</th>
<th>Rear (m)</th>
<th>Interior Side (m)</th>
<th>Exterior Side (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0</td>
<td>6.0</td>
<td>6.0</td>
<td>6.0</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

   2. Notwithstanding Section 1103 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. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD12</td>
<td>40%</td>
</tr>
</tbody>
</table>

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 outlined in the following table:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Principal Building (m)</th>
<th>Accessory Building/Structure (m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD12</td>
<td>13.8</td>
<td>9.0</td>
</tr>
<tr>
<td></td>
<td>(45.2 ft)</td>
<td>(29.5 ft)</td>
</tr>
</tbody>
</table>
I. Indoor Amenity Space

1. N/A

J. Outdoor Amenity Space

1. N/A

K. Off Street Parking

1. A minimum of 42 off street parking spaces shall be provided onsite. The provisions of Section 109, other than Section 109, Part D. Required Off Street Parking of this bylaw shall apply to this zone as if it were an Apartment.
A. Zone Intent

1. The intent of this zone is to provide a cluster residential development intended for a 109 unit bare land strata within the Rural Residential area 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. Agricultural limited to:
      i. Hobby Greenhouse.
   b. Residential limited to:
      One of,
      i. Boarding Use, or
      ii. Residential Care use,
      And,
   c. 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.
SECTION 1214

CD14 Zone

3. Environmental Audit

   a. A reoccurring environmental audit under a District of Mission approved Terms of reference shall be undertaken by the strata corporation of the bare land strata.

D. Lot Area

1. Each Lot shall have a minimum area, exclusive of any protected area, as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD14</td>
<td>1,000 sq m</td>
</tr>
<tr>
<td></td>
<td>(10,764 sq ft)</td>
</tr>
</tbody>
</table>

E. Density

1. The overall residential dwelling unit density for the development site shall not exceed 3.03 dwelling units per hectare (1.22 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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>1.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(24.6 ft)</td>
<td>(4.92 ft)</td>
<td>(14.8 ft)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>1.5 m</td>
<td>3.0 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(24.6 ft)</td>
<td>(4.92 ft)</td>
<td>(9.84 ft)</td>
</tr>
</tbody>
</table>

G. Lot Coverage

1. Buildings shall together cover not more than 30% of the Lot Area.

H. Number of Residential Buildings

1. Buildings for a Residential Use shall be limited to one per Lot.

I. Height of Buildings

1. The Height of the Principal Building shall not exceed 11.0 m (36.1 ft).

2. The Height of an Accessory Building shall not exceed one storey to a maximum of 6.0 m (19.7 ft).

J. Off Street Parking

Off Street Parking shall be in accordance with the provisions of Section 109.
L. Zone Intent

1. The intent of this 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.

M. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the CD17 zone:
   a. Agriculture limited to:
      i. General Agriculture, 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. Residential limited to:
      i. Boarding Use, and
      ii. Home Occupation.
   b. Retail limited to:
      i. Produce Sales.
   c. Storage limited to:
      i. Enclosed Storage.

N. Lot Area

   a. Each lot shall have an area of not less than 1.8 ha (4.44 ac).

O. Density

1. N/A
P. Setbacks

1. All Buildings and Structures for non-agricultural uses shall be sited in accordance with the following minimum Setbacks:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>1.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(24.6 ft)</td>
<td>(4.92 ft)</td>
<td>(14.76 ft)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>1.5 m</td>
<td>3.0 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(24.6 ft)</td>
<td>(4.9 ft)</td>
<td>(9.84 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1217 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. General Agriculture 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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture Building/Structure</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>4.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(24.6 ft)</td>
<td>(14.76 ft)</td>
<td>(14.76 ft)</td>
</tr>
</tbody>
</table>

b. A Building or Structure exceeding 30 sq m (322.93 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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture Building/Structure</td>
<td>15.0 m</td>
<td>15.0 m</td>
<td>15.0 m</td>
<td>15.0 m</td>
</tr>
<tr>
<td></td>
<td>(49.21 ft)</td>
<td>(49.21 ft)</td>
<td>(49.21 ft)</td>
<td>(49.21 ft)</td>
</tr>
</tbody>
</table>

c. A Building or Structure exceeding 30 sq m (322.93 sq ft) for the keeping of swine, poultry or fur-bearing animals shall be sited in accordance with the following minimum Setbacks:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture Building/Structure</td>
<td>105.0 m</td>
<td>60.0 m</td>
<td>60.0 m</td>
<td>105.0 m</td>
</tr>
<tr>
<td></td>
<td>(344.48 ft)</td>
<td>(196.85 ft)</td>
<td>(196.85 ft)</td>
<td>(344.48 ft)</td>
</tr>
</tbody>
</table>
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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture Building/Structure</td>
<td>105.0 m (344.48 ft)</td>
<td>60.0 m (196.85 ft)</td>
<td>60.0 m (196.85 ft)</td>
<td>105.0 m (344.48 ft)</td>
</tr>
</tbody>
</table>

Q. Lot Coverage

1. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD17</td>
<td>40%</td>
</tr>
</tbody>
</table>

R. Floor Space

1. N/A

S. Height of Buildings

1. The Height of the Principal Building shall not exceed 11.0 m (36.1 ft).
2. The Height of an Accessory Building shall not exceed one storey to a maximum of 6.0 m (19.7 ft).
3. The Height of a Building or Structure for General Agriculture shall not exceed 15.0 m (49.2 ft).

T. Indoor Amenity Space

1. N/A

U. Outdoor Amenity Space

1. N/A

V. Off Street Parking

1. Off Street Parking shall be in accordance with the provisions of Section 109.
A. Zone Intent

1. The intent of this zone is to provide for a first stage housing shelter, a food centre, 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. *Food Centre*.

2. The following **Accessory Uses** and no other shall be permitted in the CD19 zone:

   a. Storage **limited** to:

      i. *Enclosed Storage*.

3. Conditions of Use:

   a. *First Stage Housing Shelter*:

      i. Shall limit client occupancy to no more than 30 people, consisting of men, women and families.
      ii. Shall contain two completely separate areas, one for men and the other for women and families, where each area contains sleeping quarters, bathroom and shower facilities.
      iii. Shall use eligibility standards established by BC Housing to admit persons as temporary residents.
      iv. Shall have a minimum of two staff on-site 24 hours a day, 7 days per week.
      v. Shall admit clients between the hours of 7:00 am and 8:00 pm only.
      vi. Shall have one controlled access and egress point to the shelter that is staffed 24 hours per day, where access to and from the facility is limited between the hours of 7:00 am and 8:00 pm.
      vii. Shall alarm and monitor all access and egress points to and from the Building.
      viii. Shall provide counseling services to admitted clientele only.

   b. *Food Centre*:

      i. Shall have all queuing and/or line-up contained completely inside the Building.
      ii. Shall distribute commodities between the hours of 9:00 am and 5:00 pm only.
SECTION 1219

CD19 Zone

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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>6.0 m</td>
</tr>
<tr>
<td></td>
<td>(19.7 ft)</td>
<td>(19.7 ft)</td>
<td>(19.7 ft)</td>
<td>(19.7 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m</td>
<td>4.5 m</td>
<td>1.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(14.8 ft)</td>
<td>(4.9 ft)</td>
<td>(14.8 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1103 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

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th><strong>Principal Building</strong></th>
<th><strong>Accessory Building/Structure</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>CD19</td>
<td>14.0 m (45.9 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

I. Indoor Amenity Space

1. N/A
J. Outdoor Amenity Space

1. Two Outdoor Amenity Spaces shall be provided.
   a. A designated outdoor smoking area, and
   b. A designated outdoor family amenity area where the combined outdoor amenity area shall equal a minimum of 100 sq m (1,076 sq ft).

2. Each Outdoor Amenity Area shall:
   a. be completely separated from each other,
   b. be completely fenced, and
   c. have access from the interior of the Building only.

K. Off Street Parking

1. Accessory off street parking shall be provided at a rate of:
   a. 3 spaces for staff of the First Stage Housing Shelter,
   b. 2 spaces for staff of the Food Centre, and
   c. 5 spaces for the Food Centre clientele.

L. Screening

1. Screening shall be in accordance with the provisions of Section 111.
A. Zone Intent

1. This zone is intended to provide for one compact *Single Family Dwelling* in the *Urban Compact* area and compatible accessory uses.

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*

2. The following **Accessory Uses** and no other shall be permitted in the **CD20 Zone**:

   a. Agriculture **limited** to:
      
      i. *Hobby Greenhouse*.

   b. Residential **limited** to:
      
      One of:
      
      i. *Boarding Use*, or
      ii. *Residential Care*

      And,
      
      iii. *Detached Garage*,
      iv. *Home Occupation*.

   c. Storage **limited** to:
      
      i. *Enclosed Storage*.

   d. Retail **limited** to the following:
      
      i. *Enclosed Storage*

C. Lot Area

2. Except where such a *Lot* existed at the date of adoption of this Bylaw or *Lots* created under **Section 104, Part D**, each *Lot* shall have a minimum area, width, and depth as shown on the following table:

<table>
<thead>
<tr>
<th>CD20 Zone:</th>
<th>Area</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lane Access</strong></td>
<td>280 sq m</td>
<td>9.0 m</td>
<td>32.0 m</td>
</tr>
<tr>
<td></td>
<td>(3,000 sq ft)</td>
<td>(29.5 ft)</td>
<td>(98.4 ft)</td>
</tr>
<tr>
<td><strong>Street Access</strong></td>
<td>372 sq m</td>
<td>12.0 m</td>
<td>32.0 m</td>
</tr>
<tr>
<td></td>
<td>(4,004 sq ft)</td>
<td>(39.4 ft)</td>
<td>(91.9 ft)</td>
</tr>
</tbody>
</table>
D. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principle Building</strong></td>
<td>4.5 m</td>
<td>7.5 m</td>
<td>1.2 m</td>
<td>2.5 m</td>
</tr>
<tr>
<td></td>
<td>(19.7 ft)</td>
<td>(19.7 ft)</td>
<td>(9.8 ft)</td>
<td>(14.7 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m</td>
<td>1.3 m</td>
<td>1.2 m</td>
<td>3.0 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(14.8 ft)</td>
<td>(14.8 ft)</td>
<td>(14.8 ft)</td>
</tr>
</tbody>
</table>

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

3. A garage, or other parking structure, shall be sited not less than 6.0 metres (19.6 ft.) from a Front Lot Line.

E. Lot Coverage

1. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD20</td>
</tr>
<tr>
<td>50%</td>
</tr>
</tbody>
</table>

F. Floor Space

1. The floor space should not exceed the following ratio as listed in the following table (Garage space, detached or attached, is not used in calculating total floor area).

<table>
<thead>
<tr>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD20</td>
</tr>
<tr>
<td>0.75</td>
</tr>
</tbody>
</table>

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.

G. Height of Buildings

1. The Height of the Principal Building not exceed 9.5 m (31.1 ft). and shall be limited to a two storey Building with a Basement

2. The Height of an Accessory Building shall not exceed one storey to a maximum of 6.0 m (19.7 ft).
H. 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. Access to the lot for *Off Street Parking* from the *Front Lot Line* shall be limited to a maximum of 5.0 m (16.4 ft).

I. Hobby Greenhouse Use

1. Shall be limited to a maximum of one Building not exceeding a total area of 20 sq.m. (215.3 sq.ft.)
A. Zone Intent

1. This zone provides for one unit residential dwelling with a secondary dwelling outside the Urban Development Area.

B. Permitted Uses

1. The following Principal Uses and no others shall be permitted in the CD21 zone:

   One Unit Residential Use
   Residential Care Use

2. The following Accessory Uses and no others shall be permitted in the CD21 zone:

   Accessory Secondary Dwelling Use - limited to a Coach House or a Garden Cottage
   Accessory Agricultural Use
   Accessory Boarding Use
   Accessory Home Occupation Use
   Accessory Off Street Parking Use
   Accessory Enclosed Storage Use
   Accessory Greenhouse Use

C. Lot Area

1. Each lot shall have an area of not less than .8 hectares (1.98 acres), except:

   a. Where such a lot existed at the effective date of this bylaw, or
   b. Lots created under Section 105.13.

D. Lot Coverage

1. Buildings shall, in total, cover not more than forty percent (40%) of the lot area.

E. Height of Buildings

1. The height of a One Unit Residential Use or a Residential Care Use building shall not exceed 11.0 metres (36.08 feet).

2. The height of an Accessory Home Occupation Use, an Accessory Enclosed Storage Use, an Accessory Greenhouse Use or an Accessory Off Street Parking Use shall not exceed 4.5 metres (14.76 feet).

3. The height of an Accessory Coach House shall not exceed 9.0 metres (29.5 feet).

4. The height of an Accessory Garden Cottage shall not exceed 6.0 metres (19.7 feet).

F. Setbacks

1. A building for Residential Use or a Residential Care Use shall be sited not less than:
a. 7.5 metres (24.6 feet) from front and rear lot lines;
b. 1.5 metres (4.92 feet) from an interior side lot line;
c. 4.5 metres (14.76 feet) from an exterior side lot line.

2. Buildings for an Accessory Agricultural Use shall be sited not less than 15 metres (49.21 feet) from all lot lines.

3. Buildings for an Accessory Home Occupation Use, Accessory Greenhouse Use, An Accessory Off Street Parking and Accessory Enclosed Storage Use shall be sited not less than:
   a. 7.5 metres (24.6 feet) from a front lot line;
   b. 1.5 metres (4.92 feet) from an interior side lot line;
   c. 4.5 metres (14.76 feet) from an exterior side lot line;
   d. 1.25 metres (4.04 feet) from a rear lot line.

G. Accessory Greenhouse Use
   1. Shall not exceed 140 metres (1,506.99 square feet).

H. Accessory Off Street Parking
   1. Accessory Off Street Parking shall be provided in accordance with the provisions of Section 106;
   2. Not more than twenty-five percent (25%) of the area of a lot shall be used for Accessory Off Street Parking Use;
   3. At least one off-street parking space shall be provided for the exclusive use of the coach house or garden cottage occupants.

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 stalls at grade;
   3. The habitable space shall not exceed 110 square metres (1184 square feet);
   4. Shall be sited a minimum of 5 metres (16.4 feet) from the principal residence;
   5. Shall not be subdivided from the building or lot it is part of under the Strata Property Act.

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 square metres (1184 square feet);
3. Shall be sited a minimum of 5 metres (16.4 feet) from the principal residence;

4. Shall not be subdivided from the lot it is part of under the Strata Property Act.
A. Zone Intent

1. This zone is primarily based on the CH-1 zone and the intent of this CD zone is to provide for a broad range of businesses to serve the general retail, office, service, restaurant (including drive thru restaurants) and shopping needs of the community located along the Lougheed Highway corridor in the Commercial area.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the CD-24 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 Parlour,
      ii. Arcade,
      iii. Banquet Hall,
      iv. Cinema,
      v. Night Club, and
      vi. Pool and Billiard Hall.

   e. Food and Beverage limited to:

      i. Café,
      ii. Coffee Shop, and
      iii. Restaurant.
      iv. Drive Thru Restaurants (maximum of two)

   f. Industrial limited to:

      i. Light Manufacturing.
g. Institutional limited to:
   i. Adult Educational Institution,
   ii. Child Care Centre,
   iii. Civic Assembly,
   iv. College,
   v. Educational Facility,
   vi. Trade School, and
   vii. University.

h. Office limited to:
   i. Escort Service,
   ii. Government Service,
   iii. General office Use, and
   iv. Administrative Office Use.

i. Personal Service limited to
   i. Barber Shop,
   ii. Body Art and Tattoo Parlour,
   iii. Body Rub Parlour,
   iv. Cleaning and Repair of Clothing,
   v. Hair and Body Salon,
   vi. Medical Clinic, and
   vii. Spa.

j. Recreation limited to:
   i. Bowling Alley, and
   ii. Indoor Recreation Facility.

k. Residential limited to:
   i. Apartments provided they:
      1. Form an integral part of a commercial Building on the lot,
      2. Are not be located on the 1st storey, and
      3. Are the only Use in a storey and in all other storeys above the Residential Use.

l. Retail limited to:
   i. Adult Entertainment Store,
   ii. Adult Video Store,
   iii. Auction-Retail,
   iv. Bakery,
   v. Building Supply Store,
   vi. Butcher,
vii. Convenience Store,
viii. Flea Market,
ix. Furniture Store,
x. Garden Supply Store,
xi. Household Equipment Rental,
 xii. Liquor Store,
 xiii. Pawnshop,
xiv. Pharmacy,
xv. Produce Sales,
 xvi. Retail Store,
xvii. Retail Warehouse,
xviii. Rural Agency Store,
xix. Second Hand Store,
xx. Shopping Centre,
xxi. Specialty Food,
xxii. Supermarket, and
xxiii. Video Rental.

m. Service limited to:
   i. Appliance Repair,
   ii. Beverage Container Return Centre,
   iii. Community Service,
   iv. Dog and Cat Daycare Kennel,
   v. Drive-through Service,
   vi. Financial, Insurance and Real Estate,
   vii. Funeral Parlour and/or Memorial Service Facility,
   viii. General Service Use,
   ix. Photocopying, and
   x. Veterinary Clinic.

2. The following Accessory Uses and no other shall be permitted in the CD24 Zone:
   a. Storage limited to the following:
      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 1224, 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 1224, 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. The maximum density for the residential portion of the development shall be calculated as follows:

<table>
<thead>
<tr>
<th>Zone: CD24</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>80 upha (32 upa)</td>
</tr>
</tbody>
</table>

E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>3.0 m</td>
<td>3.0 m</td>
<td>3.0 m</td>
<td>3 m</td>
</tr>
<tr>
<td></td>
<td>(9.8 ft)</td>
<td>(9.8 ft)</td>
<td>(9.8 ft)</td>
<td>(9.8 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m</td>
<td>4.5 m</td>
<td>4.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(14.8 ft)</td>
<td>(14.8 ft)</td>
<td>(14.8 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1224 Part E.1, all Buildings shall be sited a minimum of 4.5 m (14.8 ft) from all Undevelopable Areas as defined in this Bylaw.

F. Lot Coverage

1. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone: CD24</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>75%</td>
</tr>
</tbody>
</table>

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).

<table>
<thead>
<tr>
<th>Zone: CD24</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2.0</td>
</tr>
</tbody>
</table>

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone: CD24</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>14.0 m (45.9 ft)</td>
<td>4.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>
I. Indoor Amenity Space

1. Developments that contain 15 units or more shall provide in Indoor Amenity Space at a rate of at least 2.8 sq m (30.0 sq ft) per unit.

2. The Indoor Amenity Space can house a Child Care Centre provided they comply with the following requirements:
   a. Have direct access from a highway, independent from the access to the residential uses; and
   b. Have direct access to an open space and play area within the lot.

J. Outdoor Amenity Space

1. Outdoor Amenity Space 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 Parking

1. Off Street Parking shall be in accordance with the provisions of Section 109.

2. Parking within the required setbacks is not permitted.

3. All residential parking shall be provided within the Building envelope, including underground parking.
A. Zone Intent

1. This zone is based on the Institutional Care (IC) zone. The intent of the zone is to accommodate care facilities for people requiring specialized healthcare and allow for complementary uses to the health care facilities, including residential and commercial uses.

B. Permitted Uses

1. The following Principal Uses and not others shall be permitted in the CD26 zone:
   a. Institutional limited to:
      i. Care Facility,
      ii. Congregate Care,
      iii. Hospital,
      iv. Residential Apartment,
      v. Opioid Substitution Treatment Clinic
   b. Food and Beverage limited to:
      i. Café,
      ii. Coffee Shop, and
      iii. Restaurant.
   c. Office limited to:
      i. Government Services,
      ii. General Office Use, and
      iii. Administrative Office Use.
   d. Personal Service limited to:
      i. Barber Shop,
      ii. Cleaning and Repair of Clothing,
      iii. Hair and Body Salon,
      iv. Medical Clinic,
      v. Medical Offices, and
      vi. Spa.
   e. Retail limited to:
      i. Convenience Store,
      ii. Medical Related Retail Store,
      iii. Pharmacy,
      iv. Retail Store,
      v. Specialty Food Store, and
      vi. Video Rental.
   f. Service limited to:
      i. Community Service,
      ii. Financial, Insurance and Real Estate, and
iii. General Service Use.

g. Storage limited to:
i. Enclosed Storage.

h. Recreation limited to:
i. Indoor Recreation Facility.

i. 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 1st storey, and
   c. Are the only use in a storey and in all other storeys above the Residential Use.

C. Lot Area

1. The minimum Lot Area created through subdivision be a minimum of 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:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>3.0m (9.8 ft.)</td>
<td>6.0 m (19.7 ft.)</td>
<td>6.0 m (19.7 ft.)</td>
<td>6.0 m (19.7 ft.)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5m (24.6 ft.)</td>
<td>4.5 m (14.8 ft.)</td>
<td>4.5m (14.8 ft.)</td>
<td>4.5 m (14.8 ft.)</td>
</tr>
</tbody>
</table>

F. Lot Coverage

1. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD26</td>
<td>40%</td>
</tr>
</tbody>
</table>

G. Floor Space

1. The floor space shall not exceed the ratio as listed in the follow table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD26</td>
<td>0.70</td>
</tr>
</tbody>
</table>
H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD26</td>
<td>20.0 m (65.6 ft.)</td>
<td>4.5 m (14.8)</td>
</tr>
</tbody>
</table>

2. A *Principal Building* having more than 2 floors for residential purposes shall have a firefighter elevator installed.

I. Indoor Amenity Space

1. Developments that contain 15 units or more shall provide Indoor Amenity Space at a rate of at least 1.39 sq. m (15 sq. ft.) per unit.

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.
A. Zone Intent

1. The intent of this zone is to provide a mixture of housing options with lower to higher densities. Ground oriented Townhouses within Townhouse designated areas and Single Family Dwellings with Coach Houses in the Urban Residential – Compact designated areas. 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 with a Secondary Dwelling in the Urban Residential – Compact area 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 3 storey units 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 CD27 zone:

   a. Residential limited to:

      i. Single Family Dwelling (Precinct A only), and
      ii. Townhouses (Precinct B only).

2. The following Accessory Uses and no other shall be permitted in within Precinct A in CD27 zone:

   a. Residential limited to:

      i. Residential Care; and
      ii. Secondary Dwelling (Section 106, Part F.) limited to:

         * Coach House

   b. Storage limited to:

      i. Enclosed Storage.

3. The following Accessory Uses and no other shall be permitted in within Precinct B in CD27 zone:

   a. Institutional limited to:

      i. Child Care Centre.

   b. Residential limited to:

      i. Home Occupation,
      ii. Indoor Amenity Space, and
      iii. Outdoor Amenity Space.
c. Storage limited to:
   i. Enclosed Storage.

C. Lot Area

1. Each lot shall have a minimum area, width and depth as shown on the following table:

<table>
<thead>
<tr>
<th>Precinct</th>
<th>Area</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>264 square metres (2841 square feet)</td>
<td>9 metres (29.5 feet)</td>
<td>30 metres (98.42 feet)</td>
</tr>
<tr>
<td>B</td>
<td>Not Applicable</td>
<td>Not Applicable</td>
<td>Not Applicable</td>
</tr>
</tbody>
</table>

D. Density

1. The maximum Density shall be calculated as follows:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>B</td>
<td>64 upha (26 upa)</td>
</tr>
</tbody>
</table>

E. Setbacks

1. Within Precinct A, all Buildings and Structures shall be sited in accordance with the following minimum Setbacks:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>4.0 m. (13.1 ft.)</td>
<td>7.5 m. (24.6 ft.)</td>
<td>1.2 m. (3.9 ft.)</td>
<td>1.2 m. (3.9 ft.)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m. (24.6 ft.)</td>
<td>0.5 m. (1.64 ft.)</td>
<td>0.6 m. (1.96 ft.)</td>
<td>0.6 m. (1.96 ft.)</td>
</tr>
</tbody>
</table>

2. Within Precinct B, all Buildings and Structures shall be sited in accordance with the following minimum Setbacks:

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>4.0 m. (13.1 ft.)</td>
<td>4.0 m. (13.1 ft.)</td>
<td>4.0 m. (13.1 ft.)</td>
<td>4.0 m. (13.1 ft.)</td>
</tr>
</tbody>
</table>
F. Lot Coverage

1. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Precinct A</td>
<td>55%</td>
</tr>
<tr>
<td>Precinct B</td>
<td>55%</td>
</tr>
</tbody>
</table>

G. Floor Space

1. The floor space should not exceed the following ratios as listed in the following table (Neither indoor amenity space nor garage space, detached or attached, are used in calculating total floor space):

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Precinct A</td>
<td>0.78</td>
</tr>
<tr>
<td>Precinct B</td>
<td>0.99</td>
</tr>
</tbody>
</table>

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Indoor Amenity Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>9.7 m (31.8 ft)</td>
<td>N/A</td>
<td>7.0 m (23 ft)</td>
</tr>
<tr>
<td>Precinct A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Precinct B</td>
<td>11.5 m (37.7 ft)</td>
<td>11.5 m (37.7 ft)</td>
<td>N/A</td>
</tr>
</tbody>
</table>

I. Indoor Amenity Space - Precinct B

1. Indoor Amenity Space shall be provided at a rate of at least 5.2 sq. m (55.9 sq. ft.) per unit.

2. A Child Care Centre may be provided within the Indoor Amenity Space provided it complies with the following requirements:
   a. have direct access independent from the access to the residential uses, and
   b. have direct access to an open space and play area within the lot.

J. Outdoor Amenity Space - Precinct B

1. Outdoor Amenity Space in the form of a level children’s play area with play equipment shall be provided with a minimum area of 120 sq m (1,291 sq. ft.).
K. Off Street Parking

1. *Off Street Parking* shall be in accordance with the provisions of Section 109.

The following is applicable to Precinct B only:

1. Parking within the required setbacks is not permitted.
2. No parking shall be permitted within the travelled portion of laneways.
3. Each *Townhouse* unit must provide for two (2) enclosed parking stalls.
4. *Tandem Parking* is not permitted.

L. Precinct Map
A. Zone Intent

1. This zone is based on the Industrial Business Park 1 (INBP) zone. The intent of the 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. Industrial Café.
   
   b. Industrial limited to:
      i. Auction-Wholesale,
         ii. Industrial Equipment Rentals,
         iii. Light Industry,
         iv. Recycling Depot,
         v. Warehouse, and
         vi. Yacht Building
         vii. Mini-Storage.
   
   c. Institutional limited to:
      i. Adult Education Institution,
         ii. Artisan Studios, and
         iii. Trade Schools.
   
   d. Office limited to:
      i. Government Services, and
      ii. General Office Use.
   
   e. Retail limited to:
      i. Bakery.
   
   f. Service limited to:
      i. Beverage Container Return Centre,
      ii. Call Centres,
      iii. Dog and Cat Day Care Kennel,
      iv. Driving Schools,
      v. General Service Use,
      vi. Taxi Dispatch Offices, and
      vii. Industrial First Aid Training.
SECTION 1230  
CD30 Zone

2. The following Accessory Uses and no other shall be permitted in the CD30 Zone:
   a. Office limited to:
      i. Administrative Office Use.
   b. Residential limited to:
      i. One Dwelling Unit - provided the Dwelling Unit is located above the first Storey.
   c. Retail limited to:
      i. Retail Store - provided the retailing of products are manufactured or wholesaled within the business premises, limited to a maximum of 30% of the Floor Area of the Principal Use or 450 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:
   i. All Principal Uses shall be located completely within an enclosed Building.

C. Lot Area

1. Except where such a Lot existed at the date of adoption of this Bylaw or Lots created under Section 104, Part D, each Lot shall have a minimum area as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD30</td>
<td>0.16 ha</td>
</tr>
<tr>
<td></td>
<td>(0.4 ac)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1002, 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 1002, 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. 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.

E. Setbacks

1. All Buildings and Structures shall be sited in accordance with the following minimum Setbacks:
SECTION 1230

CD30 Zone

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>1.5 m</td>
<td>0.0 m</td>
<td>0.0 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(4.9 ft.)</td>
<td>(0.0 ft.)</td>
<td>(0.0 ft.)</td>
<td>(14.8 ft.)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>4.5 m</td>
<td>0.0 m</td>
<td>0.0 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(14.8 ft.)</td>
<td>(0.0 ft.)</td>
<td>(0.0 ft.)</td>
<td>(14.8 ft.)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 701 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 means Buildings shall together cover the buildable Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Minimum Lot Coverage</th>
<th>Maximum Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD30</td>
<td>33%</td>
<td>60%</td>
</tr>
</tbody>
</table>

G. Floor Space

1. The floor space should not exceed the following ratios as listed in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th><strong>Floor Space Ratio</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>CD30</td>
<td>0.75</td>
</tr>
</tbody>
</table>

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th><strong>Principal Building</strong></th>
<th><strong>Accessory Building/Structure</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>CD30</td>
<td>18.0 m</td>
<td>18.0 m</td>
</tr>
<tr>
<td></td>
<td>(59.1 ft.)</td>
<td>(59.1 ft.)</td>
</tr>
</tbody>
</table>

I. Off Street Parking

1. Off Street Parking shall be in accordance with the provisions of Section 109.
A. Zone Intent

1. The intent of this 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: detached single family, row houses with attached front loading garages, row houses with detached garages accessed from a lane and row houses 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 Urban Compact/Multiple Family area.

B. Permitted Uses

1. The following Principal Uses and no other shall be permitted in the CD31 zone:
   a. Residential limited to:
      i. One Row House on each lot. For the purposes of the CD31 zone, a Row House 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. One Single Family Dwelling.

2. The following Accessory Uses and no other shall be permitted in the CD31 zone:
   a. Residential limited to:
      One of:
      i. Secondary Dwelling Unit (Section 106 Part F.) limited to:
         Coach House Lots 40, 41, 42, 54, 55 and 64 only.
         And
         ii. Home Occupation.
   b. Storage limited to:
      i. Enclosed Storage.

C. Lot Area

a. Lots created through subdivision in this zone shall comply with the following minimum standards:

   a. Detached Single Family Lots

<table>
<thead>
<tr>
<th></th>
<th>Area</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Lots</td>
<td>317 sq. m (3412 sq. ft.)</td>
<td>11.0 m (36 ft.)</td>
<td>25.0 m (82 ft.)</td>
</tr>
</tbody>
</table>
b. Row Houses

<table>
<thead>
<tr>
<th>Lot Type</th>
<th>Area</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal Lot</td>
<td>165 sq. m. (1,776.4 sq. ft.)</td>
<td>6.5 m (21.3 ft.)</td>
<td>20.0 m (78.7 ft.)</td>
</tr>
<tr>
<td>End Lot</td>
<td>180 sq. m. (1937.5 sq. ft.)</td>
<td>7.5 m (25.9 ft.)</td>
<td>20.0 m (78.7 ft.)</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>210 sq. m. (2,260.4 sq. ft.)</td>
<td>7.5 m (21.3 ft.)</td>
<td>20.0 m (65.6 ft.)</td>
</tr>
</tbody>
</table>

c. Notwithstanding Part C Paragraph 1a, 1b & 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.

D. Density

1. The maximum density shall be calculated on the gross developable land area and as follows:

<table>
<thead>
<tr>
<th>CD 31</th>
<th>Maximum Density</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>30 upha (12 upa)</td>
</tr>
</tbody>
</table>

2. No more than five Dwelling Units shall be attached in a row to one another within each Row House Building.

3. The minimum number of units for the development site shall be 65 units, excluding Coach Houses.

E. Setbacks

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

   i. Detached Single Family Dwellings

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>4.5 m (14.7 ft.)</td>
<td>6.5 m (21.3 ft.)</td>
<td>1.2 m (3.9 ft.)</td>
<td>1.8 m (4.9 ft.)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m (24.6 ft.)</td>
<td>0.5 m (1.6 ft.)</td>
<td>1.2 m (3.9 ft.)</td>
<td>1.8 m (4.9 ft.)</td>
</tr>
</tbody>
</table>
ii. Row Houses

a. With detached garage accessed from a lane:

<table>
<thead>
<tr>
<th>Principal Building</th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Internal Lot</td>
<td>3.0 m</td>
<td>11.0 m</td>
<td>0.0 m</td>
<td>n/a</td>
</tr>
<tr>
<td></td>
<td>(9.8 ft.)</td>
<td>(16.4 ft.)</td>
<td>(0.0 ft.)</td>
<td></td>
</tr>
<tr>
<td>- End Lot</td>
<td>3.0 m</td>
<td>11.00 m</td>
<td>0.0 m</td>
<td>1.2 m</td>
</tr>
<tr>
<td></td>
<td>(9.8 ft.)</td>
<td>(16.4 ft.)</td>
<td>(0.0 ft.)</td>
<td>(3.9 ft.)</td>
</tr>
<tr>
<td>- Corner Lot</td>
<td>3.0 m</td>
<td>11.0 m</td>
<td>0.0 m</td>
<td>1.8 m</td>
</tr>
<tr>
<td></td>
<td>(9.8 ft.)</td>
<td>(16.4 ft.)</td>
<td>(0.0 ft.)</td>
<td>(5.9 ft.)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m</td>
<td>0.5 m</td>
<td>1.2 m</td>
<td>1.2 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft.)</td>
<td>(1.64 ft.)</td>
<td>(3.9 ft.)</td>
<td>(3.9 ft.)</td>
</tr>
</tbody>
</table>

b. With front loading attached garages:

<table>
<thead>
<tr>
<th>Principal Building</th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Internal Lot</td>
<td>4.0 m*</td>
<td>5.0 m</td>
<td>0.0 m</td>
<td>n/a</td>
</tr>
<tr>
<td></td>
<td>(13.1 ft.)</td>
<td>(16.4 ft.)</td>
<td>(0.0 ft.)</td>
<td></td>
</tr>
<tr>
<td>- End Lot</td>
<td>4.0 m*</td>
<td>5.0 m</td>
<td>0.0 m</td>
<td>1.2 m</td>
</tr>
<tr>
<td></td>
<td>(13.1 ft.)</td>
<td>(16.4 ft.)</td>
<td>(0.0 ft.)</td>
<td>(3.9 ft.)</td>
</tr>
<tr>
<td>- Corner Lot</td>
<td>4.0 m*</td>
<td>5.0 m</td>
<td>0.0 m</td>
<td>1.8 m</td>
</tr>
<tr>
<td></td>
<td>(13.1 ft.)</td>
<td>(16.4 ft.)</td>
<td>(0.0 ft.)</td>
<td>(5.9 ft.)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m</td>
<td>0.5 m</td>
<td>1.2 m</td>
<td>1.2 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft.)</td>
<td>(1.64 ft.)</td>
<td>(3.9 ft.)</td>
<td>(3.9 ft.)</td>
</tr>
</tbody>
</table>

* The minimum Setback for any attached garage shall be 5.5 m

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.

F. Lot Coverage

1. Buildings shall together cover not more than the Lot Area as noted in the following table:

   a. Detached Single Family Dwellings:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD31</td>
<td>45%</td>
</tr>
</tbody>
</table>

   i) Notwithstanding Part F. Lot Coverage 1(a) 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. Row Houses

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal Lot</td>
<td>60 %</td>
</tr>
<tr>
<td>End Lot</td>
<td>55 %</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>55 %</td>
</tr>
</tbody>
</table>

G. Height of Buildings

1. The *Height* of the *Principal Building* for a *Single Family Dwelling* shall not exceed 10.0 metres.

2. The *Height* of the *Principal Building* for a *Row House* shall not exceed 11.0 metres.

3. The *Height* of an *Accessory Building* where a *Single Family Dwelling* is sited on the *Lot* shall not exceed 4.0 metres.

4. The *Height* of an *Accessory Building* where a *Row House* is sited on the *Lot* shall not exceed 7.5 metres.

H. Off Street Parking

1. *Off Street Parking* shall be in accordance with the provisions of Section 109.

2. Notwithstanding Section 109 (6)(d), parking shall be permitted within 1.5 m (5.0ft) of any rear or side *Lot Line* bounded by a *Street.*
A. Zone Intent

1. This Zone is generally based on the CH-1 Zone and the intent of this 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

1. The following Principal Uses and no other shall be permitted in the CD32 zone:

   a. Residential limited to:

      i. 64 Apartments provided they:

         7. Form an integral part of a Building on the lot,
         8. Are not located on the 1st storey, and
         9. Excluding parking facilities, are the only Use in a storey and in all other storeys above the Residential Use.

   b. Commercial limited to:

      i. 4 Live-Work units that combine a one-bedroom apartment unit with a commercial unit limited to 75 sq. m. (805 sq. ft.)

      ii. A range of small commercial activities or work spaces, such as a professional office, studio, or gallery.

      iii. Spaces designed with separate entrances and internal connections to the rest of the apartments.

C. Lot Area

1. Each lot shall have an area of not less than 1.0 hectare (2.47 acres).

D. Density

1. The Net Density shall not exceed 95 units per hectare (38 units per acre).

2. The maximum permitted Floor Area for Commercial Use shall not exceed 75 sq. m. of (805 sq. ft.).
E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0 m (19.7 ft.)</td>
<td>6.0 m (19.7 ft.)</td>
<td>3.0 m (9.8 ft.)</td>
<td>4.5 m (14.7 ft.)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m (24.6 ft.)</td>
<td>4.5 m (14.8 ft.)</td>
<td>4.5 m (14.8 ft.)</td>
<td>4.5 m (14.8 ft.)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1232 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. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD32</td>
<td>75%</td>
</tr>
</tbody>
</table>

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).

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD32</td>
<td>2.0</td>
</tr>
</tbody>
</table>

H. Height of Buildings

The Height of the Principal Building shall not exceed 21 m. (69 ft.) at the front of the Building and 15 m. (50 ft.) at the rear of the Building.

I. Indoor Amenity Space

1. Developments that contain 15 units or more shall provide in Indoor Amenity Space at a rate of at least 2.5 sq. m. (27.0 sq. ft.) per unit.

2. The Indoor Amenity Space Can house a Child Care Centre provided they comply with the following requirements:

   a. Have direct access from a highway, independent from the access to the residential uses; and

   b. Have direct access to an open space and play area within the lot.
J. Outdoor Amenity Space

1. *Outdoor Amenity Space* 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 Parking

1. A minimum of 103 off-street 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 D, *Required Off Street Parking* of this bylaw shall apply to this Zone.

2. Parking within the required setbacks is not permitted.

3. All residential parking shall be provided within the Building envelope, including underground parking.
A. Zone Intent

1. The intent of this 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. Barge Loading
   b. Industry, Heavy
   c. Industrial, Light
   d. Industry, Transportation
   e. Waste Resource Management

2. The following Accessory Use and no other shall be permitted in the CD34 zone:
   
   a. Office limited to Administrative Office use.

   b. Residential limited to:
      
      i. One Dwelling Unit – provided the Dwelling Unit is located above the first Storey.

C. Lot Area

a. The minimum Lot Area must not be less than 0.16 ha (0.4 ac).

D. Density

1. 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.

E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>4.5 m (14.8 ft)</td>
<td>0.0 m (0.0 ft)</td>
<td>0.0 m (ft)</td>
<td>7.5 m (14.8 ft)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>4.5 m (14.8 ft)</td>
<td>0.0 m (0.0 ft)</td>
<td>0.0 m (0.0 ft)</td>
<td>7.5 m (14.8 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1234 Part E.1, all Buildings shall be sited a minimum of 15 metres from all Undevelopable Areas as defined in this Bylaw.
F. Lot Coverage

1. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-34</td>
<td>60%</td>
</tr>
</tbody>
</table>

G. Floor Space

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-34</td>
<td>0.75</td>
</tr>
</tbody>
</table>

H. Height of Buildings

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Principal Building</th>
<th>Accessory Building/Structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD-34</td>
<td>18.0 m (59.1 ft)</td>
<td>18.0 m (59.1 ft)</td>
</tr>
</tbody>
</table>
A. Zone Intent

1. The intent of this 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.

2. The following Accessory Uses and no other shall be permitted in the CD37 zone:
   a. Agriculture limited to:
      i. Hobby Greenhouse.
   b. Residential limited to:
      One of:
      i. Boarding Use,
      ii. Residential Care
      And,
      iii. Detached Garage,
      iv. Home Occupation.
   c. Storage limited to:
      i. Enclosed Storage.

C. Lot Area

1. Except where such a Lot existed at the date of adoption of this Bylaw or Lots created under Section 104, Part D, each Lot shall have a minimum area, width, and depth as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
<th>Width</th>
<th>Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD37</td>
<td>445 sq m (4,790 sq ft)</td>
<td>16.0 m (52.5 ft)</td>
<td>25.0 m (82.0 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 601, 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 601, 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.

D. Setbacks

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

<table>
<thead>
<tr>
<th>CD37:</th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Principal Building</strong></td>
<td>6.0 m (19.7 ft)</td>
<td>7.5 m (24.6 ft)</td>
<td>1.5 m (4.9 ft)</td>
<td>3.0 m (9.8 ft)</td>
</tr>
<tr>
<td><strong>Accessory Building/Structure</strong></td>
<td>7.5 m (24.6 ft)</td>
<td>1.2 m (3.9 ft)</td>
<td>1.2 m (3.9 ft)</td>
<td>3.0 m (9.8 ft)</td>
</tr>
</tbody>
</table>

2. 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).

3. The minimum Setback for any attached garage shall be 6.0 m (19.7 ft) and 7.5 m when the lot is fronted by a sidewalk.

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

5. 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.

6. Notwithstanding Section 601 Part D.1, the Buildable Area of any Lot shall be a minimum 140 sq m (1,507 sq ft).

E. Lot Coverage

1. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone: CD37</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>35%</td>
</tr>
</tbody>
</table>

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 (Garage space, detached or attached, is not used in calculating total floor area):

<table>
<thead>
<tr>
<th>Zone: CD37</th>
<th>Floor Space Ratio</th>
<th>Maximum Floor Space</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>0.70</td>
<td>335 sq m (3,606 sq ft)</td>
</tr>
</tbody>
</table>
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.

G. Impervious Surfaces

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

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD37</td>
<td>50%</td>
</tr>
</tbody>
</table>

H. Number of Residential Buildings

1. Buildings for a Residential Use shall be limited to one per Lot.

I. Height of Buildings

1. The intent of the Height of the Principal Building shall permit a two storey Building with a Basement not exceeding 9.5 m (31.1 ft).

2. The Height of an Accessory Building shall not exceed one storey to a maximum of 6.0 m (19.7 ft).

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. Access width to the lot for Off Street Parking from the Front Lot Line shall be limited to a maximum of 5.0 m (16.4 ft).

K. Hobby Greenhouse Use

1. Shall be limited to a maximum of one Building not exceeding a total area of 20 sq m (215.3 sq ft).
A. Zone Intent

1. This Zone is based on the RR7s Zone and the intent of this zone is to provide one Single Family Dwelling with a Secondary Dwelling Unit in the Rural Residential area 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.

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. Agriculture limited to:
      i. Hobby Greenhouse,
      ii. Small Scale Agriculture – provided minimum lot size is 0.36 ha (0.88 ac).
   b. Residential limited to:
      One of:
      i. Bed and Breakfast, or
      ii. Boarding Use, or
      iii. Residential Care, or
      iv. Secondary Dwelling Unit (Section 106 Part F.), provided the Principal Use is not a Duplex, limited to one of:
         • Secondary Suite, or
         • Coach House, or
         • Garden Cottage
      And,
      v. Detached Garage,
      vi. Home Occupation
   c. Storage limited to:
      i. Enclosed Storage.
C. Lot Area

1. Each Lot shall have a minimum area as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD38</td>
<td>0.65 ha</td>
</tr>
<tr>
<td></td>
<td>(1.6 ac)</td>
</tr>
</tbody>
</table>

D. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>3.0 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(24.6 ft)</td>
<td>(9.8 ft)</td>
<td>(14.8 ft)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>3.0 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(24.6 ft)</td>
<td>(9.8 ft)</td>
<td>(14.8 ft)</td>
</tr>
<tr>
<td>Hobby Agriculture Building/Structure</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
<td>15 m</td>
</tr>
<tr>
<td></td>
<td>(49.2 ft)</td>
<td>(49.2 ft)</td>
<td>(49.2 ft)</td>
<td>(49.2 ft)</td>
</tr>
</tbody>
</table>

E. Lot Coverage

1. Buildings shall together cover not more than 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. Number of Residential Buildings

1. 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.

I. Height of Buildings

1. The Height of the Principal Building shall not exceed 11.0 m (36.1 ft).

2. The Height of an Accessory Building shall not exceed one storey to a maximum of 6.0 m (19.7 ft).

3. The Height of a Building or Structure for a Coach House shall not exceed 9.0 m (29.5 ft).

4. The Height of a Building or Structure for Hobby Agriculture use shall not exceed 11.0 m (36.1 ft).
J. Off Street Parking

1. *Off Street Parking* shall be in accordance with the provisions of Section 109.

K. Hobby Greenhouse Use

1. Shall be limited to a maximum of two *Buildings* not exceeding a total area of 70 sq m (750 sq ft).

2. Where *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.
A. Zone Intent

1. The intention of this 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. Automotive limited to:
      i. Car Wash,
      ii. Parking Lot, and
      iii. Vehicle Rental.

   c. Cultural limited to:
      i. Cultural Assembly

   d. Cultural limited to:
      i. Church,
      ii. Cultural Assembly, and
      iii. Museum.

   e. Entertainment limited to:
      i. Banquet Hall,
      ii. Bingo Hall,
      iii. Casino or Community Gaming Centre provided it:
         1. Is located in the area as indicated in Section 1241 Part L.1.
      ii. Cinema, and
      iii. Night Club.

   f. Food and Beverage limited to:
      i. Café,
      ii. Coffee Shop,
      iii. Craft Brewery,
      iv. Drive-through Restaurant
      v. Neighbourhood Public House (accessory to a Casino or Community Gaming Centre only).
         1. Is located in the area as indicated in Section 1241 Part L.1.
      vi. Restaurant.

   g. Institutional limited to:
      i. Adult Educational Institution,
      ii. Artisan Studio,
      iii. Child Care Centre,
      iv. Civic Assembly,
v. College,  
vi. Educational Facility and  
vii. Trade School.  
iii. University.

h. Office limited to:  
i. Administrative Office Use.  
ii. General office Use, and  
iii. Government Service.

i. Personal Service limited to:  
i. Barber Shop,  
ii. Body and Art and Tattoo Parlour,  
iii. Cleaning and Repair of Clothing,  
iv. Hair and Body Salon,  
v. Medical Clinic,  
vi. Medical Office and  
vii. Spa.

j. Recreation limited to:  
i. Bowling Alley, and  
ii. Indoor Recreation Facility.

k. Residential limited to:  
i. Apartments provided they:  
   1. Form an integral part of a commercial Building on the lot,  
   2. Are not located on the 1st storey, except for those units contained within a Building that has direct, uninterrupted vehicular and pedestrian access to Raven Avenue.  
   3. Are the only Use in a storey and in all other storeys above the Residential Use.  
   4. Are not located in the area as indicated in Section 1241 Part L.1.  
ii. Indoor Amenity Space.  
iii. Outdoor Amenity Space.

l. Retail limited to:  
i. Auction-Retail,  
ii. Bakery,  
iii. Building Supply Store,  
iv. Butcher,  
v. Convenience Store,  
vi. Furniture Store,  
vii. Garden Supply Store,  
viii. Household Equipment Rental,  
ix. Liquor Store,  
x. Medical Related Retail Store.  
xi. Pharmacy,  
xii. Produce Sales  
xiii. Retail Store,  
xiv. Retail Warehouse,  
xv. Shopping Centre,
xvi. Speciality Food,
xvii. Supermarket, and
xviii. Tobacconist

m. Service limited to:
   i. Call Centre,
   ii. Community Service,
   iii. Drive-through Service,
   iv. Financial, Insurance and Real Estate,
   v. Funeral Parlour, and/or Memorial Service Facility,
   vi. General Service Use,
   vii. Photocopying, and
   viii. Veterinary Clinic.

2. The following Accessory Uses and no other shall be permitted in the CD41 zone:
   a. Storage limited to:
      i. Enclose Storage.

C. Lot Area

1. Each Lot shall have a minimum area as shown on the following table:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD41</td>
<td>3.7 ha</td>
</tr>
<tr>
<td></td>
<td>(9.14 ac)</td>
</tr>
</tbody>
</table>

D. Density

1. The maximum density for the residential portion of the development shall be 80 upha (32 upa).

E. Setbacks

1. All Buildings and Structures shall be sited in accordance with the following minimum Setbacks:
2. Notwithstanding Section 1241 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.

<table>
<thead>
<tr>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>6.0 m</td>
<td>6.0 m</td>
<td>2.0 m</td>
</tr>
<tr>
<td></td>
<td>(19.7 ft)</td>
<td>(19.7 ft)</td>
<td>(6.5 ft)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Principal Building</td>
<td></td>
<td>6.0 m</td>
<td>2.0 m</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td></td>
<td>(19.7 ft)</td>
<td>(6.5 ft)</td>
</tr>
<tr>
<td></td>
<td>7.5 m</td>
<td>4.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(14.8 ft)</td>
<td>(14.8 ft)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>4.5 m</td>
<td>4.5 m</td>
<td>4.5 m</td>
</tr>
<tr>
<td></td>
<td>(14.8 ft)</td>
<td>(14.8 ft)</td>
<td>(14.8 ft)</td>
</tr>
</tbody>
</table>

F. Lot Coverage

1. Buildings shall together cover not more than 75% of the Lot Area.
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: CD41 | Floor Space Ratio: 2.0 |

H. Height of Buildings

1. The Height of the Principal Building shall not exceed 18.6m (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.

L. Community Gaming Centre, Casino and Neighbourhood Public House

1. Community Gaming Centre, Casino and Neighbourhood Public House uses shall only be permitted in the area shown below:
**A. Zone Intent**

1. The intention of this 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 1st storey, and
          
          iii. are the only *Use* in a storey and in all other storeys above the *Residential Use*.
      
      ii. *Indoor Amenity Space*
   
   iii. *Outdoor Amenity Space*

2. The following **Accessory Uses** and no other shall be permitted in the **CD43** zone:

   a. Residential *limited* to:
      
      i. *Home Occupation*
   
   b. Storage *limited* to:
      
      i. *Enclosed Storage*.
   
   c. Food and Beverage *limited* to:
      
      i. *Café* (accessory to *Civic Assembly* use only)
      
      ii. *Coffee Shop* (accessory to *Civic Assembly* use only)

**C. Lot Area**

1. Each *Lot* shall have a minimum area as shown on the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD43</td>
<td>0.2 ha (0.5 ac)</td>
</tr>
</tbody>
</table>

**D. Density**

1. The maximum density for the residential portion of the development shall be 296 upha (148 upa).
E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side (South)</th>
<th>Interior Side (North)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Building</td>
<td>2.8 m (9.2 ft)</td>
<td>24 m (78 ft)</td>
<td>2.7 m (8.9 ft)</td>
<td>3.6 m (11.8 ft)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m (24.6 ft)</td>
<td>4.5 m (14.8 ft)</td>
<td>1.5 m (4.9 ft)</td>
<td>1.5 m (4.9 ft)</td>
</tr>
</tbody>
</table>

F. Lot Coverage

1. Buildings shall together cover not more than 45% of the Lot Area.

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.

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD43</td>
<td>2.3</td>
</tr>
</tbody>
</table>

H. Height of Buildings

1. The Height of the Principal Building shall not exceed 23.5m (77.0 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. The development shall provide 511 sq ft (47.5 sq m) of Indoor Amenity Space for exclusive use of the Apartments.

J. Outdoor Amenity Space

1. Outdoor Amenity Space shall be a minimum of 84.5 sq ft. (910.0 sq ft) per unit.

2. Outdoor Amenity Space shall have a slope of 5% or less.

K. Off Street Parking

1. A minimum of 0.5 Off Street Parking stalls per Apartment unit.

2. Residential parking within the required setbacks is not permitted.

3. The remainder of the Off Street Parking requirements shall be in accordance with the provisions of Section 109.
A. Zone Intent

1. The intent of this zone is to allow for the development of compact *Single Family Dwellings*, which does not allow for *Secondary Dwelling Units* in the Silverdale Comprehensive Planning Area with a minimum lot area of 372 square metres on full municipal services.

   This zone is based on the Residential Compact 372 (RC372) Zone.

B. Permitted Uses

1. The following *Principal Uses* and no other shall be permitted in the CD 44 zone:
   a. Residential limited to:
      i. One *Single Family Dwelling*.

2. The following *Accessory Uses* and no other shall be permitted in the CD 44 zone:
   a. Residential limited to:
      
      One of:
      i. *Boarding Use*, or
      ii. *Residential Care*
      And,
      iii. *Detached Garage*,
      iv. *Home Occupation*.
   b. Storage limited to:
      i. *Enclosed Storage*.

C. Lot Area

1. | Zone:  | Area   | Width  | Depth  |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CD44</td>
<td>372 sq.m</td>
<td>13.4 m</td>
<td>27.0 m</td>
</tr>
<tr>
<td></td>
<td>(4,004 sq ft)</td>
<td>(43.96 ft)</td>
<td>(88.58 ft)</td>
</tr>
</tbody>
</table>

2. Notwithstanding Section 1244, 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

1. The maximum density shall not exceed one dwelling unit per lot.

2. No Secondary Dwelling units are permitted.

E. Setbacks

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

<table>
<thead>
<tr>
<th></th>
<th>Front</th>
<th>Rear</th>
<th>Interior Side</th>
<th>Exterior Side</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principals Building</td>
<td>4.0 m</td>
<td>7.0 m</td>
<td>1.2 m</td>
<td>2.5 m</td>
</tr>
<tr>
<td></td>
<td>(13.1 ft)</td>
<td>(22.9 ft)</td>
<td>(3.9 ft)</td>
<td>(8.2 ft)</td>
</tr>
<tr>
<td>Accessory Building/Structure</td>
<td>7.5 m</td>
<td>0.5 m</td>
<td>1.2 m</td>
<td>3.0 m</td>
</tr>
<tr>
<td></td>
<td>(24.6 ft)</td>
<td>(1.6 ft)</td>
<td>(3.9 ft)</td>
<td>(9.8 ft)</td>
</tr>
</tbody>
</table>

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 1244 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 53 and 66 where the setback to undevelopable area is reduced to 2.0 metres.

F. Lot Coverage

1. Buildings shall together cover not more than the Lot Area as noted in the following table:

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Lot Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD44</td>
<td>50%</td>
</tr>
</tbody>
</table>

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 (Garage space, detached or attached, is not used in calculating total floor area):

<table>
<thead>
<tr>
<th>Zone:</th>
<th>Floor Space Ratio</th>
<th>Maximum Floor Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD44</td>
<td>0.75</td>
<td>270 sq. m (2,906 sq. ft.)</td>
</tr>
</tbody>
</table>
H. Impervious Surfaces

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

<table>
<thead>
<tr>
<th>Zone</th>
<th>Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD44</td>
<td>55%</td>
</tr>
</tbody>
</table>

I. Number of Residential Buildings

1. Buildings for a Residential Use shall be limited to one per Lot.

J. Height of Buildings

1. The intent of the Height of the Principal Building shall permit a two storey Building with a Basement not exceeding 10.5 m (34.4 ft.).

2. The Height of an Accessory Building shall not exceed one storey to a maximum of 6.0 m (19.7 ft).

K. 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. Access to the lot for Off Street Parking from the Front Lot Line shall be limited to a maximum of 5.0 m (16.4 ft).

L. 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.).
A. Zone Intent

1. The intent of this zone is to provide for a wide range of residential development that includes Country Residential, Single Family, Single Family with detached outbuildings, Wide Shallow Single Family, Cottage Cluster with remote parking, Clustered Single Family with auto court, Fee Simple Townhouse, Standard Townhouse, Stacked Duplex, Clustered Townhouse, 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 SN-1A 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 60,000 sq ft of commercial space, to provide for roughly 3300 residents and their needs. Given the size of the area involved, and the extended time horizon for development, the SN-1A 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 SN-1A zone:

- divides the zone into Development Precincts (Zoning Map);
- provides for Principal permitted uses and accessory uses (Section 1301 Part B);
- indicates which uses are permitted in which precincts, and to what degree (Section 1301 Part C and Part D);
- establishes regulations for each of the permitted uses (Section 1301 Part F through Part M); and
- in three cases, establishes rules applicable to a particular Development Precinct (Section 1301 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 1301 Part A through Part D. Depending on the use that is chosen, one then looks to Section 1301 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. Small Scale Agriculture - provided no other Principal Use permitted in the SN1A Zone is occurring on a Lot and provided the Lot is greater than 0.36 hectare (0.88 ac).
b. Cultural limited to:
   i. Church,
   ii. Cultural Assembly,
   iii. Gallery, and
   iv. Museum.

c. Entertainment limited to:
   i. Banquet Hall, and
   ii. Pool and Billiard Hall.

d. Food and Beverage limited to:
   i. Café,
   ii. Coffee Shop,
   iii. Neighbourhood Public House, and
   iv. Restaurant.

e. Institutional limited to:
   i. Adult Educational Institution,
   ii. Artisan Studio,
   iii. Care Facility,
   iv. Child Care Centre,
   v. Civic Assembly,
   vi. College,
   vii. Educational Facility,
   viii. Hospital,
   ix. Library,
   x. School,
   xi. Trade School, and
   xii. University.

f. Office limited to:
   i. Government Service,
   ii. General Office Use, and
   iii. Administrative Office Use.
g. Personal Service limited to
   i. Barber Shop,
   ii. Cleaning and Repair of Clothing,
   iii. Hair and Body Salon,
   iv. Medical Clinic,
   v. Medical Offices, and
   vi. Spa.

h. Recreation limited to:
   i. Indoor Recreation Facility, and
   ii. Park.

i. Residential limited to:
   i. Apartment,
   ii. Clustered Cottage,
   iii. Clustered Residential,
   iv. Row House,
   v. Single Family Dwelling,
   vi. Stacked Townhouse, and
   vii. Townhouse.

j. Retail limited to:
   i. Bakery,
   ii. Butcher,
   iii. Convenience Store,
   iv. Furniture Store
   v. Household Equipment Rental,
   vi. Liquor Store,
   vii. Medical Related Retail Store
   viii. Pharmacy,
   ix. Retail Store,
   x. Specialty Food,
   xi. Supermarket, and
   xii. Video Rental.

k. Service limited to:
   i. Beverage Container Return Centre,
   ii. Community Service,
   iii. Dog and Cat Daycare Kennel,
   iv. Financial, Insurance and Real Estate,
   v. General Service Use, and
   vi. Veterinary Clinic.
2. The following **Accessory Uses** and no other shall be permitted in the **SN1A** zone:

   a. **Agricultural** limited to:
      
      i. *Small Scale Agriculture.*

   b. **Institutional** limited to:
      
      i. **Child Care Centre.**

   c. **Residential** limited to

      One of:
      
      i. **Secondary Dwelling Unit** (Section 106 Part F.) limited to:
         • **Secondary Suite,** or
         • **Coach House,** or
         • **Garden Cottage,** or
      ii. **Residential Care Use,** or
      iii. **Bed and Breakfast,** or
      iv. **Boarding Use,**

      And,

      v. **Detached Garage,**
      vi. **Hobby Greenhouse,**
      vii. **Home Occupation,** or
      viii. **Indoor Amenity.**

   d. **Storage** limited to the following:

      i. **Enclosed Storage.**

C. **Location of Uses**

1. **Small Scale Agriculture** 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 SN-1A zone other than "Cliffside" and "The Village".

3. **Residential Care Use** is only permitted in a **Single Family Dwelling.**

4. **Clustered Cottage** and **Clustered Residential Uses** are permitted in every Development Precinct in the SN-1A zone other than “Cliffside” “The Village”, and “Country Residential”.
5. **Townhouses** are permitted in every Development Precinct in the SN-1A zone other than “Hillside” and “Country Residential”.

6. **Apartments** are only permitted in "The Village" Development Precinct in the SN-1A zone.

7. **Commercial Uses** are only permitted in "The Village" Development Precinct in the SN-1A zone.

8. **Uses** permitted in the Institutional and Cultural Use Categories are only permitted in "The Village" Development Precinct in the SN-1A zone.

9. **Enclosed Storage, Hobby Greenhouse, and Home Occupation Uses** are permitted in every Development Precinct in the SN-1A zone.

10. **Indoor Amenity space** and **Child Care Centres** are only permitted in the SN-1A zone as **Accessory Uses** in conjunction with **Townhouse, Stacked Townhouse and Apartment Uses**.

11. A **Secondary Suite** is only permitted in the SN-1A 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 SN-1A 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);

   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**

<table>
<thead>
<tr>
<th>Development Precincts</th>
<th>Total SF</th>
<th>Total TH</th>
<th>Total Apt</th>
<th>Total Precinct</th>
<th>Precinct Minimum</th>
<th>Precinct Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jamieson North</td>
<td>80</td>
<td>38</td>
<td>0</td>
<td>118</td>
<td>100</td>
<td>136</td>
</tr>
<tr>
<td>Jamieson Ridge</td>
<td>104</td>
<td>4</td>
<td>0</td>
<td>108</td>
<td>92</td>
<td>124</td>
</tr>
<tr>
<td>Hillside</td>
<td>21</td>
<td>0</td>
<td>0</td>
<td>21</td>
<td>18</td>
<td>24</td>
</tr>
<tr>
<td>Village North</td>
<td>6</td>
<td>112</td>
<td>0</td>
<td>118</td>
<td>100</td>
<td>136</td>
</tr>
<tr>
<td>Gunn Slopes</td>
<td>77</td>
<td>21</td>
<td>0</td>
<td>98</td>
<td>83</td>
<td>113</td>
</tr>
<tr>
<td>Promontory</td>
<td>105</td>
<td>20</td>
<td>0</td>
<td>125</td>
<td>106</td>
<td>144</td>
</tr>
<tr>
<td>Cliffside</td>
<td>0</td>
<td>16</td>
<td>0</td>
<td>16</td>
<td>14</td>
<td>18</td>
</tr>
<tr>
<td>The Village</td>
<td>0</td>
<td>36</td>
<td>249</td>
<td>285</td>
<td>242</td>
<td>328</td>
</tr>
<tr>
<td>Parkway</td>
<td>84</td>
<td>24</td>
<td>0</td>
<td>108</td>
<td>92</td>
<td>124</td>
</tr>
<tr>
<td>Olson Knoll - B</td>
<td>40</td>
<td>17</td>
<td>0</td>
<td>57</td>
<td>48</td>
<td>66</td>
</tr>
<tr>
<td>Olson Knoll - A</td>
<td>132</td>
<td>43</td>
<td>0</td>
<td>175</td>
<td>149</td>
<td>201</td>
</tr>
<tr>
<td>Country Residential</td>
<td>29</td>
<td>0</td>
<td>0</td>
<td>29</td>
<td>0</td>
<td>29</td>
</tr>
<tr>
<td>Base Allowable Units</td>
<td>678</td>
<td>331</td>
<td>249</td>
<td>1,258</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
E. Definitions

1. In this zone:

   a. "Development Precinct" means a Development Precinct shown on the zoning map for the SN-1A 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 1.83 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 45.72 cm (18 inches) in depth or 1.83 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.

F. Regulations Applicable to All Residential Uses

1. Off Street Parking:
   a. Unless otherwise noted, Off Street 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 Parking.
   c. Unless completely enclosed within a Building, Off Street Parking shall not be used for the parking or storage of:
      i. vehicles exceeding 4,500 kg (9,921 lbs) licensed gross vehicle weight;
      ii. equipment exceeding 225 kg (496 lbs) in weight that is used or designed for use for construction or maintenance purposes;
      iii. house trailers, recreational vehicles, boat trailers or boats exceeding 7.5 m (24.60 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 (1) 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 (9.84 ft) from a Front Lot Line;
      ii. 5.0 m (24.6 ft) from a Rear Lot Line;
      iii. 1.5 m (4.9 ft) from an Interior Side Lot Line provided that the total combined Interior Side Lot Line setback for individual non-corner Lots is a minimum of 4.5 m (14.7 ft);
      iv. 4.5 m (14.7 ft) from an Exterior Side Lot Line.

   b. All Accessory Buildings other than for Agriculture shall be sited not less than:

      i. 3.0 m (9.8 ft) from a Front Lot Line;
      ii. 1.5 m (4.9 ft) from an Interior Side Lot Line;
      iii. 3.0 m (9.8 ft) from an Exterior Side Lot Line;
      iv. 1.25 m (4.0 ft) from a Rear Lot Line.

   c. All Agriculture Buildings shall be at least 15 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 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. Hobby Greenhouse

   a. Shall not exceed 140 sq m (1,507 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:

<table>
<thead>
<tr>
<th>Determining Factors</th>
<th>Minimum Lot Size</th>
<th>Maximum Lot Coverage</th>
<th>Minimum Lot Width at Front Lot Line</th>
<th>Minimum Lot Depth</th>
<th>Minimum Lot Width at 6 m back from Front Lot Line</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lots with grades less than 15% slope with lane access</td>
<td>325 sq m (3,500 sq ft)</td>
<td>50%</td>
<td>10 m or 4.5 m for cul de sac lots</td>
<td>30 m</td>
<td>10 m</td>
</tr>
<tr>
<td>Lots with grades less than 15% with no lane access</td>
<td>372 sq m (4,000 sq ft)</td>
<td>45%</td>
<td>12 m or 4.5 m for cul de sac lots</td>
<td>24 m</td>
<td>12 m</td>
</tr>
<tr>
<td>Lots with grades greater than 15% slope</td>
<td>465 sq m (5,000 sq ft)</td>
<td>45%</td>
<td>14 m or 4.5 m for cul de sac lots</td>
<td>25 m</td>
<td>16 m</td>
</tr>
</tbody>
</table>

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 sq m (5,005.3 sq ft), the permitted depth of the Lot may be reduced to a minimum of 20 m (65.6 ft).

c. A Residential Care Use shall not be permitted on a Lot that is less than 465 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 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 Front Lot Line;

ii. 7.5 m (24.6 ft) from a Rear Lot Line;

iii. 1.5 m (4.92 ft) from an Interior Side Lot Line;

iv. For Lots that are greater than 465 sq m (5,005 sq ft), except on a cul de sac, the total combined Interior Side Lot Line 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 an Exterior Side Lot Line.
b. Where a Lot has a depth of less than 25.0 m (82.0 ft), the setback from the Rear Lot Line may be reduced to 5 m 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 an Interior Side Lot Line;
   iii. 3.0 m (9.8 ft) from an Exterior Side Lot Line; and
   iv. 1.5 m (4.9 ft) from a Rear Lot Line.

d. Hobby Greenhouse and Enclosed Storage Use Buildings are not permitted between the Front Lot Line 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 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. Hobby Greenhouse
   a. A Hobby Greenhouse shall:
      i. not exceed 20 sq m (215.3 sq ft), and
      ii. be limited to one Building.

7. Off Street Parking
   a. Off Street Parking shall not occupy more than 30% of the area between the Front Lot Line and the Principal Building.
   b. Access to the Lot for Off Street Parking from the Front Lot Line shall be limited to a maximum of 5 m (16.4 ft).
I. Regulations Applicable to Clustered Cottage Use

1. Density
   a. The minimum site area that may be subdivided into a *Clustered Cottage* development shall be 1,115 sq m (12,002 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 sq m (1,507 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 sq m (409 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 sq m (215 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 Parking

a. One and one half (1.5) parking spaces per Dwelling Unit is required.

b. Off Street 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 Rear Lot Line of the Lot or between any structure and a Side Lot Line which is not an Exterior Side Lot Line.

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 sq m (2,475 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 sq m (10,764 sq ft).

b. The maximum site area eligible for Clustered Residential subdivision shall be 3,000 sq m (32,292 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 Front Lot Line or an Exterior Side Lot Line;
ii. 7.5 m (24.6 ft) from Rear Lot Line; and
iii. 1.5 m (4.9 ft) from an Interior Side Lot Line.
b. A minimum distance of 6 m shall be maintained between the outermost projection of the rear face of a Principal Building and any detached Accessory Building or Off-Street Parking Structure.

c. Dwelling Units shall have a minimum of 30 sq m (323 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 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.

c. Access to the lot for Off Street Parking from the Front Lot Line shall be limited to a maximum of 5.0 m (16.4 ft).

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) Interior Lot Line setback with parking on the same Lot as the Townhouse.
2. Density

   a. The *Density* of a Townhouse Development shall not exceed forty-eight (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:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Lot Area</th>
<th>Minimum Lot Width</th>
<th>Minimum Lot Depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fee Simple Townhouse Use:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Internal Lot</td>
<td>165 sq m</td>
<td>6.0 m</td>
<td>28.0 m</td>
</tr>
<tr>
<td>End Lot</td>
<td>200 sq m</td>
<td>7.2 m</td>
<td>28.0 m</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>226 sq m</td>
<td>8.7 m</td>
<td>28.0 m</td>
</tr>
</tbody>
</table>
5. Setbacks and Siting

a. All Principal Buildings shall be sited in accordance with the following table:

<table>
<thead>
<tr>
<th>Minimum Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use</td>
</tr>
<tr>
<td>---------------------</td>
</tr>
<tr>
<td>Townhouse Residential Use:</td>
</tr>
<tr>
<td>All Buildings</td>
</tr>
<tr>
<td>Fee Simple Townhouse Use:</td>
</tr>
<tr>
<td>Internal Lot</td>
</tr>
<tr>
<td>End Lot</td>
</tr>
<tr>
<td>Corner Lot</td>
</tr>
</tbody>
</table>

b. Accessory Buildings for a Fee Simple Townhouse, including Detached Garages, shall be sited in accordance with the following table:

<table>
<thead>
<tr>
<th>Minimum Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use</td>
</tr>
<tr>
<td>---------------------</td>
</tr>
<tr>
<td>Fee Simple Townhouse Use:</td>
</tr>
<tr>
<td>Accessory Buildings</td>
</tr>
</tbody>
</table>

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 on the opposite side of the lot.

d. All Accessory Buildings shall be sited no closer than 5 m from the Principal Building.

6. Height of Buildings

a. The Height of a Building for a Townhouse shall not exceed 9.5 m (31.0 ft).

b. The Height of a Building not used for all other Uses shall not exceed 4.5 m (14.76 ft).

c. Where the Townhouse Development takes the form of stacked Duplexes:

i. Height shall not be calculated collectively but rather based on the Height of each strata Duplex unit facing each Street; and

ii. The setback from the Rear Lot Line shall be reduced to 0.0 m.
7. Off Street 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:
      i. a garage within the strata Lot on which the unit is located, or
      ii. a Detached Garage building separate from the individual Townhouse unit provided it is located within 30 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 Building 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 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:
      i. 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 sq ft) per Townhouse with a minimum dimension of 6 m (19.69 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.
      ii. Indoor Amenity Space - Developments which contain 30 or more Townhouses shall provide an Indoor Amenity Space at a rate of at least 2.8 sq m (30 sq ft) per Townhouse.
      iii. Child Care Centre - Where on-site leased space for a Child Care Centre is included within the Indoor Amenity Space of a Townhouse Development, the space must:
         i. be in accordance to the Community Care and Assisted Living Act [SBC 2002, ch.75];
         ii. have an specific area for the use of the Child Care Centre for parking and pickup;
         iii. provide staff parking; and
         iv. be adjacent to a child play area.
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 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 Multiple 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 a Commercial Use

1. Density
   a. The Density of residential use shall not exceed 125 Dwelling Units per hectare (50 units per acre).

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;
      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).
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5. Off Street Parking
   a. *Off Street 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 SN-1A zone shall also be applicable in this situation.
      i. On-Site Recreational Facilities,  
      ii. Child Care Centres,  
      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 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 sq m (60,000 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 Rear and Side Lot Lines and 0.0 m from a Front Lot Line.

   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;
      iv. 1.5 m (4.9 ft) from a Rear Lot Line.

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 Parking
   a. Off Street Parking shall be in accordance with the provisions of Section 109.
   b. Off Street 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 SN-1A zone shall also be applicable in this situation.
      i. On-site Recreational Facilities
      ii. Child Care Centre
      iii. Landscaping and Screening
      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. Church, and
   b. Cultural Assembly.
2. The regulations set out in the IE zone apply to the following *Principal Uses*:

   a. Adult Education Institution,
   b. Civic Assembly,
   c. College,
   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 SN-1A 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 5,000 sq ft;
   c. the application includes a *Secondary Suite*; or
   d. the proposed use is *Clustered Cottage* or *Clustered Residential*. 