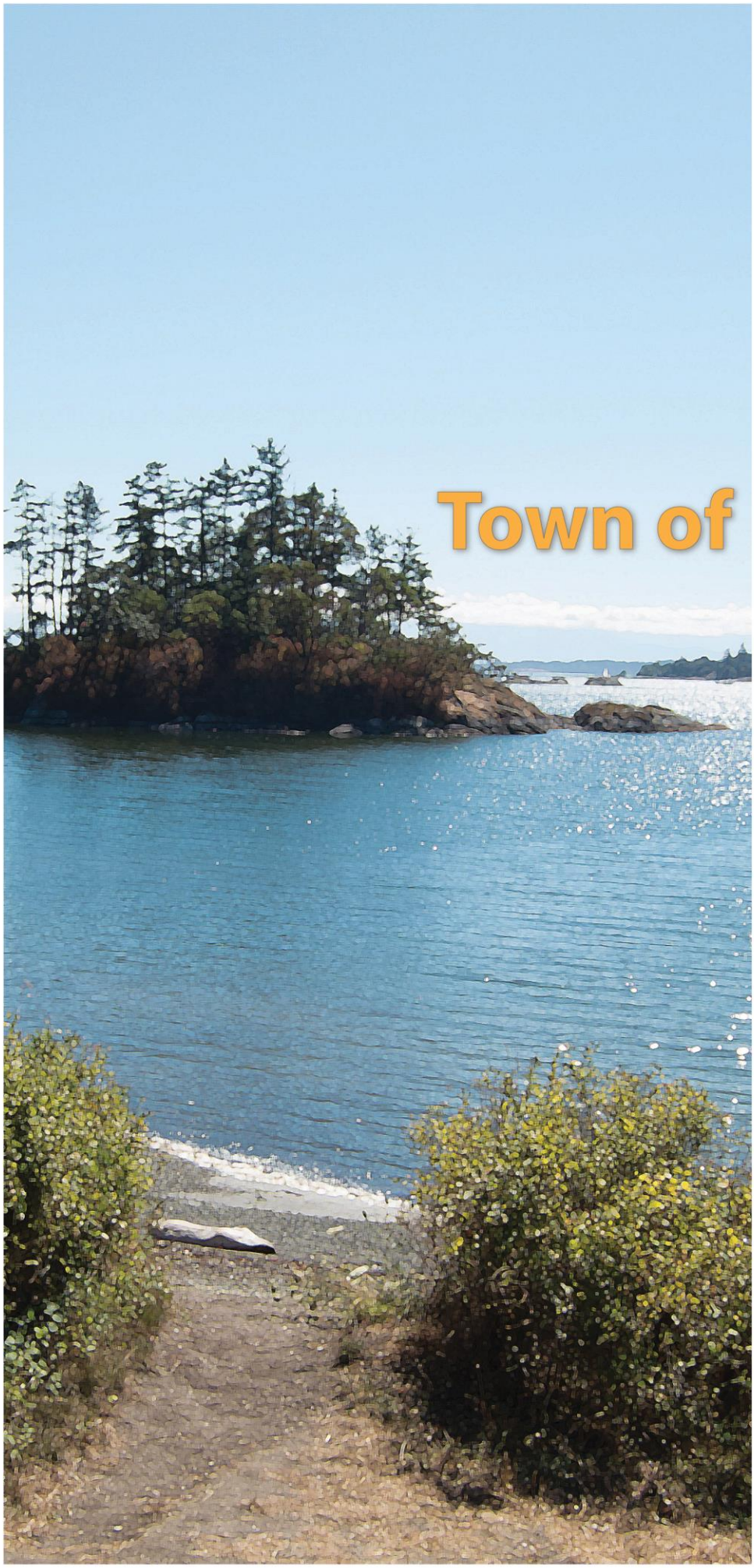

Town of View Royal
Zoning Bylaw

2014 No. 900

This Bylaw has been consolidated for convenience and reference only, and is not to be relied upon in making financial or other commitments. Where applicable, capitalization, numerical order, and numbering have been altered for consistency. Copies of the original Bylaw and amendments may be viewed at the Town of View Royal Municipal Hall at 45 View Royal Avenue, Victoria, B.C.

TOWN OF VIEW ROYAL
ZONING BYLAW NO. 900, 2014
AMENDMENT BYLAWS

Bylaw #	Description
907	Section 13.1.1- Principal Uses – Daycare, Large – adopted October 2014
	Section 13.1.2– Conditions of Use – Daycare, Large – adopted October 2014
912	Section 13.18.213.19.2– Principal Use – Residential, Duplex – adopted February 2015
913	Schedule 2 – CD-9CS Zone – adopted February 2015
918	Schedule A – CD-21 Zone – adopted June 2015
	Section 13.21– CD-21 Zone table – adopted June 2015
	Schedule B – CD-21 Zone – adopted June 2015
925	Schedule A – RM-3 Zone – adopted June 2015
927	Schedule B – R-1B Zone – adopted June 2015
928	Section 13.10.5– CD-9D – Lakeside Village Mixed Commercial Zone – adopted July 2015
	Schedule B – CD-9D Zone – adopted July 2015
929	Section 11.4.4 – Density – adopted September 2015
	Section 11.4.5 – Siting of Buildings and Structures – adopted September 2015
932	Section 13.20– CD-20 Zone – adopted November 2015
934	Schedule B – A-1, CD-16 and P-3 Zone – adopted November 2015
936	Definition – Drug Paraphernalia – adopted November 2015
944	Definition – Manufactured Homes – adopted June 2016
	Definition – Floor Area – adopted June 2016
	Sections 3.3.2.i, 3.3.2.k, 3.4.1, 3.5.1, 3.5.2, 3.8.2, 4.2.1, 4.2.3.a, 4.2.4.a, 4.2.5.a, 4.2.4.g, 4.2.5.h, 4.8.11, 4.8.12, 5.5.1, 5.5.5, 5.8, 11.1.1, 11.5.1, 11.5.5, 11.19.1, – adopted June 2016
	Schedule B – P-5 Zone – adopted June 2016
962	Section 12.20.1 – Comprehensive Development – Eagle Creek – adopted July 2017
964	Schedule B – R-1 Zone – adopted July 2017
973	Schedule B – RT-1 Zone – adopted July 2017
974	Schedule B – RM-3 Zone – adopted July 2017
976	Section 12.22 – Comprehensive Development – Christie Point Residential – adopted 08/17
	Schedule B – CD-22 Zone – adopted August 2017
979	Section 12.23 – Comprehensive Development (Thetis Lake)
	Schedule B – CD-23 Zone – adopted October 2017
983	Schedule A – C-8 Zone – adopted April 2021
993	Section 3.3.2.k – adopted July 2018
997	Schedule B – CD-16 Zone – adopted July 2018
1000	Definition – Commercial Kitchen – adopted July 2018
	Definition – Craft and Artisan Trades – adopted July 2018
	Definition – Market Garden – adopted July 2018
	Definition – Therapeutic Recovery Community – adopted July 2018
	Sections 11.4.1, 11.4.2, 4.4.2, 3.8.3 – adopted July 2018
	Table 5.2 – adopted July 2018
1001	Section 12.6.1 – adopted July 2018
1002	Schedule B – RM-3 Zone – adopted July 2018
1004	Schedule B – A-1 Zone – adopted September 2018
1005	Definition – Liveaboard Vessel – adopted July 2018
	Section 3.3.2.d – adopted July 2018
	Section 3.3.2.l and 3.3.2.m – adopted July 2018
1013	Section 11.9 – adopted March 2019
	Schedule B – P-9 Zone – adopted March 2019

1034	Definition – Cannabis – adopted February 2020
	Definition – Cannabis Plant – adopted February 2020
	Definition – Cannabis Retail Store – adopted February 2020
	Definition – Retail Store – adopted February 2020
	Definition – Cannabis Production Facility – adopted February 2020
	Section 3.3.2.k – adopted February 2020
	Section 4.8.6.c – adopted February 2020
	Section 10.1.1.g – adopted February 2020
1041	Section 12.1.1.c – adopted April 2020
	Section 12.1.2.c – adopted April 2020
	Section 12.1.2.f – adopted April 2020
1033	Schedule B – adopted May 2020
1050	Schedule B – adopted July 2020
	CD-24: Burnside Helmcken Residential zone – adopted July 2020
1053	Schedule B – adopted July 2020
1057	Section 1 – adopted November 2020
	Section 2.2 – adopted November 2020
	Section 3.3.2 – adopted November 2020
	Section 3.9.2 – adopted November 2020
	Section 3.10.7 – adopted November 2020
	Section 5.14 – adopted November 2020
	Section 6.0 – adopted November 2020
	Section 9.1.1 – adopted November 2020
	Section 9.6.1 – adopted November 2020
	Section 4.2.5 – adopted November 2020
	Sections 7.1.3, 7.2.3, 7.3.3, 7.4.3, 7.5.3 and 12.21.3 – adopted November 2020
1059	CD-25: Erskine Lane Residential zone – adopted January 2021
	Schedule B – adopted January 2021
1061	Section 2.2 – adopted April 2021
	Section 12.26 – adopted April 2021
1062	Definition – Energized Electric Bicycle (EB) Outlet – adopted February 2021
	Definition – Energized Electric Bicycle (EB) Space – adopted February 2021
	Definition – Energized Electric Vehicle (EV) Outlet – adopted February 2021
	Definition – Energized Electric Vehicle (EV) Space – adopted February 2021
	Section 5.13 – adopted February 2021
1083	Section 13.27 – adopted April 2022
1093	Section13.12 – adopted July 2022
1101	Section 13.28 – adopted June 2022
	Schedule B – adopted June 2022
1105	Definition – Dwelling Unit – adopted November 2022
	Definition – Home Occupation – adopted November 2022
	Definition – Transient Accommodation – adopted November 2022
	Section 3.3.2.e – adopted November 2022
	Section 4.2.1.m – adopted November 2022
1117	Section 13.1.1 – adopted June 2023
1124	Section 4.1.4 – adopted November 2023
	Section 4.1.7 – adopted November 2023
1130	CD-29: Comprehensive Development (Eltham Road Townhouses) – adopted Oct. 2024
	Schedule B – adopted October 2024
	Schedule 1 – adopted October 2024
1134	Schedule C – adopted May 2024
1128	Schedule B – adopted June 2024
1135	Small-Scale, Multi-Unit Housing – adopted June 2024
1143	Lot Coverage and Impermeable Surface Coverage heading – adopted July 2024

TOWN OF VIEW ROYAL

BYLAW NO. 900

Consolidated for Convenience to July 2024

Amendment Bylaws No. 907, 912, 913, 918, 925, 927, 928, 929, 932, 934, 936, 944, 962, 964, 973, 974, 976, 979, 983, 993, 997, 1000, 1001, 1002, 1004, 1005, 1013, 1033, 1034, 1041, 1057, 1059, 1061, 1062, 1083, 1093, 1101, 1105 1117, 1124, 1128, 1134, 1135 and 1143

A BYLAW TO ESTABLISH ZONING, OFF-STREET PARKING AND LOADING, AND SCREENING AND LANDSCAPING REGULATIONS FOR THE TOWN OF VIEW ROYAL

The Council of the Town of View Royal, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as "Zoning Bylaw No. 900, 2014".

2. The following text and map schedules are attached to, form an integral part of, and are hereby adopted as the Town of View Royal Zoning Bylaw No. 900, 2014:

   a. Schedule A – Zoning Text for the Town of View Royal;
   b. Schedule B – Zoning Map for the Town of View Royal.
   c. Schedule C – Transit-Oriented Area (TOA) Designation
   d. Schedule D – Garden Suite Regulations
   e. Schedule E – Small-Scale, Multi-Unit Housing Regulations

3. This Bylaw comes into force and effect upon its adoption.

READ A FIRST TIME THIS 15th DAY OF JULY, 2014.

READ A SECOND TIME THIS 15th DAY OF JULY, 2014.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE THIS 16th DAY OF SEPTEMBER**,** 2014

PUBLIC HEARING HELD THIS 16th DAY OF SEPTEMBER, 2014.

READ A THIRD TIME THIS 16th DAY OF SEPTEMBER, 2014.

ADOPTED BY COUNCIL, SIGNED BY THE MAYOR AND THE CLERK AND SEALED WITH THE SEAL OF THE TOWN OF VIEW ROYAL THIS 16th DAY OF SEPTEMBER, 2014.

MAYOR	CLERK

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SCHEDULE A – ZONING TEXT

1.0 APPLICATION AND ADMINISTRATION

1.1. APPLICATION OF THIS BYLAW

1.1.1. This Bylaw applies to the entire geographical area of the Town of View Royal including water and to all uses, land, buildings and other structures therein.

1.2. SEVERABILITY

1.2.1. If any section, subsection, paragraph, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Bylaw.

1.3. INSPECTION

1.3.1. The Municipal Building Inspector, Approving Officer, Bylaw Enforcement Officer or any other employee appointed by Council to administer this Bylaw are hereby authorized to enter, at all reasonable times, upon any properties subject to this Bylaw to ascertain whether this Bylaw is being obeyed.

1.3.2. No person must prevent or obstruct, or attempt to prevent or obstruct, the entry of any authorized official upon the lot as authorized under this Bylaw.

1.4. VIOLATION

1.4.1. Any person who violates any provisions of this Bylaw, or who suffers or permits any act in contravention of this Bylaw, or who neglects to do or refrains from doing any act or thing to be done or thing which is required to be done by any provisions of this Bylaw, commits an offence against this Bylaw and is liable to the penalties imposed under this Bylaw.

1.5. PENALTIES

1.5.1. Any person who contravenes any provision of the Bylaw commits an offence punishable upon summary conviction and is liable to a fine not exceeding $10,000, or where information is laid by means of a ticket, in accordance with the procedure set out in the Offence Act, a fine is stipulated in the Town of View Royal Municipal Ticket Information Bylaw No. 643, 2007, as amended.

1.6. ZONING DESIGNATION

1.6.1. For the purposes of this Bylaw, the whole of the area within the boundary of the Municipality is hereby divided into the following zones:

ZONING DESIGNATION	ABBREVIATION
RURAL / AGRICULTURE ZONES	
Rural	A–1
Pike Lake Rural Residential	A–2
Rural Residential	A–3
DETACHED RESIDENTIAL ZONES	
Detached Residential (Large Lot)	R–1
Detached Residential	R–1A
Detached Residential (Medium Lot)	R–1B
Detached Residential (Small Lot)	R–1C
Duplex Residential	R–2
MULTIPLE UNIT RESIDENTIAL ZONES	
Attached Residential	RT–1
Ground-Oriented Multiple Unit Residential	RM–1
Apartment Residential	RM–2
Mixed Residential	RM–3
COMMERCIAL ZONES	
Community Commercial	C–1
Apartment Commercial	C–2
Service Commercial	C–3
Neighbourhood Commercial	C–4
Tourist Commercial *Hotel*	C–5
Tourist Commercial *Campground*	C–6
Business Park Commercial	C–7
Business Park Commercial, Automotive	C-7A
Brew Pub Commercial	C–8
INDUSTRIAL ZONES	
Light Industrial	I–1
INSTITUTIONAL ZONES	
Community Institutional	P–1
Local Institutional	P–2
Parks and Recreation	P–3
Regional Institutional	P–4
Transportation	P–5
Thetis Lake Park	P–6
Utility Corridor	P–7
Public Safety	P-8
COMPREHENSIVE DEVELOPMENT ZONES	
Comprehensive Development – 1	CD–1
Comprehensive Development – 3 (Mixed Use)	CD–3
Comprehensive Development – 4 (Multiple Housing Use)	CD–4
Comprehensive Development – 5 Gibraltar Bay	CD–5

Comprehensive Development – 5A (Mixed Residential-Small Lot)	CD–5A
Comprehensive Development – 6 (Casino)	CD–6
Comprehensive Development – 7 (Business Park)	CD–7
Comprehensive Development – 8 (Thetis Cove Waterfront)	CD–8
Comprehensive Development – 9 (Lakeside Village)	CD–9
Comprehensive Development – 10 (Burnside Corner)	CD–10
Comprehensive Development – 12 (Erskine Lane)	CD–12
Comprehensive Development – 13 (Island Highway)	CD–13
Comprehensive Development – 14 (Hallowell)	CD–14
Comprehensive Development – 15 (Camden / Conard)	CD–15
Comprehensive Development – 16 (Mill Hill)	CD–16
Comprehensive Development – 17 (254 Island Highway)	CD–17
Comprehensive Development – 18 (Townhouse)	CD–18
Comprehensive Development – 19 (Mixed Residential)	CD–19
Comprehensive Development – 20 (Eagle Creek Village)	CD–20
Comprehensive Development – 21 (102 Atkins Road)	CD-21
Comprehensive Development – 22 (2951 Craigowan Road)	CD-22

1.7. EXTENT

1.7.1. The extent of each zone is shown on the zoning maps, which are attached to and form part of this Bylaw, and which are marked as Schedule B, hereinafter referred to as the "Zoning Map". The location of the zone boundary conforms to the following:

a) When the zone boundary is designated as following a roadway allowance or any watercourse, the centre line of each such roadway allowance or watercourse is the zone boundary.

b) Where a zone boundary does not follow a legally defined line and where distances are not specifically indicated, the location of the boundary is determined by scaling from the Zoning Map.

2.0 DEFINITIONS

2.1. UNITS OF MEASURE

All dimensions and other measurements in this Bylaw are expressed in the Standard International Units (Metric) system.

2.2. DEFINITION

In this Bylaw, unless the context otherwise requires:

"Accessory" means customarily incidental, subordinate and exclusively devoted to.

"Accessory Use" means a use which is accessory to the principal use on the lot.

"Adult Entertainment" means any use in which films, movies, videos or live shows of a pornographic nature are played or performed for the public.

"Agriculture" means a use providing for growing, rearing, producing and harvesting of agricultural products on the same lot, and includes the storage and sale on an individual farm of the products harvested, reared, or produced on that farm and the storage of farm machinery, implements and supplies, and repairs to farm machinery and implements used on that farm. It specifically excludes all manufacturing, processing, storage and repairs not related to the uses on the same lot, and also excludes livestock and poultry processing, medical marihuana production facility, piggery use, feed lots, and mink farms.

"Animal Hospital" means the use of a building or structure in which facilities are provided for the prevention, cure and alleviation of disease and injury to non-human domestic animals from a licensed veterinarian, veterinary surgeon and associated staff, and in conjunction with which there may be shelter provided, within the building or other structure, during the period of treatment.

"Assembly Hall" means a non-commercial use of a building providing for the assembly of persons for religious, charitable, philanthropic, cultural or educational purposes and includes auditoriums, youth centres, social halls, and places of worship.

"Attic" means the space above the ceiling of the uppermost building storey.

"Automobile Repair, Major" means general repair, rebuilding or reconditioning of engines, motor vehicles or trailers such as collision service, body repair and frame straightening; painting and upholstering; vehicle steam cleaning, and undercoating.

"Automobile Repair, Minor" means minor repairs, incidental replacement of parts and motor service to passenger automobiles and trucks not exceeding 1.5 tons' capacity.

"Automotive Sales, New" means the use of a lot, building or other structure for the sale of new vehicles, including the use of up to 10% of the lot area for the sale and rental of used vehicles.

"Bakery" means a factory for producing, mixing, compounding, or baking bread, biscuits, ice cream cones, cakes, pies, buns, or any other bakery product of which flour or meal is the principal ingredient, but does not include a restaurant or other lot where any such product is made for consumption on the lot or a bake shop.

“Balloon Structure” is typically inflatable, decorative object tethered to a building’s roof or to the ground, used primarily for advertising or attracting attention to an enterprise.

“Basement” means any part of a building that is partially below grade.

“Bed and Breakfast” means the provision of nightly accommodation and breakfast only for transient accommodation, as an accessory use within a detached residential dwelling unit.

“Boulevard” means that portion of a highway between the curb lines or the lateral boundary lines of a roadway and the adjoining lot or between curbs on median strips or islands, but does not include curbs, sidewalks, ditches or driveways.

“Breezeway” means roofed open passage or roofed enclosed space that is used primarily for the purpose of connecting one or more buildings to another, or to one or more secondary and subordinate structures, the width of which is less than the minimum required building width specified in a zone within this Bylaw.

“Brewery” means the use of a lot, building or other structure for the brewing of beer, cider and wine.

“Buffer Zone” means a naturally-vegetated strip of land to screen view and sound.

“Building” means a structure wholly or partly covered by a roof or roofs supported by walls or columns. located on, above, or below the ground on a lot which is used or intended for supporting or sheltering any use, excluding landscaping, driveways, fences, retaining walls, decks, patios, docks, wharfs and piers. For the purpose of this Bylaw, vehicles must not be considered to be a building.

“Building Bylaw” means Town of View Royal Building Bylaw, No. 786, 2010, as amended or replaced from time to time.

“Building Inspector” means the person duly appointed as such from time to time by the Council and includes any person designated by the Inspector to act on his or her behalf.

“Building Permit” means a permit issued pursuant to the Building Bylaw.

“Building Width” means the shortest horizontal dimension of a building and in the case of a mobile home means the width of the mobile home exclusive of any structural additions attached thereto which were not a part or intended to be a part of the mobile home when it was manufactured.

“Café” means the use of a building primarily for the sale of coffee, tea and light refreshments, but may include a limited selection of pre-prepared or rapidly prepared food served directly to customers at a walk-up counter for consumption on or off lot.

“Campground” means the use of a lot, building or other structure for the provision of transient accommodation, for periods not to exceed 60 days in a calendar year, to the traveling public in tents and recreational vehicles and may include, as accessory uses only, the provision of laundry facilities, washrooms, shower facilities, recreational facilities and a convenience store. A campground specifically excludes a Mobile Home Park.

”Cannabis” means the same meaning as the Cannabis Act (Canada) and includes any products containing cannabis.

“Cannabis Plant” means the same meaning as the Cannabis Act (Canada).

“Cannabis Production Facility” means the use of land, buildings and structures for the federally-licensed research and development, testing, production, administration, packaging and labelling, and distribution of cannabis and related substances, including temporary storage and destruction of cannabis plants, or any component thereof, in accordance with the conditions of use identified in the applicable zone.

“Cannabis Retail Store” means the use of a building for selling of cannabis directly to the consumer, and includes the enclosed storage of limited quantities of such items sufficient only to service such a store, including a corporation or other form of business, who holds a valid and sustaining provincial license to sell cannabis through the retail market in British Columbia.

“Carport” means the accessory use of a building or other structure, or part thereof for the parking or storage of a motor vehicle, that is not enclosed on all sides inclusive of the roof, doors and windows, whether attached to the principal building or not.

“Casino” means a building used for gaming activities, for which a license has been issued by the BC Gaming Commission.

“Cellar” means that portion of a building which is wholly below grade.

“Civic Use” means the use of a lot, building or other structure for municipal offices and services, and which may include cultural, recreational, athletic, convention and entertainment facilities owned or operated by a government agency.

“Club” means the use of a lot, building or other structure, for a social, service, or recreational group.

“Cold Storage Plant” means the use of a building for the purpose of the storage of frozen food.

“Commercial” means the use of a lot, building or other structure, for retail store, wholesale sales, service store, office or other business use.

“Commercial Kitchen” means producing food products, including baked goods, for sale at markets, to restaurants, directly to consumers or in retail establishments.

“Common Access Roadway” means any private roadway providing access to multiple dwelling units other than a common property access route.

“Common Amenity Area” means indoor or outdoor space designed for active or passive recreational use within the boundaries of a residential development lot, and may include natural greenspace, landscaped greenspace, patios, communal lounges, play area and similar uses, but does not include any area occupied at grade by a building’s service areas, parking lot, manoeuvring aisles or access driveways.

“Communications Tower” is a structure supporting communications transmitters, receivers, and associated hardware for commercial or institutional use.

“Community Care Facility” means the use of a lot, building or other structure licensed pursuant to the Community Care and Assisted Living Act.

“Community Garden” means a public or private facility for cultivation of fruits, flowers, vegetables, or ornamental plants.

“Concession Stand” means a structure or building devoted to the sale of confections, snacks, or other light meals and providing no indoor seating.

“Conference Centre” means the use of a building for the purpose of hosting conventions, seminars or workshops, including dining facilities for the use of participants.

“Corner Lot” means a lot abutting a combination of two or more roadways or common property access routes, where the lot lines form an interior angle of less than 135°.

“Council” means the Municipal Council of the Town of View Royal.

“Craft and Artisan Trades” means creating and making items by hand that may be functional or strictly decorative and includes, but is not limited to, such items as furniture, decorative arts, jewelry, household items, sculptures, paintings, clothing and tools.

“Crawl Space” means the space immediately above the finished grade:

- with a ceiling not more than 1.2m above grade;
- a floor to ceiling height, as measured from the finished grade to underside of the floor joists of the storey above, not more than 1.5m high for at least 20% of the crawl space; and
- where crawl space floor to ceiling height exceeds 1.5m the floor must be sloping a minimum of 10% and the floor must be at existing grade.

“Daycare, Large” means a place that provides for the care of more than 8 people.

“Daycare, Small” means a place that provides for the care of 8 or fewer people.

“Drug Paraphernalia” means any product, good, ware, merchandise, equipment, thing or material of any kind primarily used to produce, process, package, store, inject, ingest, inhale or otherwise introduce into the human body a controlled substance as defined in the Controlled Drugs and Substances Act.

“Distillery” means the use of a lot, building or other structure for the distilling of alcoholic liquors.

“Driveway” means that portion of a lot that provides access to parking or loading spaces within the lot and is considered to be the extension of the lot’s highway access.

“Drive-Thru” means the use of a building to provide the ability to purchase commercial goods and services without the need to exit one’s vehicle.

“Dwelling Unit” means one or more rooms which constitute a self-contained residential unit that is used or intended to be used by one household for living and sleeping purposes, and includes only one room equipped for the preparation of food and at least one bathroom, and specifically excludes commercial overnight accommodation; for greater certainty, this is where an individual lives, makes their home, conducts their daily affairs, and receives mail, with the residential address used on documentation related to billing, identification, taxation, and insurance purposes including income tax returns, driver’s licenses, vehicle registration and utility bills.

“Electric Vehicle Charging Station” means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

"Energized Electric Bicycle (EB) Outlet" means a connected point in an electrical wiring installation at which sufficient current may be taken to supply a Level 1 (120v outlet) charging capability.

"Energized Electric Bicycle (EB) Space" means a bicycle parking space that is equipped with a dedicated Energized Electric Bicycle Outlet.

"Energized Electric Vehicle (EV) Outlet" means a connected point in an electrical wiring installation at which sufficient current may be taken to supply a Level 2 (240v outlet) charging capability.

"Energized Electric Vehicle (EV) Space" means a vehicle parking space that is equipped with a dedicated Energized Electric Vehicle Outlet.

"Environmental Protection Area" means land protected from development for environmental protection reasons by any municipal, provincial or federal enactment or agreement.

"Fence" means a structure that encloses or provides a visual and physical barrier for all or part of an area on a lot, but does not include a retaining wall.

"Financial Institution" means the use of a building for the provision of banking and other financial services, specifically excluding pay-day loan services.

"Float Home" means a house-like structure on a floatation system, not primarily intended or usable for navigation on water but intended for human habitation.

"Floor Area" or "Floor Space" means the area of all basements, cellars, storeys, and half-storeys of all enclosed portions of all principal and accessory buildings on a lot as measured to the interior of the outside wall. **Amendment Bylaw No. 944**

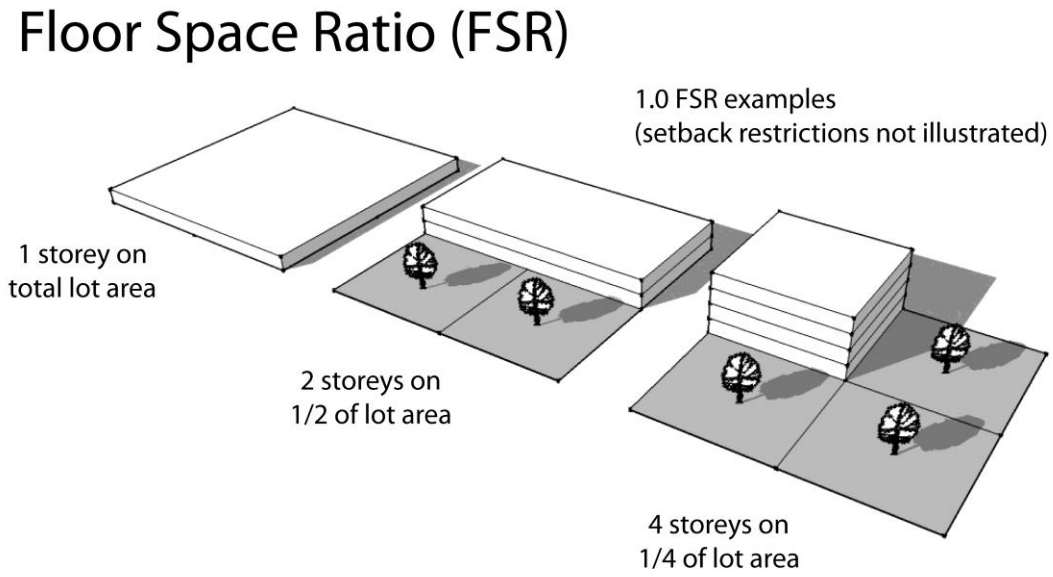
Floor space does not include:

- Any space or storage room located within the framing of the roof where the floor to ceiling or roof rafter height is not more than 1.5m throughout the entire space or storage room;
- Open spaces within a building that occur in association with lofts, stairways, vaulted ceilings, rooms or hallways that are open to above, or other similar open areas;
- Carports, elevator shafts, rooftop stairwells or rooftop enclosures for heating, ventilation or air conditioning equipment; or
- Underground or concealed parking.

Floor space within a half-storey is measured to the interior face of pony walls.

"Floor Space Ratio (FSR)" means the ratio which the total floor space of all buildings on a lot bear in relation to the area of the lot on which the buildings are located. It may customarily be referred to as 'Floor Area Ratio' and for the purpose of this bylaw the definitions mean the same.

For guidance, see illustration on the next page.



"Food Cart" means the use of a mobile cart, mobile trailer or vehicle for the preparation and sale of food and drinks to pedestrians located outside, but does not include the sale of alcohol.

"Frontage" means that length of a lot boundary which immediately adjoins a highway other than a lane or walkway.

"Gaming" means any banking or percentage game of chance played with cards, dice or any mechanical device or machine for money or other items of value, and located exclusively within a casino.

"Garage" means the accessory use of a building or other structure, or part thereof, for the parking or storage of a motor vehicle, that is enclosed on all sides inclusive of the roof, doors and windows, whether attached to the principal building or not.

"Garden Centre" means the use of a lot, building or other structure for the purpose of selling, lawn and garden equipment, furnishings and supplies including the retail sales of plant materials and trees.

"Garden Suite" means a detached, self-contained dwelling unit, attached to a foundation, that is accessory to and located on the same lot as a residential detached dwelling, and does not include a strata lot.

"Grade" means the weighted average of the existing grade or finished grade, whichever is lower, immediately adjoining or immediately below each exterior wall of a building, except:

- localized natural depressions,
- localized depressions no wider than 10m for vehicle entrances, or
- localized depressions no wider than 5m for pedestrian entrances

For guidance, see illustrations below:

Grade Calculation

This calculation is to establish the weighted average of the grade on the property. The weighted average grade is expressed as a single elevation for the property from which building height is calculated.

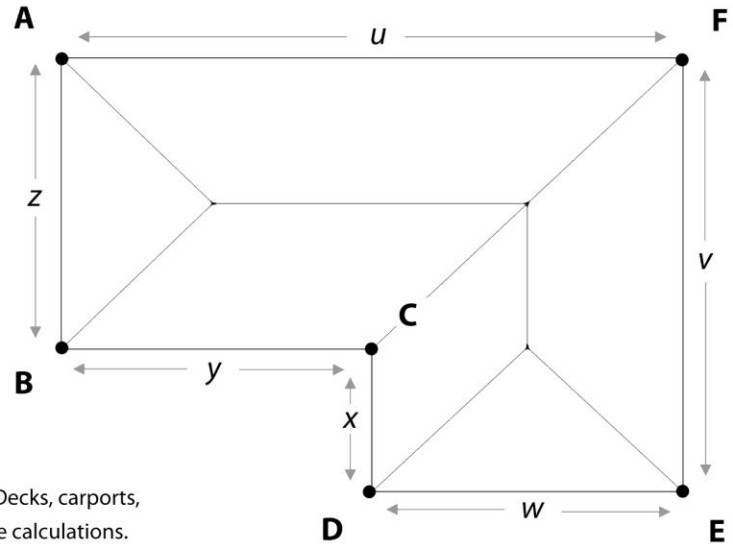
A, B, C... = elevation (m) of building touching the lower of natural or existing grade at significant points

x, y, z**...** = horizontal distance (m) between significant points

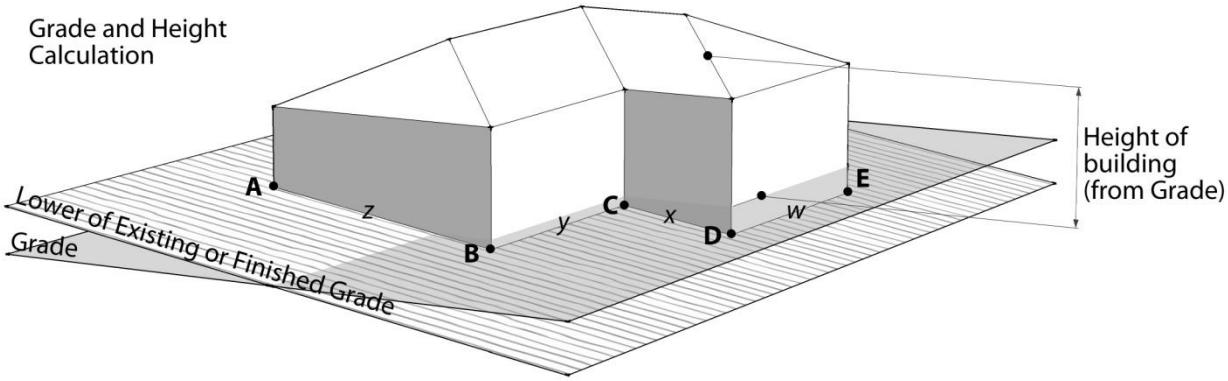
A to B:	(A + B)/2 * z	=	wAB
B to C:	(B + C)/2 * y	=	wBC
C to D:	(C + D)/2 * x	=	wCD
D to E:	(D + E)/2 * w	=	wDE
E to F:	(E + F)/2 * v	=	wEF
F to A:	(F +A)/2 * u	=	wFA

$$\frac{wAB + wBC + wCD + wDE + wEF + wFA}{\text{Perimeter } (u + v + w + x + y + z)}$$

= **GRADE**



Note: Only external walls are used to calculate height. Decks, carports, staircases etc. without external walls are not used in the calculations.



"Grade, Finished" means the elevation of the ground surface after development.

"Grade, Existing" means the elevation of the ground surface prior to any disturbance, alteration, excavation or filling.

"Green Roof" means a layered roofing system that includes approved waterproof and root-resistant membranes, a drainage system, filter cloth, growing medium, and plants designed to create a roofing

system with natural vegetation.

"Greenhouse" means the use of an accessory building where flowers, shrubbery, vegetables, tress, and other horticultural and floricultural products are grown in an enclosed area.

"Greenspace" means either Landscaped Greenspace or Natural Greenspace

"Greenspace, Landscaped" means any unobstructed permeable area which is suitable for the growing and maintenance of grass, flowers, shrubs and trees, but does not contain any of the following:

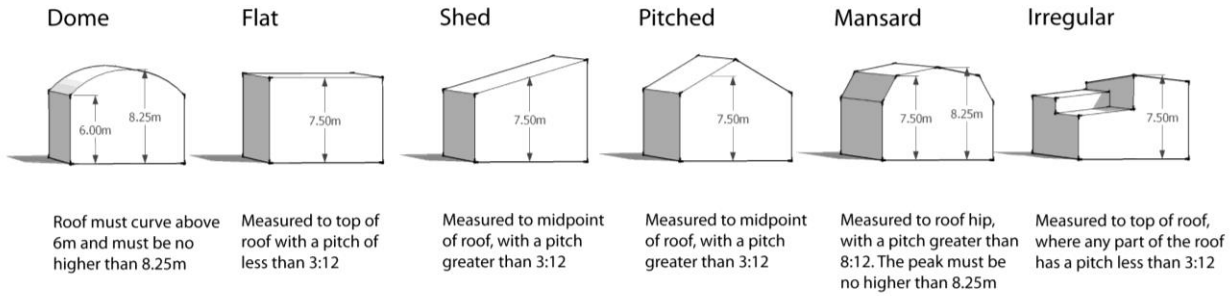
- buildings or structures;
- private driveways or roadways;
- off-street parking area;
- garbage pick-up or loading area;
- surface drainage facilities; and
- surface material comprised of asphalt, concrete, tile, metal, wood or similar materials.

"Greenspace, Natural" means any area retained in a natural state such that existing trees, vegetation and soil remain undisturbed by development.

"Half Storey" means that portion of any building wholly or partly within the framing of the roof, where the floor area of the storey is not more than 70% of the floor area of the first storey.

"Height" means the vertical distance of a building or other structure measured from grade to a defined point on a building in accordance with Section 3.9 of this Bylaw.

For guidance, the illustration below is for calculating height for various roof types in a zone with a maximum permitted height of 7.5m:



"Highway" or **"Street"** includes the width of a public right of way including roadway, boulevard, curb and sidewalk open to public use, but does not include a private right-of-way on private property.

"Home Craft" is a hand made or hand assembled finished good produced by a resident or permitted employee for sale off-site or online under a Home Occupation use.

“Home Occupation” means the accessory use of a residential dwelling unit by its resident for commercial purposes, provided that the use is secondary to the use of the dwelling unit for residential purposes and that it does not change the residential character, and is in accordance with Section 4.2 of this Bylaw.

“Hospital Hostel” means the use of a building to provide transient accommodation available only to those persons visiting or accompanying friends or relatives receiving care and treatment at a Hospital.

“Hotel” means the use of a building with a common entrance lobby and shared corridors, which provides transient accommodation, for periods not exceeding 60 days in a calendar year, for the travelling public.

“Houseplex” means a building having no less than three and no more than six self-contained dwelling units, with at least half of the dwelling units having direct access to the outside.

“Impermeable Surface” means a surface, including the roof of a building or other structure, that does not allow precipitation to penetrate through to the natural ground underlying the artificial surface. For clarity, a green roof and a driveway constructed of gravel or unit pavers, do not constitute an impermeable surface.

“Kennel” means the use of any building, structure, compound, group of pens or cages or land on a lot in which four or more dogs or cats are or are intended to be trained, cared for, bred, boarded, or kept for any purpose. A dog or cat means a member of the canine or feline species respectively which is four or more months of age.

“Laboratory Facility” means the use of a building for conducting scientific or medical research, experimentation or diagnostic work.

“Landscape Screen” means a visual barrier formed by a row of shrubs or trees, wood fence, masonry wall or other similar material or combination thereof.

“Landscaping” means the planting of lawns, shrubs and trees, including the addition of fencing, walks, and driveways on a lot or highway.

“Lane” means a highway more than 3m but not greater than 8m in width, intended to provide secondary access to a lot.

“Leasable Area” means the total floor area designed for tenant occupancy and exclusive use.

“Licensed Retail Store” means the use of a building where beer, wine and liquor are offered for sale and includes the enclosed storage of limited quantities of such items sufficient only to service such a store. Licensed retail stores must be operated by the holder of an existing primary liquor licence issued in accordance with the Liquor Control and Licensing Act.

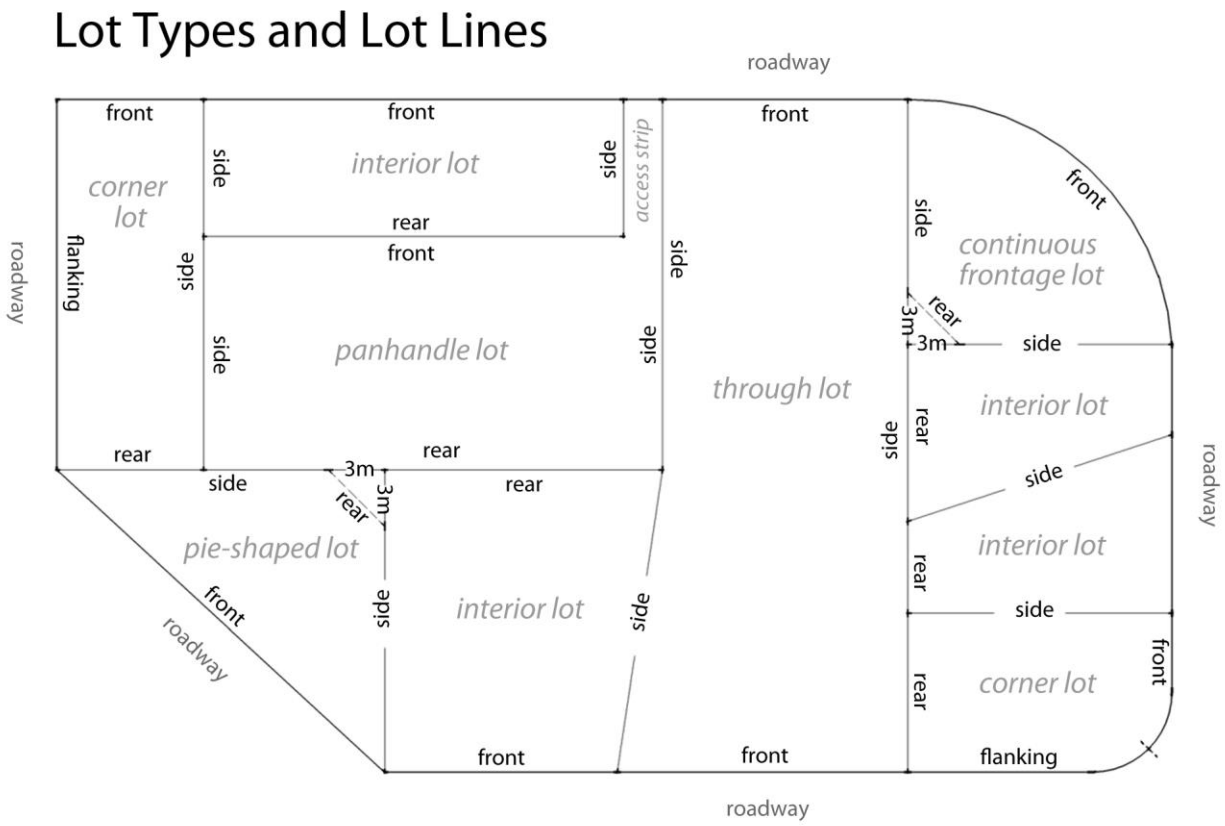
“Light Manufacturing” means the manufacture and assembly of finished products for distribution to wholesale, service and retail store establishments.

“Liveaboard Vessel” means any vessel designed for use in navigation on water and used for residential purposes, which may or may not be dependent on shore facilities.

“Live/Work Studio” means a dwelling unit which includes space for an office, artist studio, repair shop, custom workshop, and the like.

"Livestock" means any animal customarily kept by humans for the purpose of providing food, clothing or work, including but not limited to: rabbits, goats, sheep, swine, horses, cattle, poultry kept for the purpose of providing meat, or fur bearing animals as defined in the Fur Farm Act, but specifically excludes cats and dogs or other household pets.

"Lot" means any parcel, block or other area in which land is held or into which it is subdivided whether under the Land Title Act or the Bare Land Strata Regulations under the Strata Property Act and includes a water lot, but does not include a phase subdivision boundary.



"Lot Coverage" means the percentage of the lot area covered by all buildings and other structures.

"Lot Depth" means the horizontal distance between the front and rear lot lines measured at their respective mid-points.

"Lot Line" means the legally defined limits of any lot.

"Lot Line, Front" means the shortest lot line on a corner lot, or any other lot that divides the lot from a highway or common property access route.

In the case of a panhandle lot, the front lot line must be deemed to be any lot line adjoining and approximately perpendicular to the access strip, but excluding any lot line in the access strip.

In the case of an irregular lot, front lot line must be deemed to be a line measured to the midpoint of the arc of the line adjacent to the largest lot depth measurement.

“Lot Line, Rear” means the lot line opposite to and most distant from the front line, or in the case of a triangular shaped lot, a line 3m in a length entirely within the lot parallel to and at a maximum distance from the front lot line. In the case where the rear lot line flanks a roadway, the rear lot line is considered a flanking lot line.

“Lot Line, Flanking” means the lot line, not being the front lot line that is common to the highway or roadway other than a lane or walkway.

“Lot Line, Side” means the lot line or lot lines, not being the front lot line, rear lot line, or flanking lot line, common to more than one lot or to a lot and a lane or walkway.

For guidance regarding lot lines, see illustration on the previous page.

“Lot Width” means the horizontal distance between side lot lines measured at right angles to the lot depth and 6m from the front lot line to the rear lot line.

“Marina” means the use of a lot, building or other structure for the temporary or permanent moorage of boats, and may include as accessory uses only, the sale or rental of boats, docking berths, and marine supplies.

“Marine Commercial” means the use of the foreshore or water surface, either as a floating structure or fixed by way of pilings, for any combination of only the following uses:

- Transient accommodation limited to two rental rooms;
- Mixed commercial and residential use;
- Retail Store;
- Office space limited to businesses predominantly oriented to marine consulting; marine activities or marine tourism activities; and
- Restaurant, excluding self-service restaurants.

a)
b) And specifically excluding vessel fuelling station or other petroleum product sales.
c)
d) **“Market Garden”** means production of fruits, vegetables and flowers for consumption on-site or sale, includes the storage of products harvested on-site and machinery, implements and supplies required for the market garden and the use of greenhouses or other small garden buildings, and may also include the keeping of chickens and bees.

“Medical Clinic” means the use of a building where one or more members of the medical profession, including physicians, dentists, chiropractors, occupational therapists, physiotherapists, naturopaths, registered massage therapists, acupuncturists and veterinarians, provide diagnosis and treatment to the general public or household pets without overnight accommodation, and may include such accessory uses as reception areas, offices consultation rooms, coffee shops and pharmaceutical dispensary, providing that all such accessory uses have access only from the interior of the clinic building.

“Mixed Commercial and Residential Use” means one or more commercial uses permitted in the zone on the first storey of a building with one or more dwelling units above the commercial uses.

"Mobile Business" means a commercial operation or office use (but not a food cart) which is established at a location on a temporary basis for a period of time exceeding one hour, and which may change location from time to time through the use of motorized transportation and which is not located in a permanent building or other structure.

"Mobile Home" means a manufactured home constructed to the CAN/CSA Z240 MH (Mobile Home) standard, capable of being moved from place to place and installed with skirting to conceal the chassis and wheels of the dwelling.

"Modular Home" means a manufactured home constructed to the CAN/CSA A277 (Modular Home) standard, built in two or more sections to be assembled on a permanent foundation.

"Motel" means the use of a building or other structure which provides transient accommodation for the travelling public, with each unit having a separate exterior entrance and direct access to off-street parking. Motels may include, as accessory uses only, eating and drinking establishments and personal service establishments. The maximum length of stay is no more than 60 days.

"Municipality" means the Town of View Royal or the entire area within the municipal boundaries thereof as the context may require.

"Neighbourhood Grocery" means a grocery with a leasable *floor area* of less than 700m^2. *Neighbourhood Grocery* may include, as an *accessory uses* only: *bakery, café, and delicatessen.*

"Office" means the use of a building or part of a building for administrative or professional purposes.

"Panhandle Lot" means any lot that has less than 10% of its perimeter adjoining a highway and gains access to said highway by means of a narrow strip of land, or access strip, which is an integral part of the lot.

"Park and Open Space" means any park, open space, or playground which is used or intended to be used for the recreation and enjoyment of the public, including accessory uses.

"Parking Lot" means the use of a lot, building or other structure for the temporary parking of more than one vehicle by customers, employees, and the public.

"Parking, Concealed" means a building that is used primarily for the parking and movement of motor vehicles where the ceiling height is above finished grade, and includes bicycle parking, storage rooms, garbage and recycling enclosures, mechanical rooms, stairwells, elevators and hallways.

"Parking, Underground" means an enclosed portion of a building that is used primarily for the parking and movement of motor vehicles where the ceiling height is at or below finished grade, and may include bicycle parking, storage rooms, garbage and recycling enclosures, mechanical rooms, stairwells, elevators and hallways.

"Pawnbroker" is a business which sells goods or chattels by way of security for money advanced on them; or which purchases, receives or takes in goods or chattels and pays, advances or lends on them a sum of money under an agreement expressed, implied or to be from the nature and character of the dealing reasonably inferred, that those goods or chattels may be afterwards redeemed or repurchased on any terms.

"Personal Service Establishment" means the use of a building in which services are provided that are specifically related to the clothing or body of a person or household pet, but specifically excludes

massage parlours (unless such use is accessory to a licensed aesthetic care facility), tattoo parlours, brothels or other sex services, and escort services.

"Pharmacy" means a retail outlet which dispenses drugs by prescription.

"Place of Worship" means a use of a building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship.

"Principal Building" means a building which:

- Occupies the major or central portion of a lot;
- Is the chief or main building on a lot; and
- Is the primary purpose for which the lot is used.

"Principal Structure" means a structure which:

- Occupies the major or central portion of a lot;
- Is the chief or main structure on a lot; and

"Principal Use" means a use which:

- Occupies the major or central portion of a lot;
- Is the chief or main use on a lot; and

"Pub" means an establishment licensed as a neighbourhood pub under the Liquor Control and Licensing Act which provides for the sale and consumption of alcoholic beverages and accessory food products.

"Recreational Facility, Indoor" means the use of a building for the carrying on of sports or leisure activities, but specifically excluding amusement arcades, dance halls and pool halls.

"Recreational Facility, Outdoor" means the use of a lot, outdoors, for the carrying on of sports or leisure activities.

"Recreational Greenway" means a trail that links parks and other recreational spaces, and includes support facilities that are integral to recreational use. Recreational greenways may be single or multi-use and are intended to provide safe recreational opportunities for persons of all ages and abilities.

"Recreational Vehicle" means any vehicle, coach, or portable structure designed to travel on highways and which is primarily designed as temporary living accommodation for recreational camping and travel use, including but not limited to travel trailers, truck campers and self-propelled motor homes.

"Recycling Depot" means a facility used for the buying, collection, sorting and temporary storage of bottles, cans, newspapers and similar household goods for reuse where all buying, collecting, sorting and storage is contained within an enclosed building.

"Residential Antenna" is an antenna installation at a residential location used in a residential context, for hobby use or to support a permitted home occupation use.

“Residential, Apartment” means a building divided into not less than three dwelling units with each dwelling unit having its principal access from a finished grade level entrance common to all dwelling units. When combined with a commercial use where permitted in this Bylaw, a building containing fewer than three dwelling units is an apartment, provided that it complies with the rest of this definition.

“Residential, Attached” means a building having at least three self-contained dwelling units, each having a separate and private access to the outside at grade level.

“Residential, Detached” means a building consisting of one dwelling unit, or two dwelling units if one of them is a Secondary Suite.

“Residential, Duplex” means a building used or designed for use as two dwelling units each with direct access to the outside at finished grade level and the units are connected above and below each other or are side-by-side.

“Residential, Rowhouse” means a building or buildings divided into not less than three dwelling units with each dwelling unit having direct access to finished grade level adjacent to a public highway.

“Residential, Townhouse” means a building or buildings divided into not less than three dwelling units with each dwelling unit having direct access to finished grade level.

“Resource Centre” means the use of a commercial or institutional building to provide counselling services, and includes offices and meeting space as accessory uses.

“Restaurant, Self-Service” means the use of a building, where the principal business is the sale of pre-prepared or rapidly prepared food, is served or provided directly to customers at a walk-up counter, and provides for its consumption within the building through the provision of seating, or for carry-out by the customer.

“Restaurant, Full-Service” means the use of a building where the principal business is the sale of food and beverages to customers seated at tables either inside or outside the building for consumption on the lot, and, as an accessory use only thereto, may also be engaged in providing customers with take-out service of food and beverages.

“Retail Store” means the use of a building for selling of goods, wares and other merchandise directly to the consumer, and includes the enclosed storage of limited quantities of such items sufficient only to service such a store, but must not include a Licensed Retail Store use or a Cannabis Retail Store use.

“Retaining Wall” means a structure constructed to hold back, stabilize, or support a soil bank as a result of differences in grade.

“Riding Stable” means the use of a lot, building or other structure to house horses and for their exercise and training may include a riding or equestrian school or boarding stables.

“Roadway” means the portion of a highway that is constructed, improved, designed or used for vehicular traffic or bicycle traffic or both.

“Screening” means a continuous fence, wall, compact evergreen hedge or combination thereof, supplemented with landscape planting that would effectively screen the area which it encloses, and is broken only for access pedestrian and motor vehicle access.

“Secondary Suite” means an accessory dwelling unit located within a residential detached building. The

two dwelling units (the primary residence and the secondary suite) and any common spaces make up a single real estate entity that cannot be stratified or otherwise legally separated from the other.

"Service Store" means the use of a lot, building or other structure to provide trade services, including:

- establishments for trade contractors involved in building, electrical, painting, plumbing, refrigeration, signs, heating and air-conditioning, including ancillary storage and offices, but excluding roofing and septic system trades;

- repair and servicing of articles, goods and materials as well as accessory retail store or rentals, storage and offices.

"Service Station" means the use providing for the retail sale of motor fuels including gasoline, natural gas, diesel, lubricating oils, propane, hydrogen and high-voltage electricity.

"Setback" means the required minimum or maximum distance, open and unobstructed to the sky, between a building or other structure and a lot line, excluding any exceptions permitted in this Bylaw.

"Shopping Centre" means a group of commercial establishments in one or more buildings.

"Shopping Centre, Neighbourhood" means a shopping centre having a leasable area of more than 100m^2 but less than 1,000m^2.

"Shopping Centre, Community" means a shopping centre having a leasable area 1,000m^2 or more, but less than 6,000m^2.

"Shopping Centre, Regional" means a shopping centre having a leasable area of 6,000m^2 or more.

"Small-Scale, Multi-Unit Housing" means residential, attached; residential, apartment, residential, duplex with secondary suites; residential, houseplex; and residential, townhouse.

"Soil" means soil, sand, gravel, rock, peat or other substance of which land is composed.

"Storage Warehousing" means the provision of rental space for the storage of non-hazardous domestic goods.

"Storage Yard" means an area outside of an enclosed building where construction materials and equipment, solid fuels, lumber and new building materials, monuments and stone products, public service and utility equipment are stored, baled, placed, piled or handled, whether a principal or an accessory use. A storage yard must not include a recycling depot, an automobile wrecking yard or a junk yard.

"Storey" means the space between two floors or between any floor and the roof next above, but does not include a basement, cellar or crawl space.

"Storey, First" means the storey above the slab on grade, basement, cellar or crawl space of the building, or the storey above the surface of the water.

"Structure" means anything constructed or erected on a lot, the use of which requires location on the ground or attachment to something having location on the ground, but does not include landscaping, walkways, driveways, or parking lots.

"Subdivision" means any change in the existing size, shape, number or arrangement of a lot or lots, whether by plan, descriptive words or otherwise.

"Therapeutic Recovery Community" means staffed facility providing residential rooms and mandatory, structured treatment by health care professionals, along with shared cooking and eating facilities and ancillary common areas, offices, meeting rooms, exercise space, workshops and may also include social enterprises. A Therapeutic Recovery Community may be a licensed Community Care Facility or registered as an Assisted Living Residence under the Community Care and Assisted Living Act.

"Transient Accommodation" means the use of a lot, building or other structure for the temporary commercial accommodation of visitors for recreational/vacation purposes only, and includes but is not limited to, hotel, motel, campground, bed and breakfast, and hospital hostel.

"Use" means the purpose for which a lot or a building or a structure or any combination or portion thereof, is designed, arranged, intended, occupied or maintained; "used" has a corresponding meaning.

"Vehicle" means any motor vehicle as defined in the Motor Vehicle Act.

"Vehicles, New" means, in the case of automotive sales motor vehicles which have not been previously sold or leased. In the case of automotive rentals, "new" means vehicles which have been manufactured either in the present calendar year or in the immediately preceding two years.

"Vehicles, Used" means motor vehicles which have been previously sold or leased.

"Walkway" means the portion of a highway that is constructed, improved, designed or used for pedestrian traffic only, except that a walkway may be designed to permit emergency vehicle use.

"Watercourse" means any natural drainage course or source of water, whether usually containing water or not, and includes any sea, lake, river, creek, spring, ravine, swamp, gulch, or source of ground water whether or not enclosed or in a conduit.

"Wholesale Sales" means the use of a building or part thereof for activities related to the sale of goods to retail store establishments and customers on other lots, but which does not include retail store.

"Yard, Front" means that portion of the lot extending across the full width of the lot from the front lot line to the face of the nearest exterior wall of the principal building on the lot but does not include that portion deemed to be the flanking yard.

"Yard, Rear" means that portion of the lot extending across the full width of the lot from the rear lot line to the face of the nearest exterior wall of the principal building on the lot.

"Yard, Side" means that portion of the lot extending from the front yard to the rear yard and lying between the side lot line and the face of the nearest exterior wall of the principal building on the lot.

"Yard, Flanking" means that portion of the lot extending across the full width of the lot from the flanking lot line to the face of the farthest exterior wall of the principal building on the lot, but does not include that portion deemed to be the front yard or rear yard.

For guidance regarding yards, refer to the illustration below:

"Zone" means an area of land established under Section 6 of this Bylaw and the Schedule B Zoning Map of this Bylaw, and subject to regulation in accordance with this Bylaw.

3.0 GENERAL COMPLIANCE, PROHIBITIONS AND REGULATIONS

3.1. GENERAL COMPLIANCE

3.1.1. No person can use, occupy or permit any person to use or occupy any lot, building or other structure in contravention of this Bylaw.

3.1.2. Nothing contained within this Bylaw relieves any person from the responsibility to seek and comply with other legislation applicable to that use, activity or other matter regulated under this Bylaw.

3.1.3. Every use of lot, building or other structure permitted in each zone must conform to all the regulations of the applicable zone and all other regulations of this Bylaw.

3.2. GENERAL PROHIBITIONS

3.2.1. No lot, building or other structure can be used or occupied, or left with no use, except in conformity with this Bylaw.

3.2.2. No building or other structure can be placed, constructed, sunk into, erected, moved, sited, altered or enlarged:

a) except in conformity with this Bylaw; or

b) so as to cause any existing building or structure on the same lot to violate the provisions of this Bylaw.

3.2.3. No subdivisions may be approved:

a) except in conformity with this Bylaw; or

b) so as to cause any existing building or other structure to violate the provisions of this Bylaw.

3.3. PERMITTED AND PROHIBITED USES AND STRUCTURES

3.3.1. No lot, building or other structure may be used for a use that is not specifically listed under the heading “Principal Uses” or “Accessory Uses” in the Zone that the lot, building or other structure is located, and no building or other structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged for any use other than a specifically permitted use in the Zone. Furthermore:

a) Where a Zone includes a “Minimum Lot Size”, “Minimum Lot Frontage”, “Minimum Lot Width”, then a lot that does not satisfy all minimum requirements for the regulated use may not be used for that use, unless the lot was created prior to the adoption of the Bylaw and no other permitted use is available for the lot;

b) A use listed under “Accessory Uses” is only permitted if a use under “Principal Uses” is lawfully established and ongoing.

c) A use is only permitted if lawfully established and ongoing in accordance with:

i) Any applicable “Conditions of Use”, as identified in each zone; and

ii) Such further general regulations applicable to the use, as identified throughout this Bylaw.

d) A use not specifically permitted in a Zone is prohibited in that Zone.

e) A *use* not specifically permitted in this Bylaw is prohibited in the *municipality*.

f) Unless otherwise permitted, all *uses* must be contained within a *building* or other *structure*.

3.3.2. The following *uses* and *structures* are prohibited in all areas within the *municipality*, except as noted:

a) The keeping of livestock is prohibited except:

i) on lots within Agriculture Zones with a minimum lot size of 4 ha; or

ii) unless otherwise expressly permitted in this Bylaw.

b) The operation of a food cart except on lots within the P-3: Parks and Recreation and P-6: Thetis Lake Park Use;

Float homes;

c) Live-aboard vessels;

Amendment Bylaw No. 1005

d) Vacation rentals, AirBNB and any other form of non-residential commercial overnight accommodation, whether as a principal or accessory use, and whether of a dwelling unit, a building or of land, excepting only the following when listed as a specifically permitted use in a Zone: Bed & Breakfast, Hotel, Motel, Campground or Hospital Hostel.

Amendment Bylaw No. 1105

e) Use of a recreation vehicle as a permanent dwelling;

f) Mobile homes;

g) Drive-thrus;

h) Mobile business. For clarity, Intermunicipal Business License uses within Schedule B of Business License and Regulation Bylaw No. 580, 2004 are not mobile business uses;

i) Storage use, except in the rear yard;

j) Electrified fences, except on lots associated with an agricultural use.

Amendment Bylaw No. 944

k) Removed

Amendment Bylaw No. 1034

l) The anchoring or mooring of liveaboard vessels for a continuous period exceeding 48 hours, except as permitted by a lease or license issued by a Federal or Provincial authority having jurisdiction.

Amendment Bylaw No. 1005

m) The anchoring or mooring of liveaboard vessels for more than 72 hours within 30-day period, except as permitted by a lease or license issued by Federal or Provincial authority having jurisdiction.

Amendment Bylaw No. 1005

n) Pawnbroker

Amendment Bylaw No. 1057

o) Balloon Structure

Amendment Bylaw No. 1057

3.3.3. Unless otherwise expressly permitted in this Bylaw the following uses are permitted in all zones:

a) Temporary buildings or other structures which are erected for the purposes of providing temporary office space or shelter for construction or maintenance crews or storage of materials for the construction or maintenance of any private or public utility, provided such temporary building or other structure is removed within 30 days of completion of such utility, building or other structure;

b) Water, sanitary sewer, storm sewer and natural gas utilities;

c) Electrical power, cable, communication, and fibre optic transmission lines, boxes, poles subject to setbacks and siting rules in this bylaw;

d) Street lighting;

e) Street furniture;

f) Public highways;

g) Railway lines, except private sidings;

h) The temporary use of a building or part thereof as a polling station for government elections, referenda, or census, provided that the time period of such use does not exceed 60 days;

i) The temporary use of a building or part thereof as campaign headquarters for political candidates;

j) Municipal buildings and other structures, whether of a temporary or permanent nature;

k) A geothermal heat exchange systems located within the building containing a principal use, or contained within a separate building subject to the accessory buildings and other structures regulations of that zone;

l) Solar panels, subject to the height regulations and setbacks of its respective zone, which must be affixed to, and flush-mounted with, the roof of a building, and not project below the roofline;

m) In Zones in which a detached residential dwelling is a permitted principal use, one community care facility is permitted in accordance with and so long as permitted by Section 20 of the Community Care and Assisted Living Act, S.B.C. 2002 c.7, being either:

i) A daycare centre for no more than 8 persons in care; or

ii) A residence for no more than 10 persons in care, not more than 6 of whom are persons in care.

3.3.4. A garden suite and secondary suite are both permitted on one lot as accessory to a residential, detached building, unless it is prohibited in a zone or schedule in this Bylaw.

3.4. DENSITY REGULATIONS

3.4.1. Where a Zone includes a regulation entitled “Floor Space Ratio”, the floor area of all buildings on the lot divided by the total area of the lot must not exceed the ratio identified for the Zone in which the lot is located;

Amendment Bylaw No. 944

3.4.2. Where a Zone includes a regulation entitled “Lot Coverage”, the lot coverage of all buildings and other structures on the lot must not exceed the percentage specified for the Zone in which the lot is located;

3.4.3. Where a Zone includes another density regulation:

a) if an absolute number of units figure, no lot may be subdivided an no lot may be developed with more than the number of lots or units identified in the Zone in which the lot is located;

b) if a units per hectare figure, no lot may be subdivided and no lot may be developed with more than the number of lots or units per hectare as determined by applying the figure for the zone in which the lot is located;

c) if a square meter (m2) figure, no lot may be developed with more than the square footage noted for the Zone, in which the lot is located.

3.4.4. For certainty, where more than one of the above density regulations apply to any particular lot, the most restrictive governs but all remain applicable.

3.5. SETBACKS AND SITING

3.5.1. Where a Zone includes a regulation entitled “Setbacks”, no building or structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged nearer to the lot line than the distance specified for the Zone in which the building or structure is located, and for certainty:

a) Setbacks may vary according to any combination of use, building, structure or location within a Zone or adjacent zone, or by lot dimensions, or to a specific highway, and the provisions of this Bylaw must be interpreted accordingly;

b) Any portion of a building or structure located below the finished grade is subject to all setbacks for the Zone in which the building or structure is located, except underground parking structures wholly below finished grade and completely covered with landscaping are not subject to setback regulations within any Zone. For greater clarity, above grade access/egress points and other exposed areas of such parking structures are subject to setback regulations within the applicable Zone and this section.

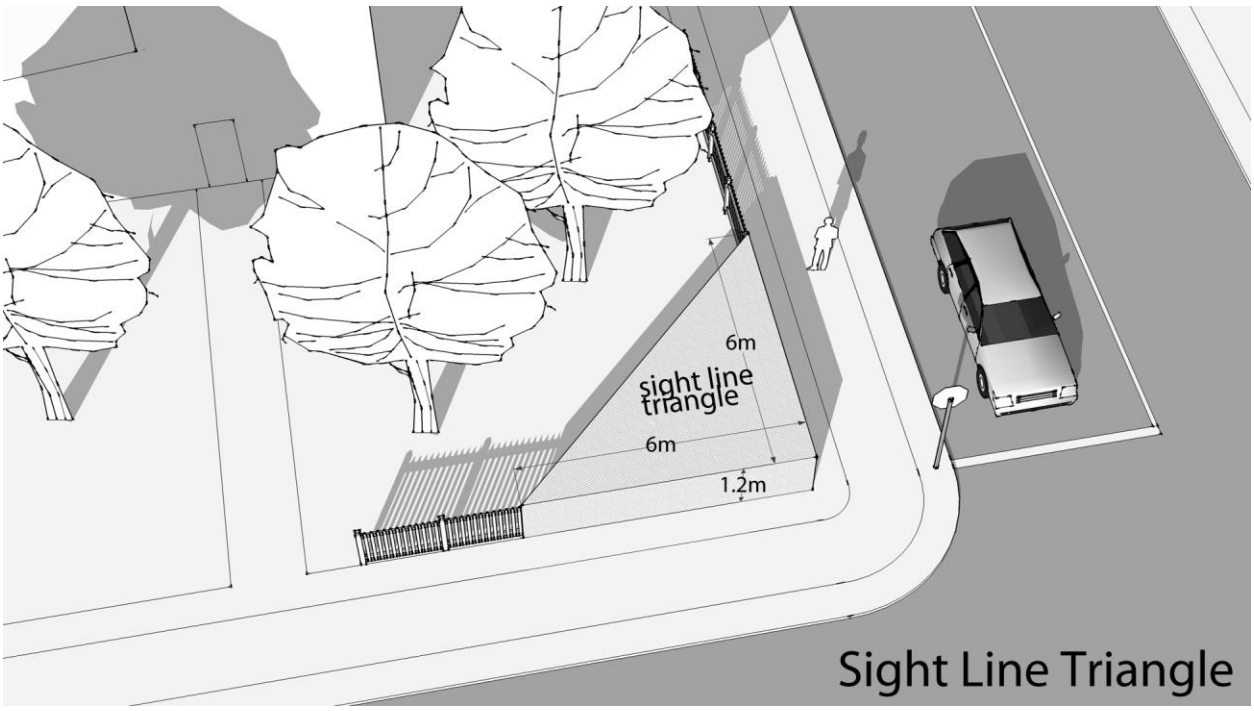
c) Fences and retaining walls are not subject to setback regulations within any Zone.

3.5.2 Buildings, mobile homes, fences, retaining walls and other structures are also subject to Special Setbacks regulations within Section 3.8.2 of this Bylaw.

Amendment Bylaw No. 944

3.6. SIGHT LINE TRIANGLE

3.6.1 A fence, wall, structure, hedge, bush, shrub, tree or other growth, must not be erected, maintained or allowed to grow, to a height greater than 1.2m so as to obstruct vision clearance in the area bounded by the intersection lot lines at a street corner and a line joining points along said lot line 6m from their points of intersection. For additional guidance, see illustration below:



3.7. PROJECTIONS INTO REQUIRED SETBACKS

3.7.1 Antenna or satellite installation:

a) An antenna or satellite installation must not be located in a front, side or flanking yard unless it is attached to a building or structure, where it may project up to 1m into any required setback provided the projection is located a minimum of 0.6m from any lot line.

b) The height of any such installation must not exceed 2m.

c) An antenna or satellite dish installation on the roof of a building must not exceed the maximum height permitted for the building on which it is located.

3.7.2 Permitted projections in required yards include the following:

a) Cornice, leader, gutter, window well or eave may project up to 1m into any setback provided the projection is located a minimum 0.6m from any lot line.

b) Chimneys, bay windows, heating or ventilation equipment, balconies, open porches or ornamental features may project up to 0.5m into any setback and must be limited to a maximum width of 2m per building face within a side yard setback or rear yard setback.

c) Sunlight control projections may project up to 1m into any required setback, provided the projection is located a minimum 0.6m from any lot line, and must be limited to a maximum width of 4m per building face within a side yard setback or rear yard setback.

d) Notwithstanding section b), heat pumps may project into the required rear yard setback up to 1.5 meters.

3.7.3 In the case of parks and school grounds, backstops, rebound walls, goals and other similar structures are be permitted in all yards except those abutting residentially

zoned lots, provided, however, that any such structure that is constructed in such a way as to form a solid fence or wall and which cannot be seen through must be at least 6m from any lot line.

3.8 SPECIAL SETBACKS

3.8.1 For greater certainty, where a building is to be constructed on a lot which fronts on a Provincial Highway, the Ministry of Transportation and Infrastructure requires a setback in excess of the requirement of the Bylaw, the requirements of the Ministry of Transportation and Infrastructure prevail.

3.8.2 No building, mobile home, recreational vehicle, or fence, retaining wall or other structure, nor any part thereof, can be constructed, moved, extended or located:

a) within 15m from the natural boundary of the sea; or

b) 30m from the natural boundary of any lake, pond, marsh or stream, subject to the Provincial Riparian Area Regulations.

Amendment Bylaw No. 944

3.8.3 The keeping of chickens or bees is not permitted within:

a) 15m from the natural boundary of the sea; or

b) 30m from the natural boundary of any lake, pond, marsh or stream, subject to the Provincial Riparian Area Regulations.

Amendment Bylaw No. 1000

3.9 HEIGHT AND WIDTH OF BUILDINGS AND OTHER STRUCTURES

3.9.1 Where a Zone includes a regulation entitled “Maximum Height”, no building or other structure may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged in a manner that exceeds the height specified for the Zone in which the building or structure is located. For certainty, maximum height in a Zone may vary according to the use of the building or other structure, as specified in the Zone.

3.9.2 The height of buildings and or structures permitted elsewhere in this Bylaw may be exceeded for industrial cranes, communication towers, spires, belfries and domes, chimneys, flag poles, apartment elevator shafts, stair and hose towers.

3.9.3 Where a building or other structure incorporates a dome (curved or barrel) roof, the curve of the roof must start at 80% of the maximum height permitted in the applicable Zone, and the highest point of the roof must not exceed 110% of the maximum height permitted in the applicable Zone.

3.9.4 Where a building or other structure incorporates a mansard roof, the height is measured to the top of the roof hip, and the highest point of the roof must not exceed 110% of the maximum height permitted in the applicable Zone.

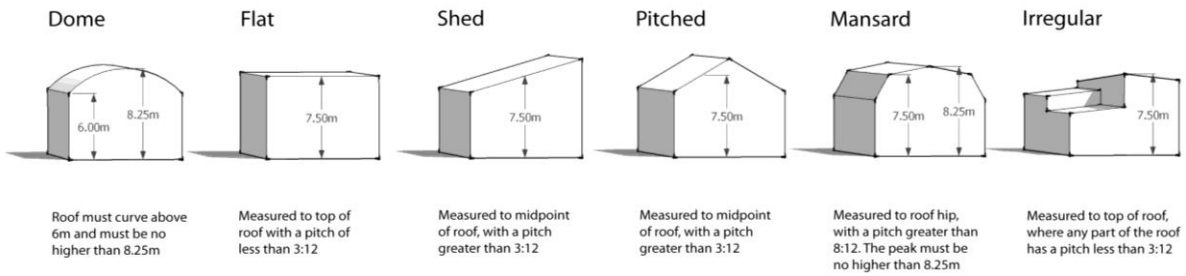
3.9.5 Where a building or other structure is of an irregular type where any part of the roof has a pitch less than 3:12, the height is measured to the top of the roof.

3.9.6 The measurement of height must exclude the projection of chimneys, vents, stacks, heating, ventilation, air conditioning equipment, stairwells, and elevator lifting devices

which protrude above the surrounding roof line.

3.9.7 Notwithstanding the use of grade in determining height, the height of the face of any building or other structure from the adjacent finished grade must not be more than 2.5m higher than the maximum height permitted in the applicable Zone.

3.9.8 For guidance, the illustration below is for calculating height for various roof types in a zone with a maximum permitted height of 7.5m:



3.10 SUBDIVISION OF LOTS

3.10.1 Where a Zone includes a regulation entitled “Minimum Lot Size”, no lot may be created by subdivision that has an area less than the figure specified for the Zone in which the lot is located, or the applicable use within the Zone.

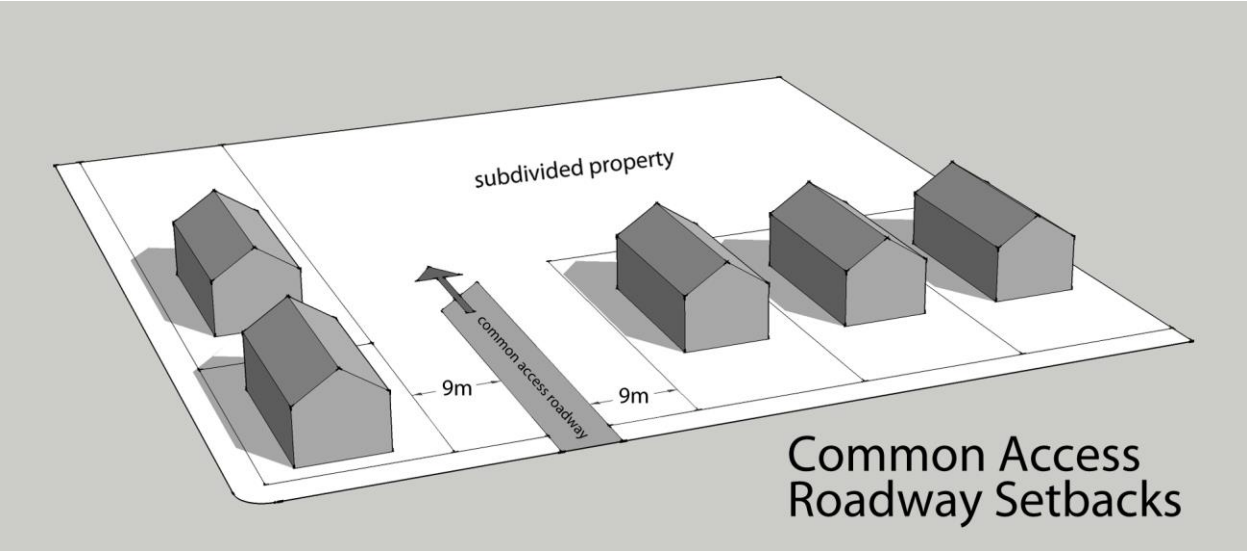
a) For panhandle lots, the area within the access strip must not be included in the area of the lot for the purposes of calculating “minimum lot size”

3.10.2 Where a Zone includes a regulation entitled “Minimum Lot Width”, no lot may be created by subdivision that has lot width less than the figure specified for the Zone in which the lot is located, or the applicable use within the Zone.

3.10.3 Where a Zone includes a regulation entitled “Minimum Lot Frontage”, no lot may be created by subdivision that has a frontage less than the figure specified for the Zone in which the lot is located or the applicable use within the Zone.

3.10.4 Where a lot created by subdivision fronts on a highway, and the Zone does not contain a “Minimum Lot Frontage”, then the minimum lot frontage must be 10% of the perimeter of the lot unless exempted by Council in accordance with the Local Government Act.

3.10.5 No subdivision of land, whether under whether under the Land Title Act or the Strata Property Act including the Bare Land Strata Regulations, will be approved if any portion of the driveway, or common access roadway is closer than 9m to an existing side lot line on the lot being subdivided. For guidance, refer to the diagram on the next page:



3.10.6 Consolidation Exception: Where two or more lots are to be re-subdivided after consolidation, and where the proposed subdivision will result in the same or in a lesser number of lots, the Approving Officer may approve the subdivision notwithstanding that the lots created are less than the “minimum lot size” or “minimum lot width” prescribed, provided that none of the lots to be created by the subdivision is less in area than the smallest of the existing lots of the land being subdivided.

3.10.7 Property lines of parcels being created by subdivision which intersects a highway must be substantially at right angles unless the Approving Officer is satisfied that it is impracticable to comply with this requirement.

4 SUPPLEMENTAL REGULATIONS FOR CERTAIN USES OR CIRCUMSTANCES

4.1 SECONDARY SUITES

4.1.1 Not withstanding the regulations set out in Schedule E: Small-Lot, Multi-Unit Housing Regulations, only one secondary suite is permitted on a lot.

4.1.2 Where a lot is not serviced by the Town's sanitary sewer system, written confirmation from the applicable licensing body that the capacity of the lot's sewer system will not be compromised by the presence of a secondary suite, is required.

4.1.3 A secondary suite must not be subdivided from the dwelling unit to which it is accessory, whether under the provisions of either the *Land Title Act* or the *Strata Property Act.*

4.2 HOME OCCUPATION

4.2.1 All home occupations, where permitted by this Bylaw, are subject to the following conditions:

a) be accessory to the principal use of the dwelling unit for residential purposes.

b) be carried out wholly within the dwelling unit or within an accessory building.

c) produce no offensive noise, smoke, dust, odour, glare or electrical interference.

d) be carried on with no exterior indication of the home occupation as a result of outdoor storage, the display of goods or services or lighting; with the exception of signage which complies with regulations of this Bylaw and the Sign Bylaw.

e) not use materials or processes that produce flammable or explosive vapours or gases under ordinary temperatures.

f) not involve the sale or display of any goods, wares, merchandise or foodstuffs which are not produced or made on the lot.

g) not involve storage of materials outside the dwelling unit or accessory building, which are used directly for the processing or result from the processing of any product of the home occupation.

h) not require delivery of materials or commodities in such bulk or quantity as to require more than one delivery per week by commercial vehicles or trailers.

i) not generate any increase in traffic or on-street vehicle parking in excess of that which is ordinarily generated by the residential use of the lot on which the home occupation is located.

j) not involve alterations to the dwelling that would change the character of the building as a dwelling.

k) not constitute an agriculture use for purposes of property assessment.

l) not permitted on a lot with a small daycare, a large daycare use, or any facility licensed under the Community Care and Assisted Living Act.

m) The following uses are specifically prohibited as a home occupation:

   i) Combustion engine servicing and repair;

ii) Clubs;

iii) Kennels;

iv) Radio Dispatch Services, which require on-lot commercial vehicles;

v) Restaurants;

vi) Retail Stores;

vii) Salvage and Recycling Lots;

viii) Storage Lots;

ix) Medical Clinic;

x) Pharmacy;

xi) Café;

xii) Brewery;

xiii) Distillery;

xiv) Campground;

xv) Vacation rentals, AirBNB and any other form of non-residential commercial overnight accommodation or transient accommodation, whether as a principal or accessory use, and whether of a dwelling unit, a building or of land, excepting only Bed & Breakfast when permitted as a Level 3 Home Occupation.

Amendment Bylaw No. 944 and 1105

4.2.2 Where permitted by this Bylaw, only one of the following three levels of home occupation is permitted within a dwelling unit.

4.2.3 A Level 1 Home Occupation is subject to the following conditions:

a) A Level 1 Home Occupation is permitted within any dwelling unit, secondary suite, or garden suite, but must not occupy more than 20% of the floor area of the dwelling to a maximum of 37m^2.

b) Only persons who reside in the dwelling unit are permitted to engage in the home occupation.

c) A Level 1 Home Occupation must not generate more than one client or customer visit to the lot within or from which it is being operated on any calendar day.

d) Signage is not permitted on the exterior of the lot or buildings to indicate the presence of a home occupation.

e) No additional parking is required for a Level 1 Home Occupation.

f) Where a secondary suite or garden suite is permitted in this Bylaw, a secondary suite, garden suite and a Level 1 Home Occupation are permitted on the same lot, subject to size, parking and building regulations.

g) Level 1 Home Occupations must be one of the following uses:

i) Artist studio;

ii) Home crafts, for display and sale off-lot;

iii) Office;

iv) Photographer;

v) Web designer;

vi) Writer.

Amendment Bylaw No. 944

4.2.4 A Level 2 Home Occupation is subject to the following conditions:

a) A Level 2 Home Occupation is only permitted within a residential, detached dwelling unit, and must not occupy more than 40% of the floor area of the dwelling unit to a maximum of 74m^2. For clarity a Level 2 Home Occupation is not permitted in a dwelling unit, secondary suite, garden suite, mobile home, or recreational vehicle.

Amendment Bylaw No. 944

b) Only persons who reside in the dwelling are permitted to engage in the home occupation.

c) A Level 2 Home Occupation must not generate more than two client or customer visits to the lot within or from which it is being operated at any given time.

d) Signage is not permitted on the exterior of the land or buildings to indicate the presence of a home occupation.

e) One additional off-street parking space is required to be provided for the Level 2 Home Occupation, subject to parking size and location requirements in this Bylaw

f) Where a secondary suite is permitted in this Bylaw, both a secondary suite and a Level 2 home occupation are permitted on the same lot, provided that the minimum lot size is 850m^2, and subject to parking and building regulations.

g) Level 2 Home Occupations must be one of the following uses:

i) Any Level 1 Home Occupations;

ii) Personal and professional services

iii) Teaching or tutoring, provided that attendance is limited to 2 persons at a time;

iv) Small equipment repair;

v) Registered Massage Therapist;

vi) Registered Acupuncturist.

Amendment Bylaw No. 944 and 1135

4.2.5 A Level 3 Home Occupation is subject to the following conditions:

a) A Level 3 Home Occupation is permitted within a residential single detached unit, and must not occupy more than 40% of the floor area of the dwelling unit to a maximum of 93m^2. For clarity, a Level 3 home occupation is not permitted in a residential multiple unit, secondary suite, garden suite, or mobile home or recreational vehicle.

Amendment Bylaw No. 944 and 1135

b) The minimum lot size of a Level 3 Home Occupation is 1,000m^2.

c) A maximum of one non-resident employee is permitted to be engaged in the level 3 home occupation along with the home occupant.

d) A Level 3 Home Occupation must not generate more than five client or customer visits to the lot within or from which is being operated at any given time.

e) Signage is permitted on the exterior of the land or buildings to indicate the presence of a home occupation, in accordance with this Bylaw and the Sign Bylaw.

f) For a Level 3 Home Occupation, two additional off-street parking spaces are required to be provided, subject to parking size and location requirements in this Bylaw

g) A secondary suite or garden suite is not permitted on the same lot as a Level 3 Home Occupation.

h) Level 3 Home Occupations must be one of the following uses:

i) Any Level 1 Home Occupations;

ii) Any Level 2 Home Occupations;

iii) Bed and Breakfast, as further regulated under Section 4.3

iv) Teaching or tutoring, provided that attendance is limited to 5 persons at a time; or

v) Counselling.

Amendment Bylaw No. 944 and 1135

4.3 BED AND BREAKFAST

4.3.1 In addition to Home Occupation general and Level 3 provisions, the following additional provisions are required for bed and breakfasts to be lawfully established and ongoing:

a) A bed and breakfast must only be operated as an accessory use within a detached dwelling.

b) Bed and breakfast operations may contain a maximum of two sleeping units for transient accommodation.

c) A bed and breakfast operation must not alter the residential character and appearance of the detached dwelling.

d) The licensed operator of a bed and breakfast operation must reside in the dwelling in which the operation is located.

e) A bed and breakfast operation is not permitted on a lot having a small daycare, a large daycare, or any facility licensed under the Community Care and Assisted Living Act. The maximum length of stay is no more than 60 days in a calendar year.

4.4 THE KEEPING OF CHICKENS AND BEES

4.4.1 The keeping of chickens is permitted on properties within the P-4, R-1, R-1A, R-1B zones subject to the following conditions:

a) No more than 4 chickens may be kept on a lot, all of which must be over the age of 4 months;

b) Roosters are prohibited.

c) The sale of eggs and meat is prohibited.

d) The slaughter of chickens is prohibited.

e) Henhouses must be located in the rear yard and must be setback a minimum of 3m from the rear, side and flanking lot lines;

f) Chickens must be contained in the rear yard at all times.

4.4.2 The keeping of chickens is permitted on properties within the P-4 zone subject to the following conditions:

a) No more than 50 chickens may be kept on a lot.

b) Roosters are prohibited.

c) The sale of eggs and meat is prohibited.

d) The slaughter of chickens is prohibited.

e) Chickens must be contained in henhouses.

Amendment Bylaw No. 1000

4.4.3 The keeping of bees is permitted on lots within the R-1, R-1A, R-1B, P-1, P-3 and P-6 zones with the following restrictions:

a) On lots up to and including 600m^2 no more than 2 beehives are permitted;

b) On lots greater than 600m^2 no more than 4 beehives are permitted;

c) On lots zone P-4, no more than 8 beehives area permitted;

d) To ensure the proper height of a bee flight path:

i) The top of a beehive must be situated 2.4m or more above ground level; and

ii) the beehive entrance must be directed away from all neighbouring lots and the beehive must be situated behind a solid fence or hedge that is a minimum of 1.8m in height and runs parallel to the lot line; and

iii) a beehive must be located a minimum of 7.5m away from any rear, side and flanking lot lines.

4.5 ADULT ENTERTAINMENT

4.5.1 Adult entertainment, where permitted by this Bylaw, must:

a) Not be permitted to locate within 2 kilometres of a school, small daycare, large daycare, or any facility licensed under the Community Care and Assisted Living Act, community care facility, place of worship, park or lot zoned P-1, P-2, or P-3;

b) and be enclosed in a building in such a manner that the activities associated with such a use are not visible from the exterior of the building.

4.6 ACCESSORY BUILDINGS AND OTHER STRUCTURES

4.6.1 No accessory building or other structure can be erected on any lot unless a principal building to which it is incidental has been erected or will be erected simultaneously with the accessory building or other structure.

4.6.2 Except as specified otherwise in this Bylaw, an accessory building or other structure must:

a) not have a length or width greater than 7.5m;

b) be setback a minimum of 1.2m from all lot lines; and

c) not be located within the front yard or flanking yard.

4.6.3 An accessory building must be separated from the principal building by at least 2.4m except for:

a) carports or garages that share a common wall with the principal building; or

b) oil tanks or heating, ventilation or air conditioning equipment.

4.6.4 Residential heat pumps are not permitted within the front, side or flanking yard, and must be at least 3m from any side or flanking lot line.

4.6.5 Where an accessory building or structure is attached to the principal building, it is considered a part of the principal building and must comply in all respects with the setback requirements of this Bylaw for the principal building. For clarity, this includes an accessory building connected to a principal building by a breezeway.

4.6.6 The total lot coverage of all accessory buildings and or structures on a lot must not exceed 60m^2 or 10% of the lot area, whichever is smaller.

4.6.7 Except as permitted or specified otherwise in this Bylaw a metal storage container must not be used as accessory building or other structure.

4.6.8 Except as otherwise specified in this Bylaw the height of an accessory structure or building must not exceed 4.5m.

Amendment Bylaw No. 1135

4.7 STORAGE

4.7.1 The storage of an unlicensed vehicle on any residential lot is limited to one unlicensed vehicle stored in the rear yard, a garage, or carport.

4.7.2 Except as specified herein, a front, side, or flanking yard must not be used for storage of materials, vehicles, or boats.

4.7.3 A vehicle in excess of 7.5m in length must not be parked in a front yard or flanking yard.

4.7.4 A lot, whether improved or not, in any zone, must not be used as a wrecking yard or junk yard.

4.7.5 A vehicle or equipment greater than 5000kg gross vehicle weight must not be parked in a residential zone.

4.8 FENCES AND RETAINING WALLS

4.8.1 A fence constructed at finished grade in a residential or rural residential zone must not exceed 2m in height.

4.8.2 Where a fence is abutting an agriculture or commercial zone, the maximum height is 2.5m.

4.8.3 The height of a fence in the front yard or flanking yard must not exceed 1.2m.

4.8.4 A fence constructed at finished grade in a commercial or industrial zone must not exceed 2m in height.

4.8.5 A fence in an institutional zone must not exceed 2.5m in height measured at finished grade, except to provide fencing for an outdoor recreation facility where the fence height must not exceed 6m.

4.8.6 Barbed wire fencing is not permitted in any zone, except where permitted uses allow for:

a) Livestock enclosures within an agriculture zone; or

b) Detention and correctional facilities within an institutional zone.

c) Cannabis production facility.

Amendment Bylaw No. 1034

4.8.7 For the purpose of measuring the height of a fence that includes or is built on top of a retaining wall, finished grade is the elevation at the base of the retaining wall.

4.8.8 Fence height restrictions do not prevent the construction of guard rails required to meet the provisions of the British Columbia Building code, provided the guard rail is constructed with clear glass or has at least 50% of unobstructed clear space.

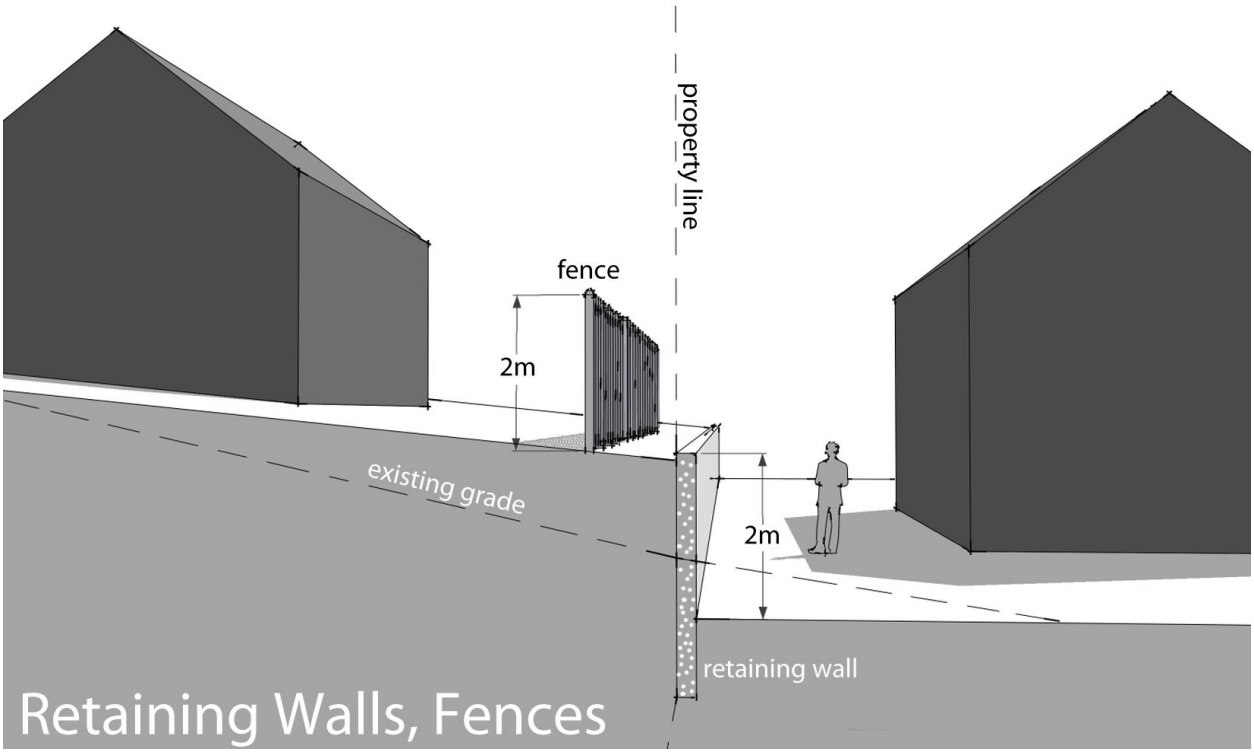
4.8.9 Retaining walls on all residential lots, except those required as a condition of subdivision approval or development permit, must not exceed a height of 1.2m measured from finished grade on the lower side,

4.8.10 Retaining walls must be spaced at a minimum of 1:1 height to horizontal separation ratio for reinforced walls, and a minimum of 1:2 height to horizontal separation ratio for unreinforced walls.

4.8.11 Notwithstanding Section 4.8.9 a retaining wall may measure up to 2m measured from grade, where the existing grade of the subject lot is lower than the abutting lot. In this case, the combined height of a fence on a top of a retaining wall at the lot line must not exceed 2m, measured from the grade of the abutting higher lot (see illustration below).

4.8.12 The height of two or more fences or retaining walls, or any combination thereof, separated by less than one metre on the same lot are measured for height from the base of the lower to the top of the higher.

Amendment Bylaw No. 944



4.9 DRUG PARAPHERNALIA SALES

Drug paraphernalia sales are:

a) only permitted under a Retail Sales use;

b) not permitted to located within a 500 metre radius from a school, small daycare, large daycare, or any facility licensed under the Community Care and Assisted Living Act, community care facility, place of worship, park or lot zoned P-1, P-2, or P-3;

c) to be enclosed in a building in such a manner that the activities associated with such a use are not visible from the exterior of the building;

d) not to be made to any person under the age of 19 years except where the premises are licensed as a pharmacy under the Pharmacists, Pharmacy Operations and Drug Scheduling Act.

4.10 LICENSED RETAIL STORE

4.10.1 When a licensed retail store is established on any property, no additional licensed retail stores are permitted on land within 320 metres of the original licensed retail store.

4.10.2 Beer, wine, spirits or other liquor cannot be sold within a grocery store or a supermarket.

5 PARKING AND LOADING

5.1 GENERAL PARKING REQUIREMENTS

5.1.1 Owners or occupiers of any lot, building or other structure within the Town must provide off-street parking and loading spaces for such buildings or other structures, including spaces for use by persons with a disability, motorcycles, bicycles, scooters, and electric vehicles in conformity with the standards prescribed in this Bylaw.

5.1.2 The minimum number of parking spaces required for each use must be calculated to the nearest whole number. Round up in case of a .5.

Where the number of required parking spaces is based on seating, the maximum capacity of the building, prescribed by the Fire Commissioner, applies.

5.2 LOCATION AND DESIGN

5.2.1 All off-street parking and loading spaces, including spaces for use by persons with a disability, required to be provided under this Bylaw must be located on the lot on which the building or other structure requiring the parking spaces is situated.

5.2.2 All required off-street parking and loading areas must:

a) not be located closer than 1.2m from any lot line, unless otherwise specified in this bylaw;

b) be surfaced with asphalt, concrete or permeable material that provides durable, dust-free and slip-resistant surface;

c) have fences or curbs to prevent the crossing of sidewalks and boulevards by motor vehicles except at driveway crossings;

d) have the individual parking spaces, manoeuvring aisles, entrances and exits clearly marked by curbs, fences, or lines and signs;

e) have a maximum gradient and cross slope of 6 percent for residential zones and a maximum of 2 percent for non-residential zones;

f) have surface drainage directed either to approved planting areas or through a storm sewer system and rock pits or if a public storm sewer is available, be connected to such storm sewer; and

g) have the lighting of the parking lot, if lighted, placed in such a manner so as to minimize light falling on abutting lots.

Section 5.2.2 does not apply to park and playfield use as specified in a P-3 and P-6 zones.

Section 5.2.2 applies where more than 3 spaces are required in an agricultural or residential zone,

5.3 SITING

5.3.1 No more than two off-street parking spaces can be located in a front yard in a residential zone except in:

a) An RM-1, RM-2, RM-3 or RT-1 zone, in which case no parking space may be located in a front yard or within 1.2m of any side or rear lot line; and

b) An R-1, R-1A, R-1B, A-1, or A-3 zone, in which case up to three parking spaces may be located in a front yard in association with a secondary suite, garden suite, or home occupation use so long as the portion of the front yard occupied by parking spaces does not exceed 50m^2 exclusive of driveway to the parking spaces. The 50m^2 limit does not apply to parking space width in excess of 2.6m, provided this excess width does not itself equal or exceed 2.6m.

5.3.2 Off-street loading spaces must be located so that no backing or turning of vehicles going to or from the lot causes interference with traffic on the adjoining or abutting highways, and must be located so that all materials and commodities can be easily loaded or unloaded, collected or distributed within the lot.

5.4 NUMBER OF SPACES ON LOTS WITH MIXED USES

5.4.1 The total requirements for off-street parking on a lot must be the sum of the requirements for all of the uses computed separately in the case of mixed uses.

5.4.2 Parking facilities for one use must not be counted as parking facilities for any other use on the same or any other lot.

5.4.3 Off-street loading spaces must not be counted as off-street parking spaces and off-street parking spaces must not be counted as off-street loading spaces.

5.5 SIZE

5.5.1 Each required off-street parking space must be a minimum of 2.6m in width, a minimum of 5.5m in length exclusive of access aisles and a minimum overhead clearance of 2.1m. However:

a) Where off-street parking areas on a lot are intended to accommodate spaces for more than 100 vehicles, the length of each parking space may be reduced to 5m provided that significant treed landscaping is made an integral part of the overall parking area.

b) Overhead clearance may be reduced to 1.8m for projections into a space not more than 0.5m from an interior wall, into the shorter dimension of the space.

c) Where a required off-street parking space is positioned immediately adjacent to a wall, pillar, planter or other obstruction the width of the space must be at least 0.3m more than the minimum width of the required space.

Amendment Bylaw No. 944

5.5.2 For parallel parking, the required minimum width is 3m and the minimum length of each parking space is 7.5m except for end spaces which must be a minimum length of 6m.

5.5.3 Notwithstanding any other provision of this Section, up to a maximum of 30% of the number of off-street parking spaces other than parallel parking spaces, in any off-street parking area, may be 2.4m in width and 4.8m in length. Such spaces must be marked “Small Car Only”.

5.5.4 Where off-street Recreational Vehicle parking is provided, each space must be a minimum of 3m in width and a minimum of 7m in length exclusive of access aisles. For parallel parking, the required minimum width is 3.5m and the minimum length of each parking space is 8.5m except for end spaces which must be at least 7m in

length.

5.5.5 Each required off-street loading space must be no less than 30m^2 in area and no less than 2.5m in width and have no less than 4m of overhead clearance.

Amendment Bylaw No. 944

5.6 ACCESS

5.6.1 The access to all off-street parking and loading spaces from a highway must not be less than 6m in width and not more than 9m in width.

5.6.2 Driveway access provided for a detached garage located in the rear or side yard must be a minimum of 2.6m in width.

5.7 MANOEUVRING AISLES

5.7.1 Manoeuvring aisles must be unobstructed at all times. Manoeuvring aisles of not less than the following widths in Table 5.1 must be provided.

Table 5.1 - Parking Angle in Degrees Width of Aisle

Parking Angle	Width of Aisle
90°	7.6m (6.7m underground or in a building)
60°	6.4m
45°	6.75m
30°	6.75m
0° (parallel)	3.7m

5.8 SECONDARY SUITE AND GARDEN SUITE PARKING FACILITIES

5.8.1 Parking spaces for dwelling units in a building containing a secondary suite, or garden suite must, in the case of a corner lot, be located at least 6m from the point of intersection of the abutting highways.

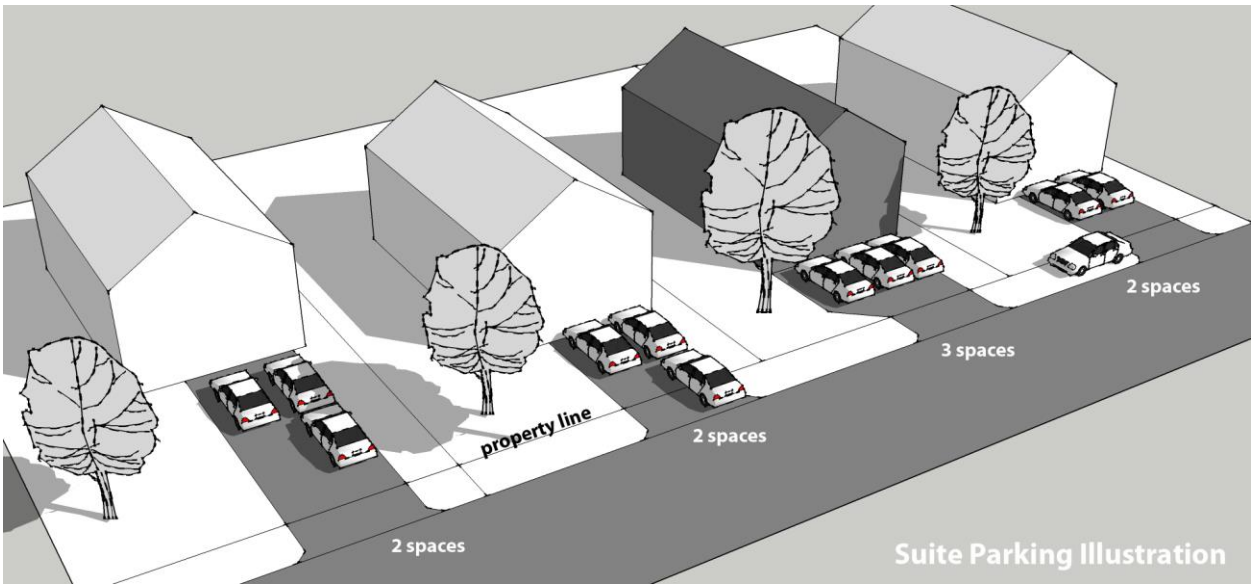
5.8.2 Parking spaces for dwelling units in a building containing a secondary suite, or a garden suite must, if not located as a direct extension of the driveway:

a) be surfaced with permanent surface of asphalt, concrete or similar permeable pavement;

b) be screened from adjacent residential lot by a landscape screen not less than 0.6m in height; and

c) accessed from any driveway existing at the time the secondary suite or garden suite use commences.

iii) For secondary suite parking facilities clarity, please refer to the following figure:



Amendment Bylaw No. 944 and 1135

5.9 PAYMENT IN LIEU OF PARKING

5.9.1 In all areas requiring a Commercial, Intensive Mixed Use, Neighbourhood Mixed-Use or Mixed Residential Form and Character Development Permit under the Town of View Royal Official Community Plan, the owner or occupier of the land, building or other structure may, in lieu of providing the required parking spaces as required by Town regulations for a given use, pay to the Town the amount of $12,000 per parking space for up to 15% of the parking spaces required in Town regulations for that use.

5.9.2 If payment in lieu of parking is provided, the owner or occupier of the land, building or structure must also pay an additional $10,000 per reduced parking space if the Town owns and operates an off-street parking facility within 250 metres of the land, building or structure for which the parking spaces are required.

5.10 PARKING AND LOADING SCHEDULE

Off street parking and loading spaces must be provided in accordance with Table 5.2.

Table 5.2 – Off Street Parking Schedule

USE OF BUILDING OR LOT	MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED	MINIMUM NUMBER OF OFF-STREET VISITOR PARKING SPACES REQUIRED
Residential		
Single Detached Dwelling, Modular Home, Mobile Home	1 per dwelling unit	N/A
Garden Suite	1 per dwelling unit, which cannot be in tandem with another required space	N/A
Secondary Suite	1 per dwelling unit, which cannot be in tandem with another required space	N/A
Duplex	1 per dwelling unit	N/A
Houseplex	1 per dwelling unit	0.1 per dwelling unit for five dwelling units or more
Residential, Attached	1 per dwelling unit	0.1 per dwelling unit for five dwelling units or more
Townhouse	1 per dwelling unit	0.1 per dwelling unit for five dwelling units or more
Rowhouse	1 per dwelling unit	0.1 per dwelling unit for five dwelling units or more
Apartment	Studio or One Bedroom – 1 per dwelling unit Two Bedroom – 1.5 per dwelling unit Three Bedroom or more – 2 per dwelling unit	0.1 per dwelling unit for five dwelling units or more
USE OF BUILDING OR LOT	**MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED**	
Commercial		
Animal Hospital	1 per 20m^2 of floor area	
Automobile, Boat and Recreational Vehicle Sales	1 per 70m^2 of sales floor area, plus 1 per service bay	

Financial Institution	1 per 20m^2 of floor area
Building Supply	1 per 20m^2 of retail store floor area
Café	1 per 15m^2 of floor area
Campgrounds	1 recreational vehicle parking space and one vehicle space per campsite
Car Wash Establishment	2 per wash bay
Casino	1 per 10m^2 of floor area, except that any area used specifically for administration offices, security activities, staff rooms and similar uses require 1 space per 30m^2
Dry cleaning	1 per 20m^2 of floor area
Furniture and Appliance Sales	1 per 15m^2 of sales floor area
Health Salon or Spa	1 per 10 m^2 of floor area
Hotels	1 per hotel room, exclusive of accessory uses
Laboratory	1 per 20m^2 of floor area
Licensed Premise	1 space per 10m^2 floor area
Motel	1 per motel room, exclusive of accessory uses
Office – Medical Clinic	1 per 20m^2 of floor area
Office	Single tenant – 1 per 30m^2 of floor area Multiple tenant – 1 per 25m^2 of floor area
Restaurant – Self-Service	1 per 10 m^2 of floor area
Restaurant – Full-Service	1 per 10m^2 of floor area
Retail Store	1 per 20m^2 of floor area
Self-Storage Warehousing	1 per 400m^2 of floor area
Service Commercial	1 per 30m^2 of floor area
Service Station	4 per service bay
Supermarket	1 per 25m^2 of floor area

Theatre, including Cinema	1 per 4 seats
TV and Radio Station	1 per 40m^2 of floor area
Vehicle and Tire Repair	2 plus 2 per service bay
Warehouse	1 per 175m^2 of floor area
Industrial	
Manufacturing Plant	1 per 70m^2 of floor area
Service/Repair Establishment	1 per 50m^2 of floor area
Warehousing Storage	1 per 200m^2 of floor area
Public and Institutional	
Bus Depot, Train Depot	1 per 20m^2 of waiting room
Place of Worship	1 per 4 seats
Assembly Hall, Club	1 per 10m^2 of floor area used for assembly
College, University	7 per classroom
Community Hall	1 per 4 seats or 1 per 10 m^2 floor area, whichever is greater
Cultural Facility	1 per 40m^2 of floor area
Exhibition Hall, Library, Gym	1 per 10m^2 of floor area
Hospital (Acute Care)	1 per 10m^2 of floor area
Hospital (Extended Care), Congregate Care Facility	1 per 30 m^2 of floor area
Polce Office and Fire Station	1 per 10m2 of floor area
Post Office	1 per 20m^2
School – Elementary and Middle	2 per classroom
School - Secondary	5 per classroom
Daycare, Large	3 spaces

Therapeutic Recovery Community	1 per 3 beds
Therapeutic Recovery Community – Office	1 per 30m^2 of floor area
Correctional Facility	1 per 50m^2 of floor area

Table 5.3 - Off Street Loading Spaces Schedule

Use of Building or Lot	**Minimum Number of Off Street Loading Spaces Required**
Retail Store, Industry, Warehousing	1 for up to 500m^2 floor area 2 for 500m^2 to 2500m^2 floor area 1 for each 2500m^2 additional floor area or fraction thereof
Office, Assembly, Hospital, Institution, Club or Lodge	1 for 300m^2 to 3000m^2 floor area 1 for each 3000m^2 additional floor area or fraction thereof

5.11 BICYCLE PARKING

5.11.1 Bicycle parking must be provided in accordance with Table 5.4.

5.11.2 In this section:

a) "Class 1" means a secure, weather-protected bicycle parking facility used to accommodate long-term parking, such as for residents or employees, usually within a building or covered, fenced area;

b) "Class 2" means a short-term visitor bicycle parking facility that may offer some security, and may be partially protected from the weather, for example a bike rack at a building's entrance.

Table 5.4 – Bicycle Parking Schedule ***Amendment Bylaw No. 1135***

Use* of *Building* or *Lot	**Bicycle Spaces Required (minimum of 6)**	**Type and Number of Bicycle Spaces**
Residential		
Single Detached Dwelling, Duplex	N/A	N/A
Apartment, Rowhouse, Houseplex, Residential Attached	1 per unit, plus a 6-space rack at each entrance of an apartment	Class 1 – 100% Class 2 – six space rack

Commercial		
Hotel or Motel	1 per 15 rooms plus, where hotel or motel is larger than 75 rooms, a 6-space rack must be provided at each entrance	Class 1 – 60% Class 2 – 40%
Office, Retail Store, Restaurant and Laboratory	1 per 250m^2 of floor area for the first 5000m^2, plus one per 500m^2 of additional floor area	Class 1 - 50% Class 2 – 50%
Shopping Centre	1 per 250m^2 of floor area for the first 5000m^2, plus one per 500m^2 of additional floor area	Class 1 – 30% Class 2 – 70%
Industrial		
All Industrial Uses	1 per 950m^2 of floor area	Class 1 – 80% Class 2 – 20%
Public and Institutional		
Hospital	1 per 500m^2 of floor area, plus a 6-space rack at each entrance	Class 1 – 75% Class 2 – 25%
School – Elementary and Middle	1 per 10 employees, plus 1 per 10 students	Class 1 – employees Class 2 – students
School –Secondary	1 per 10 employees, plus 1 per 8 students	Class 1 – employees Class 2 – students
College, University	1 per 10 employees, plus 1 per 5 students	Class 1 – employees Class 2 – students
Place of Worship	1 per 50 fixed seats	Class 2 – 100%
Library, Cultural Facility	1 per 100m^2 of floor area	Class 1 – 20% Class 2 – 80%
Congregate Care Facility	1 per 10 employees	Class 1 - 75% Class 2 – 25%
Gym	1 per 80m^2 of surface area	Class 1 – 20% Class 2 – 80%

5.12 MOBILITY SCOOTER PARKING

5.12.1 Where parking spaces for mobility scooters are provided, they must be located

adjacent to the entrance of the building or use and must not impede access to the entrance.

5.12.2 Parking spaces for mobility scooters must be located on a sidewalk provided a clear distance of 2m from the parking space to the roadway curb is available so as not to impede or restrict pedestrian movements on the sidewalk.

5.13 ELECTRIC VEHICLE AND ELECTRIC BICYCLE INFRASTRUCTURE REQUIREMENTS

5.13.1 For every commercial or multiple unit residential development that requires more than 100 parking spaces, an electric vehicle charging station is required on the lot, in a location which is accessible to the patrons or residents.

5.13.2 Every required residential parking space, excepting secondary suites, garden suites and Home Occupation parking requirements, must be an Energized Electric Vehicle Space.

5.13.3 Every required Class 1 bicycle parking space must be an Energized Electric Bicycle Space.

5.13.4 Non-residential uses with less than 10 required vehicle parking spaces do not require any Energized Electric Vehicle Space, 10-14 required vehicle parking spaces require that one of them is an Energized Electric Vehicle Space, and more than 15 required spaces requires that two of them are Energized Electric Vehicle Spaces or that 5% of the total number of required spaces are Energized Electric Vehicle Spaces (whichever is greater).

5.14 ACCESSIBLE PARKING REQUIREMENTS

5.14.1 Accessible parking must be provided in accordance with Table 5.5.

Table 5.5 - Accessible Parking Schedule

Total Vehicle Parking Supply	Accessible Parking Supply Required
0 – 10 spaces	0 spaces
11 – 50 spaces	1 space
51 – 100 spaces	2 spaces
101 – 150 spaces	3 spaces
151+ spaces	One additional accessible parking space for each additional 50 total parking spaces required

5.14.2 An accessible parking space must be designed to have:

c) i. A minimum width of 3.7m

d) ii. A minimum length of 5.5m

6 SCREENING

6.1 Screening must be provided as per Section 6.5: Screening Schedule to mask or separate:

a) Outdoor storage

b) Industrial uses from commercial, institutional, and residential uses

c) Commercial uses from residential uses

d) Residential, commercial, and industrial uses from designated highways.

6.2 Materials stored outdoors must not project above the screening.

6.3 The following highways are designated for the purpose of this Section:

a) Trans-Canada Highway (No. 1)

b) Island Highway (No. 1A)

6.4 The following zone categories are designated for the purpose of this Section:

a) Rural Zoning: Covers any zone with Agriculture as a principle use and a minimum lot size of 2ha (20,000m^2) or more.

b) Detached Residential Zoning: Any zone permitting residential uses in a detached or duplex form only, with a minimum lot size of 0.5ha (5,000m^2) or less.

c) Attached Residential Zoning: Any zone permitting residential uses in a townhouse, rowhouse or apartment residential form but not permitting commercial (mixed) uses.

d) Local Commercial Zoning: Any zone permitting commercial uses and a maximum base density of 0.6 FSR or less, but does not include automobile repair, servicing, sales of parts, service station, car wash or any other automobile-related uses.

e) Service Commercial and Industrial Zoning: Any zone permitting cold storage plant, warehousing, garden centre, storage yard, wholesale, lumber and building supply yard, automobile repair, servicing sales of parts, service station, medical marihuana production facility or car wash uses.

f) Regional Commercial Zoning: Any zone permitting commercial uses with a base density of 0.8 FSR or more and a lot size of at least 4,000m^2.

g) Local Institutional Zoning: Any land under a P zone, except the Regional Institutional Zoning in subsection h) below.

h) Regional Institutional Zoning: The properties containing the View Royal Public Safety Building and the Victoria General Hospital.

Section 6.5 Screening Schedule

Zone Category	**Location**	**Minimum Height**	**Form of Screening (See Section 6.6)**
Rural Zoning	None	n/a	
Detached Residential Zoning	Trans-Canada No. 1	2m	Shrub/Berm/Treed
	Island Highway No. 1A	1.5m	Shrub/Treed
	Outdoor Storage (all zones)	1.8m	Fence
Attached Residential Zoning	Trans Canada No. 1	2m	Shrub/Berm/Treed
	Island Highway No. 1A	1.2m	Shrub/Treed
	Outdoor Storage (all zones)	1.8m	Fence
	Residential Zone Separation	1.2m	Berm/Treed
Local Commercial Zoning, Regional Commercial Zoning	Trans Canada No. 1	2m	Shrub/Berm/Treed
	Outdoor Storage (all zones)	1.8m	Fence
	Zone Separation (all except Commercial or Industrial)	1.2m	Berm/Treed
Local Institutional Zoning	Trans Canada No. 1	1.2m	Shrub/Berm/Treed
	Island Highway No. 1A	1.2m	Shrub/Treed
	Outdoor Storage (all zones)	1.8m	Fence
Regional Institutional Zoning	Trans Canada No. 1	1.2m	Shrub/Berm/Treed
	Island Highway No. 1A	1.2m	Shrub/Treed
	Outdoor Storage (all zones)	1.8m	Fence
	Zone Separation (all except Commercial or Industrial)	1.2m	Shrub/Berm/Treed
Service Commercial and Industrial Zoning	Trans Canada No. 1	1.2m	Shrub/Berm
	Island Highway No. 1A	1.2m	Shrub/Berm
	Outdoor Storage (all zones)	1.8m	Fence
	Zone Separation (all zones)	2m	Berm/Treed

6.6 Form of Screening:

Fence: Tight board fence, natural stain

Shrub: Tight evergreen shrubbery (located 1m or more on centre)

Berm: Grassed Berm 80% of the required height

Treed: Treed and landscaped 10m buffer

6.7 Notwithstanding the provisions of the Section 6.5 Screening Schedule, landscape screening shall be provided along lot boundaries for development sites adjacent to existing residential uses, and

shall be of a size, type and spacing satisfactory to the Approving Officer which will, in conjunction with a fence, ensure absolute protection of privacy between properties. For the purpose of this subsection, 'absolute privacy protection' shall be deemed to be achieved initially by the installation of a decorative wood fence not less than 2.5m in height, of which the upper 0.61 m shall be in the form of a semi-opaque trellis. The said trellis portion of the fence shall be removed at such time as the adjacent screening hedge to be installed grows to a height of at least 2.5m, unless otherwise provided for in a resolution of Council.

6.8 Prior to issuance of a Development Permit, the Permittee shall deposit with the Town a bond in the amount specified within Fees and Charges Bylaw No. 958 of the estimated cost of landscaping and screening installation to ensure that all such works are completed in accordance with the approved Permit. The Permittee shall maintain all landscaping and screening works in a manner satisfactory to the Approving Officer for a minimum period of three years. As security to guarantee the said maintenance, an amount as specified within Fees and Charges Bylaw No. 958 of the installation bond referred to here.

7 RURAL / AGRICULTURAL ZONES

7.1 A–1: Rural

Principal Uses

a) Agriculture
b) Residential, Detached
c) Riding Stable

Accessory Uses

a) Home Occupation
b) Secondary Suite
c) Kennel

Lot Size, Lot Coverage, Building Height and Setbacks

A-1: Rural	
Lot Size	
Lot Size for Kennel Use, minimum	2 ha
Lot Size with Sanitary Sewer Service, minimum	4 ha
Lot Size without Sanitary Sewer Service, minimum	8 ha
Lot Width, minimum	10% of the perimeter
Lot Density	
Residential, Detached dwellings per lot, maximum	1
Secondary Suites per lot, maximum	1
Principal Building Floor Area, maximum	372m²
Accessory Building Floor Area, maximum	600m²
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	20%
Impermeable Surface Coverage, maximum	40%
Building Size	
Building Height, maximum	9m
Building Height for agriculture use, maximum	12m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	7.5m
Flanking Lot Line Setback, minimum	7.5m
Siting of Accessory Buildings and Other Structures	
Front Lot Line Setback, minimum	30m
Rear Lot Line Setback, minimum	15m
Side Lot Line Setback, minimum	15m
Flanking Lot Line Setback, minimum	15m

7.2 A–2: Pike Lake Rural Residential

Principal Uses

a) Agriculture

b) Residential, Detached

c) Riding Stable

Accessory Use**s**

a) Home Occupation

b) One additional *detached residential* dwelling for the purpose of housing *agriculture* employees or caretakers

c) Secondary Suite

d) Kennel

Conditions of *Use*

a) For the purpose of b), an additional *Residential, Detached* dwelling is permitted as an *accessory use* only on a *lot* classified as a farm pursuant to the *Assessment Act*, where such *lot* is 4 ha or more in area.

Lot Size, Lot Coverage, Building Height and Setbacks

A-2: Pike Lake Rural Residential	
Lot Size	
Lot Size, minimum	8 ha
Lot Size for Kennel Use, minimum	2 ha
Lot Width, minimum	10% of the perimeter
Lot Density	
Residential, Detached dwellings per lot, maximum	1
Secondary Suites per lot, maximum	1
Principal Building Floor Area, maximum	372m²
Accessory Building Floor Area (all buildings), maximum	600m²
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	20%
Impermeable Surface Coverage, maximum	40%
Building Size	
Building Height, maximum	9m
Building Width, minimum	6m
Building Height for agriculture use, maximum	12m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	7.5m
Flanking Lot Line Setback, minimum	7.5m
Siting of Accessory Buildings and Other Structures	
Front Lot Line Setback, minimum	30m
Rear Lot Line Setback, minimum	15m
Side Lot Line Setback, minimum	15m
Flanking Lot Line Setback, minimum	15m

7.3 A–3: Rural Residential

Principal Uses

b) Agriculture

c) Residential, Detached

d) Riding Stable

Accessory Uses

a) Home Occupation

b) Secondary Suite

Lot Size, Lot Coverage, Building Height and Setbacks

A-3: Rural Residential	
Lot Size	
Lot Size with Sanitary Sewer Service, minimum	0.5ha
Lot Size without Sanitary Sewer Service, minimum	8 ha
Lot Width, minimum	10% of the perimeter
Lot Density	
Residential, Detached dwellings per lot, maximum	1
Secondary Suites per lot, maximum	1 (min. lot size of 600m^2)
Accessory Buildings Per Lot, maximum	Unlimited (limited by Floor Area)
Principal Building Floor Area, maximum	372m^2
Accessory Building Floor Area (all buildings), maximum	600m^2
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	20%
Impermeable Surface Coverage, maximum	40%
Building Size	
Building Height, maximum	9m
Building Width, minimum	6m
Building Height for agriculture use, maximum	12m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	7.5m
Flanking Lot Line Setback, minimum	7.5m
Siting of Accessory Buildings and Other Structures	
Front Lot Line Setback, minimum	30m
Rear Lot Line Setback, minimum	15m
Side Lot Line Setback, minimum	15m

A-3: Rural Residential	
Lot Size	
Lot Size with Sanitary Sewer Service, minimum	0.5ha
Lot Size without Sanitary Sewer Service, minimum	8 ha
Lot Width, minimum	10% of the perimeter
Lot Density	
Flanking Lot Line Setback, minimum	15m

8 DETACHED RESIDENTIAL ZONES

8.1 R–1: Detached Residential (Large Lot)

Principal Uses

a) Residential, Detached

b) Small-Scale, Multi-Unit Housing, subject to Schedule E

Accessory Use

a) Home Occupation

b) Secondary Suite

c) Graden Suite, subject to Schedule D

Conditions of Use

a) Up to 45m^2 of the garage floor area that is used for the parking of vehicles must not be included in the calculation of building floor area. Additional areas in excess of 45m^2 must be included as part of the floor area.

Lot Size, Lot Coverage, Building Height and Setbacks

R-1: Detached Residential (Large Lot)	
Lot Size	
Lot Size with Sanitary Sewer Service, minimum	1000m^2
Lot Size without Sanitary Sewer Service, minimum	8 ha
Lot Width, minimum	17.5m
Lot Density	
Principal Buildings per lot, maximum	1
Secondary Suites per lot, maximum	1
Building Floor Area, maximum	372m^2
Floor Space Ratio	0.42
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	40%
Impermeable Surface Coverage, maximum	60%
Building Size	
Building Height, maximum	7.5m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	2m
Flanking Lot Line Setback, minimum	4.5m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

8.2 R-1A: Detached Residential

Principal Uses

a) Residential, Detached

b) Small-Scale, Multi-Unit, subject to Schedule E

Accessory Uses

a) Home Occupation

b) Secondary Suite

c) Garden Suite, subject to Schedule D

Conditions of Use

a) Up to 45m^2 of the garage floor area that is used for the parking of vehicles must not be included in the calculation of building floor area. Additional areas in excess of 45m^2 must be included as part of the floor area.

Lot Size, Lot Coverage, Building Height and Setbacks

R-1A: Detached Residential	
Lot Size	
Lot Size, minimum	850m²
Lot Width, minimum	17.5m
Lot Density	
Principal Buildings per lot, maximum	1
Secondary Suites per lot, maximum	1
Building Floor Area, maximum	372m²
Floor Space Ratio	0.42
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	40%
Impermeable Surface Coverage, maximum	60%
Building Size	
Building Height, maximum	7.5m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	2m
Flanking Lot Line Setback, minimum	4.5m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

8.3 R-1B: Detached Residential (Medium Lot)

Principal Uses

a) Residential, Detached

b) Small-Scale, Multi-Unit Housing, subject to Schedule E

Accessory Uses

a) Home Occupation

b) Secondary Suite

c) Garden Suite, subject to Schedule D

Conditions of Use

a) Up to 45m^2 of the garage floor area that is used for the parking of vehicles must not be included in the calculation of building floor area. Additional areas in excess of 45m^2 must be included as part of the floor area.

Lot Size, Lot Coverage, Building Height and Setbacks

R-1B: Detached Residential (Medium Lot)	
Lot Size	
Lot Size, minimum	600m²
Lot Width, minimum	15m
Lot Density	
Principal Buildings per lot, maximum	1
Secondary Suites per lot, maximum	1
Building Floor Area, maximum	325m²
Floor Space Ratio	0.42
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	40%
Impermeable Surface Coverage, maximum	60%
Building Size	
Building Height, maximum	7.5m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Use Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	6m
Side Lot Line Setback, minimum	1.5m
Flanking Lot Line Setback, minimum	4.5m
Siting of Accessory Use Buildings and Other Structures	
All lot lines, minimum	1.2m

8.4 R-1C: Detached Residential (Small Lot)

Principal Uses

a) Residential, Detached

b) Small-Scale, Multi-Unit Housing, subject to Schedule E

Accessory Uses

a) Home Occupation

b) Secondary Suite

c) Garden Suite, subject to Schedule D

Conditions of Use

a) Up to 45m^2 of the garage floor area that is used for the parking of vehicles must not be included in the calculation of building floor area. Additional areas in excess of 45m^2 must be included as part of the floor area.

Lot Size, Lot Coverage, Building Height and Setbacks

R-1C: Detached Residential (Small Lot)	
Lot Size	
Lot Size, minimum	360m²
Lot Width, minimum	12m
Lot Density	
Principal Buildings per lot, maximum	1
Secondary Suites per lot, maximum	1
Building Floor Area, maximum	278m²
Floor Space Ratio	0.6
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	40%
Impermeable Surface Coverage, maximum	60%
Building Size	
Building Height, maximum	7.5m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Use Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	6m
Side Lot Line Setback, minimum	1.5m
Flanking Lot Line Setback, minimum	4.5m
Siting of Accessory Use Buildings and Other Structures	
All lot lines, minimum	1.2m

8.5 R-2: Duplex Residential

Principal Uses

a) Residential, Detached, subject to the regulations of the R-1B zone for siting, floor area and size of buildings and other structures

b) Residential, Duplex

c) Small-Scale, Multi-Unit Housing, subject to Schedule E

Accessory Uses

a) Home Occupation

b) Secondary Suite within a Residential Detached dwelling only

c) Garden Suite, subject to Schedule D

Conditions of Use

a) Up to 45m2 of the garage floor area that is used for the parking of vehicles must not be included in the calculation of building floor area. Additional areas in excess of 45m2 must be included as part of the floor area.

Lot Size, Lot Coverage, Building Height and Setbacks

R-2: Duplex Residential	
Lot Size	
Lot Size, minimum	650m^2
Lot Width, minimum	17.5m
Lot Density	
Principal Buildings per lot, maximum	1
Secondary Suites per lot, maximum	1
Residential Detached Building Floor Area, maximum	400m^2
Floor Space Ratio	0.6
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	50%
Impermeable Surface Coverage, maximum	60%
Building Size	
Building Height, maximum	7.5m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	1.5m
Flanking Lot Line Setback, minimum	4.5m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

9 MULTIPLE UNIT RESIDENTIAL ZONES

9.1 RT-1: Attached Residential

Principal Uses

a) Residential, Detached, subject to the regulations of the R-1B zone for siting, floor area and size of buildings and other structures

b) Residential, Duplex

c) Residential, Rowhouse

d) Residential, Townhouse

Accessory Uses

a) Home Occupation

Conditions of Use

a) Where a Residential Rowhouse is provided within either a fee simple or strata subdivision, the side lot line setback which constitutes the party wall between two units may be reduced to 0m.

Lot Size, Lot Coverage, Building Height and Setbacks

RT-1: Attached Residential	
Lot Size	
Lot Size, minimum	3000m^2
Lot Width, minimum	60m
Lot Density	
Floor Space Ratio, Base Density	0.6
Floor Space Ratio with provision of 80% underground parking	Base Density + 0.1
Floor Space Ratio Bonus Density provision of 75% green roof	Base Density + 0.1
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	45%
Impermeable Surface Coverage, maximum	60%
Building Size	
Building Height, maximum	10m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	5.0m
Rear Lot Line Setback, minimum	4.5m
Side Lot Line Setback, minimum	4.5m
Flanking Lot Line Setback, minimum	5.0m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

9.2 RM-1: Ground-Oriented Multiple-Unit Residential

Principal Uses

a) Residential, Detached, subject to the regulations of the R-1B zone for siting, floor area and size of buildings and other structures

b) Residential, Duplex

c) Residential, Rowhouse

d) Residential, Townhouse

Accessory Uses

a) Home Occupation

Conditions of Use

a) Where a Residential Rowhouse is provided within either a fee simple or strata subdivision, the side lot line setback which constitutes the party wall between two units may be reduced to 0.0m.

Lot Size, Lot Coverage, Building Height and Setbacks

RM-1: Ground-Oriented Multiple-Unit Residential	
Lot Size	
Lot Size, minimum	1500m^2
Lot Width, minimum	18m
Lot Density	
Floor Space Ratio, Base Density	0.6 (building floor area : lot size)
Floor Space Ratio with provision of 80% underground parking	Base Density + 0.1
Floor Space Ratio Bonus Density provision of 75% green roof	Base Density + 0.1
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	40%
Impermeable Surface Coverage, maximum	60%
Building Size	
Building Height, maximum	7.5m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	6.0m
Side Lot Line Setback, minimum	1.5m
Flanking Lot Line Setback, minimum	4.5m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

9.3 RM-2: Apartment Residential

Principal Uses

a) Residential, Apartment

b) Residential, Duplex

c) Residential, Rowhouse

d) Residential, Townhouse

Accessory Uses

a) Home Occupation

Conditions of Use

a) Where a Residential Rowhouse is provided within either a fee simple or strata subdivision, the side lot line setback which constitutes the party wall between two units may be reduced to 0.0m.

Lot Size, Lot Coverage, Building Height and Setbacks

RM-2: Apartment Residential	
Lot Size	
Lot Size, minimum	1500m^2
Lot Width, minimum	18m
Lot Density	
Floor Space Ratio, Base Density	1
Floor Space Ratio with provision of 80% underground parking	Base Density + 0.1
Floor Space Ratio Bonus Density provision of 75% green roof	Base Density + 0.1
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	60%
Impermeable Surface Coverage, maximum	80%
Building Size	
Building Height, maximum	12m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	4.5m
Flanking Lot Line Setback, minimum	6m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

9.4 RM-3 Zone: Mixed Residential

Principal Uses

a) Residential, Apartment

b) Residential, Rowhouse

c) Residential, Townhouse

d) Community Care Facility

Accessory Uses

a) Home Occupation

Conditions of Use

a) Where a Residential Rowhouse is provided within either a fee simple or strata subdivision, the side lot line setback which constitutes the party wall between two units may be reduced to 0.0m.

Lot Size, Lot Coverage, Building Height and Setbacks

RM-3: Mixed Residential	
Lot Size	
Lot Size, minimum	1500m^2
Lot Width, minimum	40m
Lot Density	
Floor Space Ratio, Base Density	1.5
Floor Space Ratio with provision of 80% underground parking	Base Density + 0.1
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	60%
Impermeable Surface Coverage, maximum	80%
Building Size	
Building Height, maximum	13.5
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.0m
Side Lot Line Setback, minimum	4.0m
Flanking Lot Line Setback, minimum	4.0m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

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10 COMMERCIAL ZONES

10.1 C-1: Community Commercial

Principal Uses

a) Assembly Hall
b) Bakery
c) Café
d) Civic Use
e) Community Shopping Centre
f) Financial Institution
g) Licensed Retail Store
h) Medical Clinic
i) Mixed Commercial and Residential use
j) Office
k) Personal Service Establishment
l) Pharmacy
m) Restaurant, Full-Service
n) Retail Store

Accessory Uses

a) Home Occupation

Conditions of Use

a) Any goods produced on the lot must be sold at retail on the same lot.
b) Every business or undertaking must be conducted within an enclosed building except for parking and loading facilities.
c) A minimum driveway access of 4.5m must be provided to the rear yard where no rear roadway access exists.
d) No commercial or business use, other than a premise licensed under the Liquor Control and Licensing Act, shall be open to the public between the hours of 11:00pm and 6:00am.

Lot Size, Lot Coverage, Building Height and Setbacks

C-1: Community Commercial	
Lot Size	
Lot Size, minimum	700m^2
Lot Width, minimum	20m
Lot Density	
Floor Space Ratio, Base Density	0.6
Floor Space Ratio with provision of 80% underground parking	Base Density + 0.1
Floor Space Ratio Bonus Density provision of 75% green roof	Base Density + 0.1
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	50%
Impermeable Surface Coverage, maximum	80%
Building Size	
Building Height, maximum	9m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback	6m
Flanking Lot Line Setback, minimum	3m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

10.2 C-3: Service Commercial

Principal Uses

a) Animal Hospital

b) Automobile Repair, Minor

c) Café

d) Car Wash

e) Garden Centre

f) Laundromat

g) Office

h) Restaurant, Self-Service

i) Restaurant, Full-Service

j) Retail sale of parts and accessories for automobiles, boats, recreational vehicle, and farm machinery

k) Retail sale, rental and repair of tools and small equipment, furniture and appliances

l) Service Station

Accessory Uses

a) Greenhouse, as part of a Garden Centre

Conditions of Use

a) Any goods produced on the lot must be sold at retail on the same lot.

b) A minimum driveway access of 4.5m must be provided to the rear yard where no rear roadway exists.

Lot Size, Lot Coverage, Building Height and Setbacks

C-3: Service Commercial	
Lot Size	
Lot Size, minimum	700m^2
Lot Width, minimum	20m
Lot Density	
Floor Space Ratio, Base Density	0.4
Floor Space Ratio with provision of 80% underground parking	Base Density + 0.1
Floor Space Ratio Bonus Density provision of 75% green roof	Base Density + 0.1
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	50%
Impermeable Surface Coverage, maximum	80%
Building Size	
Building Height, maximum	9m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback	6m
Flanking Lot Line Setback, minimum	3m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

10.3 C-4: Neighbourhood Commercial

Principal Uses

a) Animal Hospital

b) Assembly Hall

c) Café

d) Civic Use

e) Medical Clinic

f) Mixed Commercial and Residential

g) Office

h) Personal Service Establishment

i) Pharmacy

j) Restaurant, Full-Service

k) Retail Food sales not to exceed 230m^2

l) Shopping Centre, Neighbourhood

Accessory Uses

a) Home Occupation within a residential dwelling unit only

Conditions of Use

a) Any goods produced on the lot must be sold at retail on the same lot.

b) A minimum driveway access of 4.5m must be provided to the rear yard where no rear roadway access exists.

Lot Size, Lot Coverage, Building Height and Setbacks

C-4: Neighbourhood Commercial	
Lot Size	
Lot Size, minimum	700m^2
Lot Width, minimum	20m
Lot Density	
Floor Space Ratio, Base Density	0.4
Floor Space Ratio with provision of 80% underground parking	Base Density + 0.1
Floor Space Ratio Bonus Density provision of 75% green roof	Base Density + 0.1
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	50%
Impermeable Surface Coverage, maximum	80%
Building Size	
Building Height, maximum	9m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	6m
Flanking Lot Line Setback, minimum	3m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

10.4 C-5: Tourist Commercial (Hotel)

Principal Uses

a) Hotel

b) Motel

Accessory Uses

a) Retail Store

b) Café

c) Restaurant, Full-Service

Conditions of Use

a) Any goods produced on the lot must be sold at retail on the same lot.

b) A minimum driveway access of 4.5m must be provided to the rear yard where no rear roadway exists.

c) Occupancy must be limited to no more than 60 days within a calendar year.

Lot Size, Lot Coverage, Building Height and Setbacks

C-5: Tourist Commercial	
Lot Size	
Lot Size, minimum	1500m^2
Lot Width, minimum	20m
Lot Density	
Floor Space Ratio, Base Density	0.4
Floor Space Ratio with provision of 80% underground parking	Base Density + 0.1
Floor Space Ratio Bonus Density provision of 75% green roof	Base Density + 0.1
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	50%
Impermeable Surface Coverage, maximum	80%
Building Size	
Building Height, maximum	9m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	6m
Flanking Lot Line Setback, minimum	3m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

10.5 C-6: Tourist Commercial (Campground)

Principal Uses

a) Campground

Accessory Uses

a) Retail Store

b) Café

c) Restaurant, Full-Service

Conditions of Use

a) Any goods produced on the lot must be sold at retail on the same lot.

b) A minimum driveway access of 4.5m must be provided to the rear yard where no rear roadway access exists.

c) Occupancy of campground, must be limited to no more than 60 days within a calendar year.

Lot Size, Lot Coverage, Building Height and Setbacks

C-6: Tourist Commercial (Campground)	
Lot Size	
Lot Size, minimum	1500m^2
Lot Width, minimum	20m
Lot Density	
Floor Space Ratio	0.4
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	40%
Impermeable Surface Coverage, maximum	40%
Building Size	
Building Height, maximum	9m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	6m
Flanking Lot Line Setback, minimum	3m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

10.6 C-7: Business Park Commercial

Principal Uses

a) Animal Hospital
b) Café
c) Civic Use
d) Community Care Facility
e) Garden Centre
f) Hotel
g) Recreational Facility, Indoor
h) Licensed Retail Store
i) Light Manufacturing
j) Medical Clinic
k) Motel
l) Office
m) Personal Service Establishment
n) Pharmacy
o) Restaurant, Self-Service
p) Restaurant, Full-Service
q) Retail Store
r) Shopping Centre, Community

Accessory Uses

a) Greenhouse as part of a Garden Centre
b) Home Occupation within a residential dwelling unit only

Conditions of Use

a) For Light Manufacturing uses, the outdoor storage of goods or materials is not permitted.
b) A minimum driveway access of 4.5m must be provided to the rear yard where no rear roadway access exists.

Lot Size, Lot Coverage, Building Height and Setbacks

C-7: Business Park Commercial	
Lot Size	
Lot Size, minimum	700m^2
Lot Width, minimum	20m
Lot Density	
Floor Space Ratio, Base Density	1.0
Floor Space Ratio with provision of 80% underground parking	Base Density + 0.1
Floor Space Ratio Bonus Density provision of 75% green roof	Base Density + 0.1
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	50%
Impermeable Surface Coverage, maximum	80%
Building Size	
Building Height, maximum	9m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, maximum	4m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	6m
Flanking Lot Line Setback, minimum	3m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

10.7 C-7A: Business Park Commercial (Automotive)

Principal Uses

a) Automotive Sales, New

Accessory Uses

a) Automobile Repair, Minor

Conditions of Use

a) A minimum driveway access of 4.5m must be provided to the rear yard where no rear roadway access exists.

Lot Size, Lot Coverage, Building Height and Setbacks

C-7A: Business Park Commercial (Automotive)	
Lot Size	
Lot Size, minimum	700m^2
Lot Width, minimum	20m
Lot Density	
Floor Space Ratio, Base Density	0.4 (building floor area : lot size)
Floor Space Ratio Bonus Density provision of 75% green roof	Base Density + 0.1
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	50%
Impermeable Surface Coverage, maximum	80%
Building Size	
Building Height, maximum	9m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	6m
Flanking Lot Line Setback, minimum	3m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

10.8 C-8: Brew Pub Commercial

Principal Uses

a) Restaurant, Full-Service

Accessory Uses

a) Brewery

b) Distillery

c) Catering

d) Licensed Retail Store

Conditions of Use

a) The total floor area of Brewery, Distillery and Licensed Retail Store uses together must not be more than 40% of the total floor area on the lot.

b) No use, operation or storage of materials must be allowed outside of an enclosed building or other structure.

c) A minimum driveway access of 4.5m must be provided to the rear yard where no rear highway or lane access exists.

Lot Size, Lot Coverage, Building Height and Setbacks

C-8: Brew Pub Commercial	
Lot Size	
Lot Size, minimum	700m^2
Lot Width, minimum	20m
Lot Density	
Floor Space Ratio	0.42
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	50%
Impermeable Surface Coverage, maximum	80%
Building Size	
Building Height, maximum	9m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	6m
Flanking Lot Line Setback, minimum	3m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

11 INDUSTRIAL ZONES

11.1 I-1: Light Industrial

Principal Uses

a) Automobile Repair, Major
b) Automobile Repair, Minor
c) Café
d) Cold Storage Plant
e) Garden Centre
f) Lumber and building supply yard
g) Cannabis production facility
h) Storage Yard
i) Warehousing
j) Wholesale

Accessory Uses

a) Retail Store as an accessory use to a warehousing or wholesale use.
b) Office

Conditions of Use

a) No use is permitted which causes an annoyance or nuisance to surrounding areas by reason of unsightliness, the emission of odours, liquid effluent, dust, fumes, smoke, vibration, noise, glare, or health, fire or explosion hazard, electrical interference or undue traffic congestion.

Lot Size, Lot Coverage, Building Height and Setbacks

I-1: Light Industrial	
Lot Size	
Lot Size, minimum	700m^2
Lot Width, minimum	16m
Lot Density	
Floor Space Ratio, Base Density	1.25
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	50%
Impermeable Surface Coverage, maximum	80%
Building Size	
Building Height, maximum	12m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line, minimum	6m
Flanking Lot Line Setback, minimum	6m
All Lot Lines, minimum for medical marihuana production facility use	50m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

12 INSTITUTIONAL ZONES

12.1 P-1: Community Institutional

Principal Uses

a) Assembly Hall
b) Civic Use
c) Community Care Facility
d) Community Garden
e) Daycare, Large
f) Emergency Services Station
g) Resource Centre
h) Hospital
i) Hospital Hostel
j) Place of Worship
k) Storage and Works Yard
l) School

Accessory Uses

a) Café as an accessory use to a Hospital
b) Office
c) Residential
d) Retail Store as an accessory use to a Hospital

Conditions of Use

a) Accessory uses must not exceed 25% of the floor area of the principal uses on the lot.

Lot Size, Lot Coverage, Building Height and Setbacks

P-1: Community Institutional	
Lot Size	
Lot Size, minimum	700m^2
Lot Width, minimum	16m
Lot Density	
Floor Space Ratio, Base Density	0.6
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	40%
Building Size	
Building Height, maximum	9m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	6.0m
Flanking Lot Line Setback, minimum	6.0m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

12.2 P-2: Local Institutional

Principal Uses

a) Assembly Hall

b) Daycare, Large

c) Civic Use

d) Community Care Facility

e) Resource Centre

f) Place of Worship

g) School

Accessory Uses

a) Residential use for a caretaker

Conditions of Use

a) Accessory uses must not exceed 25% of the floor area of the principal uses on the lot.

Lot Size, Lot Coverage, Building Height and Setbacks

Lot Size	
Lot Size, minimum	700m^2
Lot Width, minimum	16m
Lot Density	
Floor Space Ratio, Base Density	0.4
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	40%
Impermeable Surface Coverage, maximum	60%
Building Size	
Building Height, maximum	9m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	1.5m
Flanking Lot Line Setback, minimum	4.5m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

12.3 P-3: Parks and Recreation

Principal Uses

a) Community Garden

b) Golf Course

c) Park and Open Space

d) Recreational Facility, Outdoor

e) Recreational Facility, Indoor

Accessory Uses

a) Café

b) Office

c) Restaurant, Full-Service

d) Retail Store

Conditions of Use

a) Accessory uses must not exceed 25% of the floor area of the principal uses on the lot.

Lot Size, Lot Coverage, Building Height and Setbacks

P-3: Parks and Recreation	
Lot Size	
Lot Size, minimum	700m^2
Lot Width, minimum	16m
Lot Density	
Floor Space Ratio, Base Density	0.4
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	20%
Impermeable Surface Coverage, maximum	60%
Building Size	
Building Height, maximum	9m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	6.0m
Flanking Lot Line Setback, minimum	6.0m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

12.4 P-4: Regional Institutional

Principal Uses

a) Technical and Vocational Schools

b) Youth-oriented Correctional Institutions

c) Therapeutic Recovery Community

Amendment Bylaw No. 1000

Accessory Uses

a) Café

b) Office

c) Restaurant, Full-Service

d) Retail Store

e) Residential uses for a caretaker or a watchperson

f) Commercial Kitchen

g) Craft and Artisan Trades

h) Market Garden

i) Service Store

Amendment Bylaw No. 1000

Conditions of Use

a) Accessory uses must not exceed 25% of the floor area of the principal uses on the lot.

b) Residential caretaker use must be on the same lot as the principal use.

Lot Size, Lot Coverage, Building Height and Setbacks

P-4: Regional Institutional	
Lot Size	
Lot Size, minimum	2 ha
Lot Width, minimum	10% of the perimeter
Lot Density	
Floor Space Ratio, Base Density	0.4
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	40%
Impermeable Surface Coverage, maximum	60%
Building Size	
Building Height, maximum	9m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	15m
Rear Lot Line Setback, minimum	15m
Side Lot Line Setback, minimum	10m
Flanking Lot Line Setback, minimum	15m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

12.5 P-5: Transportation

Principal Uses

a) Park and Open Space

b) Parking Facilities

c) Railway, including Railway Station

d) Recreation Greenway

e) Transportation Centre or Depot

Accessory Uses

a) Café

b) Office

c) Restaurant, Full-Service

d) Retail Store

Conditions of Use

a) Accessory uses must not exceed 25% of the floor area of the principal uses on the lot.

Lot Size, Lot Coverage, Building Height and Setbacks

P-5: Transportation	
Lot Size	
Lot Size, minimum	4 ha
Lot Width, minimum	16m
Lot Density	
Floor Space Ratio, Base Density	0.4
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	40%
Impermeable Surface Coverage, maximum	60%
Building Size	
Building Height, maximum	7.5m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	3m
Flanking Lot Line Setback, minimum	4.5m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

12.6 P-6: Thetis Lake Park

Principal Uses

a) Community Garden

b) Park and Open Space

c) Recreation Greenway

Additional Principal Uses

a) Subzone A

   i) Boat Launch

   ii) Concession Stand

   iii) Food Cart

   iv) Nature Centre

   v) Outdoor Recreation Facility

   vi) Park Operations

b) Subzone B

   i) Nature Centre

   ii) Outdoor Recreation Facility

   iii) Parking Lot

   iv) Park Operations

c) Subzone C

   i) Boat Launch

   ii) Nature Centre

   iii) Outdoor Recreation Facility

   iv) Parking Lot

   v) Park Operations

Accessory Uses

a) Office

b) Retail

Conditions of Use

a) Accessory uses must not exceed 25% of the floor area of the principal uses on the lot.

Lot Size, Lot Coverage, Building Height and Setbacks

P-6: Thetis Lake Park	
Lot Size	
Lot Size, minimum	10 ha
Lot Width, minimum	16m
Lot Density	
Building Floor Area, maximum for Concession Stand use	200m^2
Building Size	
Building Height, maximum	7.5m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Setback from any Exterior Park Lot Line, minimum	15m
Setback from any Natural Watercourse, minimum	30m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

12.7 P-7: Utility Corridor

12.7.1 Principal Uses

a) Park and Open Space

b) Public Utility

c) Recreation Greenway

d) Urban Trails

12.7.2 Conditions of Use

a) Accessory Buildings and Other Structures must not exceed a total area of $100m^2$ on a lot.

12.7.3 Lot Size, Lot Coverage, Building Height and Setbacks

P-7: Utility Corridor	
Lot Size	
Lot Size, minimum	2400m^2
Lot Width, minimum	10m
Lot Density	
Floor Space Ratio, Base Density	0.4
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	40%
Impermeable Surface Coverage, maximum	60%
Building Size	
Building Height, maximum	7.5m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	7.5m
Side Lot Line Setback, minimum	3m
Flanking Lot Line Setback, minimum	3m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

b)

12.8 P-8: Public Safety

12.8.1 Principal Uses

a) Assembly Hall

b) Civic Use

c) Daycare, Large

d) Public Safety Facility

e) Public Storage and Works Yard

f) Public Utility

g) Residential Apartment

h) Resource Centre

12.8.2 Conditions of Use

a) Accessory uses must not exceed 25% of the floor area of the principal uses on the lot.

b) There must be at least 32 parking spaces provided on the lot.

c)

d)

12.8.3 Lot Size, Lot Coverage, Building Height and Setbacks

P-8: Public Safety	
Lot Size	
Lot Size, minimum	9000m^2
Lot Width, minimum	16m
Lot Density	
Floor Space Ratio, Base Density	0.35
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	30%
Impermeable Surface Coverage, maximum	60%
Building Size	
Building Height, maximum	15m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	0m
Rear Lot Line Setback, minimum	20m
Side Lot Line Setback, minimum	10m
Flanking Lot Line Setback, minimum	10m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

12.9 P-9: Parks and Recreation Cultural Facility Zone

12.9.1 Principal Uses

- Assembly Hall
- Club
- Community Garden
- Conference Centre
- Museum
- Park and Open Space
- Recreational Facility, Indoor
- Recreational Facility, Outdoor

12.9.2 Accessory Uses

- Catering
- Commercial Kitchen
- Café
- Restaurant
- Retail Store

12.9.3 Conditions of Use

a) Accessory use must not exceed 25% of the floor area of the principal uses on the lot.

12.9.4 Lot Size, Lot Coverage, Building Height and Setbacks

P-9: Parks and Recreation Cultural Facility Zone	
Lot Size	
Lot Size, minimum	5000 m^2
Lot Density	
Floor Space Ratio, maximum	0.4:1
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage, maximum	20%
Impermeable Surface Coverage, maximum	30%
Size of Principal Buildings and Other Structures	
Building Height, maximum	9.0m
Siting of Buildings and Other Structures (Principal and Accessory)	
Front Lot Line setback, minimum	7.5m
Rear Lot Line setback, minimum	7.5m
Side Lot Line setback, minimum	6.0m
Flanking Lot Line setback, minimum	6.0m

13 COMPREHENSIVE DEVELOPMENT ZONES

13.1 CD-1: Comprehensive Development

13.1.1 Principal Uses

a) Animal Hospital

b) Café,

c) Retail Cannabis Store

d) Cold Storage Plant

e) Computer Technology Sales, Service and Manufacturing

f) Daycare, Large

g) Electronics Manufacturing

h) Financial Institution

i) Food Processing (excluding the primary processing of meat, poultry and fish)

j) Licensed Retail Store

k) Light Manufacturing

l) Medical Clinic

m) Office

n) Personal Service Establishment

o) Pharmacy

p) Recreational Facilities, Indoor

q) Restaurant, Self-Service

r) Restaurant, Full-Service

s) Retail Sales and installation of motor vehicle, trailer and boat accessories

t) Retail Sales and Rental of Goods and Services

u) Scientific or Technological Research Facilities

v) Warehousing and Light Assembly

w) Wholesaling and Wholesale Distribution

Amendment Bylaws No. 907, 944, 1041 and 1117

13.1.2 Conditions of Use

a) No use shall be permitted which causes an annoyance or nuisance to surrounding areas by reason of unsightliness, the emission of odours, liquid effluent, dust, fumes, smoke, vibration, noise, glare, or health, fire or explosion hazard, electrical interference or undue traffic congestion.

b) No use, operation or storage of materials shall be allowed outside of an enclosed building or structure.

c) The daily hours of operation for a Licensed Retail Store or Cannabis Retail Store are limited to between 9:00 am and 11:00 pm.

d) At such time as a licensed retail store is established on any property within the CD-1 Zone, no additional licensed retail stores shall be permitted on land within 320m of the original licensed retail store.

e) Daycare, Large use is permitted only on the properties legally described (and addressed) as follows:

- Strata Lots A, B and C, Plan VIS4586 Together With an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1 (100 Aldersmith Place)

Amendment Bylaw No. 907, 2014

f) Retail Cannabis Store use is permitted only on the properties described in the map within Schedule 1 of Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1041, 2020, that being a portion of the property legally described (and addressed) as follows:

- Lot A (See EL82092), Section 2, Esquimalt District, Plan VIP61203 (1495 Admirals Road)

Amendment Bylaw No. 1041, 2020

13.1.3 Siting of Buildings and Structures

a) Front Yard minimum of 7.5m

b) Rear Yard minimum of 7.5m

c) Side Yard minimum of 3m except where abuts a lot in an A, R, or RM zone minimum of 7.5m

d) Flanking Yard minimum of 6m

13.1.4 Size of Building and Structures

a) Height maximum of 12m

b) Lot Coverage maximum of 50% of the lot area with no single footprint to exceed 4,000m^2

13.1.5 Lot Size

a) Lot Area minimum of 2000m^2

b) Lot Width minimum of 30m^2

13.2 CD-3: Comprehensive Development (Mixed Use)

13.2.1 Principal Uses

a) Café

b) Financial Institution

c) Medical Clinic

d) Mixed Commercial and Residential Use

e) Office

f) Personal Service Establishment

g) Recreational Facilities, Indoor

h) Residential, Apartment

i) Residential, Rowhouse

j) Residential, Townhouse

k) Restaurant, Full-Service

l) Restaurant, Self-Service

m) Retail Sales

n) Retail Sales and installation of motor vehicle, trailer and boat accessories;

o) Scientific or Technological Research Facilities;

p) Service Commercial

13.2.2 Accessory Uses

a) Home Occupation

13.2.3 Density

a) The maximum density for Apartment Residential or Attached Residential uses shall be 25 units per net hectare (10 units per net acre).

b) Residential Floor Space Ratio maximum of 0.5

c) Commercial Floor Space Ratio maximum of 0.25

13.2.4 Siting of Buildings and Structures

a) Front minimum of 7.5m except that, in the case of 3-storey buildings, any part of the building above the 2nd storey must be at a setback of no less than 10 m from the front lot line.

b) Rear minimum of 10m

c) Side minimum of 7.5m

d) Flanking minimum of 6m

13.2.5 Size of Buildings and Structures

a) Height maximum of 3 storeys not to exceed 10m

b) Lot Coverage maximum of 25%

c) Finished residential floor area:

   i) minimum of 60m^2, for bachelor, seniors or 1 bedroom units

   ii) minimum of 75m^2 for 2-bedroom units

   iii) minimum of 93 m^2 for units with 3 or more bedrooms

13.2.6 Building Separation (Residential)

a) Where one wall of a building used for residential purposes faces another wall of the same building or another building on the same site, buildings and structures shall be sited to provide a continuous unencumbered 90-degree horizontal arc as follows:

   i) from the centre of a window in a Living room area minimum radius of 10m

   ii) from the centre of a window in Bedrooms, Kitchens and other habitable rooms minimum radius of 6m

   iii) from the centre of a window in non-habitable rooms minimum radius of 4m

13.2.7 Lot Size

a) Lot Area minimum of 0.4ha

b) Lot Width minimum of 30m

13.2.8 Amenity Area

a) A minimum of 40% of the lot area shall be maintained as natural greenspace.

b) Common amenity area shall be provided for residential uses as follows:

   i) for each 2-bedroom unit minimum of 10m^2

   ii) for each 3-bedroom unit minimum of 15m^2

c) No play area shall be less than 25m^2 in area, nor located adjacent to accessible parking areas or manoeuvring aisle.

d) Any finished common amenity area provided within a residential or mixed commercial / residential building, up to a maximum of 10% of the floor area of the building, shall not be included in the floor area for the purpose of calculating the flloor space ratio.

13.3 CD-4: Comprehensive Development (Multiple Housing Use)

13.3.1 Principal Uses

a) Residential, Apartment

b) Residential, Rowhouse

c) Residential, Townhouse

13.3.2 Accessory Uses

a) Home Occupation

13.3.3 Density

a) The maximum base density for Apartment, Attached or Single-Family Residential uses shall be 43.2 units per net hectare (17.5 units per net acre), except that density may be increased by adding an amount equal to 43.2 units per net hectare (17.5 per net acre) multiplied by the percentage by which natural greenspace area is increased above the minimum requirement of 40% of site area.

b) Residential Floor Space Ratio maximum of 0.57

c) The Floor Space Ratio may be increased by adding an amount equal to the figure obtained by multiplying the maximum FSR of 0.57 by the percentage by which natural greenspace area is increased above the minimum requirement of 40% of site area.

13.3.4 Siting of Buildings and Structures

a) Front minimum of 7.5m

b) Rear minimum of 7.5m

c) Side minimum of 7m

d) Flanking minimum of 6m

13.3.5 Size of Buildings and Structures

a) Height maximum of 15m

b) Lot Coverage maximum of 25.7%

c) Finished residential floor area

i) minimum of 60 m^2 for bachelor, seniors or 1-bedroom units

ii) minimum of 75m^2 for 2-bedroom units

iii) minimum of 93m^2 for units with 3 or more bedrooms

13.3.6 Building Separation

a) Where one wall of a building faces another wall of the same building or another building on the same site, buildings and structures shall be sited to provide a continuous unencumbered 90-degree horizontal arc as follows:

i) from the centre of a window in a living room area minimum radius of 10m

ii) from the centre of a window in bedrooms, kitchens and other habitable rooms minimum radius of 6m

iii) from the centre of a window in non-habitable rooms minimum radius of 4m

13.3.7 Lot Size

a) Lot area minimum of 1.6 hectares (4 acres)

b) Lot width minimum of 30 m (98.4 ft.)

13.3.8 Amenity Area

a) A minimum of 40% of the lot area shall be maintained as natural greenspace.

b) Common amenity area shall be provided for residential uses as follows:

   iv) for each 2-bedroom unit minimum of $10m^2$

   v) for each 3-bedroom unit minimum of $15m^2$

c) No play area shall be less than $25m^2$ in area, nor located adjacent to accessible parking areas or manoeuvring aisle.

d) Any finished common amenity area provided within a residential or mixed commercial and residential building, up to a maximum of 10% of the gross floor area of the building, shall not be included in the floor area of the purpose of calculating the floor space ratio.

13.4 CD-5: Comprehensive Development (Gibraltar Bay)

Principal Uses

a) Residential, Detached

b) Small-Scale, Multi-Unit Housing, subject to Schedule E

Accessory Uses

a) Home Occupation

b) Garden suite, subject to Schedule D

c) Secondary Suite

Conditions of Use

a) Up to 45m^2 of garage floor area that is used for the parking of vehicles shall not be included in the calculation of floor area. Additional area in excess of 45m^2 shall be included as part of the floor area.

Density

a) Base Density & Amenity Bonusing

b) The maximum base density for Mixed Residential use shall be 9.2 units per net hectare (3.7 units per net acre), except that density may be increased by adding an amount equal to the base density multiplied by the percentage by which natural or landscaped greenspace area is increased above the minimum requirement of 40% of site area. The bonus density described herein shall only be applicable if no less than one half of the minimum 40% greenspace requirement is provided in the form of natural greenspace.

c) Floor Space Ratio (FSR)

d) Maximum of 0.45, not to exceed a total of 278m^2 (3000 sq.ft.) per lot

Siting of Buildings and Structures

a) For Single Family Residential Use on fee-simple or bare land strata lots:

   i) Front: minimum of 4m

   ii) Rear: minimum of 4m

   iii) Side: minimum of 3m

   iv) Side, Flanking: minimum of 3m

b) For Accessory Structures:

   i) Front: minimum of 2m

   ii) Rear: minimum of 2m

   iii) Side: minimum of 2m

   iv) Side, Flanking: minimum of 2m

c) Waterfront Leavestrip:

   i) A foreshore setback averaging no less than 25 metres in width shall be required

Size of Buildings and Structures

a) Height maximum of 8m

b) Lot Coverage maximum of 35%, except that, where a dwelling unit is no more than one storey in height, a lot coverage of 40% shall be permitted;

c) Finished residential floor area minimum of $70m^2$

Lot Size

a) Lot Area minimum of $377m^2$ provided that the average lot size in the overall bare land strata subdivision is not less than $704m^2$.

b) Lot Width minimum of 15m, except that up to 15% of the lots created by a subdivision may be permitted to reduce lot width on part of the lot to a minimum of 6m where such lots:

   i) front on secondary access roads having a width of no less than 4m and a maximum length of 35m;

   ii) access local roads through a panhandle, provided that such panhandles are no less than 6m in width, and no more than 20m in length; or

   iii) have an average width of 15m as measured through the complete depth of the lot.

Greenspace

a) A minimum of 20% of the overall strata subdivision site area shall be preserved as natural greenspace. In addition to this natural greenspace requirement, further area shall be maintained as landscaped greenspace such that the combined area of the natural and landscaped greenspaces shall be not less than 40% of the overall strata subdivision site area.

Landscape Screening

a) A landscaped buffer area of at least 2m in width shall be required adjacent to any environmental protection area which is protected by a covenant registered under Section 219(4) of the Land Title Act.

b) A dense, mixed vegetative buffer in a form satisfactory to the Municipal Approving Officer shall be planted and maintained within the said buffer area. The installation of a fence barrier shall also be required:

   i) at the edge of the environmental protection area; and

   ii) on each side of any pedestrian access pathway passing through the environmental protection area.

c) The required fence barrier shall be in the form of an open wood rail fence.

13.5 CD-5A: Comprehensive Development (Mixed Residential – Small Lot)

Principal Uses

a) Residential, Detached

b) Residential, Duplex

c) Residential, Rowhouse

d) Residential, Townhouse

Amendment Bylaw No. 944

Accessory uses

a) Home Occupation

Conditions of Use

a) Up to 45m^2 of garage floor area that is used for the parking of vehicles shall not be included in the calculation of gross floor area. Additional area in excess of 45m2 shall be included as part of the gross floor area.

Base Density & Amenity Bonusing

a) The maximum base density for Mixed Residential use shall be 15 units per net hectare (6 units per net acre), except that density may be increased by adding an amount equal to the base density multiplied by the percentage by which natural or landscaped greenspace area is increased above the minimum requirement of 20% of site area.

Floor Space Ratio (FSR) maximum of 0.45, not to exceed a total of 278m^2 per lot.

Amendment Bylaw No. 944

Siting of Buildings and Structures

a) For Single Family Residential use on fee-simple or bare land strata lots:

   i) Front minimum of 4.5m

   ii) Rear minimum of 6m

   iii) Side minimum of 1.2m

   iv) Flanking minimum of 4m

b) For Accessory Structures:

   i) Rear minimum of 0m

   ii) Side minimum of 0m

   iii) Flanking minimum of 4m

c) For Attached Residential Buildings:

   i) Front minimum of 6m

   ii) Rear minimum of 7m

   iii) Side minimum of 4.6m

Size of Buildings and Structures

a) Height maximum of 7.5m

b) Lot Coverage maximum of 35%

c) Finished residential floor area minimum of $70m^2$

Building Separation for Attached Residential Use

a) Where one wall of a building faces another wall of the same building or another building on the same site, buildings and structures shall be sited to provide a continuous unencumbered 90-degree horizontal arc as follows:

   i) from the centre of a window in a Living room area minimum radius of 10m

   ii) from the centre of a window in Bedrooms, Kitchens and other habitable rooms minimum radius of 6m

   iii) from the centre of a window in non-habitable rooms minimum radius of 4m

Greenspace

a) A minimum of 10% of the lot area shall be preserved as natural greenspace.

b) In addition to the natural greenspace requirement, further area shall be maintained as landscaped greenspace such that the combined area of the natural and landscaped greenspace shall be not less than 20% of the lot area.

Landscape Screening

a) A landscaped buffer area of at least 2m in width shall be required adjacent to any environmental protection area which is protected by a covenant registered under Section 219(4) of the Land Title Act.

b) A dense, mixed vegetative buffer in a form satisfactory to the Municipal Approving Officer shall be planted and maintained within the said buffer area. The installation of a fence barrier shall also be required:

   i) at the edge of the environmental protection area; and

   ii) on each side of any pedestrian access pathway passing through the environmental protection area.

c) The required fence barrier shall be in the form of an open wood rail fence.

13.6 CD-6: Comprehensive Development (Casino)

13.6.1 Principal Uses

a) Subzone A

i) Casino

ii) Parking Structure

iii) Premises licensed under the Liquor Control and Licensing Act

iv) Conference Centre

v) The uses permitted in the C-7: Business Park Commercial Zone

b) Subzone B

i) The uses permitted in the C-7: Business Park Commercial Zone

13.6.2 Density

c) Floor Space Ratio (FSR) maximum of 0.45

13.6.3 Siting of Buildings and Structures

a) Front minimum of 3.5m

b) Rear minimum of 0 m

c) Side minimum of 2.14m

d) Side, Flanking minimum of 2.14m

13.6.4 Size of Buildings and Structures

a) Height maximum of 14m, except that a parking structure and chimney feature forming an integral part of the Building Architecture shall have a Maximum allowable height of 16.5m and 18.5m respectively.

b) Notwithstanding any other provision of this Bylaw, non-enclosed structures or architectural features used specifically for the visual screening or noise buffering of rooftop equipment are exempt from compliance with maximum height regulations.

13.6.5 Lot Coverage

a) maximum of 50% of the lot area

13.6.6 Greenspace & Screening

b) minimum of 10% of the lot area shall be maintained as natural greenspace or a combination of natural greenspace and landscaped area

c) Selection of tree and plant varieties in landscaped greenspace must be based on climatic conditions, constraints of location, resistance to disease, insect infestation & air pollution, ease of maintenance and effectiveness in enhancing year-round screening & streetscape beautification.

d) All vegetation within any greenspace area shall be maintained in a healthy, attractive condition and whenever necessary, replaced with new plant materials to ensure continued compliance with the applicable provisions of this Applicable Zone. Where screening has been achieved through the installation of fences or walls, these features must be permanently maintained in good repair and presentable appearance, and whenever necessary, they must be repaired or replaced.

13.6.7 Lot Size

a) Lot Area minimum of 1500m^2

b) Lot Width minimum of 20m

13.6.8 General Regulation

a) Except as provided for in this Applicable Zone, the regulations of the Business Park Commercial: C-7 Zone shall apply.

b)

13.7 CD-7: Comprehensive Development (Business Park)

13.7.1 Principal Uses

a) Mixed Commercial and Residential Use

b) Office

c) Storage Warehousing

13.7.2 Conditions of Use

a) Self-storage warehouse facilities shall not be open to the public between the hours of 10:00 p.m. to 8:00 a.m.

b) End-of-trip amenities for cyclists, including, but not limited to, showers, change rooms and temporary bicycle storage must be provided for the convenience of customers and employees.

13.7.3 Density

a) Base Floor Space Ratio (FSR) maximum of 1.0

b) Density Bonusing for Greenspace:

   i) The Floor Space Ratio may be increased by adding an amount equal to the figure obtained by multiplying the Base FSR by the percentage by which natural and/or landscaped greenspace area is increased above the minimum requirement of 20% of site area.

c) Density Bonusing for Concealed Parking:

   i) The FSR may also be increased by adding an amount equal to the figure obtained by multiplying the Base FSR by the percentage of total required parking being provided as enclosed underground parking or concealed parking.

d) Density Bonusing for Improvements to Road Boulevard Area:

   i) The Base FSR may also be increased by 5% for each of the following off-site improvements being provided to Municipal standards:

e) construction of excess or extended works & services, including sidewalks and drainage works;

f) streetscaping.

e) The maximum Floor Space Ratio which may be achieved through the Density Bonusing provisions of this Applicable Zone shall not exceed 2.0.

f) Concealed parking area within the building envelope shall be excluded from the calculation of flloor space ratio.

13.7.4 Siting of Buildings and Structures

a) Front minimum of 7.5m

b) Rear minimum of 4.5m, except that, where adjacent property is under residential use, the minimum setback shall be 7.5m.

c) Side minimum of 4.5m, except that, where adjacent property is under residential use, the minimum setback shall be 7.5m.

d) Side, Flanking minimum of 4m

13.7.5 Size of Buildings and Structures

a) Height maximum of 4 storeys, not to exceed 13.5m

b) Base Lot Coverage maximum of 37% of lot area

13.7.6 Lot Coverage Bonusing for Greenspace

a) The lot coverage may be increased by adding an amount equal to the figure obtained by multiplying the Base Lot Coverage by the percentage by which natural and/or landscaped greenspace area is increased above the minimum requirement of 20% of site area.

13.7.7 Lot Coverage Bonusing for Concealed Parking

a) The lot coverage may also be increased by adding an amount equal to the figure obtained by multiplying the Base Lot Coverage by the percentage of total required parking being provided as enclosed underground parking or concealed parking.

13.7.8 Lot Coverage Bonusing for Improvements to Road Boulevard Area

a) The Base Lot Coverage may also be increased by 5% for each of the following off-site improvements being provided to Municipal standards:

i) construction of excess or extended works & services, including sidewalks and drainage works

ii) streetscaping

13.7.9 The maximum lot coverage which may be achieved through the Lot Coverage Bonusing provisions of this Applicable Zone shall not exceed 50% of the site.

13.7.10 Lot Size

a) Lot Area minimum of 0.8 hectare (2 acres)

b) Lot Width minimum of 30m (98.4 ft.)

13.7.11 Greenspace & Screening

a) Minimum of 20% of the lot area shall be maintained as natural greenspace or a combination of natural greenspace and landscaped area.

b) Within Front Yard Setback Areas: The entire Front Yard building setback area, excluding access driveways, shall be maintained as natural or landscaped greenspace area.

c) Within Rear and SideYard Setback Areas: No less than 4.5m of the required 7.5m for Rear and Side Yard building setback areas adjacent to residential uses shall be maintained as natural or landscaped greenspace area.

13.7.12 Landscape Screening – Interior Lot Line Setback Areas

a) Within the greenspace portion of any Rear or Side Yard setback area abutting residential uses on adjacent property, a solid and continuous landscape screen shall be planted and maintained. The landscape screen shall consist of massed coniferous and/or deciduous trees or shrubs of at least 3.0 metres (9.8 ft.) in height and shall be of such species as will produce, within five (5) growing seasons, an opaque screen at least 5 metres (16.4 ft.) in height. Fences will not be acceptable as an alternative to planted landscape screening, but may be used to supplement natural or planted landscape screening where a high level of ornamental design is incorporated. In this

regard, fences shall be constructed of wood and/or stone and any wood element shall be treated with a natural coloured, weather-resistant stain.

13.7.13 Streetscaping

a) Within the greenspace portion of any Front or Flanking Side Yard setback area, landscaping shall include a row of coniferous and/or deciduous trees in accordance with the requirements of this Section.

b) Spacing between tree centres for streetscaping adjacent to arterial & major collector roads shall not exceed 8 metres. For streetscaping along minor roads, or where overhead wiring exists, the maximum spacing between tree centres shall be 4m.

c) Within Off-Street Parking Areas: Outdoor parking areas must be fully screened by buildings and/or landscaping.

13.7.14 General Landscaping Requirements:

a) Selection of tree and plant varieties in landscaped greenspace shall be based on, climatic conditions, constraints of location, resistance to disease, insect infestation & air pollution, ease of maintenance and effectiveness in enhancing year-round screening & streetscape beautification.

b) All vegetation within any greenspace area shall be maintained in a healthy, attractive condition and whenever necessary, replaced with new plant materials to ensure continued compliance with the applicable provisions of this Applicable Zone. Where landscape screening has been supplemented by the installation of fences or walls, these features shall be permanently maintained in good repair and presentable appearance, and whenever necessary, they shall be repaired or replaced.

13.8 CD-8: Comprehensive Development (Thetis Cove Waterfront)

13.8.1 General Conditions and Regulations

a) The CD-8 zone shall consist of five sub-zones (Sub-zones A, B, C, D and E) with different regulations and conditions for each sub-zone. The area of each sub-zone shall be defined by Schedule 1, attached to and forming part of this Bylaw.

b) Where there is a discrepancy between the wording set out in the General Conditions from those set out in each sub-zone, the wording and meaning of the General Conditions shall apply.

c) Where there is a discrepancy between the wording and meaning in this zone and the wording set out in other parts of Land-Use Bylaw No 35, the wording of the CD-8 zone shall apply.

d) Density

   i) The maximum gross floor area for all uses shall not exceed 37,161m^2.

   ii) The maximum number of residential units permitted in all Sub-zones combined shall not exceed two hundred and fifty (250) units.

   iii) The maximum gross floor area for combined commercial and live/work uses within the CD-8 zone shall not exceed 2,787m^2

   iv) The averaging of floor area density throughout Sub-zones A, B, C, D and E shall be permitted.

   v) The determination of gross floor area shall not include areas of unenclosed sundecks or balconies, underground parking or the first 45 m^2 of floor area allocated to above-ground garages or carports used for vehicle parking.

   vi) The maximum lot coverage for all structures shall be 35%.

e) The minimum floor area for any dwelling unit shall not be less than 75m^2 (807 sq. ft.).

f) The height of any one building storey shall not exceed 4m. A mixed-use building with a maximum height of 8 storeys shall not exceed 32m in height.

g) Underground parking, at least half of which is below grade, shall not be considered a building storey.

h) All commercial uses shall be limited to the first two storeys of any building.

i) A minimum of 7.0 % of the total allowable gross floor area on the site should be set aside to accommodate non-residential use, including live/work studios, commercial shops and a community centre.

j) The hours of operation for any principal commercial use, excluding a waterfront restaurant or marine/neighbourhood pub, shall not exceed 7:00 a.m. to 10:00 p.m. on weekdays and 7:00 a.m. to 12:00 a.m. on weekends and holidays.

k) Any restaurant or neighbourhood public house use will be required to incorporate the use of odour-reducing equipment that has the effect of eliminating at least 90% of odour emissions into the air space outside of the building. Specifications related to the use of such equipment shall be made available to the Town for review and approval prior to the issuance of a building permit for tenant improvements to accommodate restaurant or pub use.

l) Commercial and live/work uses shall not be permitted to cause an annoyance or nuisance to surrounding areas by reason of unsightliness, odour emission, liquid

effluent, dust, fumes, smoke, vibration, noise, glare, or health, fire or explosion hazard or electrical interference.

m) The following parking standards shall apply:

i) Residential single-family and attached 2.0 spaces per dwelling unit;

ii) Residential apartment 1.5 spaces per dwelling unit;

iii) Senior citizen multiple-family 1.5 space per dwelling unit;

iv) Commercial uses 1 space per 30m^2 of gross floor area;

v) Live/Work Studio 2.0 spaces per live/work unit.

n) The total amount of above-ground parking shall not exceed 25% of the total parking requirements.

13.8.2 Sub-Zone CD-8A – Mixed Commercial And Residential – High-Rise

a) Principal Uses

i) Café

ii) Financial Institution

iii) Live/Work Studio

iv) Medical Clinic

v) Mixed Commercial and Residential Use

vi) Personal Service Establishment

vii) Park and Open Space

viii) Office

ix) Residential, Apartment

b) Accessory uses

i) Home Occupation

c) Setbacks

i) The minimum setback from any lot line shall be 15 metres.

d) Building Separation

i) Where one wall of any portion of a building used for residential apartment or residential attached

ii) use faces another wall of the same building or another building on the same site, buildings and

iii) structures shall be sited to provide a continuous unencumbered 90-degree horizontal arc

iv) projecting a minimum radius of 7.5 m outwards from the centre of windows to habitable rooms.

e) Height

i) A maximum height of eight (8) storeys shall be permitted for one building only. Any other buildings shall not exceed four (4) storeys in height.

13.8.3 Sub-Zone CD-8B – Low Density Attached Residential

a) Principal Uses

i) Residential, Townhouse

ii) Residential, Rowhouse

iii) Live/Work Studio

iv) Park and Open Space

b) Accessory uses

i) Home Occupation

c) Setbacks

i) The minimum setback from any lot line shall be 15 metres.

d) Building Separation

i) Where one wall of any portion of a building used for residential apartment or residential attached use faces another wall of the same building or another building on the same site, buildings and structures shall be sited to provide a continuous unencumbered 90-degree horizontal arc projecting a minimum radius of 7.5 m outwards from the centre of windows to habitable rooms.

e) Height

vi) The maximum building height shall be three (3) storeys.

13.8.4 Sub-Zone CD-8C – Low Density Single-Detached Residential

a) Principal Uses

i) Residential, Detached

ii) Live/Work Studio

iii) Park and Open Space

b) Accessory uses

i) Home Occupation

c) Setbacks

i) The minimum setback from any lot line shall be 15 metres.

d) Height

ii) The maximum building height shall be two (2) storeys.

13.8.5 Sub-Zone CD-8D – Mixed Commercial And Residential – Low To Medium-Rise Transition

a) Principal Uses

i) Residential, Apartment

ii) Residential, Townhouse

iii) Residential, Rowhouse

iv) Residential, Duplex

v) Residential, Detached

vi) Live/Work Studio

vii) Mixed Commercial and Residential Use

viii) Office

ix) Medical Clinic

x) Financial Institution

xi) Marine Commercial

xii) Café

xiii) Pub, Neighbourhood

xiv) Retail

xv) Personal Service Establishment

xvi) Park and Open Space

b) Accessory uses

i) Home Occupation

c) Setbacks

i) The minimum setback from any lot line shall be 15 metres.

d) Building Separation

i) Where one wall of any portion of a building used for residential apartment or residential attached use faces another wall of the same building or another building on the same site, buildings and structures shall be sited to provide a continuous unencumbered 90-degree horizontal arc projecting a minimum radius of 7.5 m outwards from the centre of windows to habitable rooms.

e) Height

i) The maximum building height shall be four (4) storeys.

13.8.6 Sub-Zone CD-8E – Mixed Commercial And Residential – Medium-Rise

a) Principal Uses

i) Apartment Residential

ii) Live/Work Studio

iii) Mixed Commercial and Residential Use

iv) Office

v) Medical Clinic

vi) Financial Institution

vii) Civic Use

viii) Marine Commercial

ix) Café

x) Neighbourhood Pub

xi) Personal service establishment

xii) Retail

xiii) Full-Service Restaurant

xiv) Licensed Retail Store

xv)Park and Open Space

b) Accessory uses

i) Home Occupation

c) Setbacks

i) The minimum setback from any lot line shall be 15m.

d) Building Separation

i) Where one wall of any portion of a building used for residential apartment or residential attached use faces another wall of the same building or another building on the same site, buildings and structures shall be sited to provide a continuous unencumbered 90-degree horizontal arc projecting a minimum radius of 7.5m outwards from the centre of windows to habitable rooms.

e) Height

i) The maximum building height shall be four (4) storeys.

13.9 CD-9: Comprehensive Development (Lakeside Village)

13.9.1 General Regulations

a) The CD-9 Zone consists of multiple sub-zones with different regulations for each sub-zone. The regulations governing permitted uses, setbacks and maximum heights are contained in the specific Tables for each of the CD-9 sub-zones. The area of each sub zone are be defined by a Schedule which must be attached to and form part of any CD-9 zoning amendment Bylaw.

b) Where a CD-9 sub-zone boundary follows a public or private roadway allowance, the center line of the highway allowance is deemed to be the boundary.

c) The following activities are strictly prohibited in the CD-9 Zone:

   i) Re-grading of land or construction that blocks a watercourse or encroaches on the root zone of any protected tree;

   ii) Discharging of firearms;

   iii) Dumping of refuse in non-designated areas.

d) The maximum Floor Space Ratio for all uses must not exceed 0.45 and must be based on the lot area.

13.9.2 Commercial Density

a) The maximum Floor Space Ratio for commercial uses must not exceed 0.08 based on the lot area.

13.9.3 Residential Density

a) The maximum base density for residential apartment, townhouse or rowhouse use must be 15 units per hectare, except that this density may be increased by adding an amount equal to 15 units per hectare multiplied by the percentage by which parkland dedication is increased above the minimum requirement of 60% of the lot area. The total parkland dedication used to determine the percentage increase above the minimum requirement may comprise land from lots other than the lot being developed under the CD-9 Zone.

b) The base density may be further increased through the provision of underground parking wherein an additional 0.25 units per hectare is added for every 20% of the total parking requirement being provided underground.

c) Averaging of density between residential sub-zones is permitted.

d) The height of any one building storey must not exceed 4m. Residential buildings with a maximum building height of 6 storeys must not exceed 24.0m in height. Any floor having a floor area area of less than 28m^2 will not be considered to be a storey. Any floor 900mm or more below finished grade will not be considered to be a storey.

e) The minimum floor area for a dwelling unit must not be less than 75m^2.

f) The determination of Floor area must exclude the areas of unenclosed sundecks or balconies, canopies, outside stairs and the first 45m^2 of floor area allocated to carport or garage structures used strictly for the parking of vehicles.

g) Only one accessory building or other structure per principal building must be permitted in this Zone.

h)

13.10 Sub-Zone CD-9A – Mixed Tourist/Retail Commercial And Residential

13.10.1 Principal Uses

i) Café;

j) Conference Centre

k) Hotel, including food and beverage service facilities;

l) Indoor recreational facilities;

m) Medical Clinic;

n) Mixed Commercial and Residential Use;

o) Personal Service Establishment;

p) Office;

q) Recreational equipment sales, (excluding RV sales);

r) Townhouse Residential

s) Apartment Residential

t) Rowhouse Residential

u) Retail

v) Shopping Centre (Community);

w) Building and Structures for a Hotel Facility

i) Shall be sited not less than:

g) 10.0 m from any sub-zone boundary line which abuts a public street;

h) 4.0 m from a rear property line which does not abut a public street;

ii) Shall not exceed a height of 4 storeys or 18m measured from the existing grade at the outermost wall. The outermost wall does not include exterior projections such as balconies, canopies, sundecks, or other similar features.

x) Buildings and Structures for Retail Commercial / Residential Use

i) Shall be sited not less than:

i) 7.5 m from any sub-zone boundary line which abuts a public street.

j) 4.0 m from any sub-zone boundary line which does not abut a public street.

ii) Shall not exceed a height of (2 1/2) storeys or 12m (39.0 ft.) measured from the average grade of the outermost wall. The outermost wall does not include exterior projections including balconies, canopies, sundecks, or other similar features.

y) Building Separation (Residential)

i) Where one wall of any portion of a building used for residential use faces another wall of the same building or another building on the same site, buildings and structures shall be sited to provide a continuous unencumbered 90-degree horizontal arc projecting a minimum radius of 7.5m outwards from the centre of windows to habitable rooms.

13.10.2 Sub-Zone CD-9B – Medium Density Residential

a) Principal Uses

ii) Residential, Rowhouse

iii) Residential, Townhouse

iv) Residential, Multiple Unit

b) Building and Structures

i) Shall be sited not less than:

k) 7.5m from any sub-zone boundary line which abuts a street, except that the garage and those portions of a building or structure which do not exceed a vertical measurement of 4.0 m from the existing grade may be stepped forward to a minimum of 6.0 m from any sub-zone boundary line which abuts a street;

l) 7.0 m from a rear property line which does not abut a public street.

ii) Shall not exceed a base height of 6 storeys or 24m, except that an additional bonus of 2 storeys may be granted for the provision of 100% underground residential parking under an approved Development Permit.

c) Building Separation

i) Where one wall of any portion of a building used for residential use faces another wall of the same building or another building on the same site, buildings and structures shall be sited to provide a continuous unencumbered 90-degree horizontal arc projecting a minimum radius of 7.5m outward from the centre of windows to habitable rooms.

13.10.3 Sub-Zone CD-9C – Low Density Residential

a) Principal Uses

ii) Community Centre

iii) Residential, Rowhouse

iv) Residential, Townhouse

v) Residential Multiple Unit

vi) Residential, Detached

b) Building and Structures

i) Shall be sited not less than

m) 3.0 m from any sub-zone boundary line which abuts a street, except that the garage and those portions of a building or structure which exceed a vertical measurement of 4.0 m from the existing grade must be stepped back to a minimum of 6.0m from any sub-zone boundary line which abuts a street;

n) 3.0 m from a rear property line which does not abut a public street

ii) Single family dwellings shall not exceed a height of 8.0m

iii) Attached dwellings shall not exceed a height of 7.5m (24.6 ft.), and 2 storeys for Cluster/Patio- type dwellings, and 18m (59.0 ft.) or 4 storeys for Terraced Residential buildings measured from existing grade.

c) Building Separation

i) Where one wall of any portion of a building used for residential use faces another wall of the same building or another building on the same site, buildings and structures shall be sited to provide a continuous unencumbered 90-degree horizontal arc projecting a minimum radius of 7.5 m outward from the centre of windows to habitable rooms.

13.10.4 SUB-ZONE CD-9CS – LOW DENSITY SUITE RESIDENTIAL

a) Permitted Uses

i) Community Centre

ii) Residential Attached

iii) Residential Multiple Family

iv) Residential Single Family

v) Accessory buildings and structures

vi) One Secondary Suite per parcel, on parcels which are at least 558m^2 in size

b) Building and Structures

i) Shall be sited not less than:

o) 3.0 m from any sub-zone boundary line which abuts a street, except that the garage and those portions of a building or structure which exceed a vertical measurement of 4m from the existing grade must be stepped back to a minimum of 6m from any sub-zone boundary line which abuts a street;

p) 3.0 m from a rear property line which does not abut a public street.

q) Single family dwellings shall not exceed a height of 8m.

r) Attached dwellings shall not exceed a height of 7.5m (24.6 ft.), and 2 storeys for Cluster/Patiotype dwellings, and 18m (59.0 ft.) or 4 storeys for Terraced Residential buildings measured from existing grade.

c) Building Separation

i) Where one wall of any portion of a building used for residential use faces another wall of the same building or another building on the same site, buildings and structures shall be sited to provide a continuous unencumbered 90-degree horizontal arc projecting a minimum radius of 7.5m outward from the centre of windows to habitable rooms.

13.10.5 SUB-ZONE CD-9D – Lakeside Village Mixed Commercial

a) Principal Uses

i) Café;

ii) Conference Centre;

iii) Hotel, including food and beverage service facilities;

iv) Indoor recreational facilities;

v) Medical Clinic;

vi) Mixed Commercial and Residential Use;

vii) Personal Service Establishment;

viii) Office;

ix) Recreational equipment sales, (excluding RV sales);

x) Restaurant, Full-Service;

xi) Townhouse Residential;

xii) Apartment Residential;

xiii) Rowhouse Residential;

xiv) Retail;

xv) Shopping Centre (Community);

b) Building and Structures for a Hotel Facility

i) Shall be sited not less than:
- 10.0 m from any sub-zone boundary line which abuts a public street;
- 4.0 m from a rear property line which does not abut a public street;

ii) Shall not exceed a height of 4 storeys or 18m measured from the existing grade at the outermost wall. The outermost wall does not include exterior projections such as balconies, canopies, sundecks, or other similar features.

c) Buildings and Structures for Retail Commercial / Residential Use

i) Shall be sited not less than:
- 7.5 m from any sub-zone boundary line which abuts a public street;
- 4.0 m from any sub-zone boundary line which does not abut a public street;
- Shall not exceed a height of (2 1/2) storeys or 12m (39.0 ft.) measured from the average grade of the outermost wall. The outermost wall does not include exterior projections including balconies, canopies, sundecks, or other similar features.

d) Building Separation (Residential)

i) Where one wall of any portion of a building used for residential use faces another wall of the same building or another building on the same site, buildings and structures shall be sited to provide a continuous unencumbered 90-degree horizontal arc projecting a minimum radius of 7.5m outwards from the centre of windows to habitable rooms.

13.11 CD-10: Comprehensive Development (Burnside Corner)

13.11.1 General Conditions and Regulations

a) The CD-10 zone shall consist of four sub-zones (Sub-zones CD-10A, CD-10B, CD-10C and CD-10 Park) with different regulations and conditions for each sub-zone. The area of each sub-zone shall be defined by Schedule 1, attached to and forming part of this Bylaw.

b) Where there is a discrepancy between the wording set out in the General Conditions from those set out in each sub-zone, the wording and meaning of the General Conditions shall apply.

c) Where there is a discrepancy between the wording and meaning in this zone and the wording set out in other parts of Land-Use Bylaw No 35, the wording of the CD-10 zone shall apply.

13.11.2 Density

a) The maximum number of residential units permitted in Sub-zones CD-10A, CD-10B and CD-10C combined shall not exceed one hundred and eighty-five (185) units.

b) The maximum gross floor area for commercial uses within the CD-10 zone shall not exceed 400 m^2

c) The averaging of floor area density throughout Sub-zones CD-10A, CD-10B and CD-10C shall be permitted.

d) The determination of gross floor area shall not include areas of unenclosed sundecks or balconies, underground parking or the first 45m^2 of floor area allocated to above-ground garages or carports used for vehicle parking.

e) Attached housing buildings may not exceed a height of two storeys. Mixed commercial / residential or assisted living buildings may not exceed a height of four storeys.

f) The height of any one building storey shall not exceed 4m. Buildings with a maximum height of 4 storeys shall not exceed 16m in height.

g) Underground parking, 900mm or more below grade, shall not be considered a building storey.

h) All commercial uses shall be limited to the first storey of the building.

i) The hours of operation for any commercial use shall not exceed 7:00 a.m. to 10:00 p.m.

13.11.3 Parking

a) To be provided in accordance to Part 7-Division 1 of Land Use Bylaw No. 35. The total amount of above-ground parking shall not exceed 35% of the total parking requirements.

13.11.4 Public Amenities

a) Sub-zone CD-10 Park shall be dedicated as public park. Not less than 45% of the gross property area shall be dedicated as public park.

13.11.5 Sub-Zone CD-10A – Medium Density Residential

a) Principal Uses

   i) Residential, Rowhouse

   ii) Residential, Townhouse

   iii) Residential, Apartment

b) Accessory uses

   i) Home Occupation.

c) Density

   i) The maximum floor space ratio shall not exceed 1:1.00.

d) Lot Coverage

   i) The maximum lot coverage for all structures shall not exceed 40%.

e) Setbacks

   i) Buildings and structures shall be site no less than:

s) 7.0 m of the westerly boundary of the CD-10A sub zone map attached as Schedule "1"

t) 7.5 m of the northwesterly boundary of the CD-10A sub zone map attached as Schedule"1"

u) 4.5 m of the northeasterly boundary of the CD-10A sub zone map attached as Schedule "1"

v) 6.0 m of the easterly boundary of the CD-10A sub zone map attached as Schedule "1"

w) 7.5 m of the southerly boundary of the CD-10A sub zone map attached as Schedule "1".

13.11.6 Sub-Zone CD-10B – Attached Residential

a) Principal Uses

   i) Residential, Rowhouse

   ii) Residential, Townhouse

   iii) Live/Work Studio;

b) Accessory uses

   i) Home Occupation.

c) Density

   i) The maximum density for the Attached Residential Use shall not exceed 21 units.

d) Floor Space Ratio

   i) maximum of 0.70

e) Lot Coverage

   i) The maximum lot coverage for all structures shall not exceed 35%

13.11.7 Sub-Zone CD-10C – Mixed Use Commercial / Residential

a) Principal Uses

i) Financial Institution

ii) Office

iii) Café;

iv) Health Salon or Health Spa;

v) Laboratory facility;

vi) Laundromat;

vii) Laundry and Dry Cleaning;

viii) Live/Work Studio;

ix) Medical Clinic

x) Full-Service Restaurant

xi) Residential Apartment;

xii) Retail;

xiii) Personal Service Establishment

b) Accessory uses

i) Home Occupation.

c) Density

i) The maximum density for Mixed Use Commercial / Residential Use shall not exceed 44 residential units and 400m^2 of commercial space.

d) Floor Space Ratio

i) maximum of 1.60

e) Lot Coverage

i) The maximum lot coverage for all structures shall not exceed 40%

f) Setbacks

i) Within 6m (19.7 ft) of the southerly boundary of CD-10C on the CD-10 Zone map attached as Schedule “1”; and

ii) Within 12m (39.4 ft) of the easterly boundary of CD-10C on the CD-10 Zone map attached as Schedule “1”; and

iii) Within 2.5m (8.2 ft) of the northerly boundary of CD-10C on the CD-10 Zone map attached as Schedule “1”; and

iv) Within 4.5m (14.8 ft) of the westerly boundary of CD-10C on the CD-10 Zone map attached as Schedule “1”.

13.11.8 Sub-Zone CD-10 Park – Parks And Recreation

a) In accordance with the P-3 Zone in this Zoning Bylaw.

13.12 CD-12: Comprehensive Development (Erskine Lane)

13.12.1 Principal Uses

a) Residential, Apartment

13.12.2 Accessory uses

b) Home occupation.

13.12.3 Conditions of Use

a) The determination of the floor space shall not include areas of unenclosed sundecks or balconies, underground or concealed parking or the first 45m² of floor area allocated to above-ground garages or carports used for vehicle parking.

b) Underground parking or concealed parking shall not be considered a building storey.

13.12.4 Lot Size, Lot Density, Building Size, and Siting

CD-12: Comprehensive Development (Erskine Lane)	
Lot Size	
Lot Size, minimum	2000 m^2
Lot Width, minimum	35 m
Lot Density	
Dwelling units, maximum	43
Floor Space Ratio, Base Density	1.5:1
Floor Space Ratio with provision of 50% underground or concealed parking	Base Density +0.1
Lot Coverage, maximum	35%
Impermeable Surface Coverage, maximum	80%
Building Size	
Building Height, maximum	• 17.5m • Maximum roof elevation of 22.0m geodetic within 7.5m of property line abutting Strata Plan VIS3076 (14 Erskine Lane) • Maximum elevation of 12.6m geodetic for concealed parking within 5.4 m of property line abutting Strata Plan VIS3076 (14 Erskine Lane)
Storeys, maximum	5
Building Width, minimum	6m

Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	• 5.4m • 1.0m for concealed or underground parking areas
Side Lot Line Setback, minimum	5.0m
Flanking Lot Line Setback, minimum	6.0m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

13.13 CD-13: Comprehensive Development (Island Highway)

Principal Uses

a) Residential, Detached

b) Small-Scale, Multi-Unit Housing, subject to Schedule E

Accessory uses

a) Home Occupation

b) Garden suite, subject to Schedule D

c) Secondary suite

Density

a) maximum of 20 units per hectare

Lot Size

b) minimum of 350m^2

Lot Width

a) minimum of average of 9m

Siting of Buildings and Structures

a) Setbacks for Single Family Residential use on fee-simple or bare land strata lots:

b) Front yard minimum of 4.5m, except 6.0m for a garage or carport

c) Common property access driveway minimum of 4m

d) Rear yard minimum of 6m

e) Side yard minimum of 1.2m

f) Flanking yard minimum of 4m, except 6m for a garage or carport

g) Notwithstanding any other provisions in this Applicable Zone, a minimum setback of 3 metres, as measured to the drip line, shall be required for any buildings and structures adjacent to an environmental protection area protected by registered covenant.

Size of Buildings and Structures

a) Floor Space Ratio (FSR) maximum of 0.45, not to exceed a total of 200m^2

b) A total of 22.5m^2 (242 sq ft.) of garage area may be excluded from the flloor space ratio provided the garage area is necessary for fulfilling the off-street parking requirements.

Height maximum of 7.5m

Lot Coverage maximum of 35%

Greenspace

a) A minimum of 10% of the lot area shall be preserved as natural greenspace.

b) In addition to the natural greenspace requirement, further area shall be maintained as landscaped greenspace such that the combined area of the natural and landscaped greenspace shall be not less than 20% of the lot area.

13.14 CD-14: Comprehensive Development (Hallowell)

Principal Uses

a) Office

b) All of the permitted uses and conditions of use in the CD-1 zone

13.14.2 Density

a) The Floor Space Ratio is not to exceed 0.8:1

13.14.3 Siting of Buildings and Structures

a) Front Yard (South) –Minimum of 7.5m

b) Rear Yard (North) – Minimum of 7.5m

c) Side Yard (East) – Minimum of 3m

d) Side Yard Flanking (West) – Minimum of 6m

13.14.4 Height

a) Maximum of 12m

13.14.5 Lot Coverage

a) Maximum of 60%

13.14.6 Lot Area

a) Minimum lot size of 4500m^2

13.15 CD-15: Comprehensive Development (Camden / Conard)

13.15.1 Principal Uses

a) Residential Apartment

13.15.2 Accessory uses

a) Home Occupation

13.15.3 Conditions of Use

a) The determination of gross floor area shall not include areas of unenclosed sundecks or balconies, underground parking or the first 45 m^2 of floor area allocated to above-ground garages or carports used for vehicle parking.

b) Underground parking shall not be considered a building storey. Within this zone a half storey shall not contain living areas and be used for storage only.

13.15.4 Density

a) maximum of 48 units and maximum Floor Space Ratio of 1.40:1

13.15.5 Lot Coverage

a) maximum of 50%

13.15.6 Size of Buildings and Structures

a) Height maximum 10.7m

b) Storeys maximum of 3.5

13.15.7 Siting of Buildings and Structures

a) Front Yard minimum of 6m

b) Rear Yard minimum of 6m

c) Side Yard minimum of 6m

d) Flanking Side Yard minimum of 6m

13.15.8 Lot Size

a) Lot Area minimum of 0.2 ha

b) Lot width minimum of 40m

13.15.9 Landscaped Greenspace

a) minimum of 30%

13.16 CD-16: Comprehensive Development (Mill Hill)

Principal Uses

a) Residential, Detached

b) Small-Scale, Multi-Unit Housing, subject to Schedule E

Accessory uses

a) Home Occupation

b) Garden suite, subject to Schedule D

Lot Size

a) Lot Area minimum of 330m^2, provided that the average overall lot size shall not be less than 435m^2

b) Lot Width minimum of 12m (39.4 ft.), except that up to 10% of the lots created by a subdivision may be permitted to reduce lot width on part of the lot to a minimum of 9m (29.5 ft.) provided that the average width of the lot, as measured at the front, rear and midpoint of the lot, is no less than 12m.

Floor Space Ratio (FSR)

a) Floor Space Ratio maximum of 0.53, not to exceed a total of 260.1m^2 (2800 ft^2) floor area

b) Up to 45 m^2 (484 sq ft) of garage floor area that is used for the parking of vehicles shall not be included in the calculation of gross floor area.

Siting of Buildings and Structures

a) Front Yard minimum of 4.5m

b) Rear Yard minimum of 6.0m

c) Side Yard minimum of 1.2m

d) Side Yard Flanking minimum of 4m

Size of Buildings and Structures

a) Height maximum of 7.5m

b) Lot Coverage maximum of 45%

c) Finished residential floor area minimum of 70m^2 (754ft^2)

13.17 CD-17: Comprehensive Development (254 Island Highway)

Principal Uses

a) Bakery, not to exceed a total of 200m^2 of floor area

b) Financial Institution

c) Office

d) Café

e) Premises licensed under the Liquor Control and Licensing Act

f) Personal Service Establishment

g) Assembly Hall

h) Civic use

i) Restaurant: Carry-out

j) Restaurant: Full-Service

k) Retail

l) Shopping centre, Community

m) Mixed Commercial and Residential Use

Conditions of Use

a) Any goods produced on the lot must be sold at retail on the same lot.

b) Every business or undertaking must be conducted within a completely enclosed building except for parking and loading facilities.

c) No commercial or business use, other than a Premise licensed under the Liquor Control and Licensing Act, shall be open to the public between the hours of 11pm and 6am.

Siting of Buildings and Structures

a) Front Yard minimum of 0m

b) Rear Yard minimum of 3.9m

c) Side Yard minimum of 0m

d) Side Yard Flanking minimum of 0m from front property line to the point 12.75m from north-west corner of rear property line 7.5m from north-west corner of rear property line to the point 12.75m from north-west corner of rear property line.

Size of Buildings and Structures

a) Height maximum of 9m and 3 storeys

Lot Coverage

a) maximum of 52%

Lot Size

a) minimum of 581m^2

Lot Width

a) minimum of 20m

13.18 CD-18: Comprehensive Development (Townhouse)

13.18.1 Principal Uses

a) Residential, Detached

b) Residential, Rowhouse

c) Residential, Townhouse

13.18.2 Accessory Uses

a) Home Occupation

13.18.3 Density

a) Maximum Floor Space Ratio: 0.45:1

b) Maximum Number of Units: 10

13.18.4 Siting of Buildings and Structures

a) Setback from exterior property boundary for Residential Attached Dwellings adjacent to properties zoned for Residential Use: 17.5m

b) Setback from exterior property boundary for Residential Single Family Dwellings adjacent to properties zoned for Residential Use: 2.0m

c) Setback from any driveway providing vehicular access to the buildings: 6.0m

d) Setback from interior property boundaries: 0m

13.18.5 Size of Buildings and Structures

a) Height maximum of 7.5m

13.18.6 Lot Coverage

a) Maximum of 21%

13.18.7 Lot Size

a) Minimum Lot Area 4000 m^2

13.19 CD-19: Comprehensive Development (Mixed Residential)

CD-19 Subzone A

a) Principal Uses
   i) Residential, Detached
   ii) Small-Scale, Multi-Unit Housing, subject to Schedule E
b) Accessory uses
   i) Home Occupation
   ii) Garden suite, subject to Schedule D
   iii) Secondary suite
c) Siting of Buildings and Structures
   i) Front Yard 4.5m
   ii) Rear Yard 6.0m
   iii) Side Yard 1.2m
   iv) Flanking Yard 4m
   v) Maximum Height 7.5m
d) Lot Coverage
   i) Maximum Lot Cover
   ii) age 35%
e) Lot Size
   i) Minimum Lot Area 355m^2
f) Floor Space Ratio
   i) Maximum FSR 0.45

Amendment Bylaw No. 944

CD-19 Subzone B

a) Principal Uses
   i) Residential, Rowhouse
   ii) Residential, Townhouse
   iii) Residential, Duplex ***Amendment Bylaw No. 912***
b) Accessory uses
   i) Home Occupation
c) Density
   i) Maximum Floor Space Ratio: 0.45:1
d) Siting of Buildings and Structures
   i) Front Yard 4.5m
   ii) Rear Yard 6.0m

iii) Side Yard 1.2m

iv) Side Yard Flanking 4.m

v) Maximum Height: 7.5m

e) Lot Coverage

i) Maximum Lot Coverage 35%

f) Lot Size

i) Minimum Lot Area 355m^2

13.20 CD-20: Comprehensive Development (Eagle Creek Village)

Principal Uses

a) Animal Hospital
b) Assembly Hall
c) Assisted Living
d) Financial Institution
e) Bakery, not exceeding a total of 200m^2 of Floor Area
f) Daycare, Large
g) Daycare, Small
h) Family Resource Centre
i) Fitness Centre
j) Garden Centre
k) Hospital
l) Indoor Recreational Facility
m) Laboratory Facility
n) Launderette
o) Licensed Retail Store
p) Medical Clinic
q) Mixed Commercial and Residential Use
r) Office
s) Personal Service Establishment
t) Pharmacy
u) Pub
v) Residential, Apartment
w) Restaurant, Self-Service
x) Restaurant, Full-Service
y) Retail Store
z) Retail Food Sales
aa) Shopping Centre, Regional
bb) Technical or Vocational Schools

Amendment Bylaw No. 962

Accessory Uses

a) Home Occupation

Conditions of Use

a) Restaurant uses are required to incorporate the use of odour reducing equipment that has the effect of substantially reducing odour emissions into the airspace outside of the building or structure in which they are located, and specifications related to the use of such equipment shall be made available to the Town for review and approval prior to issuance of Development and/or Building Permits required for the establishment of any restaurant use.

b) No individual commercial unit may exceed 2000 m^2 of floor space with the exception of a unit with any of the following primary uses:
   i. Fitness Centre
   ii. Medical Clinic
   iii. Hospital
   iv. Office
   v. Pharmacy
   vi. Retail Food Sales

c) No individual commercial unit with Retail Food Sales as a primary use may exceed 5000m^2 (53,820 ft^2) of floor space.

d) The combined floor space of all Hospital uses may not exceed 4300 m^2.

e) The combined floor space of all Pub uses may not exceed 500 m^2 .

(Amendment Bylaw No. 962)

Prohibited Uses

Prohibited uses include uses not specified in Section 11.20.1 and without limiting the generality of the foregoing:

a) Drive-thru

b) Lumber and Building Supply Yard

c) Sale, Servicing, or Repair of New or Used Vehicles, Trailers, Mobile Homes, Recreational Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines

d) Secondary Suite

e) Service Station

f) Storage Warehousing

g) Unenclosed Storage

(Amendment Bylaw No. 962)

Lot Size, Lot Coverage, Building Height and Setbacks

CD-20: Comprehensive Development (Eagle Creek Village) Zone	
Lot Size	
Lot Size, minimum	0.9 ha , except that, where sanitary sewer services are not being provided, the minimum lot area shall be 8.0 hectares (19.8 acres)
Lot Width, minimum	40m
Lot Density	
Floor Space Ratio	1.2:1
Lot Coverage, maximum	45%, except that where the required parking spaces per unit are provided as enclosed underground parking, the maximum lot coverage shall be 50%.
Building Size	
Building Height, maximum	20m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	0m
Rear Lot Line Setback, minimum	7.0m
Side Lot Line Setback, minimum	6.0m abutting Strata Plan VIS5633; otherwise 4.0 m
Flanking Lot Line Setback, minimum	0m

b)

c)

13.21 CD-21: Detached Multiple-Unit Residential (102 Atkins Road)

Principal Uses

a) Residential, Detached

b) Residential, Duplex

c) Small-Scale, Multi-Unit Housing, subject to Schedule E

Accessory Uses

a) Home Occupation

b) Garden suite, subject to Schedule D

c) Secondary suite

Conditions of Use

a) Up to 45m^2 of the garage floor space that is used for the parking of vehicles for each dwelling unit must not be included in the calculation of building floor space. Additional areas in excess of 45m^2 must be included as part of the floor area.

Lot Size, Lot Coverage, Building Height and Setbacks

CD-21: Detached Multiple-Unit Residential	
Lot Size	
Lot Size, minimum	6000m^2
Lot Width, minimum	18.0m
Lot Density	
Dwelling Units	9
Floor Space Ratio, Base Density	0.6
Lot Coverage, maximum	40%
Impermeable Surface Coverage, maximum	40%
Size of Principal Buildings and Other Structures	
Building Height, maximum	7.5m
Building Width, minimum	6m
Floor Space for each Dwelling Unit, maximum	325 m^2
Storeys, maximum	2.5 storeys
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum	7.5m
Rear Lot Line Setback, minimum	6.0m
Side Lot Line Setback, minimum	1.5m
Flanking Lot Line Setback, minimum	4.5m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

b)

13.22 CD-22: Christie Point Residential

Principal Uses

a) Residential, Apartment

b) Residential, Townhouse

Accessory Uses

a) Home Occupation

Lot Size, Lot Coverage, Building Heights and Setbacks

CD-22: Christie Point Residential	
Lot Size	
Lot Size, minimum	63,050m^2
Lot Density	
Floor Space Ratio	1.15
Lot Coverage, maximum	35%
Impermeable Surface Coverage, maximum	40%
Size of Principal Buildings and Other Structures	
Building Height, maximum (Subzone A)	24m and 6 storeys
Building Height, maximum (Subzone B)	24.5m and 6 storeys
Building Height, maximum (Subzone C)	24m and 6 storeys
Building Height, maximum (Subzone D)	17m and 4 storeys
Building Width, minimum	6m
Floor Plate Maximum	
Top Storey Floor Space, maximum (Subzones A, B, C)	85% of floor space of storey immediately below
Siting of Buildings and Other Structures (Principal and Accessory)	
All lot lines setback, minimum	15m
Siting of Buildings and Other Structures (Principal and Accessory)	
Minimum geodetic elevation of habitable areas	3.5m
Minimum geodetic elevation of underground or concealed parking entrances	3.0m

13.23 CD-23: Comprehensive Development (Thetis Lake)

Principal Uses

a) Residential, Apartment

b) Residential, Townhouse

c) Residential, Duplex

x)

Accessory Uses

a) Home Occupation

y) Lot Size, Lot Density, Building Size, and Siting

CD-23: Comprehensive Development (Thetis Lake)	
Lot Size	
Lot Size, minimum	4000 m^2 except that, where sanitary sewer services are not being provided, the minimum lot area shall be 8.0 hectares
Lot Density	
Total number of residential units on all lands zoned CD-23: Comprehensive Development (Thetis Lake), maximum	350
Total Floor Space Ratio on all lands zoned CD-23: Comprehensive Development (Thetis Lake), maximum	0.78:1
Floor Space Ratio for Residential, Apartment use	1.5:1
Floor Space Ratio for a Lot with Residential, Apartment and Residential, Townhouse use within the same building	1.5:1
Floor Space Ratio for Residential, Townhouse or Residential, Duplex use	0.5:1
Lot Coverage, maximum	50%
Impermeable Surface Coverage, maximum	50%
Size of Principal Buildings and Other Structures	
Building Height for Apartment use, maximum	24.0m 5 storeys
Building Height for Residential, Townhouse or Residential, Duplex use, maximum	9.0m 2.5 storeys
Siting of Buildings and Other Structures (Principal and Accessory) for Residential, Apartment use	
Front Lot Line setback, minimum	6.0m
Rear Lot Line setback, minimum	6.0m
Side Lot Line setback, minimum	4.5m
Flanking Lot Line setback, minimum	4.5m
Setback to Thetis Lake Park, minimum	10.0m
Setback to Trans Canada Highway, minimum	10.0m
Siting of Buildings and Other Structures (Principal and Accessory) for Residential, Townhouse or Residential, Duplex uses	
Front Lot Line setback, minimum	4.5m

Rear Lot Line setback, minimum	6.0m
Side Lot Line setback, minimum	1.2m
Flanking Lot Line setback, minimum	4.0m
Setback to Thetis Lake Park, minimum	10.0m
Setback to Trans Canada Highway, minimum	10.0m
Where there is direct access from a driveway, siting of a garage or carport from a highway or private right-of-way driveway, minimum	5.5m

13.24 CD-24: Burnside Helmcken Residential

Principal Uses

a) Residential, Apartment

b) Residential, Townhouse

Accessory Uses

a) Home Occupation

Lot Size, Lot Density, Building Size, and Siting

CD-24: Burnside Helmcken Residential	
Lot Size	
Lot Size, minimum	13,500m^2
Lot Density	
Floor Space Ratio	1.5
Lot Coverage, maximum	35%
Impermeable Surface Coverage, maximum	60%
Size of Principal Buildings and Other Structures	
Building Height, maximum (Subzone A)	15m and 5 storeys
Building Height, maximum (Subzone B)	17m and 5 storeys
Building Height, maximum (Subzone C)	19.5m and 6 storeys
Building Width, minimum	6m
Siting of Buildings and Other Structures (Principal and Accessory)	
Western property line, setback	11m
Helmcken Rd property line, setback	10m
Burnside Rd property line, setback	8m
Northern property line, setback	8m

13.25 CD-25: Erskine Lane Residential

Principal Uses

a) Residential, Apartment

Accessory Uses

a) Home Occupation

CD-25: Erskine Lane Residential	
Lot Size	
Lot Size, minimum (Subzone A)	8,400m^2
Lot Size, minimum (Subzone B)	12,000 m^2
Lot Density	
Floor Space Ratio (Subzone A)	1.5
Floor Space Ratio (Subzone B)	1.15
Lot Coverage	
Lot Coverage, Maximum (Subzone A)	30%
Lot Coverage, Maximum (Subzone B)	22%
Impermeable Surface Coverage, Maximum	40%
Size of Principal Buildings and Other Structures	
Building Height	15.5m and 5 storeys
Building Width, Minimum	6m
Siting of Buildings and Other Structures (Principal and Accessory)	
Northwest Lot Line – Watkiss Way Frontage (Subzone A)	7.5m
Northeast Lot Line (Subzone A)	7m
Southwest Lot Line – Erskine Lane Frontage (Subzone A)	7.5m
South Lot Line – CRD Property (Subzone A)	4m
North Lot Line – CRD Property (Subzone B)	4m
Northeast Lot Line (Subzone B)	7m
Southeast Lot Line (Subzone B)	19m
Southwest Lot Line – Erskine Lane Frontage (Subzone B)	7m

13.26 CD-26: Island Highway/Helmcken Comprehensive Development

Principal Uses

a) Neighbourhood Grocery

b) Residential, Apartment

Accessory Uses

a) Home Occupation

Conditions of Use

a) Neighbourhood Grocery use, with the exception of parking, may only be located on the storey, first.

b) The daily hours of operation for a Neighbourhood Grocery are limited to between 6:00am and 10:00pm.

Lot Size, Lot Density, Building Size, and Siting

CD-26: Island Highway / Helmcken Comprehensive Development	
Lot Size	
Lot Size, minimum	1500 m^2
Lot Density	
Floor Space Ratio	3.0:1
Lot Coverage, maximum	75%
Impermeable Surface Coverage, maximum	80%
Size of Principal Buildings and Other Structures	
Building Height, maximum	21m and 6 storeys
Building Width, minimum	6m
Siting of Buildings and Other Structures (Principal and Accessory)	
Front Lot Line Setback, minimum except for 5th and 6th storeys	0m
Front Lot Line Setback, minimum for 5th and 6th storeys	2.0m
Rear Lot Line Setback, minimum	3.0m
Side Lot Line Setback	3.0m
Flanking Lot Line Setback, minimum except for 5th and 6th storeys	0m
Flanking Lot Line Setback, minimum for 5th and 6th storeys	2.0m

13.27 CD-27: Comprehensive Development (Island Highway - Portage)

Principal Uses

a)Residential, Apartment

Accessory Uses

a)Home Occupation

Lot Size, Lot Density, Building Size, and Siting

CD-27: Comprehensive Development (Island Highway - Portage)	
Lot Size	
Lot Size, minimum	1500 m^2
Lot Width, minimum	22 m
Lot Density	
Floor Space Ratio, Base Density	1.5:1
Floor Space Ratio with provision of 80% underground parking	Base Density + 0.1
Lot Coverage, maximum	60%
Impermeable Surface Coverage, maximum	80%
Building Size	
Building Height, maximum	18m
Building Width, minimum	6m
Top storey	shall not exceed an area equivalent to 75 per cent of the floor area of the storey below
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	

Front Lot Line Setback, minimum	18m
Rear Lot Line Setback, minimum	7.0m
Side Lot Line Setback, minimum abutting Lot A, Section 3, Esquimalt District, Plan EPP30869 (199 Island Highway)	4.0m
Side Lot Line Setback, minimum abutting Portage Park	8.0m
Flanking Lot Line Setback, minimum	4.0m
Siting of Accessory Buildings and Other Structures	
All lot lines, minimum	1.2m

13.28 CD-28: Comprehensive Development (Glentana Village)

13.28.1 General Conditions and Regulations

a) The CD-28 zone shall consist of six sub-zones (Sub-zones A, B, C, D, E and F) with different regulations *and* conditions for each sub-zone.

b) Where there is a discrepancy between the wording set out in the General Conditions from those set out in each sub-zone, the wording and meaning of the General Conditions shall apply.

c) Where there is a discrepancy between the wording and meaning in this zone and the wording set out in other parts of this bylaw, the wording of the CD-28 zone shall apply.

d) A secondary suites are not permitted in CD-28A, CD-28B and CD-28F.

e) The minimum parking requirement for a Detached, Residential use is one parking space per dwelling unit.

Sub-Zone CD-28A

a) Permitted Uses

a. Residential, Townhouse

b) Accessory Uses

a. Home Occupation

b. Office

c) Density

a. The maximum number of dwelling units on all lands within Sub-Zone CD-28A is 63.

b. The maximum floor space for office use is 70m2.

d) Lot Size, Lot Density, Building Size, and Siting

SUB-ZONE CD-28A	
Lot Size	
Lot Size, minimum	1.0ha
Lot Density	
Floor Space Ratio	1.25:1
Lot Coverage, maximum	45%
Impermeable Surface Coverage, maximum	60%
Size of Principal Buildings and Other Structures	
Building Height, maximum	9.0m
Building Height, maximum for a stacked townhouse	11.0m
Building Width, minimum	8.0m
Siting of Principal Buildings and Other Structures	
Front lot line setback, minimum	4.8m

Rear lot line setback, minimum	1.8m
Side lot line setback, minimum - west	2.6m
Side lot line setback, minimum - east	6.8m
Flanking lot line setback, minimum	4.8m

Sub-Zone CD-28B

a) Permitted Uses

a. Assembly Hall

b. Daycare, Large

c. Daycare, Small

d. Recreational Facility, Indoor

e. Recreational Facility, Outdoor

f)

b) Lot Size, Lot Density, Building Size, and Siting

SUB-ZONE CD-28B	
Lot Size	
Lot Size, minimum	1200m^2
Lot Density	
Floor Space Ratio	0.5:1
Lot Coverage, maximum	50%
Impermeable Surface Coverage, maximum	90%
Size of Principal Buildings and Other Structures	
Building Height, maximum	7.5m
Building Width, minimum	6.0m
Siting of Principal Buildings and Other Structures	
Front lot line setback, minimum	3.0m
Rear lot line setback, minimum	7.5m
Side lot line setback, minimum	3.0m
Flanking lot line setback, minimum	3.0m

Sub-Zone CD-28C

a) Permitted Uses

a. Residential, Detached

b. Small-Scale, Multi-Unit Housing, subject to Schedule E

b) Accessory Uses

a. Home Occupation

b. Garden suite, subject to Schedule D

c. Secondary suite

c) Conditions of Use

d) Lot Size, Lot Density, Building Size, and Siting

SUB-ZONE CD-28C	
Lot Size	
Lot Size, minimum	280 m^2
Lot Width, minimum	9.0m
Lot Density	
Floor Space Ratio	0.75:1
Lot Coverage, maximum	60%
Impermeable Surface Coverage, maximum	80%
Building Floor Area, maximum	279m^2
Size of Principal Buildings and Other Structures	
Building Height, maximum	7.5m
Building Width, minimum	6.0m
Siting of Principal Buildings and Other Structures	
Front lot line setback, minimum	3.5m
Rear lot line setback, minimum	3.5m
Side lot line setback, minimum	0m
Combined *side lot line setback*, minimum	1.5m
Flanking lot line setback, minimum	3.0m

Sub-Zone CD28-D

a) Permitted Uses

a. Residential, Detached

b. Small-Scale, Multi-Unit Housing, subject to Schedule E

b) Accessory Uses

a. Home Occupation

b. Garden suite, subject to Schedule D

c. Secondary suite

c) Density

a. The maximum number of dwelling units on all lands within Sub-Zone CD-28D is 26.

d) Lot Size, Lot Density, Building Size, and Siting

SUB-ZONE CD-28D	
Lot Size	
Lot Size, minimum	400 m^2
Lot Width, minimum	7.5m
Lot Density	
Floor Space Ratio	0.6:1
Lot Coverage, maximum	40%
Impermeable Surface Coverage, maximum	60%
Size of Principal Buildings and Other Structures	
Building Height, maximum	7.5m
Building Width, minimum	6m
Siting of Principal Buildings and Other Structures	
Front lot line setback, minimum	3.0m
Rear lot line setback, minimum	6.0m
Side lot line setback, minimum	0m
Combined *side lot line setback*, minimum	1.5m
Flanking lot line setback, minimum	3.0m

Sub-Zone CD28-E

a) Permitted Uses

a. Residential, Detached

b. Residential, duplex

Small-Scale, Multi-Unit Housing, subject to Schedule E

b) Accessory Uses

a. Home Occupation

b. Garden suite, subject to Schedule D

c. Secondary suite

c) Lot Size, Lot Density, Building Size, and Siting for Buildings in a condominium strata

SUB-ZONE CD-28E	
Lot Size	
Lot Size, minimum	2300m^2
Lot Density	
Floor Space Ratio	1.25
Lot Coverage, maximum	45%
Impermeable Surface Coverage, maximum	60%
Size of Principal Buildings and Other Structures	
Building Height, maximum	7.5m
Building Width, minimum	6.0m
Siting of Principal Buildings and Other Structures	
Front lot line setback, minimum	5.0m
Rear lot line setback, minimum	2.0m
Side lot line setback, minimum	2.0m
Flanking lot line setback, minimum	3.0m

d) Lot Size, Lot Density, Building Size, and Siting for *Residential, Detached* uses within a bare land strata subdivision

SUB-ZONE CD-28E	
Lot Size	
Lot Size, minimum	280 m^2
Lot Width, minimum	7.5m
Lot Density	
Floor Space Ratio	0.6:1
Lot Coverage, maximum	50%
Impermeable Surface Coverage, maximum	60%
Size of Principal Buildings and Other Structures	
Building Height, maximum	7.5m
Building Width, minimum	6m
Siting of Principal Buildings and Other Structures	
Front lot line setback, minimum	3.0m
Rear lot line setback, minimum	6.0m
Side lot line setback, minimum	0m

Combined *side lot line setback*, minimum	1.5m
Flanking lot line setback, minimum	3.0m

Sub-Zone CD28-F

a) Permitted Uses

a. Residential, Detached

b. Residential, Rowhouse

c. Residential, Townhouse

b) Accessory Uses

a. Home Occupation

c) Density

a. The maximum number of dwelling units on all lands within Sub-Zone CD-28F is 15.

d) Lot Size, Lot Density, Building Size, and Siting

SUB-ZONE CD-28F	
Lot Size	
Lot Size, minimum	2700m^2
Lot Density	
Floor Space Ratio	0.65:1
Lot Coverage, maximum	35%
Impermeable Surface Coverage, maximum	70%
Size of Principal Buildings and Other Structures	
Building Height, maximum	8.0m
Building Width, minimum	6m
Siting of Principal Buildings and Other Structures	
Front lot line setback, minimum	6.9m
Rear lot line setback, minimum	3.0m
Side lot line setback, minimum	1.8m
Flanking lot line setback, minimum (Glentana Road)	4.9m

13.29 CD-29: Comprehensive Development (Eltham Road Townhouse)

13.29.1 Principal Uses

- *Residential, Duplex*
- *Residential, Rowhouse*
- *Residential, Townhouse*

13.29.2 Accessory Uses

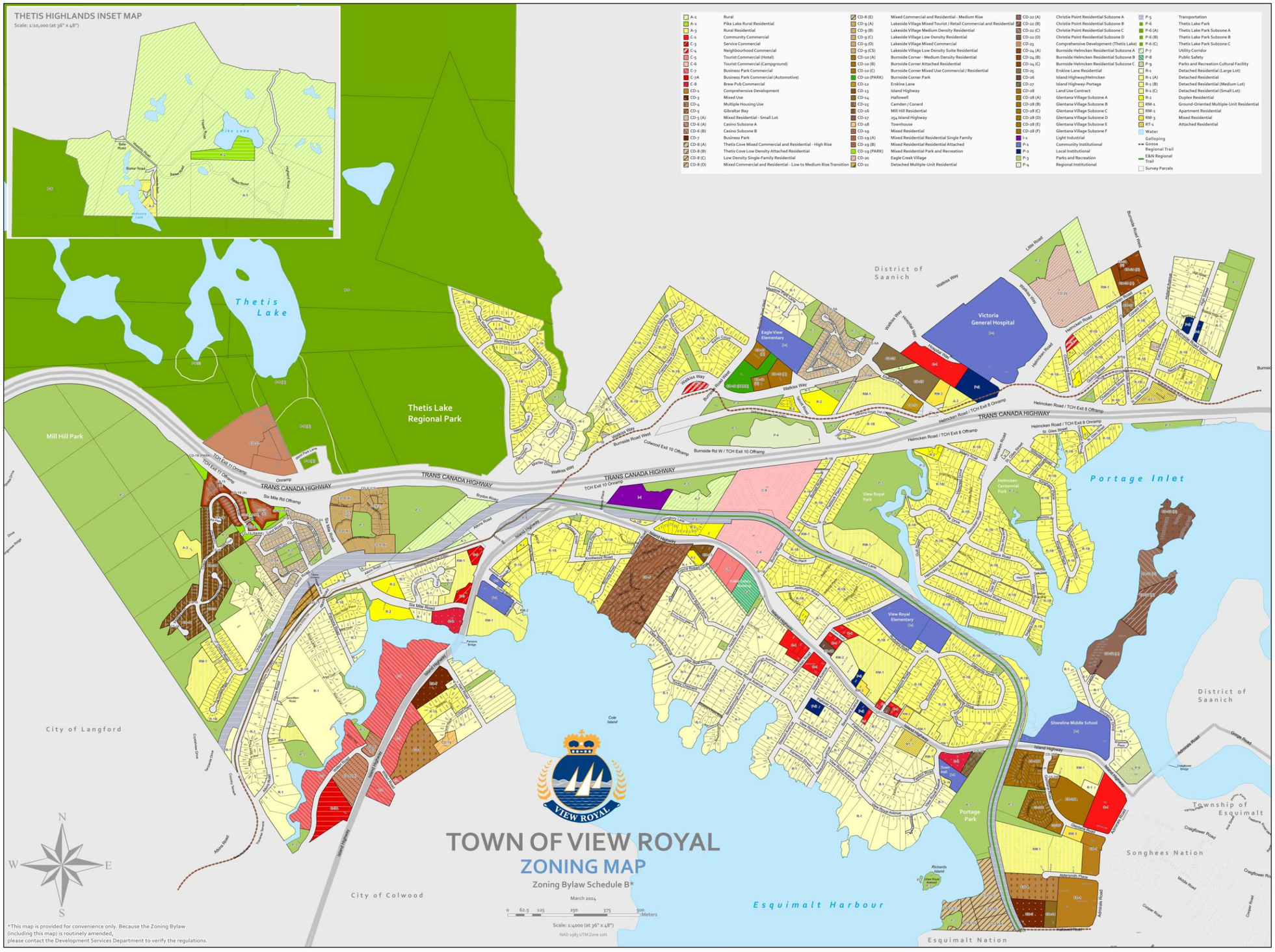
- *Home Occupation*

13.29.2 Lot Size, Lot Density, Building Size, and Siting

CD-29: Comprehensive Development (Eltham Road Townhouse)	
Lot Size	
Lot Size, minimum	2000m^2
Lot Width, minimum	30m
Lot Density	
Floor Space Ratio, maximum	1.25:1
Lot Coverage, maximum	45%
Impermeable Surface Coverage, maximum	80%
Building Size	
Building Height, maximum	11.25m
Building Width, minimum	6m
Accessory Building Height, maximum	4.5m
Siting of Principal Buildings and Other Structures	
Front Lot Line Setback, minimum (Helmcken Road)	3.0m
Rear Lot Line Setback, minimum	1.5m
Side Lot Line Setback, minimum	3.0m
Flanking Lot Line Setback, minimum	3.0m
Siting of Accessory Buildings and Other Structures	
Front or Flanking Lot Line Setback, minimum	3.0m

All other lot lines, minimum	1.2m

SCHEDULE B – ZONING MAP



SCHEDULE C: TRANSIT-ORIENTED AREA (TOA) DESIGNATION

1. TOA Designation

In this Schedule C:

a) “TOA Map” means the map shown in Section 3 of this Schedule C;

b) “200m parcel” means a parcel with dark grey hatching and outlining on the TOA Map;

c) “400m parcel” means a parcel with dotted and black hatching and outlining on the TOA Map.

2. Parking

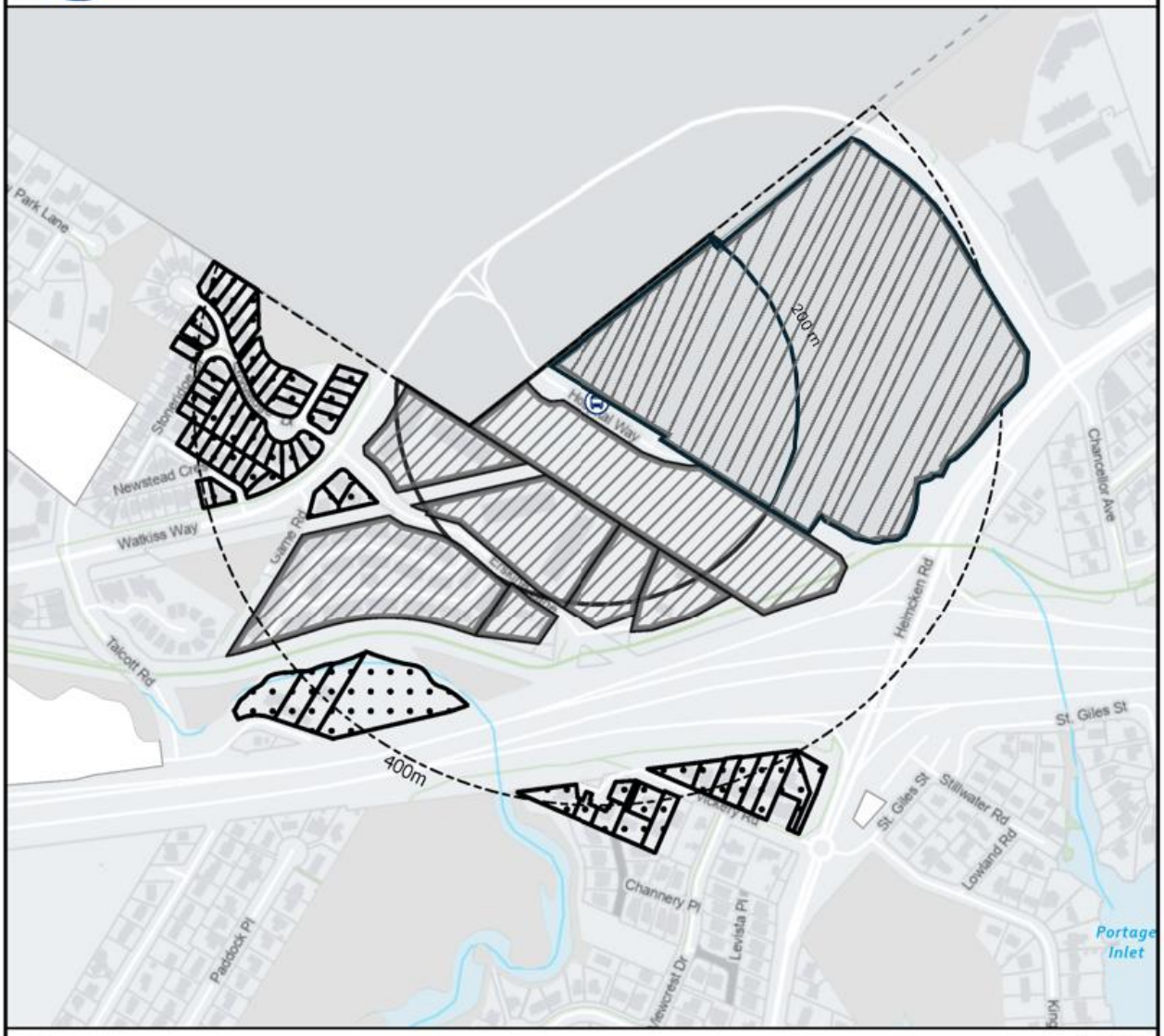
The off-street parking requirements for motor vehicles in Section 5 of this bylaw do not apply to the residential use of land designated as a transit-oriented area under section 1.2 of this Schedule C, except as follows:

a) a parking space that would be required to be provided as an accessible space under section 5.14 must be provided;

b) any parking space that is provided, whether or not that space is required to be provided, must meet the requirements of section 5 of this bylaw.

3. TOA Map

Transit-Oriented Area (TOA)



TOA Bus Exchange

Transit Oriented Area (200m Buffer)

Transit Oriented Area (400m Buffer)

Transit Oriented Area (200m Parcel)

Transit Oriented Area (400m Parcel)

April 2024

1:5,500

0 100 200

Meters

SCHEDULE D: GARDEN SUITE REGULATIONS

1. Siting, Setback, Separation Distance, and Lot Coverage

1.1. A garden suite must be sited in the rear yard and not less than (minimum):

a. 1.5 m from a side yard;

b. 1.5 m from a rear yard; and

c. 3.5 m from a flanking street of a corner lot.

1.2. The distance between a garden suite and any other buildings or structures on a lot must be a minimum of 2.4 m.

1.3. The rear yard lot coverage must not exceed 25%, including garden suite, all accessory buildings and structures.

2. Height, Floor Area, and Design

2.1. The height of a garden suite must not exceed:

a. 3.5 metres, where the lot is less than or equal to 549 m^2; or

b. 4.5 metres, where the lot is greater than or equal to than 550 m^2.

2.2. The floor area of a garden suite must not exceed:

a. 37 m^2 where the lot size is less than or equal to 549 m^2;

b. 60 m^2 where the lot size is greater than or equal to 550 m^2 and less than or equal to 999m^2; or

c. 65 m^2, where the lot is greater than or equal to 1000 m^2.

2.3. A garden suite must not include:

a. a deck;

b. a balcony; or

c. a rooftop patio.

3. Vehicle Parking

3.1 Off-street parking requirements for motor vehicles in Section 5 of this Bylaw apply.

SCHEDULE E: SMALL-SCALE, MULTI-UNIT HOUSING REGULATIONS

1. General Regulations

1.1 The Small-Scale, Multi-Unit Housing (SSMUH) regulations shall be classified into four categories, which are detailed as follows and subject to the regulations in Sections 2, 3, 4, and 5 of this Schedule:

a) Site Standards A in Table 2.1 pertain to parcels of any size.

b) Site Standards B in Tables 3.1, 3.2 and 3.3 are applicable to three sub-categories based on the following parcel size ranges:

i. Site Standards B1 in Table 3.1 - less than 280 m^2
ii. Site Standards B2 in Table 3.2- with a lot size greater than or equal to 280 m^2 and less than 600 m^2
iii. Site Standards B3 in Table 3.3 - with a lot size greater than or equal to 600 m^2 and less than 1215 m^2

c) Site Standards C in Table 4.1 pertain to parcels greater than or equal to 1215 m^2 and less than 4050 m^2.

d) Site Standards D in Table 5.1 pertain to parcels greater than or equal to 280 m^2 and less than 4050 m^2 within 400m of a Prescribed Frequent Transit Stop as shown on the map in Appendix 1 of this Schedule.

1.2 A residential, detached building may not be permitted on the same lot as a duplex, houseplex, townhouse or apartment.

1.3 More than one building is permitted on a lot, subject to the regulations in this Schedule.

1.4 Despite the definitions of secondary suite and residential, duplex in section 2.0 of this Bylaw, a residential, duplex constructed after July 1, 2024, may contain a secondary suite, subject to the regulations in this Schedule.

2. Site Standards A: Small-Scale Multi-Unit Housing Regulations

2.1 Notwithstanding Table 2.1. below, a lot that is currently zoned for residential, duplex is subject to the regulations in that specific zone.

Table 2.1. Site Standards A

Permitted Uses	
Residential, Duplex	
Lot Density	
Number of Dwelling Units (maximum)	2
Floor Area	
Dwelling Unit Floor Area (minimum)	33 m^2
Building Floor Area (maximum)	372 m^2
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage (maximum)	30%
Impermeable Surface Coverage (maximum)	60%
Building Height and Width	
Building Height (maximum)	11 m
Building Width (minimum)	6 m
Setbacks	

Front Lot Line (minimum)	4 m
Rear Lot Line (minimum)	7.5 m
Side Lot Line (minimum)	1.5 m
Flanking Lot Line (minimum)	3 m
Building Separation Distance (minimum)	4 m
Parking	
Off-street parking requirements for motor vehicles in Section 5 of this Bylaw apply to the residential use.	

3. Site Standards B: Small-Scale Multi-Unit Housing Regulations

3.1 Site Standards B-1

Table 3.1 Site Standards B-1

Permitted Uses	
a) Residential, Apartment b) Residential, Attached c) Residential, Houseplex	
Lot Density	
Number of Dwelling Units (maximum)	3
Floor Area	
Dwelling Unit Floor Area (minimum)	33 m^2
Building Floor Area (maximum)	279 m^2
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage (maximum)	50%
Impermeable Surface Coverage (maximum)	60%
Building Height and Width	
Building Height (maximum)	11 m
Building Width (minimum)	6 m
Setbacks	
Front Lot Line (minimum)	3.5 m
Rear Lot Line (minimum)	3.5m
Side Lot Line (minimum)	1.5 m
Flanking Lot Line (minimum)	3 m
Building Separation Distance (minimum)	2.4 m
Parking	
Off-street parking requirements for motor vehicles in Section 5 of this Bylaw apply to the residential use.	

3.2 Site Standards B-2

Table 3.2. Site Standards B-2

Permitted Uses	
a) Residential, Apartment b) Residential, Attached c) Residential, Duplex with secondary suites d) Residential, Houseplex	
Lot Density	
Number of Dwelling Units (maximum)	4
Floor Area	
Dwelling Unit Floor Area (minimum)	33 m^2
Building Floor Area (maximum)	372 m^2
Lot Coverage and Impermeable Surface Coverage	

Lot Coverage (maximum)	50%
Impermeable Surface Coverage (maximum)	60%
Building Height and Width	
Building Height (maximum)	11 m
Building Width (minimum)	6 m
Setbacks	
Front Lot Line (minimum)	4 m
Rear Lot Line (minimum)	7.5 m
Side Lot Line (minimum)	1.5 m
Flanking Lot Line (minimum)	3 m
Building Separation Distance (minimum)	4 m
Parking	
Off-street parking requirements for motor vehicles in Section 5 of this Bylaw apply to the residential use.	

3.3 Site Standards B-3

Table 3.3. Site Standards B-3

Permitted Uses	
a) Residential, Apartment b) Residential, Attached c) Residential, Duplex with secondary suites d) Residential, Houseplex	
Lot Density	
Number of Dwelling Units (maximum)	4
Floor Area	
Dwelling Unit Floor Area (minimum)	33 m^2
Building Floor Area (maximum)	372 m^2
Lot Coverage and Impermeable Surface Coverage	
Lot Coverage (maximum)	40%
Impermeable Surface Coverage (maximum)	60%
Building Height and Width	
Building Height (maximum)	11 m
Building Width (minimum)	6 m
Setbacks	
Front Lot Line (minimum)	4 m
Rear Lot Line (minimum)	7.5 m
Side Lot Line (minimum)	1.5 m
Flanking Lot Line (minimum)	3 m
Building Separation Distance (minimum)	4 m
Parking	
Off-street parking requirements for motor vehicles in Section 5 of this Bylaw apply to the residential use.	

4. Site Standards C: Small-Scale, Multi-Unit Housing Regulations

Table 4.1 Site Standards C

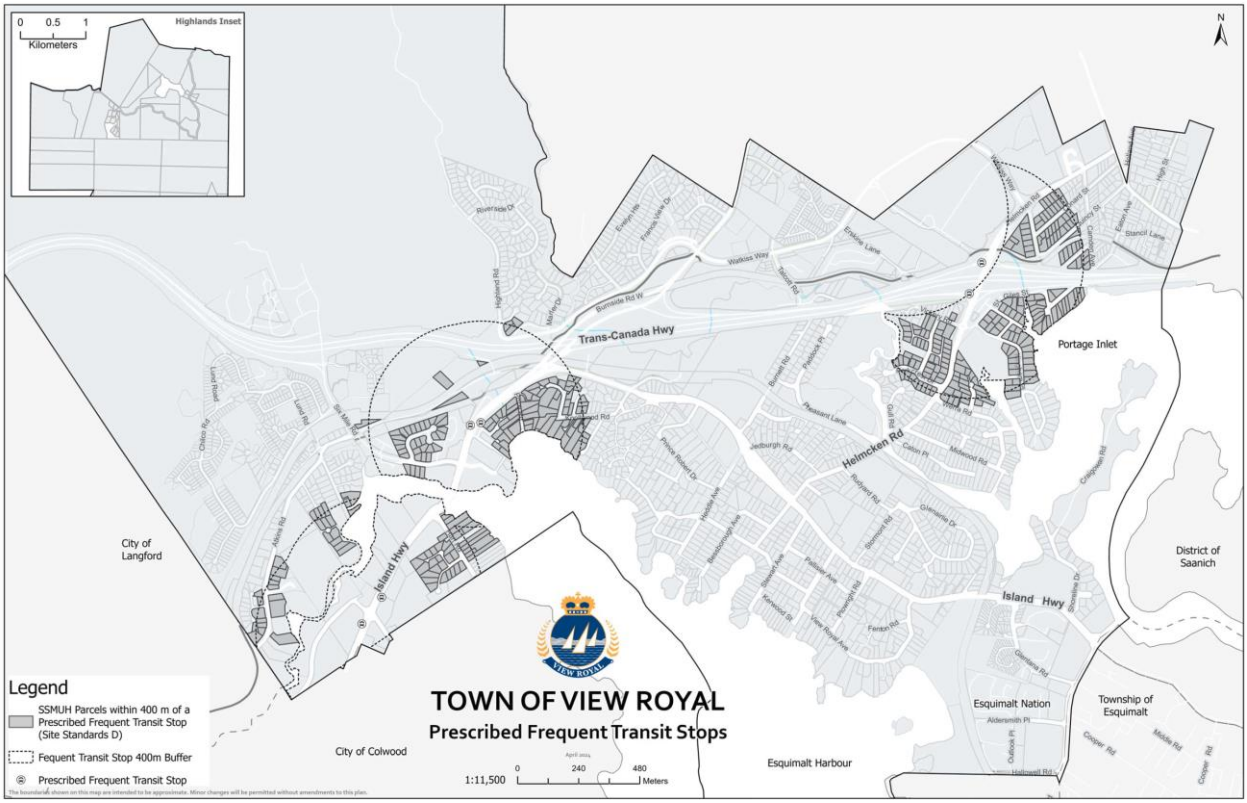
Permitted Uses	
a) Residential, Apartment b) Residential, Attached c) Residential, Duplex with secondary suites d) Residential, Houseplex	
Lot Density	
Number of Dwelling Units (maximum)	4

Floor Area	
Dwelling Unit Floor Area (minimum)	33 m^2
Building Floor Area (maximum)	372 m^2
Lot Coverage	
Lot Coverage (maximum)	30%
Impermeable Surface Coverage (maximum)	60%
Building Height and Width	
Building Height (maximum)	11 m
Building Width (minimum)	6 m
Setbacks	
Front Lot Line (minimum)	6 m
Rear Lot Line (minimum)	7.5 m
Side Lot Line (minimum)	3 m
Flanking Lot Line (minimum)	3 m
Building Separation Distance (minimum)	4 m
Parking	
Off-street parking requirements for motor vehicles in Section 5 of this Bylaw apply to the residential use.	

5. Site Standards D: Small-Scale Multi-Unit Housing Regulations

Table 5.1. Site Standards D

Permitted Uses	
a) Residential, Apartment b) Residential, Attached c) Residential, Duplex with secondary suites d) Residential, Houseplex	
Lot Density	
Number of Dwelling Units (maximum)	6
Floor Area	
Dwelling Unit Floor Area (minimum)	33 m^2
Building Floor Area (maximum)	558 m^2
Lot Coverage	
Lot Coverage (maximum)	40%
Impermeable Surface Coverage (maximum)	60%
Building Height and Width	
Building Height (maximum)	11 m
Building Width (minimum)	6 m
Setbacks	
Front Lot Line (minimum)	4 m
Rear Lot Line Setback (minimum)	7.5 m
Side Lot Line Setback (minimum)	1.5 m
Flanking Lot Line Setback (minimum)	3 m
Building Separation Distance (minimum)	4 m
Parking	
The off-street parking requirements for motor vehicles in Section 5 of this Bylaw do not apply except as follows: (a) a parking space that would be required to be provided as an accessible space under section 5.14 must be provided; and (b) any parking space that is provided, whether or not that space is required to be provided, must meet the requirements of section 5 of this Bylaw.	


TOWN OF VIEW ROYAL
Prescribed Frequent Transit Stops
Legend
SSMUH Parcels within 400 m of a Prescribed Frequent Transit Stop (Site Standards D)
Fequent Transit Stop 400m Buffer
Prescribed Frequent Transit Stop
1:11,500
0 240 480 Meters
Highlands Inset
0 0.5 1 Kilometers
N
Trans-Canada Hwy
Island Hwy
Helmcken Rd
Portage Inlet
City of Langford
City of Colwood
Esquimalt Harbour
Esquimalt Nation
Township of Esquimalt
District of Saanich