

13.01 RSV1 (LIMITED USE RESERVE) ZONE

(1) DESCRIPTION

The RSV1 (LIMITED USE RESERVE) ZONE consists of land on which USES are restricted due to the presence of a suspected physical hazard or a need to protect environmental quality.

Within the RSV1 ZONE the following types of areas are specifically identified:

- (cwa) Community Water Supply Area consists of the catchment: areas of various COMMUNITY WATER SYSTEMS.
- (gsa) Geologically Sensitive Area consists of steep slopes, areas subject to rock fall, landslide and areas with suspected unstable soil conditions.
- (fha) Flood Hazard Area consists of those areas within the FLOODPLAIN not protected by 200 year standard dykes.
- (wla) Water Lot Area consists of those areas below the mean high water of a river or lake.
- (rem) *Remnant Area preserved in a natural state due to the presence of a suspected physical hazard or a need to protect environmental quality. (AB#4071)*
- (gsa-HCA) *Geologically Sensitive Area-Hinkley Creek Area consists of steep slopes, areas subject to rock fall hazard, landslide and areas with suspected unstable soil conditions in the Hinkley Creek area.*
- (gra) *Geologically Restricted Area consists of areas subject to occurrence or high susceptibility of rock fall hazard, landslide, or earthflow with unstable soil conditions in the Marble Hill area.” (AB #4452)*

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted or prohibited elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS:

- (a) GENERAL AGRICULTURE (subject to Special Regulation)
- (b) CONDITIONAL AGRICULTURE (subject to *Special Regulation*) (AB#4071)
- (c) RESTRICTED AGRICULTURE (subject to Special Regulation)
- (d) INCIDENTAL AGRICULTURAL SALES (*subject to Special Regulation*) (AB#4071)
- (e) ONE FAMILY RESIDENTIAL (subject to Special Regulation)
 - (i) single family detached dwelling
 - (ii) manufactured home

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- (f) TEMPORARY ACCESSORY DWELLING (subject to Special Regulation)
 - (iii) secondary suite
 - (iv) manufactured home
 - (v) park model trailer
 - (vi) residential conversion structure
 - (g) RURAL ANCILLARY USE (subject to Special Regulation)
 - (h) ACCESSORY HOME OCCUPATION (*subject to Special Regulation*) (AB#4071)
 - (i) COTTAGE INDUSTRY (subject to *Special Regulation*) (AB#4071)
 - (j) RESOURCE USE (subject to Special Regulation)
 - (k) *SUPPORTIVE RECOVERY HOME USE (subject to Special Regulation)* (AB #3950) (AB#4071)
- (3) LOT SIZE (minimum)
- (a) 8ha Within the areas designated (cwa) Community Water Supply Area and (fha) Flood Hazard Area, where land is excluded from the ALR or approved for subdivision within the ALR pursuant to the *Agricultural Land Reserve Act*;
 - (b) 4ha Within the areas designated (gsa) Geologically Sensitive Area, (*gsa-HCA*) “*geologically sensitive area-Hinkley Creek Area*”, or (*gra*) “*geologically restricted area*” where land is excluded from the ALR or approved for subdivision within the ALR pursuant to the *Agricultural Land Reserve Act*; (AB #4452)
 - (c) N/A Within the areas designated (wla) Water Lot Area;
 - (d) 1ha where created by "boundary adjustment" between 2 or more adjacent parcels to allow for the more efficient use of land or better utilization of buildings; and,
 - (e) *N/A within areas designated as (rem)*. (AB#4071)
- (4) LOT DIMENSIONS (minimum)
- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.
- (5) DENSITY (maximum) N/A
- (a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot.* (AB #3897)

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(6)	LOT COVERAGE (maximum)				
(a)	within the <i>areas designated as (cwa) or gsa or (gsa-HCA)</i> total all buildings and structures (AB #4452)	5%			
(b)	<i>within the areas designated as (fha), structures for residential use</i>	150m ²		(AB #3769)	
(c)	<i>within the areas designated as (fha), all structures for non-residential use</i> (AB #3769)	5%			
(d)	<i>within areas designated as (gra) "geologically restricted area", total all buildings and structures:</i>				
(i)	<i>Manufactured home (single wide mobile home)</i>	91m ²			
(ii)	<i>rural ancillary uses</i>	10m ²		(AB #4452)	
(7)	FLOOR AREA RATIO (maximum)	N/A			
(8)	SETBACKS (minimum distance to)	FLL	RLL	ISLL	ESLL
(a)	RESIDENTIAL	7.5	7.5	3.0	7.5
(b)	animal enclosures				
(i)	not exceeding 10m ² in area	7.5	3.0	3.0	7.5
(ii)	not exceeding 100m ² in area	7.5	7.5	7.5	7.5
(iii)	exceeding 100m ² in area	15.0	15.0	15.0	15.0
(c)	Manure storage facility	30.0	30.0	30.0	30.0
(d)	Other buildings	7.5	7.5	3.0	7.5
(e)	Roadside stands	3.0	15.0	7.5	6.0
(9)	SITING				
(a)	Dwelling Units and Animal Enclosures shall be separated by a minimum distance of 15m.				
(10)	BUILDING HEIGHT (maximum)				
(a)	Residential Use			10m	
(b)	RURAL ANCILLARY USE			6m	
(c)	animal enclosures/other agricultural buildings			N/A	
(d)	roadside stands			5m	
(11)	OFF-STREET PARKING (minimum)			N/A	
(12)	OFF-STREET LOADING (minimum)			N/A	

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- (13) AMENITY AREA (minimum) N/A
- (14) FENCING, SCREENING & LANDSCAPING
- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (15) SIGNS
- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.
- (16) SPECIAL REGULATIONS
- (a) A ONE FAMILY RESIDENTIAL or TEMPORARY ACCESSORY DWELLING shall only be allowed under the following conditions
- (i) *within the area indicated as (gsa) "geologically sensitive area", or (gsa-HCA) "geologically sensitive area-Hinkley Creek Area," subject to a satisfactory independent geotechnical report indicating that the siting of the proposed structure and associated features will not be endangered by rock fall hazard, landslides, earthflow, or other slope or foundational instability; (AB #4452)*
- (ii) *within the area indicated as (cwa) "community water supply area" subject to the approval of the City Engineering Department;*
- (iii) *within the area indicated as (fha) "flood hazard area", single section manufactured home designed to be movable from its*
- (iv) *foundation in event of high water warning and only if approved by the City Engineering Department and/or Regional Water Manager*
- (v) *notwithstanding (iii) above, within the area indicated as (fha) "flood hazard area" that is within the area north and east of Shefford Slough, south of Cartmell Road and west of Young Road, a permanent single-family dwelling may be constructed, subject to requirements of the current Floodplain Regulation Bylaw, in force from time to time. (AB #3769)*
- (vi) *Within the areas designated as (gra) "geologically restricted area", a ONE FAMILY RESIDENTIAL shall only be allowed subject to a satisfactory independent geotechnical report indicating that the siting of the proposed structure and associated features will not be endangered by rock fall hazard, landslides, earthflow, or other slope or foundational instability. No more than one ONE FAMILY RESIDENTIAL USE shall be permitted, subject to the following:*

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1. *A manufactured home limited to a single wide mobile home shall be permitted;*
 2. *Any residence must be supported by a PRIVATE SEWAGE DISPOSAL SYSTEM; and,*
 3. *Any development of a parcel shall require a suitably-worded covenant that is acceptable to the Director of Planning and Engineering for the City of Chilliwack (or any individual appointed or designated by Council to act in their place) and that is registered against title to the land and that includes a release and indemnity of the City from any loss caused by any rock fall hazard, landslide, or earthflow with unstable soil conditions on the land.*
(AB #4452)
- (b) A RURAL ANCILLARY USE shall meet the following requirements:
- (i) within the area indicated as (cwa) "community water supply area" it shall not include the keeping of pets other than within the dwelling unit;
 - (c) within the area indicated as (gsa) "geologically sensitive area" structures for said use exceeding 60m² in floor area shall require a satisfactory independent geotechnical report indicating that the siting of the proposed structure will not be endangered by slope or foundation instability;
 - (d) within the area indicated as (fha) "flood hazard area" the location of structures for said use shall be subject to the approval of the City Engineering Department.
 - (e) A GENERAL AGRICULTURE USE shall only be allowed in areas indicated as (fha) "flood hazard area".
 - (f) A RESTRICTED AGRICULTURE USE shall only be allowed in areas indicated as (gsa) "geologically sensitive area", (gsa-HCA) "geologically sensitive area-Hinkley Creek Area" or (gra) "geologically restricted area", provided that no tree clearing is required to support this use.
(AB #4452)
 - (g) A RESOURCE USE shall only be allowed in the area indicated as "water lot area" and shall be limited to gravel extraction and/or storage and log storage and/or sorting.
 - (h) A Conditional Agriculture Use shall not be permitted in an area designated as (cwa) "community water supply area".

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- (i) *Within the area indicated as (rem) the following uses are prohibited:*
 - (i) *General Agriculture*
 - (ii) *Conditional Agriculture*
 - (iii) *Restricted Agriculture*
 - (iv) *Incidental Agriculture Sales*
 - (v) *One Family Residential*
 - (vi) *Temporary Accessory Dwelling*
 - (vii) *Rural Ancillary Use*
 - (viii) *Accessory Home Occupation*
 - (ix) *Cottage Industry*
 - (x) *Resource Use*
 - (xi) *Supportive Recovery Home Use* (AB #4071)

- (j) *Within areas designated as (gra) “geologically restricted area”, or (gsa-HCA) “geologically sensitive area-Hinkley Creek Area”, no cutting of trees shall be permitted except in accordance with a development permit issued by Council.*

- (k) *Within the areas designated as (gra) “geologically restricted area”, the following uses are prohibited:*
 - (i) *TEMPORARY ACCESSORY DWELLING*
 - (ii) *RESOURCE USE*
 - (iii) *SUPPORTIVE RECOVERY HOME USE*
 - (iv) *ACCESSORY HOME OCCUPATION*
 - (v) *COTTAGE INDUSTRY* (AB #4452)

13.02 RSV2 (PUBLIC USE RESERVE) ZONE

(1) DESCRIPTION

The RSV2 (PUBLIC USE RESERVE) ZONE consists of land which is owned by the Province of British Columbia or the CITY for resource use, future development or Recreational Use.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS:

- (a) GENERAL AGRICULTURE
- (b) CONDITIONAL AGRICULTURE (subject to Use Regulation)
- (c) RESOURCE USE
- (d) INCIDENTAL AGRICULTURAL SALES
- (e) PUBLIC SERVICE (subject to Special Regulation)
- (f) OUTDOOR RECREATION (subject to Special Regulation)
- (g) ONE FAMILY RESIDENTIAL (subject to Special Regulation)
 - (i) manufactured home, single section
- (h) TEMPORARY ACCESSORY DWELLING
 - (i) manufactured home, single section
 - (ii) park model trailer
- (i) ACCESSORY HOME OCCUPATION
- (j) RURAL ANCILLARY USE
- (k) COTTAGE INDUSTRY (subject to Use Regulation)
- (l) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations)*
(AB #3950)

(3) LOT SIZE (minimum) N/A

(4) LOT DIMENSIONS (minimum) N/A

(5) DENSITY (maximum) N/A

- (a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot. (AB #3897)*

(6) LOT COVERAGE (maximum)

- (a) total all buildings and structures 10%

(7) FLOOR AREA RATIO (maximum) N/A

13.02 RSV2 (PUBLIC USE RESERVE) ZONE (continued)

(8)	SETBACKS (minimum distance to)	FLL	RLL	ISLL	ESLL
(a)	RESIDENTIAL	7.5	7.5	3.0	7.5
(b)	animal enclosures				
(i)	not exceeding 100m ² in area	7.5	7.5	7.5	7.5
(ii)	exceeding 100m ² in area	15.0	15.0	15.0	15.0
(c)	manure storage facility	30.0	30.0	30.0	30.0
(d)	other buildings	7.5	7.5	3.0	7.5
(e)	roadside stands	3.0	15.0	7.5	7.5
(9)	SITING				
(a)	Dwelling units and Animal Enclosures shall be separated by a minimum distance of 15m.				
(10)	BUILDING HEIGHT (maximum)				
(a)	RESIDENTIAL	10.0m			
(b)	RURAL ANCILLARY	6.0m			
(c)	animal enclosures	N/A			
(d)	other buildings	15.0m			
(e)	roadside stands	5.0m			
(11)	OFF-STREET PARKING (minimum)				
(a)	Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.				
(b)	Shall provide at least the following number of spaces:				
(i)	1 space per campsite				
(ii)	1 space per 25m ² retail floor area				
(iii)	1 space per 5m ² of restaurant or assembly				
(iv)	1 space per 200m ² playground area				
(v)	1 space per berth (marina)				
(vi)	1 space per horse stall (equestrian centre)				
(12)	OFF-STREET LOADING (minimum)	N/A			
(13)	AMENITY AREA (minimum)	N/A			
(14)	FENCING, SCREENING & LANDSCAPING				
(a)	Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.				

13.02 RSV2 (PUBLIC USE RESERVE) ZONE (continued)

(15) SIGNS

- (a)* Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

(16) SPECIAL REGULATIONS

- (a)* The location of any buildings in the Zone shall be subject to approval of the City Engineering Department;
- (b)* OUTDOOR RECREATION USES shall be limited to:
 - (i)* park
 - (ii)* exercise circuit
 - (iii)* marina
 - (iv)* equestrian centre
 - (v)* public campground
 - (vi)* fishing camp
- (c)* A PUBLIC SERVICE USE shall only be permitted on parcels owned by the Province of British Columbia or the CITY.

13.03 RSV3 (SPECIAL JURISDICTION RESERVE) ZONE

(1) DESCRIPTION

The RSV3 (SPECIAL JURISDICTION RESERVE) ZONE consists of land the USE of which is not controlled by this ZONING BYLAW and other bylaws of the CITY. This ZONE includes the following classes of land: Department of National Defense Land, Indian Reserves and other Federal Government Land Holdings.

13.04 OR (OUTDOOR RECREATION) ZONE

(1) DESCRIPTION

The OR (OUTDOOR RECREATION) ZONE consists of land which, owing to location relative to transportation routes and natural recreational features; is suitable for low density OUTDOOR RECREATION USES catering to either tourists or resident users.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) GENERAL AGRICULTURE
- (b) CONDITIONAL AGRICULTURE (subject to Use and Special Regulation)
- (c) OUTDOOR RECREATION
- (d) ONE FAMILY RESIDENTIAL
 - (i) single family detached dwelling
 - (ii) manufactured home
- (e) TEMPORARY ACCESSORY DWELLING (subject to Special Regulation)
 - (i) secondary suite
 - (ii) manufactured home
 - (iii) park model trailer
 - (iv) residential conversion structure
- (f) BOARDING
- (g) RURAL ANCILLARY USES
- (h) INCIDENTAL AGRICULTURE SALES
- (i) ACCESSORY HOME OCCUPATION
- (j) COTTAGE INDUSTRY (subject to Use Regulation)
- (k) OFF-STREET PARKING
- (l) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB #3950)*

(3) LOT SIZE (minimum)

- (a) 2ha Where land is excluded from the Agricultural Land Reserve or approved for subdivision within the Agricultural Land Reserve pursuant to the *Agricultural Land Reserve Act*.

13.04 OR (OUTDOOR RECREATION) ZONE (continued)

- (4) LOT DIMENSIONS
- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.
- (5) DENSITY (maximum) N/A
- (a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot. (AB #3897)*
- (6) LOT COVERAGE
- (a) all buildings for agricultural use or outdoor recreation use 20%
- (b) total all buildings 40%
- (7) FLOOR AREA RATIO (maximum) N/A
- (8) SETBACKS (minimum distance to)
- | | FLL | RLL | ISLL | ESLL |
|--|------|------|------|------|
| (a) RESIDENTIAL | 7.5 | 7.5 | 3.0 | 6.0 |
| (b) animal enclosures | | | | |
| (i) not exceeding 100m ² in area | 7.5 | 7.5 | 7.5 | 7.5 |
| (ii) exceeding 100m ² in area | 15.0 | 15.0 | 15.0 | 15.0 |
| (iii) manure storage facility | 15.0 | 15.0 | 15.0 | 15.0 |
| (c) RURAL ANCILLARY USE (not exceeding 100m ²) | 7.5 | 6.0 | 3.0 | 6.0 |
| (d) all other buildings | 7.5 | 7.5 | 6.0 | 6.0 |
- (9) SITING
- (10) BUILDING HEIGHT (maximum)
- (a) all buildings and structures 15m
- (11) OFF-STREET PARKING
- (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.
- (b) Shall provide at least the following number of spaces:
- | | | |
|-------|---------|---|
| (i) | 1 space | per campsite |
| (ii) | 1 space | per 25m ² retail floor area |
| (iii) | 1 space | per 5m ² of restaurant or assembly |
| (iv) | 1 space | per 200m ² playground area |

13.04 OR (OUTDOOR RECREATION) ZONE (continued)

- (v) 10 spaces per waterslide chute
- (vi) 3 spaces per fairway (par 3 or pitch-n-put golf)
- (vii) 6 spaces per fairway (higher than par 3 golf)
- (viii) 1 space per tee (golf driving range)
- (ix) 1 space per berth (marina)
- (x) 1 space per horse stall (equestrian centre)
- (xi) 1 bicycle parking space (type "B" parking device) per 20 vehicle parking spaces required

(12) OFF-STREET LOADING (minimum) N/A

(13) AMENITY AREA (minimum) N/A

(14) FENCING, SCREENING & LANDSCAPING

- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.

(15) SIGNS

- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

(16) SPECIAL REGULATIONS

- (a) Summer camps shall provide accommodation in the form of dormitories, bunkhouses, cabins or tents.
- (b) Commercial campgrounds shall be developed in accordance with the City Campground Bylaw, in force from time to time.
- (c) CONDITIONAL AGRICULTURE USE shall not include an animal pound.
- (d) A Class "A" golf course (i.e.: a standard 18 hole course, an executive course or a championship quality course) may include the following ancillary facilities: Lockers, showers, washrooms, bag and cart storage, pro shop, laundry area, general storage and maintenance areas, restaurant area, banquet area, bar lounge, kitchen, administration area and general circulation area.
- (e) A Class "B" golf course (i.e.: a pitch and putt course, a driving range, a par-3 course or a 9 hole course), may include the same type of ancillary facilities as a Class "A" course except that a banquet room and bar lounge are not permitted.
- (f) Except when parked within a structure for Residential Ancillary Use, in association with a One-Family Residential Use, no more than 2 unlicensed vehicles may be stored on a lot provided such vehicles are screened on all sides or stored 50m or farther from all property lines.

13.05 OR-1 (OUTDOOR RECREATION/RESIDENTIAL) ZONE

(1) *DESCRIPTION*

The OR-1 (OUTDOOR RECREATION/RESIDENTIAL) ZONE consists of land which, owing to the availability of community water and sanitary sewer or the potential to extend these services to the land, and a combination of recreational and/or natural geographic features is suitable for a mixture of outdoor recreation and residential uses.

(2) *PERMITTED USES*

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATION.

(a) *OUTDOOR RECREATION (subject to Special Regulation)*

(b) *ONE-FAMILY RESIDENTIAL*

(i) *single family detached dwelling*

(ii) *manufactured home, multi-section*

(c) *TWO-FAMILY RESIDENTIAL*

(i) *duplex*

(d) *MULTI-FAMILY RESIDENTIAL*

(i) *townhouses*

(ii) *apartment block*

(e) *URBAN ANCILLARY USE*

(f) *ACCESSORY HOME OCCUPATION (AB #4015)*

(g) *OFF-STREET PARKING (subject to Special Regulation)*

(h) *OFF-STREET LOADING*

(i) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations)
(AB #3950)*

(3) *LOT SIZE (minimum)*

(a) *16ha overall Development Parcel*

(b) *2000m² ONE FAMILY RESIDENTIAL (with community water)*

(c) *650m² ONE FAMILY RESIDENTIAL (with community water and
sanitary sewer)*

(d) *1000m² TWO FAMILY RESIDENTIAL (with community water and
sanitary sewer)*

(e) *1000m² MULTI-FAMILY RESIDENTIAL (with community water and
sanitary sewer)*

13.05 OR-1 (OUTDOOR RECREATION/RESIDENTIAL) ZONE (continued)

(4)	<i>LOT DIMENSIONS (minimum)</i>	<i>WIDTH</i>	<i>DEPTH</i>		
(a)	<i>ONE FAMILY RESIDENTIAL (with community water)</i>	25m	50m		
(b)	<i>ONE FAMILY RESIDENTIAL (with community water and sanitary sewer)</i>	17.5m	30m		
(c)	<i>TWO FAMILY RESIDENTIAL (with community water and sanitary sewer)</i>	20m	30m		
(d)	<i>MULTI-FAMILY RESIDENTIAL (with community water and sanitary sewer)</i>	30m	30m		
(5)	<i>DENSITY (maximum)</i>				
(a)	<i>4 du per hectare within the Development Parcel (with community water and sanitary sewer system)</i>				
(6)	<i>LOT COVERAGE (maximum)</i>				
(a)	<i>for all Buildings and Structures within the Development Parcel</i>	10%			
(b)	<i>for all Buildings and Structures on a residential lot</i>	40%			
(7)	<i>FLOOR AREA RATIO (maximum)</i>				
(a)	<i>for all Buildings and Structures on a residential lot</i>	0.8			
(8)	<i>SETBACKS (minimum distance to)</i>	<i>FLL</i>	<i>RLL</i>	<i>ISLL</i>	<i>ESLL</i>
(a)	<i>ONE FAMILY RESIDENTIAL (with community water)</i>	7.5	12.0	2.0	6.0
(b)	<i>ONE and TWO FAMILY RESIDENTIAL (with community water and sanitary sewer)</i>	7.5	8.5	2.0	6.0
(c)	<i>MULTI-FAMILY RESIDENTIAL (townhouse)</i>	6.0	6.0	3.0	6.0
(d)	<i>MULTI-FAMILY RESIDENTIAL (apartment)</i>	6.0	6.0	4.5	6.0
(e)	<i>URBAN ANCILLARY</i>	7.5	1.0	1.0	6.0
(f)	<i>animal enclosures exceeding 100m² in area</i>	15.0	15.0	15.0	15.0
(g)	<i>all other buildings</i>	7.5	7.5	7.5	7.5

13.05 OR-1 (OUTDOOR RECREATION/RESIDENTIAL) ZONE (continued)

(9) *SITING*

- (a) *Dwelling units shall be sited a minimum of 15m from any golf course tee, fairway or driving range.*
- (b) *Where more than one structure for residential use is sited on a lot or within a “strata” development, said structures shall be separated by a distance not less than the setback applicable to the orientation of the structure multiplied by a factor of 1.5.*

(10) *BUILDING HEIGHT (maximum)*

- (a) *RESIDENTIAL OR OUTDOOR RECREATION* 10.0m
- (b) *URBAN ANCILLARY* 6.0m

(11) *OFF-STREET PARKING*

- (a) *Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.*
- (b) *Shall provide at least the following number of spaces:*
 - (i) *2 spaces per dwelling unit*
 - (ii) *1 space per campsite*
 - (iii) *1 space per 25m² retail floor area*
 - (iv) *1 space per 5m² of restaurant or assembly*
 - (v) *1 space per 200m² playground area*
 - (vi) *10 spaces per waterslide chute*
 - (vii) *3 spaces per fairway (par 3 or pitch-n-putt golf)*
 - (viii) *6 spaces per fairway (higher than par 3 golf)*
 - (ix) *1 space per tee (golf driving range)*
 - (x) *1 space per berth (marina)*
 - (xi) *1 space per horse stall (equestrian centre)*
 - (xii) *1 bicycle parking space (type “B” parking device) per 20 vehicle parking spaces required*

(12) *OFF-STREET LOADING (minimum)*

- (a) *Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW.*
- (b) *Shall provide at least the following minimum number of spaces:*
 - (i) *1 space per 2500m² of gross floor area or portion thereof within buildings for outdoor recreation use*

(13) *AMENITY AREA (minimum)*

- (a) *All amenity areas shall be developed in accordance with Section 5.1 of this BYLAW.*

13.05 OR-1 (OUTDOOR RECREATION/RESIDENTIAL) ZONE (continued)

- (b) *A private amenity area not less than 15m² in area and having minimum dimensions of not less than 3m shall be provided for and contiguous to each ground oriented dwelling unit.*
- (c) *A private amenity area not less than 5m² in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each dwelling unit.*

(14) **FENCING, SCREENING & LANDSCAPING**

- (a) *Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.*

(15) **SIGNS**

- (a) *Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.*

(16) **SPECIAL REGULATIONS**

- (a) *OUTDOOR RECREATION USES shall be limited to:*
 - (i) *golf course/golf driving range*
 - (ii) *park*
 - (iii) *exercise circuit*
 - (iv) *marina*
 - (v) *equestrian centre*
- (b) *A Class “A” golf course (i.e. a standard 18-hole course, an executive course or a championship quality course) may include the following ancillary facilities: lockers, showers, washrooms, bag and cart storage, pro shop, laundry area, general storage and maintenance areas, restaurant area, banquet room, bar lounge, kitchen, administration area and general circulation area.*
- (c) *A Class “B” golf course (i.e. a pitch and putt course, a driving range, a par 3 course or a 9-hole course) may include the same type of ancillary facilities as a Class “A” course, except that a banquet room and bar lounge are not permitted.*
- (d) *The total surface area occupied by the combination of OFF-STREET PARKING, OFF-STREET LOADING, driveways and manoeuvring aisles shall not exceed 10% of the development parcel.*

13.06 OR-2 (OUTDOOR RECREATION/RETREAT) ZONE

(1) DESCRIPTION

The OR-2 (OUTDOOR RECREATION/RETREAT) ZONE consists of land which, due to its limited access and secluded location away from main centres of permanent settlement, is suitable for very low density uses catering to religious or public institutions, or private retreats.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

(a) RESTRICTED AGRICULTURE

(b) CONDITIONAL AGRICULTURE (subject to Use and Special Regulation)

(c) OUTDOOR RECREATION (subject to Special Regulation)

(d) RETREAT

(e) ONE FAMILY RESIDENTIAL

(i) single family detached dwelling

(ii) manufactured home

(f) TEMPORARY ACCESSORY DWELLING (subject to Special Regulation)

(i) secondary suite

(ii) manufactured home

(iii) park model trailer

(iv) residential conversion structure

(g) RURAL ANCILLARY USES

(h) INCIDENTAL AGRICULTURE SALES

(i) ACCESSORY HOME OCCUPATION

(j) COTTAGE INDUSTRY (subject to Use Regulation)

(k) OFF-STREET PARKING

(l) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations)*
(AB #3950)

(3) LOT SIZE (minimum)

(a) 3ha Where land is excluded from the Agricultural Land Reserve or approved for subdivision within the Agricultural Land Reserve pursuant to the *Agricultural Land Reserve Act*

13.06 OR-2 (OUTDOOR RECREATION/RETREAT) ZONE (continued)

- (4) LOT DIMENSIONS
- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.
- (5) DENSITY (maximum) N/A
- (a) *Shall not exceed one structure for ONE FAMILY RESIDENTIAL USE per lot. (AB #3897)*
- (6) LOT COVERAGE
- (a) total all buildings 10%
- (7) FLOOR AREA RATIO (maximum) N/A
- (8) SETBACKS (minimum distance to)
- | | FLL | RLL | ISLL | ESLL |
|---|------|------|------|------|
| (a) For all buildings | 10.0 | 3.0 | 3.0 | 4.5 |
| (b) RESIDENTIAL | 7.5 | 7.5 | 3.0 | 6.0 |
| (c) Animal enclosures | | | | |
| (i) not exceeding 100m ² in area | 7.5 | 7.5 | 7.5 | 7.5 |
| (ii) exceeding 100m ² in area | 15.0 | 15.0 | 15.0 | 15.0 |
| (iii) manure storage facility | 15.0 | 15.0 | 15.0 | 15.0 |
| (d) RURAL ANCILLARY USE | 7.5 | 3.0 | 3.0 | 7.5 |
| (e) All other buildings | 7.5 | 7.5 | 7.5 | 7.5 |
- (9) SITING N/A
- (10) BUILDING HEIGHT (maximum)
- (a) RESIDENTIAL 10.0m
- (b) RURAL ANCILLARY 6.0m
- (c) AGRICULTURAL 15.0m
- (d) All buildings and structures 10.0m
- (11) OFF-STREET PARKING
- (a) Shall provide at least the following number of spaces:
- (i) 1 space per 10 sleeping units, for a summer camp or retreat
- (ii) 1 space per 100m² office
- (iii) 1 space per 5 sleeping units for a guest ranch.
- (12) OFF-STREET LOADING (minimum) N/A

13.06 OR-2 (OUTDOOR RECREATION/RETREAT) ZONE (continued)

- (13) AMENITY AREA (minimum) N/A
- (14) FENCING, SCREENING & LANDSCAPING
 - (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (15) SIGNS
 - (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.
- (16) SPECIAL REGULATIONS
 - (a) OUTDOOR RECREATION accommodation is to be provided in the form of dormitories, bunkhouses, cabins or tents. Uses shall be limited to:
 - (i) summer camp
 - (ii) guest ranch
 - (b) A CONDITIONAL AGRICULTURE USE shall not include an animal pound.
 - (c) Except when parked within a structure for Residential Ancillary Use, in association with a One-Family Residential Use, no more than 2 unlicensed vehicles may be stored on a lot provided such vehicles are screened on all sides or stored 50m or farther from all property lines.

13.07 OR-3 (OUTDOOR RECREATION/RESORT) ZONE

(1) *DESCRIPTION*

The OR-3 (OUTDOOR RECREATION/RESORT) ZONE consists of land which, owing to the availability of community water and sanitary sewer, or the potential to extend these services to the land, and a combination of recreational and/or natural geographic features is suitable for a mixture of uses including: recreation, hotel /resort, residential, commercial and institutional as part of a residential - resort community.

(2) *PERMITTED USES*

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATION. (Unless specifically noted, only Outdoor Recreation and One Family Residential and associated Uses are permitted without both Community Water and Sanitary Sewer)

- (a) *OUTDOOR RECREATION (subject to Special Regulation)*
- (b) *TOURIST ACCOMMODATION (subject to Special Regulation)*
- (c) *ONE-FAMILY RESIDENTIAL*
 - (i) *single family detached dwelling*
 - (ii) *manufactured home, multi-section*
- (d) *TWO-FAMILY RESIDENTIAL*
 - (i) *Duplex*
- (e) *MULTI-FAMILY RESIDENTIAL*
 - (i) *townhouses*
 - (ii) *apartment block*
 - (iii) *apartments (above commercial)*
- (f) *GENERAL COMMERCIAL (subject to Special Regulation)*
- (g) *VEHICLE ORIENTED COMMERCIAL (subject to Special Regulation)*
- (h) *PUBLIC OR PRIVATE ASSEMBLY*
- (i) *URBAN ANCILLARY USE (subject to Special Regulation)*
- (j) *ACCESSORY HOME OCCUPATION (AB #4015)*
- (k) *OFF-STREET PARKING (subject to Special Regulation)*
- (l) *OFF-STREET LOADING*
- (m) *SUPPORTIVE RECOVERY HOME USE (subject to Use Regulations) (AB #3950)*

13.07 OR-3 (OUTDOOR RECREATION/RESORT) ZONE (continued)

- (3) *LOT SIZE (minimum for development served by community water AND sanitary sewer, unless specifically noted)*
- (a) 16ha overall Development Parcel
 - (b) 4000m² *OUTDOOR RECREATION and TOURIST ACCOMMODATION*
 - (c) 2000m² *ONE FAMILY RESIDENTIAL (with community water only)*
 - (d) 650m² *ONE FAMILY RESIDENTIAL,*
 - (e) 1000m² *TWO-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, COMMERCIAL, and PUBLIC OR PRIVATE ASSEMBLY*
- (4) *LOT DIMENSIONS (minimum)*
- | | <i>WIDTH</i> | <i>DEPTH</i> |
|--|--------------|--------------|
| (a) <i>OUTDOOR RECREATION and TOURIST ACCOMMODATION</i> | 30m | 40m |
| (b) <i>ONE FAMILY RESIDENTIAL</i> | 17.5m | 30m |
| (c) <i>ONE FAMILY RESIDENTIAL (Community Water Only)</i> | 25m | 50m |
| (d) <i>TWO FAMILY RESIDENTIAL</i> | 20m | 30m |
| (e) <i>MULTI-FAMILY RESIDENTIAL</i> | 30m | 30m |
| (f) <i>COMMERCIAL and PUBLIC OR PRIVATE ASSEMBLY</i> | 20m | 30m |

13.07 OR-3 (OUTDOOR RECREATION/RESORT) ZONE (continued)

(5) *DENSITY (maximum)*

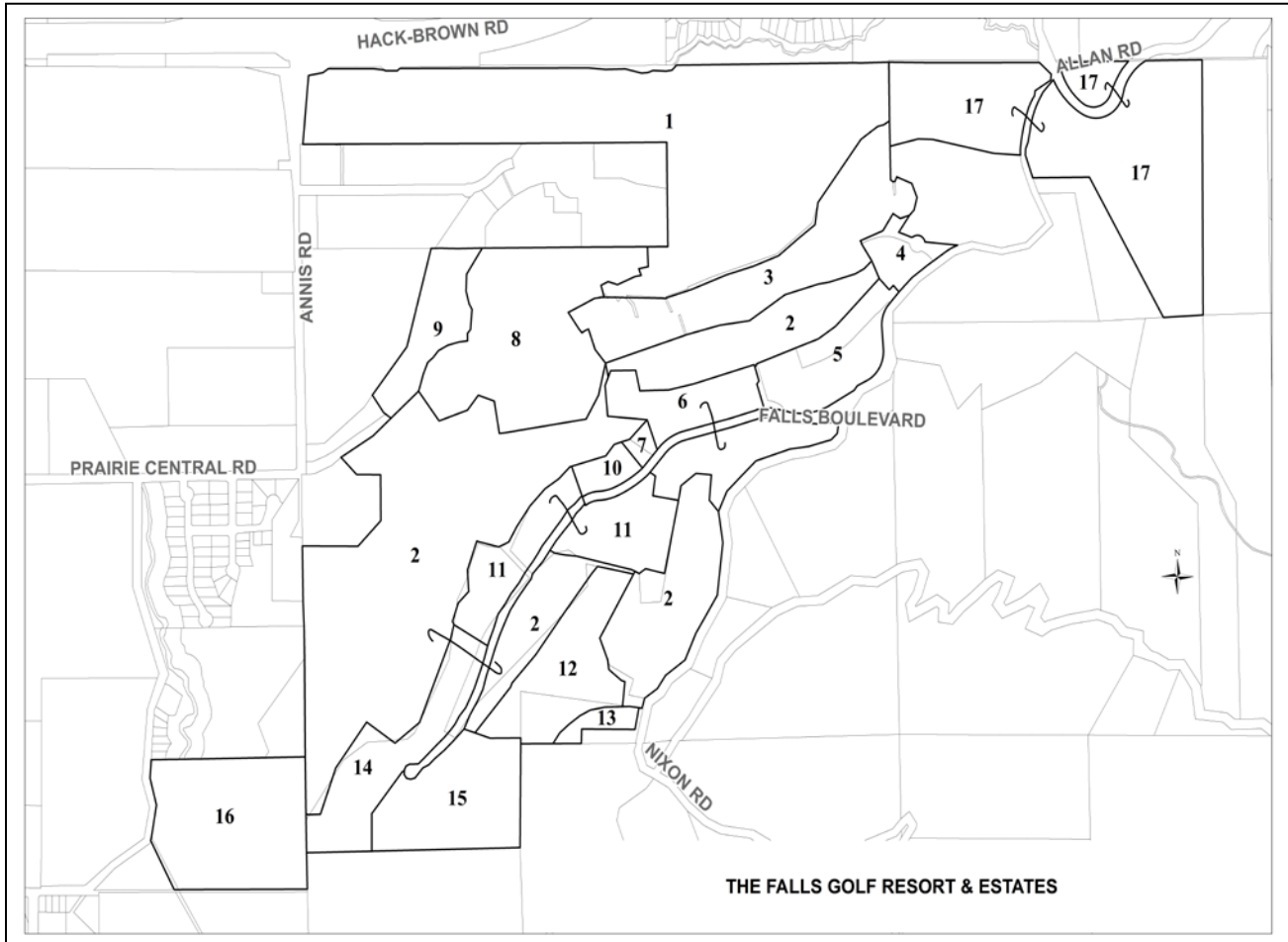
(a) *The following chart outlines the maximum development permitted on the parcels or defined areas within the overall Development Parcel.*

<i>PARCEL</i>	<i>LAND USE</i>	<i>AREA (ha)</i>	<i>MAXIMUM UNITS</i>	<i>DENISTY (du / ha)</i>
1	<i>Golf</i>	27.7	0	0
2	<i>Golf</i>	33.9	0	0
3	<i>One Family Residential</i>	8.9	91	10.2
4	<i>Commercial Multi-Family Residential Hotel (AB #3505)</i>	1.47	0	0
5	<i>Two Family Residential</i>	3.86	66	17
6	<i>Hotel</i>	5.99	430	71.8
7	<i>Commercial</i>	0.38	0	0
8	<i>One Family / Multi-Family</i>	11.11	250	22.5
9	<i>Commercial / Residential</i>	2.92	200	68.5
10	<i>Commercial / Residential</i>	.85	100	117.6
11	<i>Commercial / Residential</i>	6.28	800	127.3
12	<i>Hotel</i>	5.45	750	137.6
13	<i>One Family Residential</i>	0.68	7	10.3
14	<i>Multi-Family Residential</i>	4.89	380	77.7
15	<i>Hotel</i>	5.69	600	105
16	<i>Golf, One Family Residential</i>	8.9	4	0.4
17	<i>Golf, One Family & Multi-Family Residential / Commercial</i>	25.3	445	14.8
	TOTAL	155±	100 RV /4123 du	24.6

(AB#4300)

13.07 OR-3 (OUTDOOR RECREATION/RESORT) ZONE (continued)

(b) *The following map identifies the location of the 17 parcels referenced above.*



(AB#4300)

- (6) LOT COVERAGE (maximum)
 - (a) *for all Buildings and Structures for TOURIST ACCOMMODATION or COMMERCIAL USE* 40%
 - (b) *for all Buildings and Structures on a residential lot* 40%

- (7) FLOOR AREA RATIO (maximum)
 - (a) *for all Buildings and Structures on a residential lot* 0.8
 - (b) *for all Buildings and Structures for TOURIST ACCOMMODATION or GENERAL COMMERCIAL* 1.0

13.07 OR-3 (OUTDOOR RECREATION/RESORT) ZONE (continued)

(c)	<i>for all Buildings and Structures on a Commercial lot</i>	1.0			
(d)	<i>for Parcel 4</i>	1.25			(AB #3505)
(8)	SETBACKS (minimum distance to)	FLL	RLL	ISLL	ESLL
(a)	TOURIST ACCOMMODATION				
(i)	<i>hotel</i>	6.0	6.0	4.5	6.0
(b)	ONE FAMILY RESIDENTIAL (community water only)	7.5	12.0	2.0	6.0
(c)	ONE and TWO FAMILY RESIDENTIAL (fee simple)	7.5* ¹	8.5	2.0	6.0
	<i>(bare land strata)</i>	4.0* ²	7.5	2.0	4.0
	<i>(strata) (AB#4300)</i>	6.0	6.0	3.0	6.0
(d)	MULTI-FAMILY RESIDENTIAL	6.0	6.0	3.0	6.0
(e)	COMMERCIAL	6.0	6.0	4.5	6.0
(f)	URBAN ANCILLARY	7.5	1.0	1.0	6.0
(g)	<i>Animal enclosures exceeding 100m²</i>	15.0	15.0	15.0	15.0
(h)	<i>All other buildings and structures</i>	7.5	7.5	7.5	7.5

(9) **SITING**

- (a) *¹ *The 7.5m front setback for a fee simple single family dwelling may be reduced to 6.3m provided cars can park in front of the garage with 1m clearance, without any part of the car projecting onto the road or sidewalk.*
- (b) *² *The 4m front setback for a strata single family dwelling shall apply only to the living area. A minimum setback of 6m shall be provided for any garage fronting onto the street.*
- (c) *Dwelling units shall be sited a minimum of 15m from any golf course tee, fairway or driving range.*
- (d) *Where more than one structure for residential use is sited on a lot or within a “strata” development, said structures shall be separated by a distance not less than 1.5 times the setback applicable to the orientation of the structure.*

13.07 OR-3 (OUTDOOR RECREATION/RESORT) ZONE (continued)

- (10) *BUILDING HEIGHT (maximum)*
- | | | |
|-----|---|--------------|
| (a) | <i>OUTDOOR RECREATION,
ONE or TWO FAMILY RESIDENTIAL and
MULTI-FAMILY RESIDENTIAL (townhouse)</i> | <i>10.0m</i> |
| (b) | <i>MULTI FAMILY RESIDENTIAL (apartment)</i> | <i>18.0m</i> |
| (c) | <i>TOURSIT ACCOMMODATION (hotel)</i> | <i>30.0m</i> |
| (d) | <i>COMMERCIAL or INSTITUTIONAL</i> | <i>25.0m</i> |
| (e) | <i>URBAN ANCILLARY</i> | <i>6.0m</i> |
- (11) *OFF-STREET PARKING*
- (a) *Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.*
- (b) *Shall provide at least the following number of spaces:*
- (i) *2 spaces per one family, two family or townhouse dwelling unit*
 - (ii) *1.5 space per apartment type dwelling unit*
 - (iii) *1 space per resort or hotel type dwelling unit*
 - (iv) *1 space per campsite*
 - (v) *1 space per 25m² retail or commercial floor area*
 - (vi) *1 space per 8m² of restaurant or assembly*
 - (vii) *1 space per 200m² playground area*
 - (viii) *10 spaces per waterslide chute*
 - (ix) *3 spaces per fairway (par 3 or pitch-n-putt golf)*
 - (x) *6 spaces per fairway (higher than par 3 golf)*
 - (xi) *1 space per tee (golf driving range)*
 - (xii) *1 space per tennis or racquet court*
 - (xiii) *1 space per berth (marina)*
 - (xiv) *1 space per horse stall (equestrian centre)*
 - (xv) *1 bicycle parking space (type "B" parking device) per 20 vehicle parking spaces required*
- (12) *OFF-STREET LOADING (minimum)*
- (a) *Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW.*
- (b) *Shall provide at least the following minimum number of spaces:*
- (i) *1 space per building containing an Outdoor Recreation or Commercial Use* (AB #3505)

13.07 OR-3 (OUTDOOR RECREATION/RESORT) ZONE (continued)

(13) AMENITY AREA (minimum)

- (a) All amenity areas shall be developed in accordance with Section 5.1 of this BYLAW.*
- (b) A private amenity area not less than 15m² in area and having minimum dimensions of not less than 3m shall be provided for and contiguous to each ground oriented dwelling unit.*
- (c) A private amenity area not less than 5m² in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each dwelling unit.*

(14) FENCING, SCREENING & LANDSCAPING

- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.*

(15) SIGNS

- (a) Shall be located and constructed in accordance with the City of Chilliwack Sign Bylaw, in force from time to time.*

(16) SPECIAL REGULATIONS

- (a) OUTDOOR RECREATION USES shall be limited to:
 - (i) golf course, golf driving range and associated uses*
 - (ii) park*
 - (iii) exercise circuit*
 - (iv) equestrian centre*
 - (v) tennis*
 - (vi) sports fields*
 - (vii) water sports*
 - (viii) marina*
 - (ix) Heli pad (subject to federal regulations and approvals)**
- (b) A TOURIST ACCOMMODATION USE shall be in the form of a resort hotel or Recreation Vehicle Park.*
- (c) An “RV Park” shall be developed in accordance with the requirements of the City of Chilliwack Campground Bylaw and shall be occupied by Recreation Vehicles only.*
- (d) GENERAL COMMERCIAL USES shall be limited to:
 - (i) indoor recreation*
 - (ii) restaurant, banquet room, bar lounge**

13.07 OR-3 (OUTDOOR RECREATION/RESORT) ZONE (continued)

- (iii) *sale of:*
 - a. *sporting goods*
 - b. *groceries and pharmacy items*
 - c. *jewellery*
 - d. *shoes and clothing*
 - e. *books and stationary*
 - f. *gifts and souvenirs*
- (iv) *medical clinic*
- (v) *offices and financial institutions*
- (vi) *child care facility*
- (vii) *personal services*
- (viii) *business services (AB#4015)*
- (e) *VEHICLE ORIENTED COMMERCIAL USES shall be limited to:*
 - (i) *motor vehicle service or repair, excluding body work and painting”*

13.08 AP (AIRPORT COMMERCIAL) ZONE

(1) DESCRIPTION

The AP (AIRPORT COMMERCIAL) ZONE consists of land, which, because of its relationship to the urban area and major transportation routes and the airport, is best suited to a mixture of airport related uses, commercial and industrial activity.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) AIRPORT INDUSTRIAL
- (b) LIGHT MANUFACTURING
- (c) CIVIC ADMINISTRATION/PROTECTION
- (d) GENERAL COMMERCIAL (subject to Special Regulation)
- (e) TOURIST ACCOMMODATION
- (f) OPEN STORAGE
- (g) ACCESSORY DWELLING UNIT
- (h) OFF-STREET PARKING
- (i) OFF-STREET LOADING
- (j) *ACCESSORY HOME OCCUPATION (AB #4015)*

(3) LOT SIZE (minimum)

- (a) 1000m² all USES

(4) LOT DIMENSIONS

- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

(5) DENSITY (maximum) N/A

(6) LOT COVERAGE (maximum)
 (a) for all buildings and structures 50%

(7) FLOOR AREA RATIO (maximum) N/A

(8) SETBACKS (minimum distance to) FLL RLL ISLL ESLL
 (a) all buildings/structures 10.0 0.0 0.0 6.0

13.08 AP (AIRPORT COMMERCIAL) ZONE (continued)

(9) SITING

- (a) An ACCESSORY DWELLING UNIT may be located in the same building as and above or behind a permitted use.

(10) BUILDING HEIGHT (maximum)

- (a) Airport control tower N/A
- (b) For all other buildings and structures 15m
- (c) Notwithstanding (a) & (b) above, the height of buildings and structures is controlled by Transport Canada Regulations

(11) OFF-STREET PARKING (minimum)

- (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.
- (b) Shall provide at least the following minimum number of spaces:
- (i) 1 space per 100m² gross floor area, storage or workshop
 - (ii) 1 space per 20m² office or sales
 - (iii) 1 space per 5m² restaurant

(12) OFF-STREET LOADING (minimum)

- (a) Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW.
- (b) Shall provide the following minimum number of spaces:
- (i) 1 space per building

(13) AMENITY AREA (minimum) N/A

(14) FENCING, SCREENING & LANDSCAPING

- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
- (b) All OPEN STORAGE, except that of operational aircraft, shall be bounded by screening 2m in height except for points of access or egress or where bounded by a building.
- (c) A security fence shall be provided around all uses which could constitute a hazard.

(15) SIGNS

- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.

13.08 AP (AIRPORT COMMERCIAL) ZONE (continued)

(16) SPECIAL REGULATIONS

(a) GENERAL COMMERCIAL Uses shall be limited to

- (i) restaurants
- (ii) indoor recreation
- (iii) transportation facility
- (iv) office
- (v) business services
- (vi) sale of:
 - hardware and sporting goods
 - gifts and souvenirs

13.09 AP-1 (AIRPORT) ZONE

(1) DESCRIPTION

The AP-1 (AIRPORT) ZONE consists of land, immediately adjacent to the Chilliwack Airport which is best suited to airport related and dependent uses.

(2) PERMITTED USES

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) AIRPORT INDUSTRIAL
- (b) CIVIC ADMINISTRATION/PROTECTION
- (c) GENERAL COMMERCIAL (subject to Special Regulation)
- (d) OPEN STORAGE
- (e) ACCESSORY DWELLING UNIT
- (f) OFF-STREET PARKING
- (g) OFF-STREET LOADING
- (h) *ACCESSORY HOME OCCUPATION (AB #4015)*

(3) LOT SIZE (minimum)

- (a) 1000m² all USES

(4) LOT DIMENSIONS

- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

(5) DENSITY (maximum) N/A

(6) LOT COVERAGE (maximum)

- (a) for all buildings and structures 50%

(7) FLOOR AREA RATIO (maximum) N/A

(8) SETBACKS (minimum distance to) FLL RLL ISLL ESLL

- (a) all buildings/structures 10.0 0.0 0.0 6.0

(9) SITING

- (a) An ACCESSORY DWELLING UNIT may be located in the same building as and above or behind a permitted use.

13.09 AP-1 (AIRPORT) ZONE (continued)

- (10) BUILDING HEIGHT (maximum)
- (a) Airport control tower N/A
 - (b) For all other buildings and structures 15m
 - (c) Notwithstanding (a) & (b) above, the height of buildings and structures is controlled by Transport Canada Regulations
- (11) OFF-STREET PARKING (minimum)
- (a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW.
 - (b) Shall provide at least the following minimum number of spaces:
 - (i) 1 space per 100m² gross floor area, storage or workshop
 - (ii) 1 space per 20m² office or sales
 - (iii) 1 space per 5m² restaurant
- (12) OFF-STREET LOADING (minimum)
- (a) Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW.
 - (b) Shall provide the following minimum number of spaces:
 - (i) 1 space per building
- (13) AMENITY AREA (minimum) N/A
- (14) FENCING, SCREENING & LANDSCAPING
- (a) Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW.
 - (b) All OPEN STORAGE, except that of operational aircraft, shall be bounded by screening 2m in height except for points of access or egress or where bounded by a building.
 - (c) A security fence shall be provided around all uses which could constitute a hazard.
- (15) SIGNS
- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.
- (16) SPECIAL REGULATIONS
- (a) GENERAL COMMERCIAL Uses shall be limited to
 - (i) restaurants
 - (ii) souvenir or gift shop