"ZONING BYLAW 2020, 5000"

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City of Chilliwack

Zoning Bylaw 2020, No. 5000

A bylaw to divide the City of Chilliwack into Zones and to make regulations in relation thereto, pursuant to the provisions of the *Local Government Act*

SECTION 1 - APPLICATION AND INTERPRETATION

1.01 TITLE

(1) This BYLAW may be cited as "Zoning Bylaw 2020, No. 5000".

1.02 APPLICATION

(1) The provisions of this BYLAW shall apply to the whole of the area within the boundaries of the City of Chilliwack.

(2) A person who contravenes this BYLAW by doing an act that it forbids, or omitting to do an act that it requires to be done, commits an offence against this BYLAW.

(3) Except as otherwise provided, no person may

(a) Use or occupy land, BUILDING or STRUCTURE, or the surface of water, and

(b) Erect, move, alter or enlarge a BUILDING or STRUCTURE or part thereof, unless in conformity with this BYLAW.

1.03 SEVERABILITY

(1) If any section, subsection, paragraph, subparagraph, clause, item, sentence, or phrase of this BYLAW is for any reason found invalid by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this BYLAW.

1.04 REPEAL OF PREVIOUS BYLAWS

(1) "Zoning Bylaw 2001, No. 2800", and amendments thereto are hereby repealed.

1.05 STANDARD ABBREVIATIONS

(1) Throughout this BYLAW the following standard abbreviations may be used to allow for a more concise format:

ADU	ACCESSORY DWELLING UNIT
AHI	ACCESSORY HOME INDUSTRIAL
AHO	ACCESSORY HOME OCCUPATION
ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
CNR	Canadian National Railway
CSA	Canadian Standards Association
CWA	COMMUNITY WATER SUPPLY AREA
DU	DWELLING UNIT
ESLL	EXTERIOR SIDE LOT LINE

FHA	FLOOD HAZARD AREA
FLL	FRONT LOT LINE
GRA	GEOLOGICALLY RESTRICTED AREA
GSA	GEOLOGICALLY SENSITIVE AREA
GSA – HCA	GEOLOGICALLY SENSITIVE AREA – HINLKEY CREEK AREA
ha	hectares (unit of area equal to 10000 m^2)
ISLL	INTERIOR SIDE LOT LINE
m	metre or metres (unit of length)
m^2	metres squared (unit of area)
N/A	not applicable
REM	REMNANT AREA
RLL	REAR LOT LINE
ROW	right of way
WLA	WATER LOT AREA

1.06 INTERPRETATION OF THE BYLAW

(1) If ambiguity arises, concerning the context or application of this BYLAW, the Planning and Strategic Initiatives Department shall set forth the relevant information and its interpretation in a recommendation for COUNCIL. COUNCIL shall consider the findings and interpretation of the Planning and Strategic Initiatives Department and render a final decision and interpretation on the matter.

(2) In the event of conflict between the provisions of this BYLAW and the provisions of any other CITY bylaw, the most restrictive provisions shall govern.

(3) In this BYLAW, every title and heading is part of the BYLAW and intended to assist in explaining the BYLAW's meaning and object.

1.07 NO RELIEF FROM OTHER PROVISIONS

(1) Nothing contained within this BYLAW shall be construed as relieving any person or party to whom a BUILDING permit or variance is issued from complying with any other legislation, order or regulation requiring a license or permit to accomplish, engage in, carry on or maintain a particular business, enterprise, occupation, transaction or use.

(2) Nothing contained within this BYLAW shall be construed as validating or legalizing any land use in violation of any CITY bylaw, or other legislation, order or regulation.

1.08 UNITS OF MEASUREMENT

(1) Metric units of measurement are used throughout this BYLAW, unless otherwise specified.

(2) All units of area or volume are as specified.

SECTION 2 – DEFINITIONS

2.01 DEFINITIONS USED IN THIS BYLAW

In this BYLAW, the following definitions shall apply:

ACCESSORY DWELLING UNIT (ADU)

means a DWELLING UNIT, accessory to another use on the LOT;

ACCESSORY HOME INDUSTRIAL (AHI)

means an INDUSTRIAL use operated as a business which is ANCILLARY to RESIDENTIAL USE;

ACCESSORY HOME OCCUPATION (AHO)

means a business use which is ANCILLARY to a RESIDENTIAL USE;

ACCESSORY OFFICE AND SALES

means accessory sales and/or OFFICE area, for the sale of commodities produced on the PREMISES or commonly associated with the INDUSTRIAL activity;

ADJOINING

means having a common boundary;

ADULT CARE FACILITY

means a facility that provides supportive programs and daily care services or supervision by a health care professional for seniors and adults with disabilities and is licensed or funded by Provincial or Federal agencies;

ADULT ENTERTAINMENT FACILITY

has the same meaning as defined in the CITY Business Licence BYLAW, as amended or replaced from time to time;

ADVANCED TECHNOLOGY INDUSTRIAL

the production or development of computers, computer equipment and other high-technology electronic equipment;

AIRPORT INDUSTRIAL

means those industrial activities associated with aircraft and airport activities and includes the following:

(a) Manufacture, sale, service, repair, maintenance, and/or storage of aircraft and aircraft parts

(b) Storage of goods and materials awaiting trans-shipment by air

(c) Commercial, charter or private airline

(d) Flying SCHOOL;

AMUSEMENT CENTRE

means any PREMISE containing 10 or more mechanical or electronic video, pinball or similar game machines operated by 1 or more players and which normally requires the insertion of a coin, token or card, or payment of a fee;

ANCILLARY

means subordinate to and supportive of a PRINCIPAL USE;

ANCILLARY LIQUOR SERVICE

means the service of alcoholic beverages for consumption if the service is ANCILLARY to the principal business use of a FACILITY;

ANIMAL ENCLOSURE

means a barn, coop, hutch, stable, or similar BUILDING or STRUCTURE for the keeping of POULTRY or LIVESTOCK;

ANIMAL POUND

means a FACILITY for the impounding of dogs, LIVESTOCK or other animals;

ANIMAL UNIT

means the total number of animals making up 1 ANIMAL UNIT as listed below:

4 swine (plus weaner pigs), or
1 dairy cow (plus calf), or
1 beef cow (plus calf), or
1 bull, or
2.5 beef feeders to be fed to a maximum weight of 340 kg, (750 lbs.) or
1.67 beef feeders to be fed to a maximum weight of 500 kg, (1100 lbs.) or
10 veal calves to be fed to a maximum weight of 140 kg (300 lbs.), or
1 horse, (mare and foal, or stallion or gelding or donkey or mule or hinny), or
4 sheep (plus lambs) or goats (plus kids), or
12 feeder lambs, or
250 laying chicken hens, or
500 broiler chickens, roasters, or pullets, or
100 turkeys to be fed to a weight exceeding 5 kg, or
200 turkeys to be fed to a weight of 5 kg or less, or
125 geese or ducks, or
40 rabbits (bucks, or does plus progeny to weaning, or growers), or
80 mink (males, or females plus progeny to weaning, or growers), or
4 goats (plus kids), or
10 weaner pigs, or
2 ostrich, or
4 llama or alpaca, or
9 emu, or
1 bison (plus calf);

ANTIQUES

means relics of old times and items sought by collectors which were produced 50 or more years ago and for which the age can be verified by a member of the Canadian Antique Dealers Association;

APARTMENT

means a RESIDENTIAL USE consisting of 3 or more DWELLING UNITS on a LOT, where each DWELLING UNIT has its principal access from a common entrance or hallway. Ground level DWELLING UNITS may have direct ground level access to the LOT, street, or LANE;

APPROVING OFFICER

the person appointed as APPROVING OFFICER for the CITY and includes their deputy;

ARTERIAL HIGHWAY

means a major HIGHWAY defined as an ARTERIAL by the Ministry of Transportation and Infrastructure;

ASSISTED LIVING RESIDENCE

means a PREMISE or part of a PREMISE that provides housing, HOSPITALITY SERVICES (including but not limited to housekeeping, meals, laundry) and personal care services (including but not limited to bathing, dressing, mobility tasks) delegated by a health care professional for adults who can live independently and make decisions on their own behalf but require a supportive environment due to physical and functional health challenges;

ATTACHED

means a BUILDING or STRUCTURE physically connected by a common wall at least 3m in length providing internal connections to all enclosed spaces within all BUILDINGS or STRUCTURES. For the purposes of this definition, BUILDINGS or STRUCTURES connected solely by a roof will not be considered ATTACHED;

AUTO WRECKING YARD

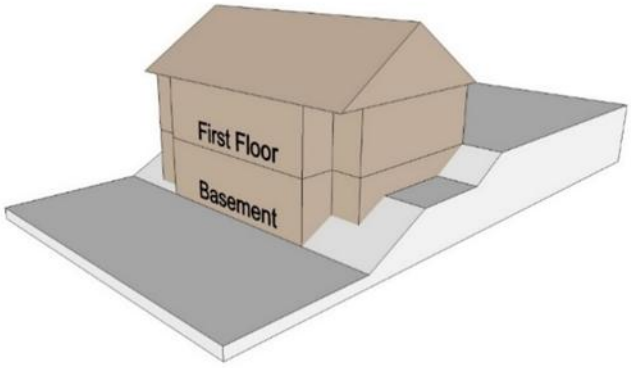
means an area, not within a BUILDING or STRUCTURE, where MOTOR VEHICLES are dismantled or where unlicensed MOTOR VEHICLES or used parts of MOTOR VEHICLES are stored;

BALCONY

means an extension of an above ground floor located outside the envelope of a BUILDING, all or part of which extension may be enclosed, subject to this BYLAW or a variance;

BASEMENT

means a STOREY or STOREYS of a BUILDING located below the FIRST STOREY;



BEVERAGE CONTAINER RETURN DEPOT

means a FACILITY providing for the collection, sorting, preparation for shipping and temporary storage of empty beverage containers;

BOARDING

means the accommodation of not more than 2 persons in 1 or more SLEEPING UNITS within a STRUCTURE for SINGLE DETACHED DWELLING or DUPLEX. BOARDING does not include INDEPENDENT LIVING HOUSING, GROUP HOME, or SHORT-TERM RENTAL types of use;

BOARDING HOUSE

means a multi-unit RESIDENTIAL USE providing accommodation for 5 or more persons in the form of SLEEPING UNITS only and where meals or COOKING FACILITIES are available in a common area. BOARDING HOUSE does not include INDEPENDENT LIVING HOUSING, GROUP HOME, or SHORT-TERM RENTAL types of uses;

BOUNDARY ADJUSTMENT

means a process whereby 2 or more LOTS are consolidated into 1 LOT and then may be re-subdivided into the same or to a lesser number of LOTS than previously existed;

BREWERY

means a PREMISE licensed by the Province of British Columbia for the brewing of beer, which may include areas for sampling, retail display and sales for off-site consumption;

BREW PUB

means a liquor primary establishment which is:

(a) ADJOINING a MICROBREWERY, and

(b) The liquor primary establishment and MICROBREWERY are operated by the same entity

A BREW PUB may also include the processing, storing and retail sales of beer produced by the ADJOINING MICROBREWERY;

BUILDING

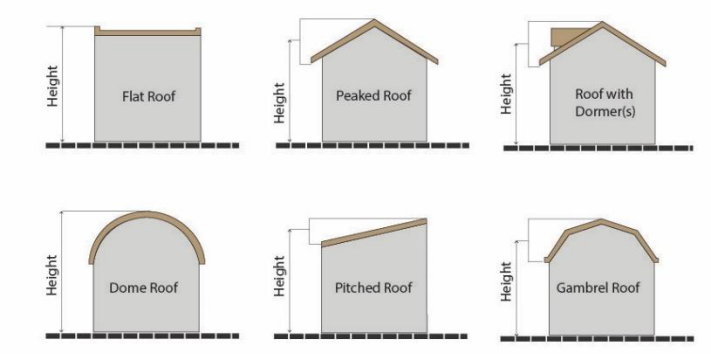
means any STRUCTURE used or intended for supporting or sheltering any use or occupancy;

BUILDING HEIGHT

means the vertical distance from GRADE to:

(a) The highest point of any exterior wall on a flat roofed or dome roofed BUILDING, or,

(b) The average HEIGHT between eaves and the highest ridge on a peaked roof, roof with dormers, pitched roof, or gambrel roof BUILDING;



BUILDING INSPECTOR

means the person or persons appointed to that position;

BUILDING PERMIT

means a permit issued by the CITY authorizing the owner of land or their agent to construct, erect or place a BUILDING or STRUCTURE;

BULK FUEL STORAGE AND SALES

means the storage, sale and distribution of petroleum, gasoline, fuel oil, gas and other flammable liquids as a PRINCIPAL USE and does not include the storage, sale and distribution of such materials when ANCILLARY to a permitted use on the same LOT;

BUSINESS SERVICE

means the provision of a service to a business, including courier service, customs broker, bookkeeping and accounting, custom printing of stationery items or security service;

BYLAW

means "Zoning BYLAW 2020, No. 5000" as amended or replaced from time to time;

BYLAW ENFORCEMENT OFFICER

means the person or persons appointed to that position;

CAMPGROUND

means an area occupied or maintained for the TOURIST ACCOMMODATION of travelers in RECREATION VEHICLES or tents, as well as ANCILLARY facilities which support these uses, such as administration OFFICES and laundry facilities;

CAMPGROUND, COMMERCIAL

means a CAMPGROUND operated as a business by a company or individual on privately owned land;

CAMPGROUND, PUBLIC

means a CAMPGROUND operated by or for the CITY or Province of British Columbia or on land owned by the CITY or Province of British Columbia;

CANNABIS

means CANNABIS as defined in the *Controlled Drugs and Substances Act* or *Cannabis Control and Licensing Act* and includes any products containing CANNABIS;

CANNABIS CONSUMPTION SPACES

means a business, special event, or other establishment providing cannabis for sale and use onsite;

CANNABIS OPERATION

means the cultivating, growing, producing, packaging, storing, distributing, dispensing, advertising, trading or selling of CANNABIS or its derivatives but excludes a CANNABIS PRODUCTION FACILITY (DESIGNATED FARM USE) and a CANNABIS PRODUCTION FACILITY (NON-FARM USE);

CANNABIS PRODUCTION FACILITY (DESIGNATED FARM USE)

means the cultivation, growing, processing, testing, production, packaging, dispensing, advertising, selling, trading or production of CANNABIS or any products containing or derived from CANNABIS and ANCILLARY storage and distribution of CANNABIS that is:

(a) Located on land within the ALR,

(b) A designated farm use pursuant to the ALR Regulations, and

(c) Lawfully permitted and authorized under Federal Law including the Access to Cannabis for Medical Purposes Regulation or the *Cannabis Control and Licensing Act*;

CANNABIS PRODUCTION FACILITY (NON-FARM USE)

means the cultivation, growing, processing, testing, production, packaging, dispensing, advertising, selling, trading or production of CANNABIS or any products containing or derived from CANNABIS and ANCILLARY storage and distribution, of CANNABIS that is lawfully permitted and authorized under Federal Law including the Access to Cannabis for Medical Purposes Regulation or the *Cannabis Control and Licensing Act*;

CANNABIS RETAIL

means the retail sales of CANNABIS or CANNABIS accessories as lawfully permitted and authorized under the *Cannabis Control and Licensing Act*;

CATTLE

means animals of the bovine family;

CERTIFICATE OF TITLE

means the certificate of indefeasible title issued by the British Columbia Registrar of Titles;

CHILD CARE FACILITY

means a FACILITY for the care of children of various ages licensed under the Child Care Licensing Regulation, as amended. Includes group childcare, pre-SCHOOL, out-of-SCHOOL care; and other similar child-minding FACILITY for more than 8 children under the age of 13;

CITY

means the CITY of Chilliwack;

CITY ENGINEER

means the person appointed as the Director of Planning and Engineering or their designate;

CIVIC ADMINISTRATION

means the use of a BUILDING or STRUCTURE for governmental OFFICES and includes the following:

(a) CITY or Regional government OFFICES

(b) Provincial government OFFICES

(c) Federal government OFFICES

(d) Police OFFICES

(e) Firehall

(f) Other emergency services;

CLUB OR LODGE

means a BUILDING or STRUCTURE used by a non-profit association or organization for fraternal, social or recreational purposes;

COACH HOUSE

means an ACCESSORY DWELLING UNIT, located above an URBAN or RURAL ANCILLARY USE or agricultural BUILDING, located on a single STOREY, with all services and rooms forming part of the DWELLING UNIT;

COMMERCIAL AGRICULTURE

means those activities designed to support other agricultural uses by the supply of support services including but not limited to:

(a) Maintenance, repair and manufacturing of farm equipment

(b) Sale of farm equipment

(c) LIVESTOCK auctions and STOCKYARDS

(d) Sale of FERTILIZERS and agricultural chemicals, or

(e) where Non-Farm Uses have been approved by the Agricultural Land Commission;

COMMERCIAL COMPOSTING

means a processing use that converts imported solid waste, including plant debris, decayed organic matter, municipal solid waste or agricultural animal waste, into a material to be sold for the purpose of fertilizing and conditioning soil or for growing produce;

COMMERCIAL VEHICLE

means:

(a) A MOTOR VEHICLE having permanently ATTACHED to it a truck or delivery body

(b) An ambulance, casket wagon, fire apparatus, hearse, motor bus, tow car, road-BUILDING machine, taxi or a tractor

(c) A combination of vehicles described in Subparagraph (a) or (b) above, or,

(d) Other vehicles as specified by regulation of the Lieutenant Governor in Council;

COMMON AMENITY AREA

means an area designated for the recreation or enjoyment of all occupants of a DORMITORY, TOWNHOUSE, APARTMENT, INDEPENDENT LIVING HOUSING, RESIDENTIAL CARE FACILITY or BOARDING HOUSE;

COMMUNITY GAMING FACILITY

means a licensed gaming FACILITY, which may include sLOT machines, table games, permanent bingo halls or electronic games, and may include ANCILLARY food and liquor services and/or ANCILLARY spectator entertainment;

COMMUNITY RECREATION

means the use of BUILDINGS and STRUCTURES for recreation and exhibitions and includes the following:

(a) INDOOR RECREATION

(b) Exhibitions

(c) PLAYGROUND

(d) Sports field

(e) Community Centre

(f) Golf course and associated restaurant, sales and services;

COMMUNITY SANITARY SEWER SYSTEM

means a system of underground works of sufficient capacity to carry domestic effluent from an area and which serves 2 or more LOTS and is connected to a treatment and disposal plant and which is owned and operated by the CITY or an Improvement District;

COMMUNITY WATER SUPPLY AREA (CWA)

means the catchment areas of various COMMUNITY WATER SYSTEMS;

COMMUNITY WATER SYSTEM

means an approved system of waterworks, owned and operated by the CITY, or an Improvement District or a utility that is regulated under a provincial enactment;

CONDITIONAL AGRICULTURE

means those activities which are generally located within an agricultural area and include the following:

(a) horse riding arena or BOARDING stable

(b) HOBBY KENNEL

(c) BREEDING KENNEL

(d) COMMERCIAL KENNEL;

CONSERVATION AREA

means an open space adjacent to a DEVELOPMENT PARCEL that contains natural or cultural features, and contains no BUILDINGS or STRUCTURES or hard surfacing and is preserved in a natural state or in soft LANDSCAPING, protected by a restrictive covenant in favour of the CITY or province, and not forming part of a RIPARIAN AREA or PRIVATE AMENITY AREA;

CONTRACTOR'S EQUIPMENT

means cement mixers, roofing tar machines, backhoes, tractors, or other similar construction equipment used by commercial contractors;

CONTRACTOR'S EQUIPMENT STORAGE

means the OPEN STORAGE of CONTRACTOR'S EQUIPMENT;

CONVENIENCE COMMERCIAL

means commercial activities serving a localized market created by another use in the area, and shall be limited to:

(a) grocery store not exceeding 200m^2 GROSS FLOOR AREA

(b) restaurant (café) not exceeding 100m^2 GROSS FLOOR AREA

(c) PERSONAL SERVICE

(d) MOBILE VENDING

(e) SPECIAL EVENT VENDING;

COOKING FACILITY

means a room or portion thereof, where meals may be prepared, and includes a stove plug (220 volts) or a gas line into the room;

COTTAGE INDUSTRY

means a business use carried on at a place of residence which is clearly ANCILLARY to a SINGLE DETACHED DWELLING, or MANUFACTURED HOME on the same LOT;

COUNCIL

means the COUNCIL of the CITY of Chilliwack;

CULTURAL FACILITY

means the BUILDING and land used for the purposes of educational entertainment including a museum, library or art gallery;

DENSITY

means the number of DWELLING UNITS (DU) per hectare (ha) of land area (rounded to the nearest DU) in the case of a RESIDENTIAL USE (excluding ACCESSORY DWELLING UNITS); and the FLOOR AREA RATIO, in the case of other uses;

DEVELOPMENT PARCEL

means 1 or more contiguous LOTS under single ownership; combined into 1 unit for means of determining overall DENSITY;

DISPLAY YARD

means an unenclosed area used exclusively for the display of new and/or used equipment or products (excluding MOTOR VEHICLE parts or vehicles in inoperable condition) associated with a PRINCIPAL USE on the LOT;

DISTRIBUTION CENTRE

means a warehouse or other specialized BUILDING, which is stocked with products to be redistributed to retailers, wholesalers, or directly to consumers and includes bulk sales on a wholesale basis and does not include on-site retail sales;

DORMITORY

means a BUILDING used as group living quarters for a student body, religious order, or other group as an associated use to a SCHOOL, convent, monastery, religious RETREAT, summer camp or similar use. DORMITORY rooms do not include washroom or COOKING FACILITIES. Group washroom and COOKING FACILITIES may be provided in the same or adjacent BUILDING to serve all residents;

DRIVE-IN AISLE

means a paved surface on a LOT reserved exclusively for and appropriately identified for patrons using a DRIVE-THROUGH ESTABLISHMENT service window;

DRIVE-THROUGH ESTABLISHMENT

means an establishment that by design, physical FACILITIES, service or by packing procedures encourages or permits customers to receive services or obtain goods while remaining in their MOTOR VEHICLES;

DUPLEX

means a BUILDING that contains 2 ADJOINING DWELLING UNITS as PRINCIPAL USES, in which the BUILDING is divided vertically, or horizontally sharing a common party wall at least 4.5m in length, and where each DWELLING UNIT has an independent entrance either directly or through a common vestibule;

DWELLING UNIT (DU)

means 1 or more HABITABLE ROOMS designed or intended for use by 1 or more individuals as an independent and separate housekeeping and sleeping establishment in which separate COOKING FACILITIES and sanitary FACILITIES are provided for the exclusive use of such individual or individuals, with a private entrance from outside the BUILDING or from a common hallway or stairway inside the BUILDING;

ELECTRIC POWER GENERATION FACILITY

means a FACILITY for the generation of electricity from wind or water, or by the burning of fossil fuels;

EXTENDED CARE OR REHABILITATION HOSPITAL

means a licensed institution as a non-profit organization for providing active in-patient care and treatment to persons who are convalescing from or being rehabilitated after acute illness or injury or who are suffering from an illness that requires HOSPITAL care or treatment at a higher level than that generally provided in a private HOSPITAL;

FACILITY

means land or a BUILDING or any portion or combination thereof, intended to be used for a particular purpose;

FAMILY

means 2 or more persons related by blood, marriage, adoption or foster parenthood sharing 1 DWELLING UNIT, or not more than 4 unrelated persons sharing 1 DWELLING UNIT. FAMILY does not include SHORT-TERM RENTAL type of use;

FARM HOME PLATE

means an area of a LOT where all residential and related BUILDINGS, STRUCTURES, and activities are clustered, leaving the balance of the property for agricultural use; this includes homes and ANCILLARY uses, including detached GARAGES or carports, ATTACHED or detached household greenhouses or sunrooms, residential related workshops, tool and storage sheds; artificial ponds not serving farm drainage or irrigation needs and landscaped areas associated with the RESIDENTIAL USE; recreation areas including, but not limited to, tennis courts and pools; septic tanks and other related FACILITIES, excluding sewerage disposal fields;

FARMERS MARKET

means a market where the sale of the following commodities is permitted:

(a) FARM PRODUCT

(b) Arts and crafts

(c) Secondary agricultural products including cheese

(d) Smoked and preserved meats

(e) Fresh, frozen and preserved fish and seafood

(f) Home baking

(g) Light refreshments;

FARM PRODUCTS

means commodities or goods derived from the cultivation and husbandry of land, plants or animals (except PETS and exotic animals) that are grown, reared, raised or produced on a farm;

FARM PRODUCTS, OFF-FARM

means FARM PRODUCTS that are grown, reared, raised or produced on a farm but which are not produced on the farm on which they are to be sold;

FARM PRODUCTS, PROCESSED

products that have been transformed by biological or other means such as fermentation, cooking, canning, smoking or drying to increase their market value and convenience to the consumer and that comprise not less than 50% by volume, of 1 or more FARM PRODUCTS, but does not include hot and cold food items sold for on-site consumption;

FARM RETAIL SALES

means the retail sale to the public of tangible FARM PRODUCTS grown or raised on a farm or association to which the owner of the farm belongs, from that farm or farms and may include the sale of non-farm PRODUCTS as permitted by ALR Regulations;

FERTILIZER

means a processed product that may contain a mixture of manure, or chemicals used to make soil more fertile and productive. It may include organic material or animal and bird waste parts;

FINANCIAL INSTITUTION

means a business establishment offering savings and loan or investment services, and includes the following:

(a) Chartered bank

(b) Credit union

(c) Mortgage and finance company;

FINISHED GROUND

means the final elevation of the ground surface after development;

FIRST STOREY

means the uppermost STOREY having its floor level not more than 2m above GRADE;

FLOODPLAIN

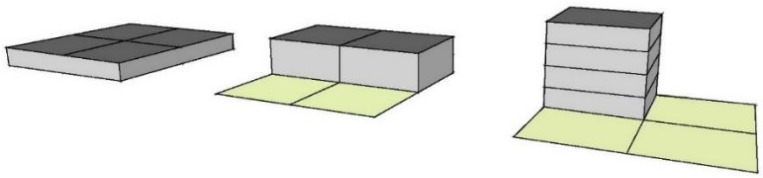
as defined in the CITY “Floodplain Regulation Bylaw”, as amended or replaced from time to time;

FLOOD HAZARD AREA

means those areas within the FLOODPLAIN not protected by STANDARD DYKES;

FLOOR AREA RATIO

the numerical value obtained by dividing the GROSS FLOOR AREA of all BUILDINGS by the site area of the LOT on which they are located; the diagram below sets out 3 examples of a BUILDING with a FLOOR AREA RATIO of 1;



FAR = 1.0

FOOD PROCESSING

means the processing and storage of food products, and includes the following:

(a) Processing and bottling of beverages

(b) BREWERY or distillery

(c) Packaging, canning, freezing, dehydrating, manufacturing or processing of:

(i) bakery products and goods

(ii) dairy products and goods

(iii) eggs and egg products

(iv) fruits and fruit products

(v) jams, jellies and honey

(vi) meat, fish, POULTRY and products (not including on-site slaughtering of animals)

(vii) nuts and nut products

(viii) pickled and spiced food stuffs

(ix) vegetables and vegetable products

(d) LIVESTOCK or PET food manufacture (not including on-site slaughtering of animals);

FOUNDATION

means a system or arrangement of FOUNDATION units through which the loads of a BUILDING are transferred to soil or rock;

FRONTAGE

means the shortest LOT LINE common to the LOT and an ADJOINING HIGHWAY for a PANHANDLE LOT;

GARAGE

means an ANCILLARY BUILDING or part of the PRINCIPAL DWELLING UNIT designed and used primarily for the storage of MOTOR VEHICLES;

GARDEN SUITE

means a GROUND ORIENTED, self-contained, ACCESSORY DWELLING UNIT designed to be located on the same LOT as the PRINCIPAL DWELLING UNIT and may include a MANUFACTURED HOME;

GENERAL AGRICULTURE

means the use of land, BUILDINGS and STRUCTURES providing for the growing, rearing, producing, and harvesting of agricultural products;

GENERAL COMMERCIAL

means the sale of commodities or provision of services to a person reaching the place of business by vehicle or as a pedestrian. Such activities include the following:

(a) Sale of:
    (i) ANTIQUES and second-hand goods
    (ii) art, craft and hobby items
    (iii) books and stationery
    (iv) garden supplies
    (v) gifts and souvenirs
    (vi) groceries and pharmacy items
    (vii) hardware
    (viii) jewelry
    (ix) music, tapes records and musical instruments
    (x) shoes and clothing
(b) Sale or service of:
    (i) appliances and household furnishings
    (ii) business and OFFICE equipment
(c) ADULT ENTERTAINMENT FACILITY
(d) AMUSEMENT CENTRE
(e) ANCILLARY LIQUOR SERVICE
(f) BEVERAGE CONTAINER RETURN DEPOT
(g) BUSINESS SERVICES
(h) CHILD CARE FACILITY
(i) DRIVE-THROUGH ESTABLISHMENT
(j) FINANCIAL INSTITUTION
(k) INDOOR RECREATION
(l) MEDICAL CLINIC
(m) MICROBREWERY
(n) MOBILE VENDING
(o) OFFICE
(p) OPPORTUNITY WORKSHOP
(q) PAWNBROKER

(r) PAY DAY LOAN STORE

(s) PERSONAL SERVICES

(t) PRINTING AND PUBLISHING

(u) restaurant

(v) SHOPPING CENTRE

(w) SPECIAL EVENT VENDING

(x) THEATRE

(y) TRADESPERSON

(z) U-Brew and U-Vin

(aa) vape store;

GENERAL MANUFACTURING

means the manufacture of goods and materials from preprocessed materials, and includes the following:

(a) Manufacture of:

(i) portable buildings and manufactured homes

(ii) farm machinery or other machinery

(iii) boats and MOTOR VEHICLES

(iv) plastic extrusion products

(v) fiberglass products

(vi) ornamental stone or concrete products

(vii) doors and windows

(viii) transportation products and equipment

(b) Lumber remanufacturing;

GEOLOGICALLY RESTRICTED AREA (GRA)

means areas subject to occurrence or high susceptibility of rock fall hazard, landslide, or earthflow with unstable soil conditions in the Marble Hill area;

GEOLOGICALLY SENSITIVE AREA (GSA)

means areas consisting of steep slopes, subject to rock fall, landslide and areas with suspected unstable soil conditions;

GEOLOGICALLY SENSITIVE AREA – HINKLEY CREEK AREA(GSA HCA)

means areas consisting of steep slopes, areas subject to rock fall hazard, landslide and areas with suspected unstable soil conditions in the Hinkley Creek area;

GRADE (AS APPLYING TO THE DETERMINATION OF BUILDING HEIGHT)

means the average of the FINISHED GROUND at the center of all walls of a BUILDING. In the case where walls are parallel to and within 1.5m of the public sidewalk, the ground level shall be measured at the sidewalk;

GROSS FLOOR AREA

means the combined area of all floors within a BUILDING, including any BASEMENT, measured to the inside surface of the exterior walls of the BUILDING, but excluding areas used only for vehicle parking, elevator shafts, stairwells and heating and ventilating fixtures, or crawl spaces;

GROUND ORIENTED

means RESIDENTIAL USE which is related to the ground by 1 or more direct, non-mechanical means of access;

GROUP HOME

means a single housekeeping unit in a DWELLING UNIT which is licensed to provide care, supervision, social, or educational training or physical or mental rehabilitative therapy, with or without charge to 3 to 6 persons not related by blood or marriage to an operator of the FACILITY;

HABITABLE ROOM

means a room used for cooking, eating, sleeping or human occupancy; excludes bathroom, utility room, workroom, furnace room and storage room;

HEAVY INDUSTRY

means those incidental activities which produce relatively high levels of noise, airborne pollutants or are usually unattractive such that they are more suitably located outside general industrial areas and removed from residential and commercial development, and includes the following:

(a) Sawmills

(b) Planer mills

(c) Manufacture and storage of concrete or concrete products

(d) Manufacture and storage of metal pipe;

HERITAGE BUILDING

means a BUILDING designated by COUNCIL as being of historical importance;

HIGHWAY

means a street, road, LANE, bridge, viaduct or any other way open to public use other than a private right of way on private property;

HOSPITAL

means a licensed institution providing for the overnight care of 2 or more sick or injured persons other than the spouse, parent or child of the owner or operator; SPECIALIZED MEDICAL SERVICE uses are permitted ancillary to the care of sick or injured persons;

HOSPITALITY SERVICES

means meal services, housekeeping services, laundry services, social and recreational opportunities and a 24-hour emergency response system;

HOTEL

means a BUILDING in which tourist or transient accommodation is provided in the form of TOURIST ACCOMMODATION units generally accessed by a common corridor;

INDEPENDENT LIVING HOUSING

means APARTMENT style housing without COOKING FACILITIES with common dining and living areas. Residents may receive care from providers such as Fraser Health (home health) or private or non-profit providers;

IN HOME MULTI AGE CHILD CARE

means a FACILITY for the care of children of various ages licensed under the Child Care Licensing Regulation, as amended. Includes group child care, pre-SCHOOL care; and other similar child-minding FACILITY for no more than 8 children under the age of 13, including those of the operator;

INDOOR RECREATION

means recreational FACILITIES and associated commercial uses operated for gain and contained exclusively within a BUILDING; including billiards, foosball, bowling, racquetball, squash, tennis, exercising, swimming, skating, BOARDING or other similar activities;

KENNEL, BREEDING

means any land, BUILDING or STRUCTURE used for breeding dogs or cats for commercial purposes, where no more than 10 dogs and cats over the age of 4 months are kept on the PREMISES at any one time;

KENNEL, COMMERCIAL

means any land, BUILDING or STRUCTURE used for breeding, BOARDING or training dogs or cats for commercial purposes, and may include the business of grooming and sale of incidental grooming products;

KENNEL, HOBBY

means any land, BUILDING or STRUCTURE used for keeping no more than 5 PETS for non-commercial purposes;

LANDSCAPING

means the planting and maintenance of some combination of trees, shrubs, flowers, ground cover, lawns or other horticultural elements, together with other architectural elements designed to enhance the visual amenity of a property;

LANE

means a HIGHWAY more than 3m but less than 10m in width;

LARGE ANIMAL VETERINARY

means a FACILITY in which LIVESTOCK may be treated;

LIGHT MANUFACTURING

means those manufacturing activities carried out within an enclosed BUILDING or STRUCTURE involving the assembly of materials or components from pre-manufactured materials, and includes the following:

(a) Assembly, repair, finishing and packaging or products

(b) Fabrication

(c) Maintenance, repair and sale of small machinery and engines

(d) Welding and machine shop

(e) Sale and service of electrical equipment, MOTOR VEHICLE parts and industrial supplies

(f) ADVANCED TECHNOLOGY INDUSTRIAL;

LIQUOR STORE

means a retail store licensed to sell beer, wine, ciders, spirits and other alcoholic beverages for consumption off the PREMISES;

LIVESTOCK

includes CATTLE or other animal of the bovine species, a horse, donkey, mule, llama, ostrich, swine, sheep or goat;

LOT

means a single parcel of land registered as such in the Land Title Office and shall include a strata LOT created by bare land strata SUBDIVISION but not a strata LOT inside a BUILDING;

LOT AREA

means the total horizontal area within the LOT LINES of a LOT excluding land covered by a natural body of water or occupied by a PANHANDLE access strip or a RIPARIAN AREA;

LOT, CORNER

means a LOT at the intersection or junction of 2 or more HIGHWAYS;

LOT COVERAGE

means the horizontal area within the vertical projections of the outermost walls of a BUILDING on a LOT, and for ANCILLARY STRUCTURES shall also include cantilevered decks and the horizontal area within the vertical projections of the outermost columns of any carport, lean-to, porch or BALCONY;

LOT DEPTH

means the length of a straight line connecting the mid points of the FRONT and REAR LOT LINES;

LOT, INFILL

means a LOT which exists, or is created by further SUBDIVISION, within an existing SUBDIVISION;

LOT, INTERIOR

means a LOT that has no EXTERIOR SIDE LOT LINES;

LOT LINE

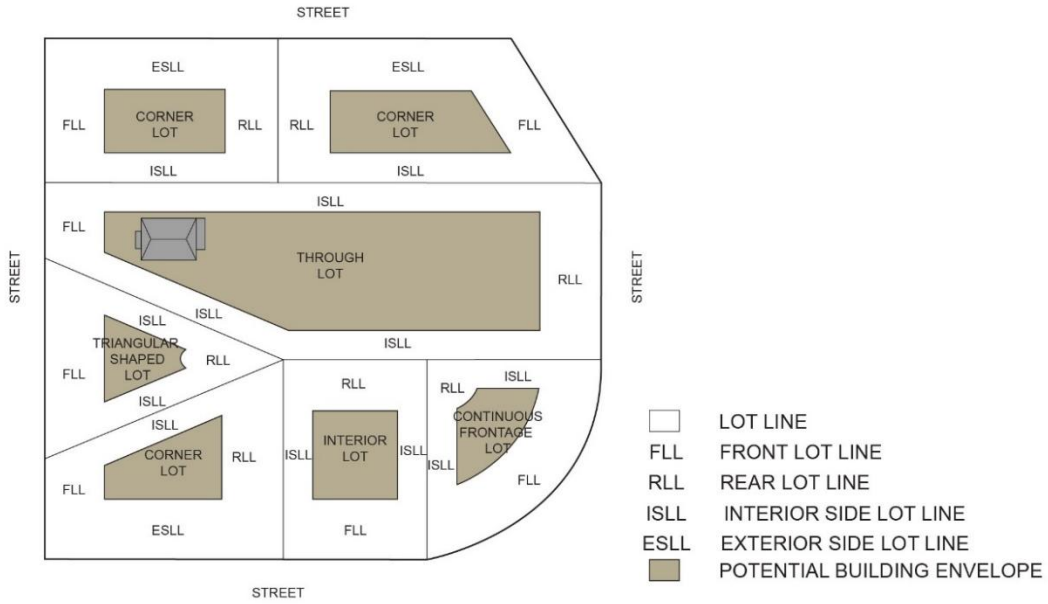
means any boundary of a LOT, including the following:

(a) FRONT LOT LINE

(b) REAR LOT LINE

(c) INTERIOR SIDE LOT LINE

(d) EXTERIOR SIDE LOT LINE;



LOT LINE, EXTERIOR SIDE (ESLL)

means the LOT LINE(S), not being the FRONT or REAR LOT LINE, common to a LOT and an ADJOINING HIGHWAY (not including a LANE);

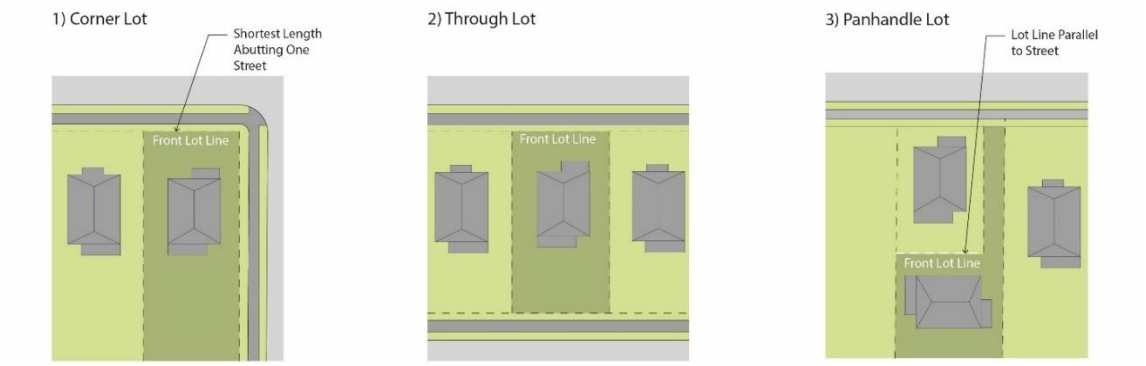
LOT LINE, FRONT (FLL)

means the shortest LOT LINE common to the LOT and an ADJOINING HIGHWAY,

(a) in the case of a THROUGH LOT, the LOT LINE to which the majority of adjacent BUILDINGS are faced shall be considered the FRONT LOT LINE

(b) in the case of a CORNER LOT, the shorter of those LOT LINES abutting a HIGHWAY shall be considered the FRONT LOT LINE, unless both such LOT LINES exceed 28m in length, in which case either LOT LINE may be considered as the FRONT LOT LINE

(c) in the case of a PANHANDLE LOT, the LOT LINE closest and approximately parallel to the HIGHWAY, exclusive of the PANHANDLE, shall be considered the FRONT LOT LINE;



LOT LINE, INTERIOR SIDE (ISLL)

means the LOT LINE(S), not being the FRONT or REAR LOT LINE, common to more than 1 LOT or ADJOINING a LANE;

LOT LINE, REAR (RLL)

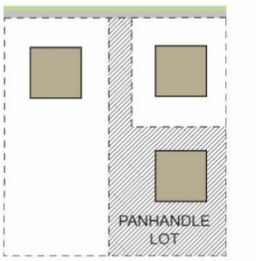
means the LOT LINE opposite to and most distant from the FRONT LOT LINE;

(a) in the case of a triangular shaped LOT where the rear portion of the LOT is bounded by intersecting SIDE LOT LINES, the REAR LOT LINE shall be the point of such intersection

(b) where two or more LOT LINES are opposite to and more than 20m from the FRONT LOT LINE, either the two lines farthest from the FRONT LOT LINE or a line passing through the mid-points of said lines and projecting outside the boundaries of the LOT;

LOT, PANHANDLE

means a LOT connected to a HIGHWAY by a PANHANDLE



LOT, THROUGH

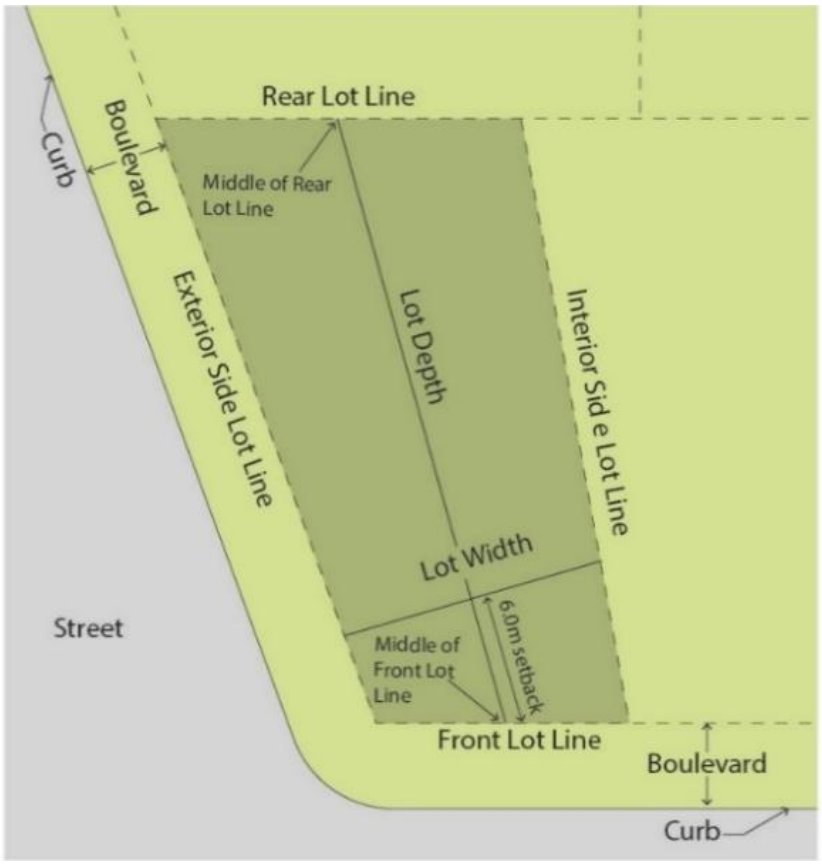
means a LOT other than a CORNER LOT that abuts 2 or more HIGHWAYS;

LOT WIDTH

means:

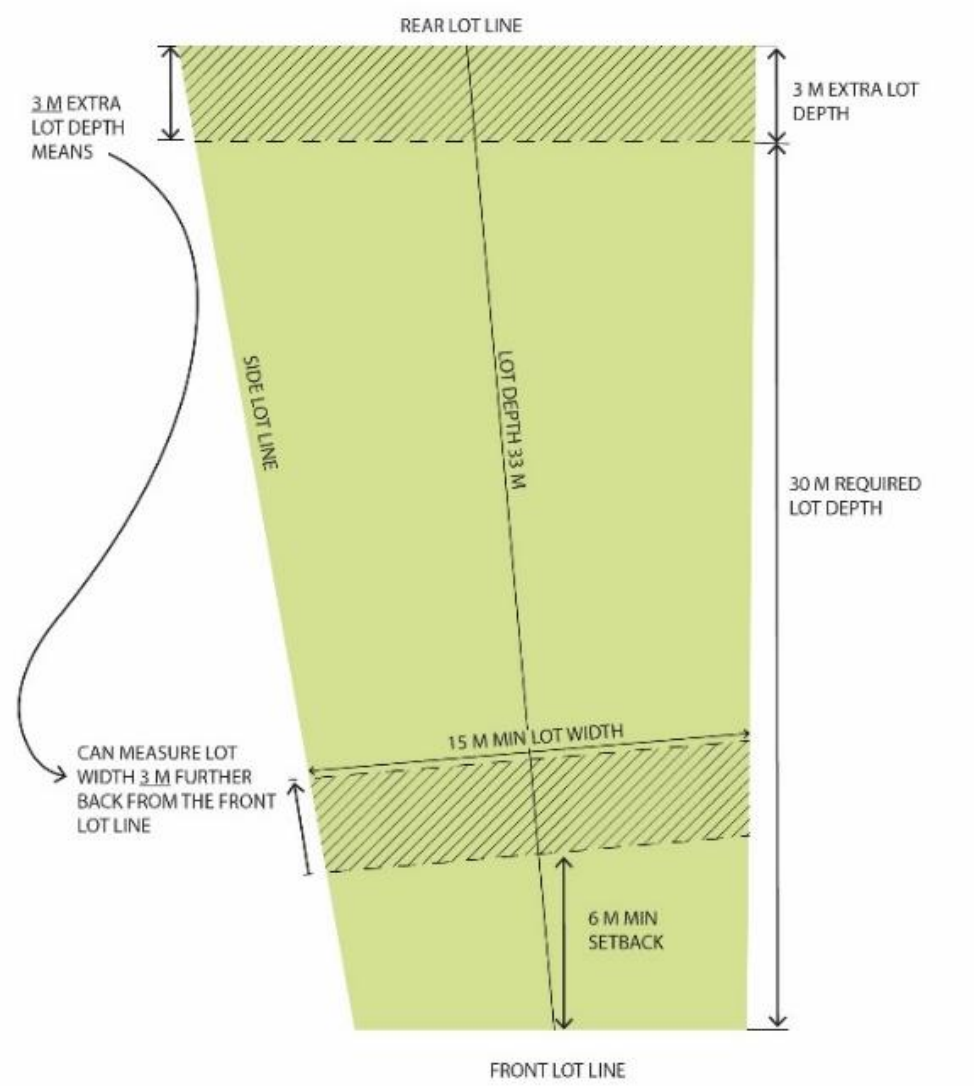
(a) The horizontal distance between the side LOT lines measured at the required SETBACK distance from the FRONT LOT LINE and measured perpendicular to the axis of LOT depth, or

Example: LOT WIDTH



(b) In the case where a LOT exceeds the minimum required LOT DEPTH, the LOT WIDTH may be measured at a distance from the FRONT LOT LINE equal to the minimum SETBACK plus the LOT DEPTH excess to a maximum of 6m; or,

Example: LOT WIDTH where LOT exceeds minimum required LOT DEPTH



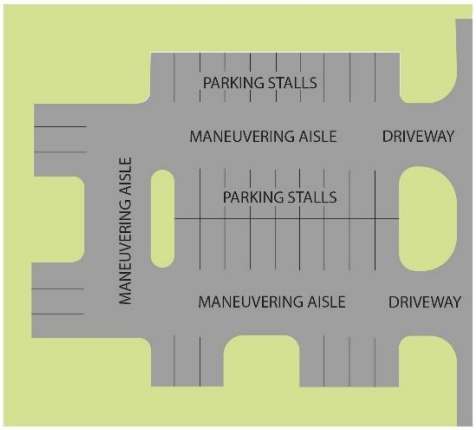
(c) In the case of a PANHANDLE LOT, LOT WIDTH is measured from the FRONTAGE;

MAJOR UTILITY

means the physical works of a public or private utility company; including hydro power substation, microwave installation, radio transmission tower, pipeline pump station, gas storage FACILITY or similar installations;

MANEUVERING AISLE

means that portion of a parking LOT or OFF-STREET PARKING STRUCTURE, including a strata road, that this BYLAW requires to be provided for permitting a MOTOR VEHICLE to access a PARKING SPACE;



MANUFACTURED HOME

means a DWELLING UNIT, built in a factory environment in 1 or more sections, intended to be occupied in a place other than its manufacture. MANUFACTURED HOMES may be constructed to either the CAN/CSA A277 (Modular Home) or CAN/CSA Z240 MH (Mobile Home) standard;

MANUFACTURED HOME, MULTI-SECTION

a MANUFACTURED HOME built in a factory in 2 or more sections to be ATTACHED together on an approved FOUNDATION on site;

MANUFACTURED HOME, SINGLE SECTION

means a MANUFACTURED HOME built in a factory in a longitudinal shape and transported to the home site either on its own wheels or on a flat bed. Most SINGLE SECTION MANUFACTURED HOMES are completely finished in the factory and require only siting on an approved FOUNDATION and hook up to services prior to occupation;

MANUFACTURED HOME PARK

means a RESIDENTIAL USE of a LOT on which are located 2 or more MANUFACTURED HOMES;

MARINA

means an installation which provides moorage space for water craft and/or boat launching FACILITIES;

MEDICAL CLINIC

means a BUILDING or part of a BUILDING designed and used for the diagnosis and treatment of human patients that does not include overnight care FACILITIES;

MEDICAL FACILITY

means a FACILITY designed to safeguard the health of the general public and includes the following:

(a) HOSPITAL

(b) EXTENDED CARE OR REHABILITATION HOSPITAL

(c) Health Centre

(d) Medical Research Centre;

METAL STORAGE CONTAINER

means a purpose-designed metal cargo container for holding of goods, which is intended to be placed on a ship, truck or railcar;

MICROBREWERY

means a BREWERY which produces less than 15,000 barrels per year, in which accessory sampling, retail display and retail sales areas do not exceed 33% of the GROSS FLOOR AREA;

MINI STORAGE WAREHOUSE

means a BUILDING containing separate, individual self-storage units divided from the floor to the ceiling by a wall with an independent entrance from the exterior of the BUILDING or central foyer, designed to be rented or leased on a short-term basis to the general public for storage of personal goods, materials and equipment;

MINOR UTILITY

means a STRUCTURE required for the essential servicing of the CITY with water, sewer, electricity, telephone (excluding cellular telephone) and similar services where such STRUCTURE is erected and maintained by the CITY or a utility regulated by provincial or federal enactment; and shall specifically exclude an ELECTRIC POWER GENERATION FACILITY;

MOBILE VENDING

means a mobile commercial unit occupying private property subject to the following conditions:

(a) Unit may consist of cart, truck, or van with a maximum overall length of 9m and a maximum width of 2.5m

(b) Units are licensed for a specified location on an annual or seasonal basis, and

(c) Unit must have the approval of the property owner;

MOTEL

means a BUILDING divided into 4 or more TOURIST ACCOMMODATION units, intended to be occupied primarily by the traveling public, each unit provided with individual outside access, conveniently located PARKING SPACE, bathroom containing a water closet, wash basin and a bath or shower;

MOTOR VEHICLE

means a vehicle, not run on rails, that is designed to be self-propelled or propelled by electric power obtained from overhead trolley wires, but does not include mobile equipment or a motor assisted cycle;

MOTOR VEHICLE DISMANTLING

means the dismantling of MOTOR VEHICLES into parts;

MOTOR VEHICLE WASHING FACILITY

means a BUILDING or part of a BUILDING where mechanical equipment is used for washing passenger vehicles;

NATURAL BOUNDARY

means the visible high-water mark of any body of water where the presence and action of the water are so common and usual as to mark upon the soil of the bed of the body of water, a character distinct from that of the banks thereof in respect to vegetation, as well as in respect to the nature of the soil itself, except that if the location of the high water mark is uncertain then the NATURAL BOUNDARY is that shown on the most recent plan of SUBDIVISION registered in the Land Title Office;

NEIGHBOURHOOD PUB

means a use providing for a local entertainment and recreation FACILITY to allow the sale of liquor, and includes the serving of food;

NIGHT CLUB

means PREMISES generally without fixed seats where entertainment is provided to patrons and includes a cabaret or lounge and licensed to allow the sale of liquor for consumption on the PREMISES, and prohibits minors at any time;

OFF-STREET LOADING

means that area of a LOT and BUILDING designated to meet the needs of another permitted use on the LOT as to COMMERCIAL VEHICLE access for loading and unloading;

OFF-STREET PARKING

means that area of a LOT designated to meet the parking requirements of another permitted use on the LOT;

OFF-STREET PARKING STRUCTURE

means a BUILDING or STRUCTURE, either underground or stand alone, designed for the parking of MOTOR VEHICLES;

OFFICE

means a room or rooms where business may be transacted, a service performed or consultation given, but shall not include the manufacturing of any product or storage of any product for sale;

OPEN STORAGE

means an unenclosed area used for the storage of goods and materials associated with a permitted use on the property;

OPPORTUNITY WORKSHOP

means a registered non-profit organization for the purpose of training and/or providing employment for disabled persons with disabilities;

OUTDOOR RECREATION

means a use providing for open area recreation FACILITIES and minor sales and services customarily associated with such FACILITIES, and includes the following:

(a) Golf course

(b) Golf driving range

(c) MARINA

(d) Race track for athletic or equestrian events

(e) PUBLIC CAMPGROUND

(f) COMMERCIAL CAMPGROUND

(g) Guest ranch

(h) Fishing camp

(i) Equestrian Centre

(j) Exercise circuit

(k) Waterslide

(l) Amusement park

(m) Ultra-light aircraft FACILITY

(n) Open air pre-SCHOOL;

PANHANDLE

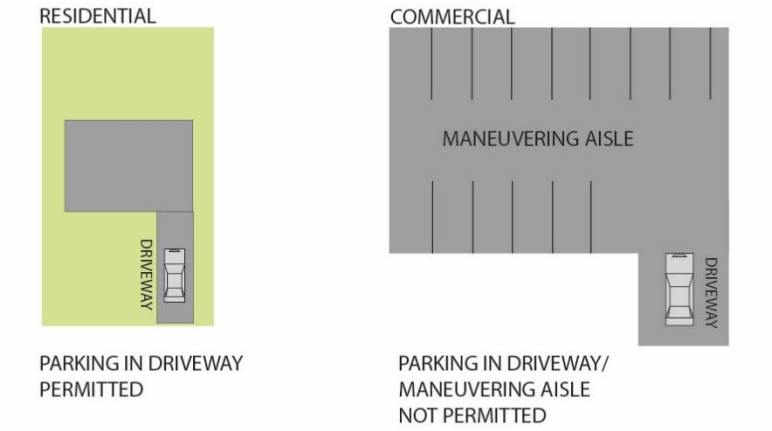
means a relatively long and slim strip of land, with a maximum width of 10m along the FRONTAGE, to provide legal and practical access to a HIGHWAY from that portion of the same LOT on which the BUILDING area is located;

PARK MODEL TRAILER

means a STRUCTURE manufactured as a recreational unit, designed to be towable on its own chassis and sited without requiring a FOUNDATION. Such STRUCTURE shall meet current CSA Z241 requirements; shall not exceed 50m^2 GROSS FLOOR AREA; shall have a width greater than 2.6m in the transit mode; and, shall specifically exclude a RECREATION VEHICLE;

PARKING SPACE

means a space within a BUILDING or a parking area, for the parking of 1 MOTOR VEHICLE, and excludes MANEUVERING AISLES and driveways, except that in residential or agricultural ZONES a driveway may be used as a PARKING SPACE;



PAWNBROKER

means a person who carries on the business of taking goods and chattels in pawn;

PAY DAY LOAN STORE

means a cheque cashing or personal loans service other than a FINANCIAL INSTITUTION in the business of offering, arranging or providing payday loans to consumers;

PERSONAL SERVICE

means the provision of a service to an individual or individuals, including the following:

(a) Travel agent

(b) Tailor

(c) Dressmaker

(d) Barber

(e) Beauty parlour

(f) Shoe repair and similar uses;

PET

means any domesticated animal other than LIVESTOCK or POULTRY kept within a residence or on real property for other than commercial purposes;

PLAYGROUND

means an area owned by the CITY to which the public and particularly children come to participate in athletic and recreational activities;

POULTRY

means any domesticated fowl including chickens, turkeys, ducks, geese and swans but excluding other birds;

PREMISES

means an area of land and/or BUILDINGS and STRUCTURES thereon;

PRINCIPAL RESIDENCE

means the DWELLING UNIT where an individual lives, makes their home and conducts their daily affairs;

PRINCIPAL USE

means the main purpose for which land, BUILDINGS or STRUCTURES are ordinarily used;

PRIVATE AMENITY AREA

means an area designated for the recreation or enjoyment of the occupants of an individual DWELLING UNIT within a BUILDING for multiple dwelling RESIDENTIAL USE;

RECREATION VEHICLE

means any vehicle or trailer constructed or equipped to be used for recreational enjoyment as temporary living or sleeping quarters not requiring a continuous connection to sanitary, water and electrical hook ups and not having a width in transit mode greater than 2.6m at any point, and is prohibited for use as a DWELLING UNIT;

RECYCLING FACILITY

means a FACILITY providing for the collection, sorting, preparation for shipping and temporary storage of recyclable materials, including paper products, packaging, beverage containers, clothing, other products included in provincial extended producer responsibility programs and similar residential and commercial items, but the receipt, storage or processing of hazardous materials is prohibited;

RELATIVE

means father, mother, father-in-law, mother-in-law, son, daughter, sister, brother, grandchildren, grandparents, and great grand-parents and includes a RELATIVE by blood, marriage or adoption;

RELIGIOUS ASSEMBLY

means a BUILDING or STRUCTURE used for worship and related religious, philanthropic or social activities and includes accessory rectories, manses, meeting rooms, food preparation and service FACILITIES, classrooms, DORMITORIES and other BUILDINGS. Typical uses include churches, chapels, mosques, temples, synagogues, parish halls, convents and monasteries;

REGISTERED OWNER

means the person registered in the Land Title Office as owner of land or of a charge of land, whether entitled to it in his own right or in a representative capacity;

REMNANT AREA

means an area preserved in a natural state due to the presence of a suspected physical hazard or a need to protect environmental quality;

RESEARCH AND DEVELOPMENT LABORATORY

means a laboratory and associated OFFICES for the development and/or testing of mechanical devices, and materials other than hazardous materials;

RESIDENTIAL CARE FACILITY

means a licensed RESIDENTIAL CARE FACILITY that meets requirements under provincial enactments for BUILDING, staffing and management, recreation activities, record keeping, health and hygiene, nutrition and medication management;

RESIDENTIAL USE

means the use of land, BUILDINGS or STRUCTURES for human habitation;

RESOURCE USE

means the extraction, stock-piling and primary processing of extracted material and shall include the following:

(a) Soil, peat or sand extraction

(b) Gravel and rock sorting and crushing

(c) Manufacture of concrete and concrete products

(d) Log storage, sorting and de-barking;

RESTRICTED AGRICULTURE

means the growing of crops and raising of LIVESTOCK and other agricultural activities, limited to the following:

(a) Raising of LIVESTOCK or POULTRY to a maximum density of 1 ANIMAL UNIT per ha.

(b) Growing of all field, orchard and nursery crops

(c) Greenhouse operations

(d) Mushroom farming but not the curing of manure

(e) Storage and maintenance of farm machinery used on that farm

(f) Apiaries and aviaries;

RETREAT

means a use providing accommodation in the form of DORMITORIES, cabins or tents, for the purpose of instruction of groups and may include the following:

(a) Monastery or convent

(b) Health spa;

RIPARIAN AREA

means a streamside protection and enhancement area:

(a) Adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, and

(b) The size of which is determined based on an assessment report provided by a qualified environmental professional in respect of a development proposal;

ROAD, LOCAL

means a road other than ARTERIAL or collector;

ROAD, MAJOR ARTERIAL

means as defined by the Road Network map approved by COUNCIL from time to time;

ROAD, MAJOR COLLECTOR

means as defined by the Road Network map approved by COUNCIL from time to time;

ROAD, MINOR ARTERIAL

means as defined by the Road Network map approved by COUNCIL from time to time;

ROAD, MINOR COLLECTOR

means as defined by the Road Network map approved by COUNCIL from time to time;

ROADSIDE STAND

means a STRUCTURE erected for the purpose of carrying on FARM RETAIL SALES with no space for customers within the STRUCTURE itself;

ROWHOUSE

means a BUILDING consisting of 3 or more ATTACHED DWELLING UNITS, sharing a common party wall with an ADJOINING DWELLING UNIT and located within a LOT;

RURAL ANCILLARY USES

means uses clearly ANCILLARY to RESIDENTIAL USE in a rural or agricultural area which provides for activities customarily associated with the accommodation and home life of persons;

SALVAGE OPERATION

means the sale or storage of used BUILDING materials, used industrial materials, scrap metal, or salvaged materials other than where such uses are completely enclosed within a BUILDING;

SCHOOL

means an institution of learning: either public or private not providing overnight accommodation of students;

SCREENING

means a continuous view obstructing fence, wall, compact evergreen hedge or combination thereof, that would effectively screen the areas which it encloses and is broken only by access driveways and walkways;

SECONDARY SUITE

means an ACCESSORY DWELLING UNIT:

(a) Having a GROSS FLOOR AREA of not more than 90m^2 in area

(b) Having a GROSS FLOOR AREA less than 40% of the habitable floor space of the BUILDING

(c) Located within a BUILDING of residential occupancy containing only 1 PRINCIPAL DWELLING UNIT, and

(d) Located in and part of a BUILDING which is a single DWELLING UNIT;

SECURITY FENCE

means a fence intended to prevent access to hazardous or environmentally sensitive areas or to prevent trespass;

SEPTIC TANK SYSTEM

means a FACILITY for the treatment and disposal of sewage located on the same site as the use it serves (such as a septic tank with an absorption field);

SERVICE INDUSTRIAL

means those activities associated with the supply and maintenance of machinery, vehicles or equipment and shall include the following:

(a) Sale and service of:

(i) COMMERCIAL VEHICLES, RECREATION VEHICLES

(ii) farm and industrial equipment

(iii) MOTOR VEHICLE parts

(b) BULK FUEL STORAGE AND SALES

(c) CONTRACTOR'S EQUIPMENT STORAGE

(d) MOTOR VEHICLE DISMANTLING

(e) MOTOR VEHICLE repair including body repair and painting

(f) OPEN STORAGE

(g) TRUCK WASHING FACILITY

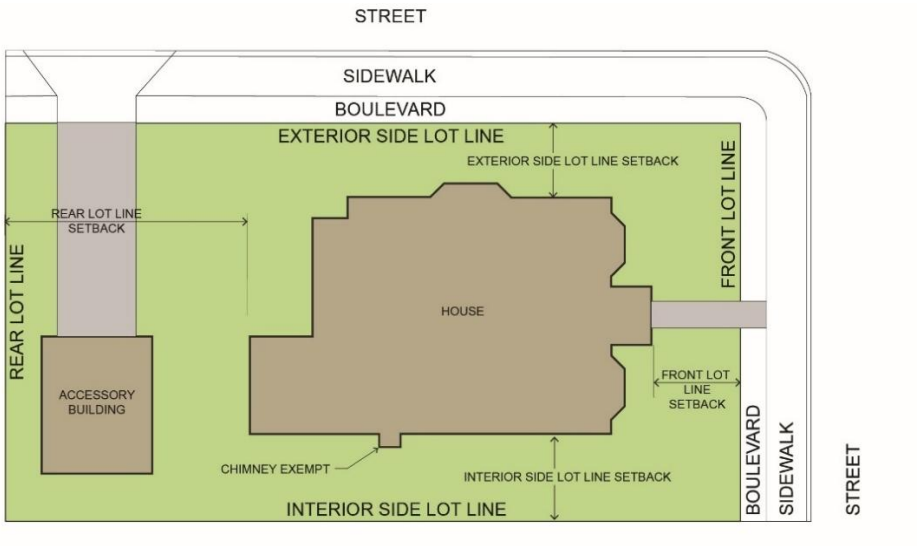
(h) VEHICLE STORAGE COMPOUND;

SERVICE STATION

means a use providing for the retail sale of motor fuel, lubricating oils and automobile accessories; may also include the servicing or repair of MOTOR VEHICLES, excepting body work, painting, dismantling wrecking or storage of MOTOR VEHICLES;

SETBACK

means the minimum distance from a respective LOT LINE which a BUILDING or STRUCTURE may be located unless otherwise specified by General or Special Regulation or as required by the BUILDING CODE (current edition);



SHORT-TERM RENTAL

means an ACCESSORY HOME OCCUPATION providing rental accommodation for guests for 28 consecutive days or less, where such accommodation consists of no more than 3 SLEEPING UNITS contained within the DWELLING UNIT or ACCESSORY DWELLING UNIT and operates on the same LOT as the PRINCIPAL RESIDENCE;

SHOPPING CENTRE

means several mixed commercial functions housed in 1 or more BUILDINGS designed as an integrated unit with internal pedestrian access and contained within 1 LOT;

SIDEWALK, HARD SURFACE

means a pedestrian connection constructed of hard surface material including but not limited to asphalt, concrete or pavers;

SIGN

means any visual representation or attention drawing device which communicates information for any purpose, displayed out of doors or on the exterior of a BUILDING in such a manner as to be visible from a HIGHWAY, but shall not include a traffic control device;

SINGLE DETACHED DWELLING

means a detached BUILDING constructed on site in accordance with the CITY "BUILDING Regulation Bylaw", as amended or replaced from time to time, and used exclusively for 1 DWELLING UNIT;

SLEEPING UNIT

means 1 or more HABITABLE ROOMS used for the lodging of a person or persons where such unit contains no COOKING FACILITIES;

SMALL ANIMAL VETERINARY

means a FACILITY in which small animals and PETS are treated;

SMALL UNIT APARTMENT

means a DWELLING UNIT in an APARTMENT BUILDING in which the GROSS FLOOR AREA is equal to or less than 51m^2 and is located within 400m of a bus stop on a Frequent Transit Route (with 20 minute or better weekday service frequency) or 800m of a Transit Exchange. A maximum 6m^2 storage area within the unit may be excluded from the calculation of the GROSS FLOOR AREA if a separate storage locker is not provided elsewhere in the APARTMENT BUILDING. i.e. a 57m^2 DWELLING UNIT which includes a 6m^2 storage area is defined as a 51m^2 SMALL UNIT APARTMENT, if a separate storage locker is not provided elsewhere in the APARTMENT BUILDING;

SPECIAL EVENT VENDING

means a mobile or portable commercial FACILITY occupying commercial, industrial, institutional or public owned property, other than HIGHWAYS, to provide temporary commercial activities limited to food and/or souvenirs, subject to the following conditions:

(a) With the approval of the event organizer or property owner, and

(b) For the duration of a FARMERS MARKET, sports or community event;

SPECIAL INDUSTRY

means those industrial activities that are, or have the potential to be, incompatible with residential and commercial land uses by reasons of noise, light, odour, and dust; and shall include the following:

(a) Abattoir and associated processes

(b) COMMERCIAL COMPOSTING; excluding the composting of materials from a CANNABIS PRODUCTION FACILITY (NON-FARM USE)

(c) Tanning or other primary and secondary treatment of leather and/or hides

(d) Manufacture, packaging and distribution of:

(i) fertilizers

(ii) gases and gaseous products

(iii) electric or other battery/fuel cells

(iv) chemicals or chemical products

(v) rubber and rubber products

(e) Production of mushroom compost medium by the curing of manure and related materials

(f) Sewage treatment plant and associated uses

(g) Manufacture of asphalt paving materials

(h) Sanitary landfill

(i) Solid waste transfer station

(j) Storage or processing of hazardous waste;

SPECIALIZED MEDICAL SERVICE

means a facility designed to provide medical related services to the general public and includes the following:

(a) Detoxification Centre

(b) Needle Distribution and Return

(c) Overdose Prevention Site;

SPECIALIZED CRAFT MANUFACTURING

means the on-site production of goods by hand manufacturing including the following or similar activities:

(a) Ceramic and pottery studios

(b) Artisan shops;

STANDARD DYKE

means as defined in the CITY "Floodplain Regulation Bylaw" as amended or replaced from time to time;

STOCKYARD

means an enclosure for the temporary keeping of LIVESTOCK awaiting auctioning or trans-shipment;

STOREY

means that portion of a BUILDING, excluding a BASEMENT, which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it;

STREET VENDING

means a portable commercial unit providing food products to the pedestrian public and occupying public property or HIGHWAYS, subject to the following conditions:

(a) Products sold shall be limited to food products only, and

(b) The unit may consist of a trailer, stand, cart, truck or van with a maximum overall length of 9m and a maximum width of 2.5m as approved by other CITY policies;

STRUCTURE

means any construction fixed to, supported by, or sunk into land and excludes concrete or asphalt paving, concrete slabs, fences, or fountains;

SUBDIVISION

means the division of land into 2 or more LOTS;

SUPPORTIVE HOUSING

means a RESIDENTIAL USE consisting of private rooms or self-contained units with a lockable door with individual or private or shared bathroom and kitchen, access to laundry and access to non-clinical supports, such as life-skills training, and connections to primary health care, community services, and mental health or substance use services;

SUPPORTIVE RECOVERY HOME

means a RESIDENTIAL USE providing a supportive and structured environment for up to 6 individuals recovering from drug or alcohol addiction, before they are ready to move into independent housing;

TEMPORARY FARM WORKER HOUSING

means accommodation that is used solely for the purpose of providing cooking, sanitary, and sleeping facilities to temporarily house temporary farm worker(s) on a farm operation as necessary for agricultural labour needs of a farm operation or other farms;

THEATRE

means a place of assembly intended for the production and viewing of the performing arts or the screening and viewing of motion pictures and consisting of an auditorium with permanently fixed seats intended solely for a viewing audience;

TOURIST ACCOMMODATION

means the accommodation of tourists or transient public in individual units or SLEEPING UNITS.

(a) May include the following STRUCTURE types:

(i) CAMPGROUND

(ii) HOTEL and,

(iii) MOTEL.

(b) No person may occupy or use, or allow a person to occupy or use, any unit constructed or used for a TOURIST ACCOMMODATION for a continuous period of more than 1 month in any calendar year;

TOWNHOUSE

means 3 or more ATTACHED DWELLING UNITS each having separate GROUND ORIENTED access;

TRADESPERSON

means a trades contractor or other professional (related to the construction industry) or a contractor who performs maintenance and/or repair of land and buildings from other than their premises;

TRADE SCHOOL

means a privately owned specialized training establishment which offers on-site training in a manual, mechanical or technical trade that involves the use of industrial equipment or materials and does not offer a complete educational curriculum;

TRANSPORTATION FACILITY

means a taxi dispatch centre, bus depot, car rental FACILITY or park and ride FACILITY;

TRUCK WASHING FACILITY

means a BUILDING or STRUCTURE where mechanical equipment is used for the PRINCIPAL USE of washing of COMMERCIAL VEHICLES and does not include TRUCK WASHING FACILITIES ANCILLARY to a permitted use on the same LOT;

UNLICENSED VEHICLE

means a MOTOR VEHICLE which does not have a valid licence prominently displayed on it;

URBAN ANCILLARY USES

means uses ANCILLARY to RESIDENTIAL USE in an urban or suburban area which provides for activities customarily associated with the accommodation and home life of persons;

URBAN BEEKEEPING

means the keeping of bees in association with a SINGLE DETACHED DWELLING or DUPLEX; or in association with an institutional use where bees are kept for the purpose of educating the public in urban apiculture; as part of an approved educational program;

UTILITY SERVICE

means the use of BUILDINGS or land for a service or utility owned by the public or by a private agency which provides a service to the public and shall include the following:

(a) Public works yard

(b) MAJOR UTILITY

(c) MINOR UTILITY

(d) Utility company works yard

(e) Cemetery

(f) ANIMAL POUND

(g) RECYCLING FACILITY;

VEHICLE ORIENTED COMMERCIAL

means the sale of commodities or the provision of services for which a person would likely either require their vehicle for transport or would be dependent upon convenient vehicle access. Such activities shall include the following:

(a) Sale of:

(i) lumber, BUILDING materials and household furnishing

(ii) motor vehicles

(iii) boats

(iv) snowmobiles

(v) all-terrain vehicles

(b) Sale, installation and service of:

(i) automotive, boat, snowmobile, and all-terrain vehicle parts and accessories

(c) Auction of furniture, appliances and general merchandise

(d) Bulk sales on a wholesale basis

(e) DISPLAY YARD

(f) Food catering

(g) Funeral, interment and associated crematory services

(h) Household movers

(i) MINI STORAGE WAREHOUSE

(j) MOTOR VEHICLE WASHING FACILITY

(k) SERVICE STATION

(l) SMALL ANIMAL VETERINARY CLINIC

(m) Taxi service centre

(n) TRANSPORTATION FACILITY;

VEHICLE STORAGE COMPOUND

means an OPEN STORAGE use for the temporary storage of boats, RECREATION VEHICLES and MOTOR VEHICLES (licensed or unlicensed) as a PRINCIPAL USE. A VEHICLE STORAGE COMPOUND does not include a FACILITY used for the purpose of the sale and service of MOTOR VEHICLES or the storage of CONTRACTOR'S EQUIPMENT;

WAREHOUSING

means those activities involving the storage of goods and commodities for trans-shipment or for wholesale or bulk sales, excluding goods and commodities from a MEDICAL CANNABIS PRODUCTION FACILITY, and include the following:

(a) General WAREHOUSING, including household movers

(b) DISTRIBUTION CENTRE, including bulk sales on a wholesale basis other than flammable gases or liquids;

WATER LOT AREA

means those areas of a lake or river located below the mean high-water mark of the river or lake;

WATERCOURSE

means any natural or man-made depression with well-defined banks and a bed 0.6m or more below the surrounding land serving to give direction to a current of water at least 6 months of the year or having a drainage area of 2km^2 or more;

ZONE

means a defined area to which a uniform set of regulations apply under this BYLAW.

SECTION 3 - ADMINISTRATION AND ENFORCEMENT

3.01 INSPECTION

(1) The BYLAW ENFORCEMENT OFFICER and BUILDING INSPECTOR, or any other Officer or employee of the CITY is hereby authorized to enter, at reasonable times and in a reasonable manner, after taking reasonable steps to advise the owner or occupier before entering the property, on any property subject to the regulations of this BYLAW, to ascertain whether the regulations or directions contained herein are being observed or otherwise enforce a provision of this BYLAW or a related order.

(a) Despite 3.01(1), the CITY'S officers or employees may only enter a place occupied as a private dwelling if the owner consents; the CITY has delivered to the occupier at least 24 hours' written notice of the entry and reasons for it; the entry is made under authority of a warrant; the CITY believes failure to enter could significantly affect the health or safety of persons; or the entry is for the purpose of inspecting and determining whether all regulations and prohibitions under this BYLAW are being met.

3.02 ENFORCEMENT

(1) This BYLAW as amended from time to time, may be enforced by means of a ticket information in the form prescribed for the purpose of the *Community Charter*.

(2) This BYLAW as amended from time to time, may be enforced by means of a bylaw notice in the form prescribed for the purpose of the *Local Government Bylaw Notice Enforcement Act*.

3.03 PENALTIES

(1) Every person who commits an offence contrary to the provisions of this BYLAW, as amended from time to time is liable, upon summary conviction, to a penalty of not less than $500, and not more than $10,000 in addition to the costs of the prosecution.

(2) If a violation of this BYLAW as amended from time to time, is enforced by means of a ticket information pursuant to the *Community Charter*, the fine for any violation is hereby established as $1,000 pursuant to the *Community Charter*.

(3) If a violation of this BYLAW as amended from time to time, is enforced by means of a bylaw notice pursuant to the *Local Government Bylaw Notice Enforcement Act*, the penalty for any violation is hereby established as $500, pursuant to the *Local Government Bylaw Notice Enforcement Act*.

(4) COUNCIL hereby delegates the authority to refer to the Provincial Court any disputed ticket information, under this or another bylaw, to all the persons appointed to the positions listed in Section 4 of "Zoning Bylaw Offence Bylaw 2006, No, 3333", as amended or replaced from time to time.

SECTION 4 - GENERAL PROVISIONS

4.01 ZONING

(1) The CITY is divided into ZONES which are designated in the Zoning Map of this BYLAW.

(2) The boundary lines of all ZONES are NATURAL BOUNDARIES and jurisdictional boundaries and are indicated in the Zoning Map available on the CITY website via the following link: http://maps.chilliwack.com.

4.02 ZONES

(1) For the purposes of this BYLAW, the area incorporated as the CITY is hereby divided into ZONES with the following ZONE Designations and short form equivalents.

SHORT FORM	ZONE DESIGNATION
AGRICULTURAL ZONES	
AL	Agricultural Lowland
AU	Agricultural Upland
AS	Agricultural Small LOT
AR	Agricultural Residential
AC	Agricultural Commercial
AFP	Agricultural Food Processing
RURAL ZONES	
R	Rural
RH	Rural Hillside
RR	Rural Residential
HR	Hillside Residential
SR	Suburban Residential
SCR	Suburban Clustered Residential
SHR	Suburban Hillside Residential
EV	Ecovillage
RNC	Rural Neighbourhood Commercial
RESIDENTIAL ZONES	
R1-A	Urban Residential
R1-B	Urban Duplex
R1-C	Urban Infill
R2	Urban Residential Transition
R2-A	Seniors Conversion Housing

R3	Small LOT Residential
R3-A	Clustered One Family Residential
R4	Low Density Multi-Unit Residential
R4-A	Medium Density Multi-Unit
R5	Low Rise Apartment
R6	Mid Rise Apartment
R7	Special Service Residential
R8	Supportive Housing
R9	Affordable Rental Housing
RC	Commercial Conversion
RMH	Manufactured Home Park
COMMERCIAL ZONES	
C1	Neighbourhood Commercial
C2	Local Commercial
C3	Downtown Commercial
C4	Shopping Centre
C5	Liquor Primary
C6	Theatre Commercial
C7	Liquor Store
C8	Cannabis Retail
CP	Commercial Parking
CS1	Service Commercial
CS2	Tourist Commercial
CSM	Service Commercial Industrial
OR	Outdoor Recreation
AP	Airport Commercial
AP1	Airport
INDUSTRIAL ZONES	
M1	Light Industrial
M1-A	Residential Light Industrial
M2	Service Industrial
M3	General Industrial

M4	Heavy Industrial
M5	Industrial Salvage
M6	Special Industrial
INSTITUTIONAL ZONES	
P1	Civic Assembly
P2	Special Institutional
P3	Public Service
P4	Civic Exhibition Recreation
P5	Special Utility
P6	University Village
RESERVE ZONES	
RS-CWA	Reserve – Community Water Supply Area
RS-FHA	Reserve – Flood Hazard Area
RS-GRA	Reserve – Geologically Restricted Area
RS-GSA	Reserve – Geologically Sensitive Area
RS-GSA-HCA	Reserve – Geologically Sensitive Area-Hinkley Creek Area
RS-REM	Reserve – Remnant Area
RS-WLA	Reserve – WATER LOT AREA
RS2	Public Use Reserve
RS3	Special Jurisdiction Reserve
COMPREHENSIVE DEVELOPMENT ZONES	
CD-1	Comprehensive Development–1 Zone
CD-2	Comprehensive Development–2 Zone
CD-3	Comprehensive Development–3 Zone
CD-4	Comprehensive Development–4 Zone
CD-5	Comprehensive Development–5 Zone
CD-6	Comprehensive Development–6 Zone
CD-7	Comprehensive Development–7 Zone
CD-8	Comprehensive Development–8 Zone
CD-9	Comprehensive Development–9 Zone
CD-10	Comprehensive Development–10 Zone
CD-11	Comprehensive Development–11 Zone

CD-12	Comprehensive Development–12 Zone
CD-13	Comprehensive Development–13 Zone
CD-14	Comprehensive Development–14 Zone
CD-15	Comprehensive Development–15 Zone
CD-16	Comprehensive Development–16 Zone
CD-17	Comprehensive Development–17 Zone
CD-18	Comprehensive Development–18 Zone
CD-19	Comprehensive Development–19 Zone
CD-20	Comprehensive Development–20 Zone
CD-21	Comprehensive Development–21 Zone
CD-22	Comprehensive Development–22 Zone
CD-23	Comprehensive Development–23 Zone
CD-24	Comprehensive Development–24 Zone
CD-25	Comprehensive Development–25 Zone
CD-26	Comprehensive Development–26 Zone

4.03 USES PROHIBITED IN ALL ZONES

(1) The following uses of land, BUILDINGS and STRUCTURES are prohibited in all ZONES unless expressly permitted in a ZONE:

(a) Any use located all or partly within a Tent, Recreation Vehicle or MOTOR VEHICLE except for temporary use such as FARMERS MARKETS, public markets, STREET VENDING or, SPECIAL EVENT VENDING.

(b) A HIGHWAY access or egress driveway that is within 7.5m of the point of intersection of the road allowance lines of 2 HIGHWAYS or a HIGHWAY and a LANE when such road allowance intersects at an angle of 135° or less.

(c) The storage of fuel or other flammable liquids in quantities greater than 20 litres in or adjacent to a DWELLING UNIT or a LOT containing a DWELLING UNIT or in accessory BUILDINGS.

(d) The OFF-STREET PARKING or storage of CONTRACTORS EQUIPMENT, unlicensed or inoperable MOTOR VEHICLES.

(e) Production or manufacture of a substance in a laboratory in a BUILDING containing a DWELLING UNIT.

(f) The conduct of exotic dance performances within, or in conjunction with the operation of, PREMISES licensed for the sale of liquor including any night club, cabaret, neighbourhood pub or other beverage room, and for this purpose an “exotic dance performance” is one in which any person, entertainer, patron or employee performs or engages in a live act, demonstration, dance or exhibition which shows his or her genitals, pubic area, vulva, anus or nipples uncovered or with less than an opaque covering.

(g) Without limitation, CANNABIS PRODUCTION FACILITY (DESIGNATED FARM USE) and CANNABIS PRODUCTION FACILITY (NON-FARM USE) except as specifically permitted in the BYLAW.

(h) Without limitation, CANNABIS OPERATION.

(i) Without limitation, CANNABIS CONSUMPTION SPACES.

4.04 USES PERMITTED IN ALL ZONES

(1) The following uses are generally permitted in all ZONES:

(a) COMMUNITY RECREATION limited to a PLAYGROUND or sports field;

(b) MINOR UTILITIES provided that:

(i) the STRUCTURE or use is necessary in this location for the safe and efficient operation of the utility or service

(ii) the utility or service is for the benefit of the general public

(iii) the utility is not a MAJOR UTILITY or special utility.

(c) HERITAGE BUILDINGS provided that:

(i) a HERITAGE BUILDING may be used for any permitted use within a ZONE provided it meets the requirements of the BUILDING CODE for the intended occupancy

(ii) a HERITAGE BUILDING may remain unoccupied or may be used for the display of historical artifacts and shall not limit the placing of other STRUCTURES on the LOT provided that safety requirements of the BUILDING CODE can be met

(iii) notwithstanding the above, on LOTS within the ALR, ALC permission is required to use a HERITAGE BUILDING for other than vacant, storage or a permitted agricultural use

(iv) a HERITAGE BUILDING may be moved to any LOT and occupied by a permitted use provided it meets the requirements of the BUILDING CODE for the intended occupancy

(v) A HERITAGE BUILDING may be moved to any property or park owned by the CITY for purposes of preservation, restoration or a permitted use.

(d) Where a LOT existed prior to the adoption of this BYLAW, or an amendment thereto, affecting the minimum LOT AREA and/or dimension; or where a LOT was created as result of BOUNDARY ADJUSTMENT or consolidation and where such LOT is smaller in area or has a dimension which is less than the minimum required for any use in the zone, the use requiring the smallest LOT AREA and/or dimension may be developed on the property provided all other requirements of this BYLAW are met.

(e) Free-standing lighting poles, warning devices, telecommunication antenna STRUCTURES, masts, utility poles, wires, and flag poles may be sited on any portion of a LOT.

(f) A community event on City owned lands.

4.05 ZONE REGULATIONS

(1) The subject ZONE is the ZONE named at the top of each page, which forms the name of the section, and the regulations that apply to the subject ZONE follow in subsections within that specific section. No land shall be subdivided and no BUILDING, STRUCTURE or use shall be constructed, located or altered in contravention of the regulations set out for the subject ZONE.

(2) In each ZONE, the list titled 'PERMITTED USES' sets out the uses, BUILDINGS and STRUCTURES permitted in the subject ZONE. Only the uses, BUILDINGS and STRUCTURES listed in the subject ZONE, and uses permitted in all ZONES, are permitted in the subject ZONE and all other uses are prohibited.

(3) In each ZONE, within the list titled 'PERMITTED USES', the uses listed under the subtitle 'PRINCIPAL USES' are the PRINCIPAL USES permitted in the subject ZONE, and the uses listed under the subtitle 'ANCILLARY USES' are the ANCILLARY USES permitted in the subject ZONE.

(4) In each ZONE, the section titled 'LOT AREA (MINIMUM)' sets out the specific use or situation to which the minimum LOT AREA applies on the left, and the minimum LOT AREA that applies to that use or situation to the right for the subject ZONE.

(5) In each ZONE, the section titled 'LOT DIMENSIONS (MINIMUM)' sets out the specific use or situation to which the minimum LOT dimension applies on the left, and the minimum LOT dimension that applies to that use or situation to the right for the subject ZONE.

(6) In each ZONE, the section titled 'DENSITY (MAXIMUM)' sets out the maximum DENSITY for the subject ZONE.

(7) In each ZONE, the section titled 'LOT COVERAGE (MAXIMUM)' sets out the maximum LOT COVERAGE for the subject ZONE.

(8) In each ZONE, the section titled 'FLOOR AREA RATIO (MAXIMUM)' sets out the maximum FLOOR AREA RATIO for the subject ZONE.

(9) In each ZONE, the section titled 'SETBACKS (MINIMUM)' sets out the specific situation to which the minimum SETBACK applies in the column on the left, and the minimum SETBACK that applies in that situation in the columns to the right for the subject ZONE. In the heading for each column, the abbreviation FLL refers to FRONT LOT LINE, RLL refers to REAR LOT LINE, ISLL refers to INTERIOR SIDE LOT LINE, and ESLL refers to EXTERIOR SIDE LOT LINE.

(10) In each ZONE, the section titled 'SITING' sets out specific siting requirements for the subject ZONE.

(11) In each ZONE, the section titled 'BUILDING HEIGHT (MAXIMUM)' sets out the specific situation to which the maximum BUILDING HEIGHT applies on the left, and the maximum BUILDING HEIGHT that applies in that situation to the right for the subject ZONE.

(12) In each ZONE, the section titled 'SPECIAL REGULATIONS' sets out the special regulations that apply within the subject ZONE.

(13) Site specific permitted uses specified in this BYLAW are permitted only on the land whose legal description, as of the date of coming into force of this BYLAW, is that specified for the permitted use.

4.06 ACCESSORY AND ANCILLARY USES

(1) ACCESSORY DWELLING UNIT

(a) An ADU is permitted where the LOT is in a ZONE permitting an ACCESSORY DWELLING UNIT.

(b) Only 1 ADU may be located on a LOT.

(c) The ADU shall be one of the following types, as regulated herein and within the permitted uses and special regulations section of each ZONE:

(i) SINGLE DETACHED DWELLING

(ii) MANUFACTURED HOME

(iii) SECONDARY SUITE

(iv) COACH HOUSE

(v) GARDEN SUITE

(vi) PARK MODEL TRAILER

(vii) TEMPORARY FARM WORKER HOUSING

(viii) TOWNHOUSE ACCESSORY DWELLING UNIT

(d) On properties within the Agricultural Land Reserve, ADUs are permitted in accordance with the *Agricultural Land Commission Act* and Regulations.

(e) Despite 4.06(1)(a) and (b) should approval be granted by the ALC, additional ADUs may be permitted on a LOT in the approved built form prescribed as listed in section 4.06(1)(c).

(f) Where an interior staircase is provided for a COACH HOUSE, the staircase shall be located within an entrance foyer with a maximum area of $2m_2$ in size designed for exterior access only (with no access into the ground floor uses).

(g) GARDEN SUITES shall be limited to a maximum GROSS FLOOR AREA of 100m².

(h) The minimum LOT AREA required for a detached ADU shall be in accordance with the level of servicing of the LOT as follows:

(i) Where the LOT is served by a septic tank, disposal field and private well, the minimum LOT AREA shall be 4000m².

(A) Despite 4.06(1)(h)(i) should a property be affected by a riparian area, such that the LOT AREA is less that 4000m2 only after a riparian area is excluded, an ADU may be permitted subject to a satisfactory independent hydrogeological assessment indicating that the proposed ACCESSORY DWELLING UNIT can be accommodated on the LOT without impacting any private well or any WATERCOURSE.

(ii) Where the LOT is served by a septic tank, disposal field and COMMUNITY WATER SYSTEM, the minimum LOT AREA shall be 2000m².

(III) Where the LOT is served by a COMMUNITY SANITARY SEWER SYSTEM and COMMUNITY WATER SYSTEM, the minimum LOT AREA shall be the minimum set out for the ZONE in which the ADU is located.

(2) ACCESSORY HOME INDUSTRIAL

(a) The use shall be ANCILLARY to a SINGLE DETACHED DWELLING and shall be contained within a BUILDING or STRUCTURE.

(b) The use shall be conducted by no more than 2 employees.

(c) The use and all associated equipment shall not occupy more than a total GROSS FLOOR AREA of 100m².

(d) The use shall in no way indicate its presence from the exterior of any BUILDING or STRUCTURE on the LOT except for 1 SIGN in accordance with the regulations for COTTAGE INDUSTRY within the CITY “Sign Bylaw”, as amended or replaced from time to time.

(e) Adequate OFF-STREET PARKING shall be provided for the use such that no MOTOR VEHICLES shall be parked on-street.

(f) The use shall be limited to the following activities:

(i) WAREHOUSING

(ii) manufacture of electrical and household appliances, furniture, sporting goods and clothing

(iii) sheet metal fabrication

(iv) maintenance, repair and sale of small machinery and engines

(v) sale and service of electrical equipment, MOTOR VEHICLE PARTS and industrial supplies

(vi) MOTOR VEHICLE repair

(vii) welding and machine shop.

(3) ACCESSORY HOME OCCUPATION

(a) AHO may be permitted in accordance with the regulations, as detailed below:

(i) common to all DWELLING UNIT types:

(A) the use shall be ANCILLARY to a RESIDENTIAL USE and, except where it involves horticulture, it shall be contained within a BUILDING or STRUCTURE

(B) the use and all associated equipment shall not occupy more than a total GROSS FLOOR AREA of $30m^2$

(C) the use shall in no way indicate its presence from the exterior of any BUILDING or STRUCTURE on the LOT except for 1 SIGN in accordance with the CITY "Sign Bylaw", as amended or replaced from time to time

(D) the use shall not generate additional vehicular traffic or parking demand not normally associated with a residential area

(E) the use shall not involve the wholesale or retail sale of a commodity from the PREMISES, except where such sale is ANCILLARY to a permitted AHO use or based on mobile sales, or sales on a brokerage basis including internet sales

(F) notwithstanding section 4.06(3)(a)(i)(B), a SHORT-TERM RENTAL may be permitted in accordance with the regulations as detailed in the CITY "Short-Term Rental Bylaw", as amended

(ii) SINGLE DETACHED DWELLING or MANUFACTURED HOME:

(A) the use shall be conducted by no more than 1 employee

(B) the use may include, but not be limited to, any of the following activities:

(I) domestic crafts such as dressmaking, weaving, tailoring, shoe repair or similar activities

(II) personal and non-medical health, fitness and related services, instruction in music, or instruction in arts for no more than 2 persons at a time

(III) notwithstanding (3)(a)(i)(B) and (3)(a)(ii)(A) above:
(1.) Community Care FACILITIES
(2.) IN HOME MULTI AGE CHILD CARE
(3.) a GROUP HOME residence for no more than 10 persons, of whom no more than 6 persons are in care

(IV) workshop of a self-employed person involved in the following or similar activities:
(1.) repair of electrical household appliances and electric motors
(2.) cabinet or furniture manufacture
(3.) preparation of food products

(V) manufacture of novelties, souvenirs, and hand-crafted objects as an extension of a hobby

(VI) OFFICE of a self-employed person excluding a doctor, dentist or medical professional

(VII) propagation of plants, shrubs, fruits or vegetables for sale and,

(VIII) dog and cat grooming provided no more than 3 animals are on the PREMISES for business purposes at one time and animals are not boarded

(iii) DUPLEX, TOWNHOUSE, ROWHOUSE, COACH HOUSE, GARDEN SUITE

(A) the use shall be conducted by no more than 1 employee

(B) the use may include, but not be limited to, any of the following activities:

(I) domestic crafts such as dressmaking, weaving, tailoring, shoe repair or similar activities

(II) personal and non-medical health, fitness and related services for no more than 2 persons at a time

(III) workshop of a self-employed person involved in the preparation of food products

(IV) manufacture of novelties, souvenirs, and hand-crafted objects as an extension of a hobby

(V) OFFICE of a self-employed person excluding a doctor, dentist or medical professional and,

(VI) propagation of plants, shrubs, fruits or vegetables for sale

(iv) APARTMENT, DORMITORY, INDEPENDENT LIVING HOUSING, SECONDARY SUITE, MANUFACTURED HOME in association with a MANUFACTURED HOME PARK use

(A) the use shall be conducted by no more than 1 employee

(B) the use may include, but not be limited to, any of the following activities:

(I) OFFICE of a self-employed person excluding a doctor, dentist or medical professional, and

(II) a manager's residence within a MANUFACTURED HOME PARK shall be permitted the ACCESSORY HOME OCCUPATION uses of a SINGLE DETACHED DWELLING.

(4) ACCESSORY OFFICE AND SALES

(a) ACCESSORY OFFICE AND SALES are subject to the following conditions:

(i) shall not exceed 20% of the GROSS FLOOR AREA of each unit within a BUILDING or STRUCTURE on a LOT

(ii) in the case where there are no BUILDINGS or STRUCTURES on the LOT, the GROSS FLOOR AREA shall not exceed 100m^2.

(5) COTTAGE INDUSTRY

(a) COTTAGE INDUSTRY may be permitted subject to the following conditions:

(i) a COTTAGE INDUSTRY use shall not be permitted on a LOT smaller than 0.4ha

(ii) on properties within the ALR the use shall be a permitted agricultural use or shall be confined to the interior of the DWELLING UNIT or STRUCTURE for RURAL ANCILLARY USE or shall be approved in writing by the ALC

(iii) the use shall be conducted by no more than 2 employees

(iv) the use and all associated equipment shall not occupy more than 30% of the total GROSS FLOOR AREA of the DWELLING UNIT nor shall it exceed 100m^2 of GROSS FLOOR AREA. Where the use occupies a BUILDING other than a DWELLING UNIT, the area so used shall not exceed 100m^2 in GROSS FLOOR AREA and shall be clearly separated from other uses by walls or partitions

(v) the use shall not involve the sale of a commodity not produced on the PREMISES

(vi) the use shall in no way indicate its presence from the exterior of any BUILDING or STRUCTURE on the LOT except for 1 SIGN in accordance with the CITY "Sign Bylaw", as amended or replaced from time to time

(vii) adequate OFF-STREET PARKING shall be provided for the use such that no MOTOR VEHICLES shall be parked on-street

(viii) the uses may include, but are not limited to any of the following activities:

(A) any ACCESSORY HOME OCCUPATION

(B) instruction in music, art or crafts limited to not more than 10 students

(C) woodworking

(D) repair of yard maintenance equipment

(E) a GROUP HOME.

(6) RURAL ANCILLARY USES

(a) RURAL ANCILLARY USES are permitted subject to the following conditions:

(i) a RURAL ANCILLARY USE is permitted in the ZONE

(ii) the activities and BUILDINGS shall be limited to the following:

(A) the keeping of PETS not exceeding 5 in number, provided no more than 3 are of any one species

(B) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE

(C) the OFF-STREET PARKING of no more than 2 unlicensed MOTOR VEHICLES unless contained within an enclosed BUILDING with continuous view obstructing walls and doorways

(D) subject to 6(a)(ii)(C) above, the repair or restoration of MOTOR VEHICLES owned by a resident of the property who shall be required to provide proof of ownership and of residency

(E) the OFF-STREET PARKING of:

(I) no more than 2 COMMERCIAL VEHICLES having a gross vehicle weight in excess of 5000kg provided such vehicle is not used for the hauling of hazardous materials

(II) 1 RECREATION VEHICLE owned by a resident of the property

(III) the OFF-STREET PARKING of no more than 2 commercial trailers

(F) URBAN BEEKEEPING.

(7) URBAN ANCILLARY USES

(a) URBAN ANCILLARY USES shall be permitted subject to the following conditions:

(i) URBAN ANCILLARY USES are permitted in the ZONE

(ii) the activities and BUILDINGS shall be limited to the following:

(A) the keeping of PETS not exceeding 5 in number, provided no more than 3 are of any one species

(B) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE

(C) the OFF-STREET PARKING of no more than 1 unlicensed MOTOR VEHICLE unless contained within an enclosed BUILDING with continuous view obstructing walls and doorways

(D) subject to 7(a)(ii)(C) above, the repair or restoration of MOTOR VEHICLES owned by a resident of the property who shall be required to provide proof of ownership and of residency

(E) the OFF-STREET PARKING of:

(I) no more than 1 vehicle having a gross vehicle weight in excess of 5000kg provided such vehicle is not a commercial trailer or vehicle used for the hauling of solid waste, liquid waste or hazardous materials or,

(II) 1 RECREATION VEHICLE owned by a resident of the property

(F) URBAN BEEKEEPING.

4.07 REGULATIONS APPLICABLE TO ALL ZONES

(1) AGRICULTURAL LAND RESERVE

(a) Despite any other provisions of this BYLAW, all lands within the ALR are subject to the provisions of the *Agricultural Land Commission Act*, ALR Regulations thereto and Orders of the Commission (thereby not permitting the SUBDIVISION of land and the development of new Non-Farm uses unless approved by the ALC).

(2) CONSOLIDATION OF LOTS

(a) Despite the minimum LOT AREA within any ZONE, 2 or more LOTS may be consolidated into 1 larger LOT.

(3) HEIGHT EXCEPTIONS AND SUPPLEMENTARY HEIGHT REGULATIONS

(a) Except where limited in 3(b) below, the following STRUCTURES are exempt from the maximum BUILDING HEIGHTS permitted in the ZONE:

(i) industrial cranes

(ii) storage silos and grain elevators, amateur or private non-commercial radio and television antennas

(iii) church spires, belfries and domes

(iv) monuments

(v) chimneys

(vi) power poles, lighting poles and flag poles

(vii) fire-hose drying towers

(viii) windmills

(ix) balloon type SIGNS

(x) telecommunication antenna STRUCTURES.

(xi) Rooftop access structures such as stairwells and elevator shafts, provided the placement of such infrastructure is central to the roof of the building

(xii) Rooftop railings, arbours, trellises, or similar freestanding landscape features related to outdoor COMMON AMENITY AREAS.

(xiii) All BUILDINGS and STRUCTURES for URBAN and RURAL ANCILLARY USE which do not exceed $10m^2$ in LOT COVERAGE.

(b) Within the flight path of the Chilliwack Municipal Airport, the maximum HEIGHT of BUILDINGS and STRUCTURES permitted elsewhere in the BYLAW shall be subject to Transport Canada Regulations.

(4) SITING EXCEPTIONS

(a) Eaves, gutters, cornices, bays with or without windows, BALCONIES, porches, ramps, canopies, staircases, chimneys and mechanical heating, cooling and ventilation equipment, and BUILDING features functionally similar to them, may project into required SETBACK to a maximum as specified in 4(b) below, when measured horizontally.

(b) Projections measured horizontally shall not exceed:

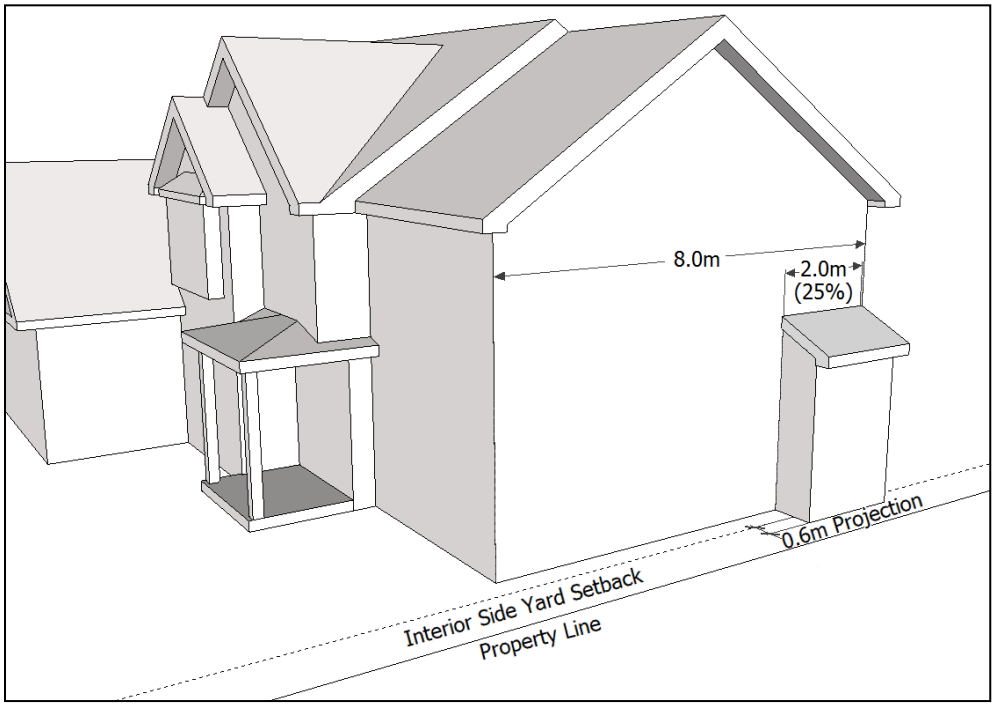
(i) 0.6m into an INTERIOR SIDE LOT LINE SETBACK

(ii) 1.5m into a FRONT LOT LINE or EXTERIOR SIDE LOT LINE SETBACK

(iii) 2m into a REAR LOT LINE SETBACK.

(c) Except for eaves, gutters and cornices, in no case shall the total linear dimension of projections

into a SIDE LOT LINE SETBACK area exceed 25% of the linear dimensions of the wall from which the projection occurs, as shown in the following diagram:

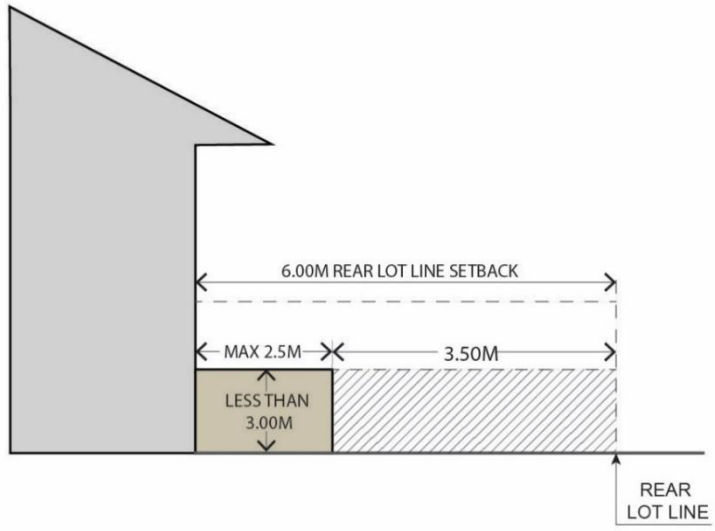


(d) In-ground swimming pools, permanent swimming pools exceeding 1.5m, decks exceeding 0.6m above GRADE and walkways exceeding 0.6m above GRADE may be sited as an ANCILLARY STRUCTURE within the Zone.

(e) Where permitted by the BUILDING CODE, a fire escape may extend into a required rear or exterior side yard only; and to a maximum distance of 1.5m.

(f) On THROUGH LOTS where both FRONT and REAR LOT LINES ADJOIN a HIGHWAY, the REAR SETBACK for BUILDINGS and STRUCTURES shall be determined as the greater of the FRONT SETBACK and REAR SETBACK as required for that BUILDING or STRUCTURE. This requirement does not apply to ANCILLARY STRUCTURES not exceeding 2.5m in HEIGHT or to LOTS which, owning to topographic or legal access constraints, cannot obtain access from the second HIGHWAY.

(g) Where the surface of a porch, BALCONY or deck projection does not exceed 3m above GRADE, the minimum REAR SETBACK distance may be reduced by not more than 2.5m, provided that the reduction shall apply only to the projecting feature and not to any roof or sunlight control projection; and providing the projecting feature conforms to the requirements of the BUILDING Code and does not interfere with any underground services.



(5) SIZE AND SITING OF BUILDINGSAND STRUCTURES

(a) The construction, reconstruction, alteration, moving or extension of BUILDINGS and STRUCTURES within any ZONE shall be in conformity with the regulations for the size and siting of BUILDINGS and STRUCTURES specified in this BYLAW, and the CITY "BUILDING Regulation Bylaw", as amended or replaced from time to time, and Provincial and Federal Regulations as may apply.

(b) All BUILDINGS and STRUCTURES for URBAN and RURAL ANCILLARY USE which do not exceed 10m2 in LOT COVERAGE are exempted from minimum SETBACKS and maximum LOT COVERAGE within any ZONE.

(c) Any APARTMENT, commercial use, or industrial use shall provide a FACILITY for garbage, composting and recycling containers, which meets the following requirements:

(i) garbage, composting and recycling containers shall be screened to a minimum HEIGHT of 2m by BUILDINGS, a landscape screen, a solid decorative fence or any combination

(ii) garbage, composting and recycling containers shall not be located within any required FRONT LOT LINE SETBACK or within 6m of a RESIDENTIAL USE.

(d) Any TOWNHOUSE shall either provide a central FACILITY for garbage, composting and recycling containers consistent with the regulations above, or provide individual pick-up service for each DWELLING UNIT.

(6) SUPPLEMENTARY SETBACK REGULATIONS

(a) Where MAJOR ARTERIAL ROADS are less than 30m in width, the front and/or EXTERIOR SIDE SETBACK required for a use within a ZONE shall be subject to an increase of the difference between 15m and the distance from the design center line of the HIGHWAY ROW and ADJOINING LOT LINE.

(b) Where MINOR ARTERIAL ROADS are less than 25m in width, the front and/or EXTERIOR SIDE SETBACK required for use within the ZONE shall be subject to an increase of the difference between 12.5m and the distance from the design center line of the HIGHWAY ROW and ADJOINING LOT LINE.

(c) Where MAJOR and MINOR COLLECTOR ROADS are less than 20m in width, the FRONT and/or EXTERIOR SIDE SETBACK required for use within a ZONE shall be subject to an increase of the difference between 10m and the distance from the design center line of the HIGHWAY ROW and ADJOINING LOT LINE.

(d) Where LOCAL ROADS are less than 15m, 17.5m, or 20m in width, the FRONT and/or EXTERIOR SIDE SETBACK required for use within a ZONE shall be subject to an increase of the difference between 7.5m, 8.75m or 10m, respectively and the distance from the design center line of the HIGHWAY ROW and ADJOINING LOT LINE.

(e) No BUILDING shall be located closer than 4.5m to the LOT LINE fronting on any ARTERIAL HIGHWAY without approval of the Minister of Transportation and Infrastructure. ARTERIAL HIGHWAYS within the CITY are:

(i) Trans-Canada Highway No. 1.

(ii) Chilliwack Lake Road (Vedder Road to CITY boundary).

(f) BUILDINGS for RESIDENTIAL USE or occupancy shall be located no closer than 30m from the boundary of the ROW of the Trans-Canada Highway No. 1 and the Mainline of the CNR, nor closer than 15m from the boundary of the ROW of the B.C. Hydro Railway (Southern Railway of British Columbia).

(g) Where a LANE is less than 6m in width, the SETBACK required for a use from the ADJOINING LOT LINE, shall be subject to an increase of the difference between 3m and the distance from the design center line of the LANE ROW and the ADJOINING LOT LINE.

(7) TEMPORARY STRUCTURES

(a) A portable BUILDING, trailer or RECREATION VEHICLE may be used for the storage of CONTRACTORS EQUIPMENT and materials or for an OFFICE required during a construction project on any LOT subject to the CITY "Unsightly Premises Bylaw" as amended or replaced from time to time.

(b) An existing BUILDING or STRUCTURE may be used as a temporary STRUCTURE or for any use permitted in the ZONE during the period of construction of the new BUILDING or STRUCTURE, subject to the following:

(i) the existing BUILDING shall be completely removed from the LOT or converted to a use permitted in the ZONE and the LOT shall be restored as nearly as possible to the natural GRADE

(ii) to ensure removal or conversion of the existing STRUCTURE, the person who applies for the permit shall, at the time of application, sign an agreement that said STRUCTURE shall be removed or converted to a permitted use within 90 days of the occupancy of the construction project.

(c) Despite the above, the provision in 4.07(7)(b) does not apply to RESIDENTIAL USE on property subject to the ALC.

4.08 REGULATIONS APPLICABLE TO SPECIFIC ZONES

(1) CANNABIS PRODUCTION FACILITY (DESIGNATED FARM USE)

(a) A CANNABIS PRODUCTION FACILITY (DESIGNATED FARM USE) may be permitted under the following conditions:

(i) a maximum LOT COVERAGE of 35%

(ii) if the total impervious area of farm BUILDINGS and STRUCTURES exceed 3700m^2 or covers more than 10% of the LOT a Stormwater and Agricultural Liquid Waste Management Plan is required

(iii) a maximum BUILDING HEIGHT of 15m

(iv) a 30m minimum BUILDING SETBACK from the FRONT, REAR, INTERIOR SIDE and/or EXTERIOR SIDE LOT LINE

(v) a 30m minimum SETBACK from any WATERCOURSE

(vi) a 150m minimum SETBACK to parks and SCHOOLS

(vii) a 30m minimum SETBACK to non-ALR RESIDENTIAL USE with a buffer or 60m minimum SETBACK if a buffer is not employed.

(2) DRIVE-THROUGH ESTABLISHMENTS

(a) DRIVE-THROUGH ESTABLISHMENTS shall provide vehicle queuing spaces subject to the following:

(i) each queuing space shall be a minimum of 6m long and 3m wide

(ii) queuing LANES shall provide sufficient space for turning and maneuvering

(iii) the DRIVE-IN AISLE shall not be located between the BUILDING it serves and FRONT LOT LINE or a HIGHWAY.

(b) On MINOR and MAJOR ARTERIAL ROADS, the DRIVE-IN AISLE shall be at the rear of the LOT, located between the BUILDING it serves and the REAR LOT LINE so that queued vehicles do not block traffic along the public streets or the movement of other vehicles on site.

(c) If located on a CORNER LOT, the access to the entrance to the DRIVE-IN AISLE shall be from the lower classification HIGHWAY.

(d) DRIVE-THROUGH ESTABLISHMENTS will not be permitted on CORNER LOTS where both adjacent HIGHWAYS are MAJOR ARTERIAL ROADS or where a MAJOR ARTERIAL ROAD intersects with MINOR ARTERIAL ROADS along the Yale/Vedder Corridor, including:

(i) Yale Road & Hodgins Avenue/Cheam Avenue

(ii) Yale Road & Hocking Avenue

(iii) Yale Road & Airport Road

(iv) Vedder Road & Knight Road

(v) Vedder Road & Spruce Drive/Britton Avenue

(vi) Vedder Road & South Sumas Road

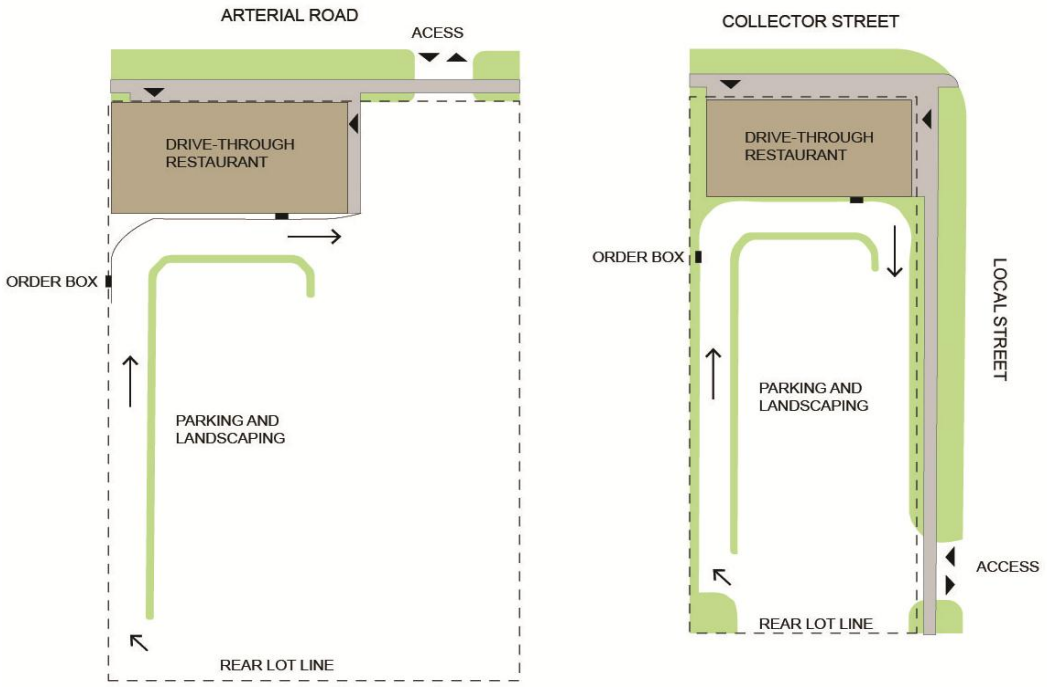
(vii) Vedder Road & Watson Road/Promontory Road

(viii) Vedder Road & Keith Wilson Road.

(e) The primary entrance to the BUILDING shall be a pedestrian oriented entrance.

(f) Provide customer entrance doors clearly visible from public streets and directly accessible from the public sidewalk.

(g) Provide a minimum of 2 waste receptacles in the queuing lane.



(h) Minimum number of vehicle queuing spaces required in the DRIVE-IN AISLE are as follows:

Use		Minimum Vehicle Queueing Spaces
(a) Bank or bank machine		3 before/at each machine
(b) Car Wash		5 before/in each wash bay
(c) Restaurant/ Coffee Shop	(i) No order board	4 spaces before/at service window
	(ii) With order board	7 before/at service window
(d) Other (i.e. Pharmacy, oil change businesses)		3 spaces before/at service window/in each oil change bay

(i) To clarify the table above, the space located at the service window, in the wash bay, and in the oil change bay counts towards the minimum queueing space.

(j) The above minimums do not limit the ability to request a Traffic Study if a situation should arise with a proposed land-use, location or site geometry that presents unique challenges or safety concerns with respect to mobility in and around the site.

(k) For restaurants and coffee shops, a minimum distance of 60m is required from the order box to the property access to be calculated as the travel distance for vehicles through the LOT from the property access to the order box.

(3) KENNELS

(a) A BREEDING KENNEL or COMMERCIAL KENNEL shall not be permitted on a LOT smaller than 1ha and shall have a perimeter fence around the internal compound to be used as an ANIMAL ENCLOSURE.

(b) The perimeter fence shall be chain link, stock wire, wood or suitable material. It shall be a minimum HEIGHT of 1.8m and shall be continuous apart from access gates, doors or ATTACHED BUILDINGS. The internal compound used to house the animals shall observe the ANIMAL ENCLOSURE SETBACKS of the ZONE, without regard to the size of the STRUCTURE concerned.

(4) METAL STORAGE CONTAINERS

(a) METAL STORAGE CONTAINERS shall be subject to the following:

(i) unless otherwise stated in this BYLAW, the use of METAL STORAGE CONTAINERS is permitted only in Industrial, Agricultural, and Institutional ZONES

(ii) METAL STORAGE CONTAINERS shall only be used to store goods or materials that are ANCILLARY to the operation of a business or FACILITY located on the LOT on which the containers are located

(iii) despite the above, 1 METAL STORAGE CONTAINER shall be permitted in any ZONE on a temporary basis during the construction of a BUILDING or STRUCTURE on the same LOT, on the condition that the container is removed prior to the completion of the BUILDING and issuance of occupancy

(iv) METAL STORAGE CONTAINERS shall be sited in accordance with individual ZONE regulations for the siting of ANCILLARY BUILDINGS and STRUCTURES

(v) in all ZONES where METAL STORAGE CONTAINERS are permitted, the containers shall not be located between the principal BUILDING and any HIGHWAY FRONTAGE, except a LANE

(vi) METAL STORAGE CONTAINERS may only be stacked in the Industrial ZONES, to a maximum of 2 containers high and subject to the prior issuance of a siting permit. METAL STORAGE CONTAINERS shall not be stacked on LOTS adjacent to residential ZONES

(vii) the maximum number of METAL STORAGE CONTAINERS located within agricultural and institutional ZONES shall not exceed 1 for the first 0.4ha of LOT AREA and 1 for each additional 0.4ha of LOT AREA, to a maximum of 10 containers per LOT

(viii) where a LOT containing 1 or more METAL STORAGE CONTAINERS is located adjacent to a LOT ZONED for RESIDENTIAL USE, a fence or landscape screen shall be provided along the property line ADJOINING the residential LOT at a HEIGHT of no less than 1.8m to obstruct the container from view.

(5) RESIDENCE FOR RELATIVE

(a) Despite other minimum LOT AREA provisions of this BYLAW, the APPROVING OFFICER may approve an application for SUBDIVISION of a LOT if all of the following requirements are met:

(i) the person making the application has owned the LOT for at least 5 years before making the application

(ii) the application is made for the purpose of providing a separate residence for:

(A) the owner

(B) the parent of the owner or the owner's spouse

(C) the owner's child or the spouse of the owner's child or,

(D) the owner's grandchild

(iii) this provision shall apply to the RH (Rural Hillside), R (Rural), RR (Rural Residential), and RSV-GSA ZONES, but shall not apply to lands within the ALR.

(6) AMENITY AREA STANDARDS

(a) These standards are for the development and maintenance of amenity areas required in connection with residential development of 3 or more DWELLING UNITS per LOT or BUILDING site. All such amenity areas shall conform to the following standards.

(b) General Requirements:

(i) amenity areas shall be located on the same LOT as the DWELLING UNITS served

(ii) OFF-STREET PARKING or OFF-STREET LOADING areas, driveways and service areas shall not be counted as amenity areas

(iii) all LANDSCAPING and recreational FACILITIES shall be maintained in perpetuity

(iv) slope of an amenity area shall not exceed 3% but multi-level areas may be interconnected by means of stairs and ramps

(v) guard railings or other protective devices shall be erected for above-ground locations.

(vi) excluding bareland strata developments, a minimum 1.5m wide SIDEWALK, HARD SURFACE is required to provide access from the public HIGHWAY or public sidewalk to each DWELLING UNIT or BUILDING, and is clearly separated from any roadways, driveways, parking lots, MANEUVERING AISLES, and PARKING SPACES, by curbing.

(c) COMMON AMENITY AREAS

(i) shall be provided for all RESIDENTIAL USE with 10 DWELLING UNITS or more, including small LOT strata and developments with multiple DWELLING UNITS on a single LOT, in accordance with the following:

(A) the minimum required area shall be 150m^2 plus an additional 5m^2 per DWELLING UNIT

(B) the minimum dimension of not less than 6m and a minimum contiguous area no less than 200m^2

(C) have a grade of 3% or less.

(ii) Shall be unenclosed areas free, common and readily accessible to all residents and may include any of the following:

(A) any combination of lawn, LANDSCAPING, flagstone, concrete, asphalt or other serviceable dust free surfacing

(B) recreational FACILITIES such as outdoor swimming pools, tennis courts, horseshoe pitches, etc.

(C) the entire roof area of an APARTMENT BUILDING or STRUCTURE for OFF-STREET PARKING provided that:

(I) the area shall be accessible through the internal circulation system of the STRUCTURE for multi-unit use

(II) areas occupied by vents or other mechanical and operational equipment shall be surrounded by LANDSCAPING and screened from view

(III) areas so used shall have a minimum dimension of 3m.

(d) Outdoor COMMON AMENITY AREAS

(i) Shall be unenclosed areas free, common and readily accessible to all residents and may include any of the following:

(A) any combination of lawn, LANDSCAPING, flagstone, concrete, asphalt or other serviceable dust free surfacing

(B) recreational FACILITIES such as outdoor swimming pools, tennis courts, horseshoe pitches, etc.

(C) the entire roof area of an APARTMENT BUILDING or STRUCTURE for OFF-STREET PARKING provided that:

(I) the area shall be accessible through the internal circulation system of the STRUCTURE for multi-unit use

(II) areas occupied by vents or other mechanical and operational equipment shall be surrounded by LANDSCAPING and screened from view

(III) areas so used shall have a minimum dimension of 3m.

(e) Indoor COMMON AMENITY AREAS

(i) shall be enclosed areas of a STRUCTURE for multi-unit RESIDENTIAL USE or ANCILLARY STRUCTURE, free, common and readily accessible to all residents by way of the internal circulation system of the STRUCTURE or enclosed walkways. Indoor COMMON AMENITY AREAS may include any of the following:

(A) covered swimming pool

(B) gymnasiums including racquetball and other courts

(C) games rooms

(D) saunas and exercise rooms.

(f) PRIVATE AMENITY AREAS shall be unenclosed areas located adjacent to the individual DWELLING UNIT served:

(i) where located on ground level, a PRIVATE AMENITY AREA not less than $15m^2$ in area shall be provided for and contiguous to each GROUND ORIENTED DWELLING UNIT

(ii) where located above ground a PRIVATE AMENITY AREA of not less than $5m^2$ in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each DWELLING UNIT

(iii) when located on ground level, such area shall be of such size and shape that a rectangle included within it shall have a minimum dimension of 3m

(iv) when located above ground or as a BALCONY or deck, such area shall be of such size and shape that a rectangle included within it shall have a minimum dimension of 1.5m

(v) each such area shall be accessible to only 1 DWELLING UNIT and shall be for the exclusive use of the occupants thereof

(g) Storage Lockers, where required in association with an APARTMENT RESIDENTIAL USE, shall be located in central areas inside the BUILDING, and shall have the following minimum dimensions:

(i)	HEIGHT	1.2m
(ii)	Length	2m
(iii)	Width	1m

(7) SMALL-SCALE, MULTI-UNIT HOUSING

(a) 3 or 4 DWELLING UNITS are considered intensive residential and are permitted on LOTS that meet the following criteria:

(i) Within an AL, AR, AS, RR, R1-A, R1-B, R1-C, R3, M1-A ZONE, or in the SINGLE DETACHED DWELLING and DUPLEX areas of the following COMPREHENSIVE DEVELOPMENT ZONES:

(A) CD-9, CD-11, CD-14, CD-16, CD-19, or CD-21;

(ii) Within the urban growth boundary;

(iii) Connected to COMMUNITY WATER SYSTEM and COMMUNITY SANITARY SEWER SYSTEM;

(iv) Less than $4{,}050m^2$ in area;

(v) Not protected by a Heritage Designation Bylaw as of December 7, 2023;

(vi) Not within a designated transit-oriented area; and,

(vii) Where an extension has not been granted by the Ministry.

(b) The maximum number of DWELLING UNITS on a LOT is:

(i) 3 units on LOTS less than or equal to 280m^2 in area; or,

(ii) 4 units on LOTS greater than 280m^2 in area.

(c) DWELLING UNITS are permitted in any combination of the following forms:

(i) ACCESSORY DWELLING UNIT in the form of SECONDARY SUITES, COACH HOUSES, or GARDEN SUITES;

(ii) SINGLE DETACHED DWELLING, which may contain one SECONDARY SUITE;

(iii) DUPLEX, which may contain one SECONDARY SUITE per DUPLEX unit;

(iv) TOWNHOUSE, which may contain one SECONDARY SUITE per TOWNHOUSE unit; and,

(v) APARTMENT, including SMALL UNIT APARTMENT.

(d) In each LOT'S ZONE, the sections titled 'LOT COVERAGE (MAXIMUM)', 'SETBACKS (MINIMUM)', 'SITING', and 'BUILDING HEIGHT (MAXIMUM)' sets out the regulations.

(i) Where a LOT is in the AL, AR, AS, or RR ZONE, it shall meet the sections listed in (d) above in the R1-A ZONE.

(ii) Where a LOT'S ZONE does not contain regulations for a detached ACCESSORY DWELLING UNIT, it shall meet the sections listed in (d) above in the R1-A ZONE.

(e) GENERAL REQUIREMENTS:

(i) Where a LOT has LANE access, all vehicle access, including parking, must be from the LANE.

(ii) Where a LOT does not have LANE access, the maximum number of driveways permitted is one, except on a LOT with one DUPLEX or two or more SINGLE DETACHED DWELLINGS that is greater than 20m in width.

(iii) A driveway may have a maximum width of 6m total paved area extending from the FRONT LOT LINE or EXTERIOR SIDE LOT LINE to the GARAGE on the LOT, except that on LOTS less than 12m in width the driveway is limited to a maximum width of 4m at the FRONT LOT LINE or EXTERIOR SIDE LOT LINE, but may taper up to a maximum width of 6m.

(iv) Notwithstanding other regulations of this BYLAW:

(A) The FLOOR AREA RATIO must not exceed 0.75.

(B) More than one ACCESSORY DWELLING UNIT may be located on a LOT.

(C) One OFF-STREET PARKING SPACE is required for each ACCESSORY DWELLING UNIT, regardless the number of bedrooms.

(D) An OFF-STREET LOADING SPACE is not required.

(E) Except for enclosed tandem parking configurations, all required OFF-STREET PARKING SPACES may be located in a GARAGE, provided the GARAGE width is no less than 6.2m.

(F) One unenclosed OFF-STREET PARKING SPACE per LOT is required for visitor parking where two DUPLEXES are on a LOT.

(G) A PRIVATE AMENITY AREA must be provided for an ACCESSORY DWELLING UNIT.

(H) All PRIVATE AMENITY AREAS must be provided on the ground level.

(8) DENSITY BENEFITS

(a) Additional DWELLING UNITs are permitted for APARTMENTs on LOTs within the Density Benefits Area as established by the CITY's "Official Community Plan Bylaw", as amended, subject to the following conditions:

(i) At least 30% of the DWELLING UNITs provided in excess of the applicable DENSITY without density benefits, or a minimum of 1 DWELLING UNIT, whichever is greater, have a minimum GROSS FLOOR AREA of 110m² and at least 3 bedrooms; or,

(ii) Alternatively, payment is made to the CITY in the amount of $15,750 for each DWELLING UNIT provided in excess of the applicable DENSITY without density benefits.

(b) Despite the above, 4.08(8)(a) does not apply within areas established by the CITY's "Transit-Oriented Area Bylaw", as amended, unless the prescribed maximum density and height of that area are exceeded.

4.09 FENCING, LANDSCAPING, SCREENING

(1) FENCES

(a) LIVESTOCK Fences:

(i) fences shall not be constructed of barbed wire nor electrified, unless located in a ZONE permitting the raising of LIVESTOCK

(ii) electrified fences may not be located along LOT LINES adjacent to a Residential ZONE or a ZONE readily permitting public access

(b) SECURITY FENCES are permitted in all ZONES but, barbed wire or other potentially injurious elements shall be at least 2m above ground.

(c) A SECURITY FENCE shall be provided around all uses which could constitute a hazard.

(2) LANDSCAPING

(a) PERIMETER SCREENING AND LANDSCAPING OF VEHICULAR USE AREAS

(i) the following LANDSCAPING requirements shall apply to any outdoor area for vehicular use that includes the following:

(A) Any parking LOT containing 10 or more PARKING SPACES

(B) VEHICLE STORAGE COMPOUNDS

(C) OFF-STREET LOADING areas

(D) MOTOR VEHICLE sales LOTs.

(ii) where an outdoor vehicular use area adjoins a public HIGHWAY (excluding LANES), a LANDSCAPING strip shall be provided on the property between the vehicular use area and the public HIGHWAY. Any of the following options or a combination of them, may be employed:

(A) a 2m or wider landscape strip planted with a minimum of 1 tree and 5 shrubs per 10m of HIGHWAY FRONTAGE, excluding points of access or egress

(B) a 2m or wider landscape strip planted with a minimum of 1 tree per 3m of HIGHWAY FRONTAGE, excluding driveways and walkway openings

(C) despite (2)(a)(ii)(A) and (B), the LANDSCAPING strip may be reduced to 1.5m in width if the vehicular area has a minimum grade drop of 0.9m from the public HIGHWAY and is planted in accordance with the above

(D) a 7.5m or wider strip of existing woodlands

(E) no more than 15% of the LANDSCAPING can be covered with impervious surface.

(b) LANDSCAPING FOR MULTI-UNIT AND INTENSIVE RESIDENTIAL DEVELOPMENT

(i) minimum LANDSCAPING requirements for front SETBACK area shall be:

(A) 40% of the front SETBACK area shall have no impervious surfaces or vehicular use

(B) a portion of the required pervious surface area, equivalent to 20% of the front SETBACK area, shall be reserved for landscape areas and extensively planted with trees and shrubs.

(ii) minimum overall site LANDSCAPING requirements shall be:

(A) 20% of the overall LOT AREA shall have no impervious surfaces or vehicular usage

(B) a portion of the required pervious surface area, equivalent to 15% of the overall LOT AREA, shall be landscaped

(C) a portion of the required landscaped area, equivalent to 7% of the overall LOT AREA, shall be planted extensively with trees and shrubs

(D) notwithstanding (2)(b)(ii)(A), (B) and (C) above, the overall LOT AREA for LANDSCAPING requirements may be reduced up to a maximum of 3% if the LOT is affected by a RIPARIAN AREA.

(iii) All LANDSCAPING required in (2)(b)(i) and (ii) above shall be designed and installed in accordance with the current edition of the Canadian Landscape Standard.

(c) LANDSCAPING FOR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DEVELOPMENT

(i) LANDSCAPING shall be required for properties that have a minimum of 2000m^2 LOT AREA, and all institutional ZONES, regardless of LOT AREA, in accordance with the following:

(A) minimum LANDSCAPING requirements for front SETBACK area shall be:

(I) 40% of the front SETBACK area shall be LANDSCAPING area.

(B) Minimum overall site LANDSCAPING requirements shall be:

(I) 10% of the total site area shall be LANDSCAPING area

(II) a portion of the required LANDSCAPING area, equivalent to 5% of the total LOT AREA shall be planted extensively with trees and shrubs.

(C) LOTS within an institutional ZONE are exempted from the LANDSCAPING requirements if the LOT is in or surrounded by the ALR or is located in a rural or natural environment.

(D) notwithstanding (2)(c)(i)(A) and (B) above, the overall LOT AREA for LANDSCAPING requirements may be reduced up to a maximum of 3% if the LOT is affected by a RIPARIAN AREA.

(ii) All LANDSCAPING required in (2)(c)(i) (A) and (B) above shall be designed and installed in accordance with the current edition of the Canadian Landscape Standard.

(iii) pedestrian pathways, conforming to the following standards shall be provided:

(A) SIDEWALK, HARD SURFACE shall have a minimum width of 1.5m

(B) SIDEWALK, HARD SURFACE shall meet standards for use by persons requiring a wheelchair or other mechanical conveyance

(C) SIDEWALK, HARD SURFACE shall be located so as to provide access to traffic intersections, crosswalks and anticipated directions of pedestrian travel

(D) SIDEWALK, HARD SURFACE shall be located outside the MANEUVERING AISLE and driveway.

(3) SCREENING

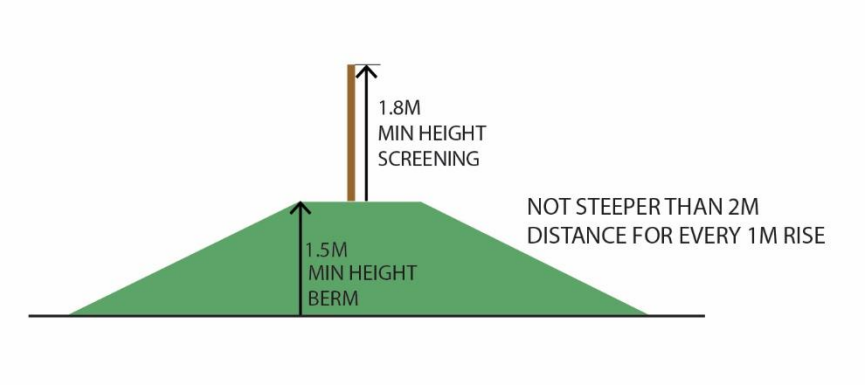
(a) All OPEN STORAGE and VEHICLE STORAGE COMPOUND uses shall be bounded by SCREENING not less than 2.5m in HEIGHT except for points of access or egress or where bounded by a BUILDING.

(b) Where a RESIDENTIAL, TOURIST ACCOMMODATION, institutional occupancy, RELIGIOUS ASSEMBLY, THEATRE, SCHOOL, CULTURAL ASSEMBLY, INDOOR RECREATION, CHILD CARE FACILITY or CLUB OR LODGE use ADJOINS a major transportation corridor, including: the CNR, B.C. Hydro Railway ROW and Trans-Canada Highway No. 1, a combination berm and SCREENING shall be provided to the following standard:

(i) the berm and screen combination shall be parallel to the ROW and have 6m returns at the ends where not contiguous with adjacent berms

(ii) the berm and screen combination shall have a minimum total HEIGHT of 3.3m above GRADE

(iii) the berm shall have a minimum HEIGHT of 1.5m with side slopes not steeper than 2m distance for every 1m rise, covered with soil or other suitable planting material



(iv) SCREENING consisting of a fence, wall, or compact evergreen hedge, minimum 1.8m in HEIGHT and without openings, shall be planted/installed on the berm.

(c) Where a commercial or institutional ZONE adjoins a residential or rural ZONE, SCREENING of a minimum 2m in HEIGHT shall be provided along the ADJOINING LOT LINE.

(d) Where an industrial ZONE adjoins a residential or rural ZONE, SCREENING of a minimum 2.5m in HEIGHT shall be provided along the ADJOINING LOT LINE.

(e) Where a LOT containing a TOWNHOUSE or APARTMENT adjoins a LOT containing a SINGLE DETACHED DWELLING or DUPLEX, SCREENING of a minimum 2m in HEIGHT shall be provided along the ADJOINING LOT LINE.

(f) SCREENING so required shall be installed along the common property line or within the required SETBACK area (but not exposing any vehicular use area) and shall consist of 1 or a combination of the following:

(i) berm

(ii) fence

(iii) masonry wall

(iv) vegetation screen

(g) Notwithstanding 3(c), (d) or (e) above, SCREENING shall not be required at points of access or egress or where bounded by a BUILDING or STRUCTURES which are sited within 0.3m of any property line.

(h) The view obstructing screen shall meet the following requirements:

(i) minimum HEIGHT of 1.5m, or as required within the ZONE Regulations, whichever is greater

(ii) vegetation screens may have a lower HEIGHT at time of planting, but shall be maintained at the HEIGHT required upon maturity

(iii) masonry or concrete walls facing a public HIGHWAY shall be set back 0.6m from the property line and shall be buffered with trees, shrubs or vines on the HIGHWAY side of the wall at a density of not less than 1 plant per 3m

(iv) masonry or concrete walls exceeding 1.2m in HEIGHT may require a BUILDING PERMIT

(v) view obstructing fences shall consist of structurally suitable new construction materials and may require a BUILDING PERMIT if they exceed 2m in HEIGHT.

(i) Where an INDUSTRIAL ZONE ADJOINS the Trans-Canada Highway No. 1, a SCREENING of 2.5m in HEIGHT shall be required along those portions of the common property line where BUILDINGS are not constructed to the LOT LINE.

(j) In commercial, industrial, multi-unit and intensive residential, and mixed-use ZONES, all mechanical, electrical, communication, air conditioning or other equipment shall be screened from view from the street by a HEIGHT equal to the item being screened.

(4) SCREENING, FENCING AND LANDSCAPING MAINTENANCE

(a) REGISTERED OWNERS, or their agents, shall be responsible for the maintenance of fences and walls required in this BYLAW to ensure the following:

(i) fences and walls must serve the purpose for which they were constructed and must present a neat and orderly appearance

(ii) Site maintenance shall include:

(A) structural repairs or replacement

(B) painting

(C) clearing of litter or debris.

(b) Property owners, or their agents, shall be responsible for the maintenance of vegetation SCREENING and LANDSCAPING in a healthy, growing condition to present a neat and orderly appearance.

(i) Site maintenance shall include:

(A) watering

(B) weeding

(C) pruning

(D) pest control

(E) replacement of dead or diseased plant materials

(F) clearing of litter or debris.

(c) CITY is authorized to inspect and enforce all fencing, SCREENING and LANDSCAPING plans accepted by the Planning and Strategic Initiatives Department or any changes to the approved plans.

SECTION 5 – PARKING REQUIREMENTS

5.01 OFF-STREET LOADING

(1) GENERAL REQUIREMENTS

(a) All uses and structures or portions thereof hereafter constructed shall be provided with no less than the number and type of off-street loading spaces specified hereunder.

(b) ALL OFF-STREET LOADING FACILITIES required hereunder, shall comply with the regulations contained in this BYLAW.

(c) Required OFF-STREET LOADING spaces shall be located on the same LOT as the use or STRUCTURE they are intended to serve.

(d) The OFF-STREET LOADING requirements of 2 or more occupancies on the same LOT shall be the sum of the requirements for each occupancy.

(e) No OFF-STREET PARKING SPACE shall be considered as an OFF-STREET LOADING space for the purpose of computing loading space requirements.

(f) OFF-STREET LOADING spaces may have access and egress from a LANE along the entire length of a LOT line ADJOINING such lane, provided such lane is of the minimum width required for traffic circulation and maneuvering.

(2) DEVELOPMENT AND MAINTENANCE STANDARDS

(a) The location of all points of access or egress to an OFF-STREET LOADING area shall be subject to a HIGHWAY Access Permit in accordance with the CITY "Highway and Traffic Bylaw", as amended or replaced from time to time.

(b) No OFF-STREET LOADING area shall be located:

(i) within 7.5m of the nearest point of intersection of any 2 HIGHWAYS; and,

(ii) in such a configuration that encroachment is necessary upon a public HIGHWAY, land or ROW during loading, except that portions of a commercial LANE may be used during the course of loading.

(c) Each OFF-STREET LOADING space shall be sited to permit unobstructed vehicular access to and egress from such space at all times.

(d) All OFF-STREET LOADING spaces shall be of adequate size to accommodate the type and size of delivery vehicles which can be expected but in no case shall be less than 7.5m in length and 3.5m in width and 3m in HEIGHT.

(e) Except in association with a RESIDENTIAL USE, where access and egress to an OFF-STREET LOADING space requires that a truck utilize driveways or MANEUVERING AISLES of a parking LOT, such driveways or MANEUVERING AISLES shall have a minimum width of 7.5m and shall have a minimum center line turning radius of 12m.

(f) Each OFF-STREET LOADING space shall be surfaced with an asphalt, concrete, porous asphalt, concrete or brick pavers or similar material so as to provide a durable dust free surface and shall be so graded and drained as to properly dispose of all surface water.

(g) OFF-STREET LOADING spaces shall not be located so as to require access or egress by backing onto a public HIGHWAY. Backing into an OFF-STREET LOADING space from a LOCAL ROAD may be permitted when approved by the CITY ENGINEER.

(3) UNIT OF MEASUREMENT

(a) The GROSS FLOOR AREA of a use or occupancy or other units as appropriate, shall be used for the calculation of OFF-STREET LOADING space requirements.

5.02 MINIMUM OFF-STREET LOADING SPACE REQUIREMENTS

USES	MINIMUM OFF-STREET LOADING SPACE REQUIREMENTS
RESIDENTIAL USE	1 space per INDEPENDENT LIVING HOUSING BUILDING 1 space per APARTMENT BUILDING
Commercial uses (excluding CHILD CARE FACILITIES)	1 loading space per 1000m² GROSS FLOOR AREA or portion thereof
Industrial uses	1 loading space per 2500m² GROSS FLOOR AREA or portion thereof
Institutional uses (excluding SCHOOLS) and OUTDOOR RECREATIONAL uses	1 space per 2500m² GROSS FLOOR AREA or portion thereof

5.03 OFF-STREET PARKING

(1) GENERAL REQUIREMENTS

(a) All uses and STRUCTURES or portions thereof hereafter constructed shall be provided with no less than the number and type of OFF-STREET PARKING SPACES required hereunder.

(b) A use may not be expanded or changed unless the OFF-STREET PARKING requirements for the proposed expansion or change of use can be met.

(c) The GROSS FLOOR AREA of a use or occupancy or other units as appropriate, shall be used for the calculation of OFF-STREET PARKING SPACE requirements.

(d) 20% of the number of OFF-STREET PARKING SPACES provided may be designated and developed as “small car” only for uses other than SINGLE DETACHED DWELLING, DUPLEX and ACCESSORY DWELLING UNIT.

(e) When the calculation of OFF-STREET PARKING requirements results in a fractional OFF-STREET PARKING SPACE, the number of OFF-STREET PARKING SPACES required shall be rounded to the nearest whole number.

(f) Where an OFF-STREET PARKING SPACE or MANEUVERING AISLE adjoins a fence or STRUCTURE over 0.2m in HEIGHT, an additional 0.5m of width shall be added to such space or aisle width, excluding PARKING SPACES within single GARAGES, double GARAGES and tandem parking in a GARAGE.

(g) Except in association with a SINGLE DETACHED DWELLING, MANUFACTURED HOME or DUPLEX, OFF-STREET PARKING SPACES shall not be accessed directly from a HIGHWAY but shall be accessed by a driveway(s) and MANEUVERING AISLE as required.

(2) LOCATION OF PARKING

(a) OFF-STREET PARKING SPACES shall be provided on the same LOT as the BUILDINGS for which they are required.

(b) Where all required PARKING SPACES cannot be located on the same LOT as the BUILDING for which they are required, such PARKING SPACES may be situated on another LOT provided:

(i) the LOT is not located more than 30m from the BUILDING or use for which they are required

(ii) annexed to the CERTIFICATE OF TITLE of such other LOT a covenant is registered in favour of the CITY and the owner of the benefiting LOT restricting the use of the LOT or portion of the other LOT to parking purposes associated with the benefiting LOT

(iii) notwithstanding (2)(b) above, all OFF-STREET PARKING SPACES for DWELLING UNITS shall be provided on the same LOT as the residential BUILDING in respect of which the spaces are required.

(3) REDUCTIONS IN MINIMUM PARKING REQUIREMENTS

(a) The minimum OFF-STREET PARKING requirements contained within this BYLAW may be reduced as follows for commercial, industrial or institutional ZONED lands:

(i) a maximum of 10% where:

(A) a new or existing BUILDING or STRUCTURE is located on a LOT that is within 400m walking distance of a bus stop on a Frequent Transit Route (with 20 minute or better weekday service frequency), or

(B) a new or existing BUILDING or STRUCTURE is located on a LOT that is within 800m of a Transit Exchange, or

(C) a parking study that is prepared by a registered professional engineer and approved by the CITY Engineering Department determines that such reduction is appropriate.

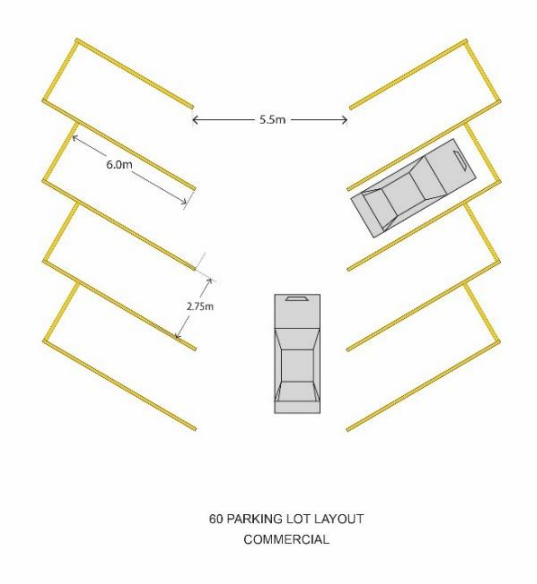
(4) DEVELOPMENT AND MAINTENANCE STANDARDS

(a) Adequate provisions shall be made for individual access or egress by MOTOR VEHICLES to all OFF-STREET PARKING SPACES at all times by means of unobstructed MANEUVERING AISLES. MANEUVERING AISLES shall not have a marked center line.

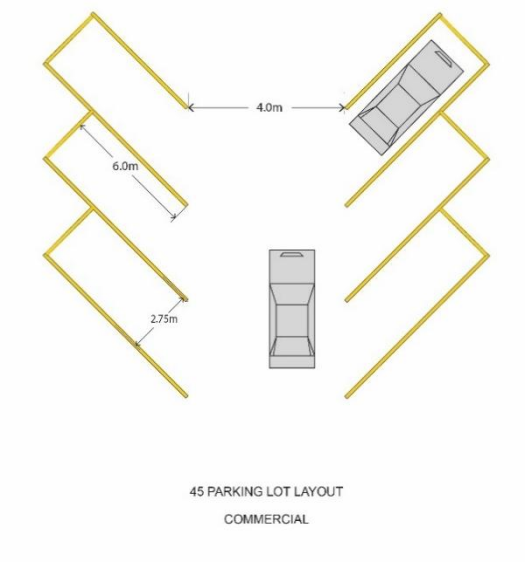
(b) Minimum OFF-STREET PARKING SPACE sizes

Use	Width	Length	Clear HEIGHT
RESIDENTIAL USE, RELIGIOUS ASSEMBLY, SCHOOL and employee only	2.6m	6m	2m
Commercial, industrial, and other institutional (customer and public access)	2.75m	6m	2m
Small car	2.5m	4.5m	2m
Parallel parking	2.5m	7.5m	2m
90°	2.75m	6m	2m
60°	2.75m	6m	2m
45°	2.75m	6m	2m

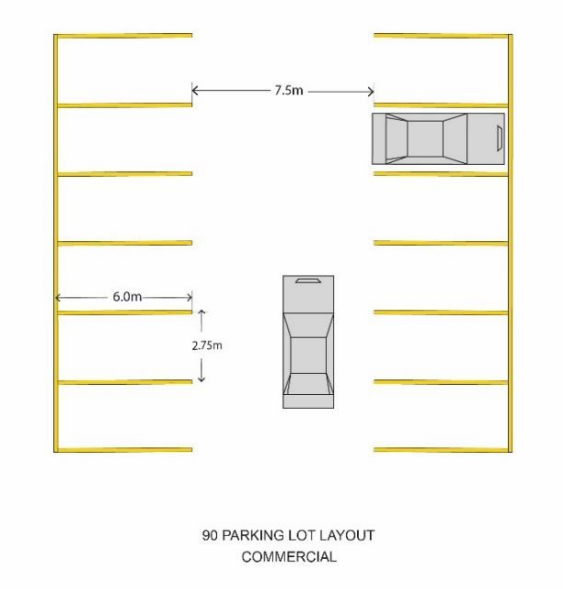
PARKING SPACE Type	Width	Length	Clear HEIGHT
GARAGE (equals 1 PARKING SPACE)	4.6m	6m	2m



60 PARKING LOT LAYOUT
COMMERCIAL



45 PARKING LOT LAYOUT
COMMERCIAL



90 PARKING LOT LAYOUT
COMMERCIAL

(c) MANEUVERING AISLES

Use	90°	60°(One-Way)	45°(One-Way)
RESIDENTIAL USE, RELIGIOUS ASSEMBLY, SCHOOL and employee only	6m	4.5m	4m
Commercial, industrial, and other institutional (customer and public access)	7.5m	5.5m	4m

(d) Driveways

Use	Width
RESIDENTIAL USE (<10 spaces)	4m
RESIDENTIAL USE, CHURCH, SCHOOL, employee only or all other uses less than 20 spaces	6m or two 4m One-Way
Commercial, industrial, and other institutional - Customer and public access - Where left turnout required	 7.5m or two 5m One-Way 10.5m

(e) Driveways and MANEUVERING AISLES shall intersect with a minimum turning radius of 7.5m, as measured from the centerline of each intersecting traffic LANE.

(f) Except in association with a RESIDENTIAL USE, parking LOTs containing more than 20 spaces shall be provided with an internal traffic circulation system consisting of driveways and MANEUVERING AISLES as follows:

(i) driveways with a minimum width as specified in (d) above shall be provided to interconnect between all points of access and egress to/from a parking LOT to provide for through circulation of traffic and passenger drop off

(ii) 2-way driveways 7.5m or greater in width shall be marked with a dashed center line indicating 2-way traffic

(iii) a solid stop bar consisting of a weather resistant white paint strip 0.5m wide, preceded by the word STOP, in solid block letters 1m high, shall be provided at the end of each MANEUVERING AISLE, to indicate that the driveway has right of way over the MANEUVERING AISLE.

(g) PARKING SPACES located adjacent to, other than parallel to, a BUILDING or FENCE, shall meet the following requirements:

(i) a raised landscaped area shall be provided, extending a minimum of 0.6m from the BUILDING or fence, and is to be surrounded by a 15cm tall curb, and

(ii) where a raised curb is incorporated into a SIDEWALK, HARD SURFACE, the width of the SIDEWALK, HARD SURFACE shall be increased by 0.6m in front of the parking stall to accommodate for overhang.

(h) All areas including but not limited to, OFF-STREET PARKING areas, MANEUVERING AREAS, access and egress, OPEN STORAGE, DISPLAY YARDS, CONTRACTORS EQUIPMENT storage and VEHICLE STORAGE COMPOUNDS, with the exception of OFF-STREET PARKING areas in Agricultural and Rural ZONES, shall be surfaced with an asphalt, concrete or similar surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water. To ensure this surfacing is carried out, and providing that the required parking area surfacing has not been installed at the time an Occupancy Permit is requested, then a security shall be posted in an amount prescribed in SCHEDULE "B" of the current CITY "BUILDING Regulation Bylaw" as amended or replaced from time to time.

(5) ELECTRIC VEHICLE CHARGING STATIONS

(a) Energized outlets capable of delivering Level 2 charging or higher, including all electrical equipment, shall be installed to service a minimum of 1 required OFF-STREET PARKING SPACE in association with a SINGLE DETACHED DWELLING or DUPLEX.

(b) Energized outlets capable of delivering Level 2 charging or higher, including all electrical equipment, shall be installed to service a minimum of 1 required OFF-STREET PARKING SPACE (excluding visitor parking) in association with each TOWNHOUSE unit.

(c) Raceways or conduit, with drawstrings, capable of providing Level 2 charging or higher, including all electrical equipment, shall be installed to service all OFF-STREET PARKING SPACES (excluding visitor parking) required in association with an APARTMENT. This requirement includes raceways for the feeder cabling to the panelboard location.

(d) Energized outlets capable of delivering Level 2 charging or higher, including all electrical equipment, shall be installed to service a minimum of 25% of all OFF-STREET PARKING SPACES (excluding visitor parking) required in association with an APARTMENT.

(e) Where PARKING SPACES for electric vehicle charging are provided, they shall meet the following requirements:

(i) an energized outlet capable of providing Level 2 charging or higher shall be provided to the PARKING SPACE

(ii) energized outlets shall be labeled for their intended use and located within 3m of associated PARKING SPACES

(iii) the PARKING SPACE shall be clearly labelled and signed as a PARKING SPACE for electric vehicles only.

(6) OFF-STREET PARKING STRUCTURES

(a) Doorways or entranceways to OFF-STREET PARKING STRUCTURES shall have the following minimum dimensions:

(i) width shall be not less than 4m where the driveway is for one directional travel or accesses 10 or fewer OFF-STREET PARKING SPACES in association with a RESIDENTIAL USE

(ii) width shall be not less than 6m in association with a commercial, industrial or institutional use and 5m in association with a RESIDENTIAL USE where the driveway is for 2 directional travel

(iii) HEIGHT shall be not less than 2.3m and shall be clearly marked as to the minimum vertical clearance to any ceiling, pipes or equipment within the underground parking area

(iv) a clearly visible horizontal bar, covered in a material which will not damage MOTOR VEHICLES (such as an aluminum pipe within yellow PVC tubing), shall be suspended from the doorway or in advance of the doorway, 2.5cm lower than the minimum vertical clearance within the OFF-STREET PARKING STRUCTURE.

(7) INTERIOR LANDSCAPING OF PARKING LOT AREAS

(a) The following requirements shall apply to any OFF-STREET PARKING area or combination of areas associated with the same development that contain 20 or more OFF-STREET PARKING SPACES:

(i) interior LANDSCAPING shall not be less than 7% of the total area of the parking LOT, including access and egress

(ii) interior LANDSCAPING shall, wherever possible, be used to delineate and guide traffic movement within the parking area

(iii) all landscape areas shall consist of sod, ground cover, shrubs, trees or any landscape treatment - excluding impervious surfaces

(iv) all landscape areas shall not be less than either:

(A) $5m^2$ in size and 1.5m in width; with 1 tree per 10 spaces, and/or

(B) shall consist of a linear landscape strip not less than $5m^2$ and 2m in width with 1 tree per 10 spaces to act as a vehicular overhang between 2 rows of PARKING SPACES.

(v) a minimum of 1 tree per 10 OFF-STREET PARKING SPACES shall be planted

(vi) each landscape area shall be planted with at least 1 tree.

(8) DISABLED PERSONS PARKING

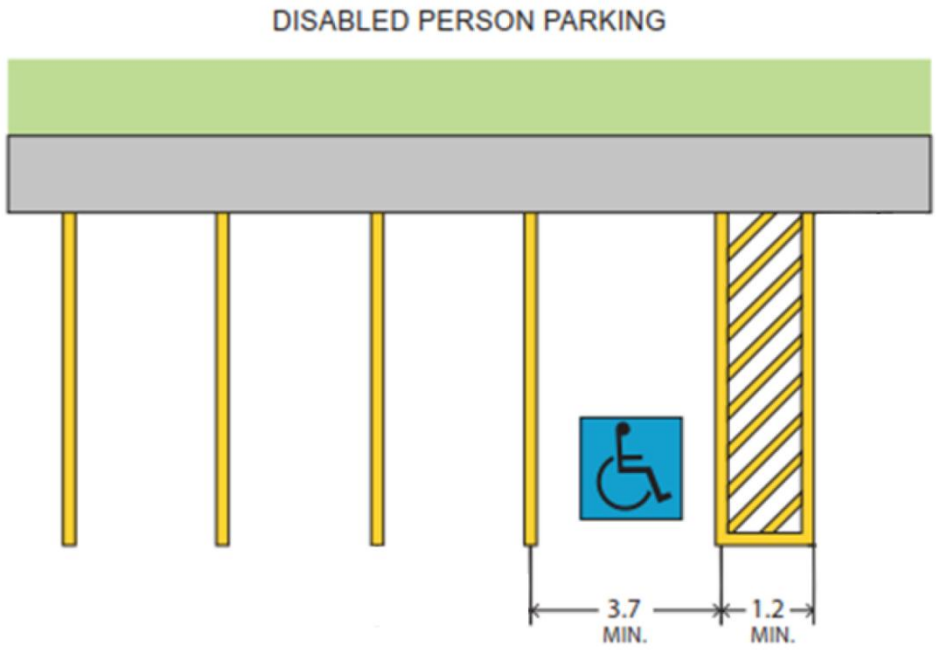
(a) All BUILDINGS which are required to be accessible by disabled persons must provide at least 1 OFF-STREET PARKING SPACE or 1%, whichever is greater, of the required PARKING SPACES in any parking area to be reserved and designated for disabled persons only by the International Symbol for Accessibility for Persons with Disabilities painted on the ground surface and on a SIGN located at the front of the space and shall be located as close as possible to the entrance of the use or STRUCTURE.

(b) In the case of head-in or angle OFF-STREET PARKING, such spaces shall have:

(i) a minimum width of 3.7m

(ii) at least 1 such space shall have a pedestrian pathway with a minimum width of 1.2m immediately adjacent to the designated OFF-STREET PARKING SPACE

(iii) such area shall be painted with diagonal lines or indicated by different surface treatment so as to differentiate it from the OFF-STREET PARKING SPACE



(iv) where access to and from the parking areas is by raised SIDEWALK, HARD SURFACE, drop curb sections with a minimum surface width of 1.2m shall be provided directly adjacent to OFF-STREET PARKING SPACES designated for disabled persons and from the parking LOT or to other sidewalks or points of entry to a BUILDING

(c) In the case of parallel OFF-STREET PARKING, such spaces shall have a minimum length of 8m, of which the rear 2m shall be painted with diagonal lines. Where access to and from the OFF-STREET PARKING areas is by raised SIDEWALK, HARD SURFACE, a drop curb section with a minimum surface width of 1.2m shall be provided adjacent to said OFF-STREET PARKING SPACE.

5.04 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS

RESIDENTIAL USE	MINIMUM PARKING REQUIREMENT
SINGLE DETACHED DWELLINGS, DUPLEX, TOWNHOUSE, ROWHOUSE	2 spaces per DU 1 space must be unenclosed, not located within a GARAGE*
APARTMENT, BOARDING HOUSE	1.5 spaces per DU or SLEEPING UNIT
SMALL UNIT APARTMENT, ASSISTED LIVING, INDEPENDENT LIVING HOUSING	0.75 space per DU
SUPPORTIVE HOUSING	0.2 spaces per DU or SLEEPING UNIT
DORMITORY	1 space per SLEEPING UNIT
ACCESSORY DWELLING UNIT** Containing 1 bedroom, including a COACH HOUSE, GARDEN SUITE, PARK MODEL TRAILER or in association with a commercial, industrial or institutional use; or a SECONDARY SUITE containing any number of bedrooms	1 space per ADU
ACCESSORY DWELLING UNIT** Containing 2 or more bedrooms including a COACH HOUSE, GARDEN SUITE, PARK MODEL TRAILER, MANUFACTURED HOME or SINGLE DETACHED DWELLING; or, in association with a commercial, industrial or institutional use	2 spaces per ADU
SHORT-TERM RENTAL	1 space per SLEEPING UNIT (the space must be unenclosed, freely accessible to the public, and signed as “guest parking” to designate the space for the sole use of the guest)
Visitor parking for TOWNHOUSE, ROWHOUSE, APARTMENT, SMALL UNIT APARTMENT, ASSISTED LIVING, INDEPENDENT LIVING HOUSING; and SINGLE DETACHED DWELLINGS or DUPLEXES in bare land strata developments	0.2 spaces per DU (accessible to the public and designated as "visitor parking")
Visitor parking for small LOT strata and developments with multiple DWELLING UNITS on a single LOT (where the development consists of 10 or more DWELLING UNITS)	0.2 spaces per DU (accessible to the public and designated as “visitor parking”)
* Note that in order to count as an OFF-STREET PARKING SPACE the GARAGE must have a clear inside dimension of at least 4.6m in width, 6m in length and 2m in HEIGHT. If the GARAGE is too small, it does not count as a PARKING SPACE, and 2 PARKING SPACES need to be provided outside the GARAGE. A double GARAGE, regardless of its size does not count as 2 PARKING SPACES.	
** the OFF-STREET PARKING SPACE for the ADU shall be on the same LOT as the SINGLE DETACHED DWELLING and freely accessible at all times.	

COMMERCIAL USE	MINIMUM PARKING REQUIREMENT
GENERAL COMMERCIAL, CONVENIENCE COMMERCIAL, CANNABIS RETAIL, LIQUOR STORE, INDOOR RECREATION, CULTURAL FACILITY, CLUB OR LODGE, exhibition	1 space per every 40m^2 GROSS FLOOR AREA
RESTAURANT, COFFEE SHOP, BREW PUB, NEIGHBOURHOOD PUB, NIGHT CLUB	1 space per 20m^2 GROSS FLOOR AREA
DRIVE THROUGH ESTABLISHMENT	1 space per 50m^2 of GROSS FLOOR AREA up to 100m^2, plus 1 space for each additional 33m^2, or portion thereof, above 100m^2
THEATRE	1 per 6 seats
CHILD CARE FACILITY	1 space per 60m^2 GROSS FLOOR AREA
MINI STORAGE WAREHOUSE	1 space per 550m^2 GROSS FLOOR AREA
VEHICLE ORIENTED COMMERCIAL	1 space per 45m^2 GROSS FLOOR AREA
SERVICE STATION	3 per LOT plus 1 space per 45m^2 GROSS FLOOR AREA
CAMPGROUND	1 space per campsite 1 space per 10 SLEEPING UNITS, for a summer camp or RETREAT
TOURIST ACCOMMODATION	1 space per TOURIST ACCOMMODATION unit 1 space per resort or HOTEL unit 1 space per 5 SLEEPING UNITS for a guest ranch
OUTDOOR RECREATION	1 space per MARINA 1 space per horse stall 1 space per 200m^2 PLAYGROUND area 1 space per waterslide chute 1 space per tennis or racquet court
GOLF COURSE	3 spaces per fairway (par 3 or pitch-n-putt golf) 6 spaces per fairway (higher than par 3 golf) 1 space per tee (golf driving range)

INDUSTRIAL USE	MINIMUM PARKING REQUIREMENT
ACCESSORY OFFICE AND SALES, SPECIALIZED CRAFT MANUFACTURING	1 space per 40m^2 GROSS FLOOR AREA
WAREHOUSE, GENERAL MANUFACTURING, HEAVY INDUSTRY, RESOURCE USE, INDUSTRIAL SALVAGE, SPECIAL INDUSTRY, UTILITY SERVICE	1 space per 150m^2 GROSS FLOOR AREA
TRADESPERSON, RESEARCH AND DEVELOPMENT LABORATORY	1 space per 60m^2 GROSS FLOOR AREA
SERVICE INDUSTRIAL, LIGHT MANUFACTURING, FOOD PROCESSING, AIRPORT INDUSTRIAL, TRADE SCHOOL	1 space per 100m^2 GROSS FLOOR AREA

INSTITUTIONAL USE	MINIMUM PARKING REQUIREMENT
RESIDENTIAL CARE FACILITY	0.33 spaces per DU or SLEEPING UNIT
CIVIC ADMINISTRATION, community centre	1 space per 45m^2 GROSS FLOOR AREA
MEDICAL FACILITY, SPECIALIZED MEDICAL SERVICE	1 space per 90m^2 GROSS FLOOR AREA
SCHOOL (ELEMENTARY)	2 spaces per classroom 1 space per 20m^2 GROSS FLOOR AREA for OFFICES 1 space per 10 students for pick-up/drop-off (unmanaged parking) 1 space per 20 students for pick-up/drop-off (managed parking) 2 spaces for bus loading
SCHOOL (MIDDLE)	2 spaces per classroom 1 space per 20m^2 GROSS FLOOR AREA for OFFICES 10 spaces for student pick-up/drop-off 2 spaces for bus loading
SCHOOL (SECONDARY)	5 Spaces per Grade 12 classroom 2 spaces per classroom, all other grades 1 space per 20m^2 GROSS FLOOR AREA for OFFICES 10 spaces for student pick-up/drop-off 2 spaces for bus loading
UNIVERSITY	10 spaces per classroom 2 spaces per 40m^2 GROSS FLOOR AREA for OFFICES
RELIGIOUS ASSEMBLY	1 space per 10m^2 GROSS FLOOR AREA

5.05 BICYCLE PARKING

(1) Bicycle parking FACILITIES shall be provided in accordance with the following standards, where required elsewhere in this BYLAW.

(a) Bicycle parking FACILITIES shall be located in an area providing convenient access to BUILDING entrances or other destinations and where physical and/or psychological supervision will reduce the possibility of theft.

(b) Bicycle parking FACILITIES of 2 types may be specifically required:

(i) type A Parking Devices shall offer total protection from weather and good protection from theft and damage to wheels and accessories. These FACILITIES are suited to long term or overnight bicycle parking. Type A devices include:

(A) storage lockers having minimum dimensions of 2m long, 1.5m high, 1m wide

(B) security controlled parking LOTs with "bicycle sheds" containing "Type B" parking devices

(C) locked parking GARAGES containing "Type B" parking devices

(ii) type B Parking Devices shall offer good theft protection, be anchored to the ground or a wall, and support and allow the cyclist to lock both wheels and frame to the rack. The cyclist must provide a lock. These devices are the "minimum standard" for most bicycle parking requirements and are suitable for short-term day use parking. Type B devices include:

(A) horizontal bike racks including u-racks and rail mounted bike racks that provide 2-point contact with bike frames for stability

(B) vertical bike racks including wheel racks with vertical supports for the bicycle frame

(iii) access to and from the HIGHWAY or bicycle lane to the bicycle parking FACILITY shall be provided by bicycle path or multi-use path with a minimum width of 1.5m, and surfaced with concrete, paving or firmly compacted gravel.

(2) MINIMUM BICYCLE PARKING SPACE REQUIREMENTS

USES	TYPE A – LONG TERM	TYPE B – SHORT TERM
TOWNHOUSE, APARTMENT, SMALL UNIT APARTMENT	1 per DU	0.25 per DU
GENERAL COMMERCIAL		1 per 500m^2 GROSS FLOOR AREA up to 10000m^2 and 1 bicycle parking space per 1000m^2 GROSS FLOOR AREA thereafter
SCHOOL		1 per classroom
Post–Secondary SCHOOL		3 per classroom
All other Institutional		4 per BUILDING entrance
All other uses not noted above		1 per 20 OFF-STREET PARKING SPACES

6.01 AL (AGRICULTURAL LOWLAND) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CONDITIONAL AGRICULTURE

(b) GENERAL AGRICULTURE

(c) MANUFACTURED HOME

(d) SINGLE DETACHED DWELLING

ANCILLARY USES

(e) ACCESSORY DWELLING UNIT

(f) ACCESSORY HOME OCCUPATION

(g) BOARDING

(h) COTTAGE INDUSTRY

(i) FARM RETAIL SALES

(j) RURAL ANCILLARY USES

(k) SUPPORTIVE RECOVERY HOME

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) If land is excluded or exempted from the ALR; or, approved for SUBDIVISION within the ALR	7.5ha
(b) If created by BOUNDARY ADJUSTMENT to allow for the more efficient use of agricultural land or better utilization of farm BUILDINGS	1ha
(c) Despite (a) or (b) above, if created by "homesite severance" or BOUNDARY ADJUSTMENT as approved by the ALC	0.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) FARM HOME PLATE

(i) Principal RESIDENTIAL USE 4000m^2

(ii) Additional RESIDENTIAL USE 1000m^2

(b) RURAL ANCILLARY USE or detached ACCESSORY DWELLING UNIT	230m^2, of which no more than 150m^2 may be allocated to the detached ACCESSORY DWELLING UNIT

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ANIMAL ENCLOSURE (10m^2 or less)	7.5m	3m	3m	7.5m
(b) ANIMAL ENCLOSURE (greater than 10m^2)	15m	15m	15m	15m
(c) Detached ACCESSORY DWELLING UNIT	7.5m	3m	3m	7.5m
(d) MANUFACTURED HOME	7.5m	7.5m	3m	7.5m
(e) Manure storage FACILITY	30m	30m	30m	30m
(f) Other agricultural BUILDINGS	7.5m	7.5m	3m	7.5m
(g) ROADSIDE STAND	3m	7.5m	3m	3m
(h) RURAL ANCILLARY	7.5m	3m	3m	7.5m
(i) SINGLE DETACHED DWELLING	7.5m	7.5m	3m	7.5m

(8) SITING

(a) ANIMAL ENCLOSURES with exhaust fans shall meet the following regulations:

(i) exhaust fans shall be SETBACK a minimum of 30m from adjacent LOT LINES; the SETBACK can be reduced to 15m if the owner provides between the ANIMAL ENCLOSURE and the adjacent LOT LINES a 6m wide farm-side buffer A and solid fencing as set out in the Guide to Edge Planning prepared by the Ministry of Agriculture.

(b) FARM HOME PLATE and DWELLING UNIT(S) shall be sited as follows:

(i) no portion of a SINGLE DETACHED DWELLING, MANUFACTURED HOME, ACCESSORY DWELLING UNIT and/or additional DWELLING UNIT shall be located farther than 70m from the FRONT or EXTERIOR SIDE LOT LINE and no portion of the FARM HOME PLATE is to be located more than 80m from the FRONT or EXTERIOR SIDE LOT LINE; or,

(ii) no portion of a SINGLE DETACHED DWELLING, MANUFACTURED HOME, ACCESSORY DWELLING UNIT and/or additional DWELLING UNIT shall be located farther than 50m from the REAR LOT LINE and no portion of the FARM HOME PLATE is to be located more than 60m from the REAR LOT LINE, provided the access driveway is adjacent to a LOT LINE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) Agricultural BUILDINGS	N/A
(b) Detached ACCESSORY DWELLING UNIT	6.5m
(c) RESIDENTIAL USE	10m
(d) ROADSIDE STAND	3m
(e) RURAL ANCILLARY USE	6m

(10) SPECIAL REGULATIONS

(a) An Anaerobic Digester shall be permitted only within the property identified as PID: 018-834-043, Lot 2 District LOTs 83 and 263 Group 2 New Westminster District Plan LMP17679 as per ALC Resolution #162/2014 dated March 27, 2014 unless otherwise approved by the ALC.

(b) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE

(ii) COACH HOUSE

(iii) GARDEN SUITE

(iv) MANUFACTURED HOME

(v) PARK MODEL TRAILER.

(c) FARM HOME PLATE requirements do not apply where a LOT is under 0.8ha (2 acres) in LOT AREA.

Review General Regulations for Additional Development Requirements

6.02 AU (AGRICULTURAL UPLAND) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CONDITIONAL AGRICULTURE

(b) GENERAL AGRICULTURE

(c) MANUFACTURED HOME

(d) SINGLE DETACHED DWELLING

ANCILLARY USES

(e) ACCESSORY DWELLING UNIT

(f) ACCESSORY HOME OCCUPATION

(g) BOARDING

(h) COTTAGE INDUSTRY

(i) FARM RETAIL SALES

(j) RURAL ANCILLARY USES

(k) SUPPORTIVE RECOVERY HOME

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) If land is excluded or exempted from the ALR; or, approved for SUBDIVISION within the ALR	7.5ha
(b) If created by BOUNDARY ADJUSTMENT to allow for the more efficient use of agricultural land or better utilization of BUILDINGS	1ha
(c) Despite (a) or (b) above, if created by "homesite severance" or BOUNDARY ADJUSTMENT as approved by the ALC	0.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) RURAL ANCILLARY USE or detached ACCESSORY DWELLING UNIT	230m^2, of which no more than 150m^2 may be allocated to the detached ACCESSORY DWELLING UNIT

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ANIMAL ENCLOSURE (10m^2 or less)	7.5m	3m	3m	7.5m
(b) ANIMAL ENCLOSURE (greater than 10m^2)	7.5m	7.5m	7.5m	7.5m
(c) ANIMAL ENCLOSURE (exceeding 100m^2)	15m	15m	15m	15m
(d) Detached ACCESSORY DWELLING UNIT	7.5m	3m	3m	7.5m
(e) Manure storage FACILITY	30m	30m	30m	30m
(f) Other agricultural BUILDINGS	7.5m	7.5m	3m	7.5m
(g) RESIDENTIAL USE	7.5m	7.5m	3m	7.5m
(h) ROADSIDE STAND	3m	7.5m	3m	3m
(i) RURAL ANCILLARY	7.5m	3m	3m	7.5m

(8) SITING

(a) ANIMAL ENCLOSURES with exhaust fans shall meet the following regulations:

(i) Exhaust fans shall be SETBACK a minimum of 30m from adjacent LOT LINES; the SETBACK can be reduced to 15m if the owner provides between the ANIMAL ENCLOSURE and the adjacent LOT LINES a 6m wide farm-side buffer A and solid fencing as set out in the Guide to Edge Planning prepared by the Ministry of Agriculture.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) Agricultural BUILDINGS	N/A
(b) Detached ACCESSORY DWELLING UNIT	6.5m
(c) RESIDENTIAL USE	10m
(d) ROADSIDE STAND	3m
(e) RURAL ANCILLARY USE	6m

(10) SPECIAL REGULATIONS

(a) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE

(ii) COACH HOUSE

(iii) GARDEN SUITE

(iv) MANUFACTURED HOME

(v) PARK MODEL TRAILER.

Review General Regulations for Additional Development Requirements

6.03 AS (AGRICULTURAL SMALL LOT) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CONDITIONAL AGRICULTURE

(b) GENERAL AGRICULTURE

(c) MANUFACTURED HOME

(d) SINGLE DETACHED DWELLING

ANCILLARY USES

(e) ACCESSORY DWELLING UNIT

(f) ACCESSORY HOME OCCUPATION

(g) BOARDING

(h) COTTAGE INDUSTRY

(i) FARM RETAIL SALES

(j) RURAL ANCILLARY USES

(k) SUPPORTIVE RECOVERY HOME

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) Where land is approved for SUBDIVISION in the ALR	2ha
(b) If created by BOUNDARY ADJUSTMENT to allow for the more efficient use of agricultural land or better utilization of BUILDINGS	1ha
(c) Despite (a) or (b) above, if created by a "BOUNDARY ADJUSTMENT" or "homesite severance" if approved by the ALC or where created by SUBDIVISION if the land is exempt from the *Agricultural Land Commission Act,* and is served by a COMMUNITY WATER SYSTEM in accordance with the CITY "Sanitary Sewer Bylaw", as amended or replaced from time to time	0.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) RURAL ANCILLARY USE or detached ACCESSORY DWELLING UNIT	230m^2, of which no more than 150m^2 may be allocated to the detached ACCESSORY DWELLING UNIT

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ANIMAL ENCLOSURE ($10m^2$ or less)	7.5m	3m	3m	7.5m
(b) ANIMAL ENCLOSURE (greater than $10m^2$)	7.5m	7.5m	7.5m	7.5m
(c) ANIMAL ENCLOSURE (exceeding $100m^2$)	15m	15m	15m	15m
(d) Detached ACCESSORY DWELLING UNIT	7.5m	3m	3m	7.5m
(e) Manure storage FACILITY	30m	30m	30m	30m
(f) Other agricultural BUILDINGS	7.5m	7.5m	3m	7.5m
(g) RESIDENTIAL USE	7.5m	7.5m	3m	7.5m
(h) ROADSIDE STAND	3m	7.5m	3m	3m
(i) RURAL ANCILLARY	7.5m	3m	3m	7.5m

(8) SITING

(a) ANIMAL ENCLOSURES with exhaust fans shall meet the following regulations:

(i) Exhaust fans shall be SETBACK a minimum of 30m from adjacent LOT LINES; the SETBACK can be reduced to 15m if the owner provides between the ANIMAL ENCLOSURE and the adjacent LOT LINES a 6m wide farm-side buffer A and solid fencing as set out in the Guide to Edge Planning prepared by the Ministry of Agriculture.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) Agricultural BUILDINGS	N/A
(b) Detached ACCESSORY DWELLING UNIT	6.5m
(c) RESIDENTIAL USE	10m
(d) ROADSIDE STAND	3m
(e) RURAL ANCILLARY USE	6m

(10) SPECIAL REGULATIONS

(a) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE

(ii) COACH HOUSE

(iii) GARDEN SUITE

(iv) MANUFACTURED HOME

(v) PARK MODEL TRAILER.

(b) The minimum LOT size may be decreased from 2000m^2 to 1750m^2 for property located at PID: 008-887-292, Lot 9 Section 20 Township 26 New Westminster District Plan 26446.

Review General Regulations for Additional Development Requirements

6.04 AR (AGRICULTURAL RESIDENTIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CONDITIONAL AGRICULTURE

(b) GENERAL AGRICULTURE

(c) MANUFACTURED HOME

(d) RESTRICTED AGRICULTURE

(e) SINGLE DETACHED DWELLING

ANCILLARY USES

(f) ACCESSORY DWELLING UNIT

(g) ACCESSORY HOME OCCUPATION

(h) BOARDING

(i) COTTAGE INDUSTRY

(j) FARM RETAIL SALES

(k) RURAL ANCILLARY USES

(l) SUPPORTIVE RECOVERY HOME

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) Where such property is served by a COMMUNITY WATER SYSTEM	0.2ha
(b) All other uses	1ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	50m

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) FARM HOME PLATE

(i) principal SINGLE DETACHED DWELLING or MANUFACTURED HOME — 4000m^2

(ii) additional RESIDENTIAL USE — 1000m^2

(b) RURAL ANCILLARY USE or detached ACCESSORY DWELLING UNIT — 230m^2, of which no more than 150m^2 may be allocated to the detached ACCESSORY DWELLING UNIT

(c) ANIMAL ENCLOSURE — 100m^2

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ANIMAL ENCLOSURE (10m^2 or less)	7.5m	3m	3m	7.5m
(b) ANIMAL ENCLOSURE (greater than 10m^2)	7.5m	7.5m	7.5m	7.5m
(c) Detached ACCESSORY DWELLING UNIT	7.5m	3m	3m	7.5m
(d) Manure storage FACILITY	15m	15m	15m	15m
(e) Other agricultural BUILDINGS	7.5m	7.5m	3m	7.5m
(f) RESIDENTIAL USE	7.5m	7.5m	2m	7.5m
(g) ROADSIDE STAND	3m	7.5m	3m	3m
(h) RURAL ANCILLARY	7.5m	3m	2m	7.5m

(8) SITING

(a) FARM HOME PLATE and DWELLING UNIT(s) shall be sited as follows:

(i) no portion of a SINGLE DETACHED DWELLING, MANUFACTURED HOME, ACCESSORY DWELLING UNIT and/or additional DWELLING UNIT shall be located farther than 70m from the FRONT or EXTERIOR SIDE LOT LINE and no portion of the FARM HOME PLATE is to be located more than 80m from the FRONT or EXTERIOR SIDE LOT LINE; or,

(ii) no portion of a SINGLE DETACHED DWELLING, MANUFACTURED HOME, ACCESSORY DWELLING UNIT and/or additional DWELLING UNIT shall be located farther than 50m from the REAR LOT LINE and no portion of the FARM HOME PLATE is to be located more than 60m from the REAR LOT LINE, provided the access driveway is adjacent to a LOT LINE.

(b) ANIMAL ENCLOSURES with exhaust fans shall meet the following regulations:

(i) exhaust fans shall be SETBACK a minimum of 30m from adjacent LOT LINES; the SETBACK can be reduced to 15m if the owner provides between the ANIMAL ENCLOSURE and the adjacent LOT LINES a 6m wide farm-side buffer A and solid fencing as set out in the Guide to Edge Planning prepared by the Ministry of Agriculture.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) Agricultural BUILDINGS	N/A
(b) Detached ACCESSORY DWELLING UNIT	6.5m
(c) RESIDENTIAL USE	10m
(d) ROADSIDE STAND	3m
(e) RURAL ANCILLARY USE	6m

(10) SPECIAL REGULATIONS

(a) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE

(ii) COACH HOUSE

(iii) GARDEN SUITE

(iv) MANUFACTURED HOME

(v) PARK MODEL TRAILER.

(b) FARM HOME PLATE requirements do not apply where a LOT is under 0.8ha (2 acres) in LOT AREA.

(c) GENERAL AGRICULTURE uses shall be limited to LOTs located within the Agricultural Land Reserve and subject to the Agricultural Land Reserve Use Regulation.

Review General Regulations for Additional Development Requirements

6.05 AC (AGRICULTURAL COMMERCIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CONDITIONAL AGRICULTURE

(b) COMMERCIAL AGRICULTURE

(c) GENERAL AGRICULTURE

(d) LARGE ANIMAL VETERINARY

(e) MANUFACTURED HOME

(f) SINGLE DETACHED DWELLING

ANCILLARY USES

(g) ACCESSORY DWELLING UNIT

(h) ACCESSORY HOME OCCUPATION

(i) BOARDING

(j) COTTAGE INDUSTRY

(k) FARM RETAIL SALES

(l) RURAL ANCILLARY USES

(m) SUPPORTIVE RECOVERY HOME

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) If land is excluded or exempted from the ALR; or, approved for SUBDIVISION within the ALR	2ha
(b) If created by BOUNDARY ADJUSTMENT to allow for the more efficient use of agricultural land or better utilization of BUILDINGS and is served by a COMMUNITY WATER SYSTEM	1ha
(c) Despite (a) or (b) above, if created by "homesite severance" approved by the ALC	0.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	50m

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) FARM HOME PLATE

(i) principle SINGLE DETACHED DWELLING or MANUFACTURED HOME 4000m^2

(ii) additional RESIDENTIAL USE 1000m^2

(b) RURAL ANCILLARY USE or detached ACCESSORY DWELLING UNIT	230m^2, of which no more than 150m^2 may be allocated to the detached ACCESSORY DWELLING UNIT
(c) All BUILDINGS and STRUCTURES	20%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ANIMAL ENCLOSURE (10m^2 or less)	7.5m	3m	3m	7.5m
(b) ANIMAL ENCLOSURE (greater than 10m^2)	7.5m	7.5m	7.5m	7.5m
(c) ANIMAL ENCLOSURE (greater than 100m^2)	15m	15m	15m	15m
(d) Detached ACCESSORY DWELLING UNIT	7.5m	3m	3m	7.5m
(e) Manure storage FACILITY	30m	30m	30m	30m
(f) Other agricultural BUILDINGS	7.5m	7.5m	3m	7.5m
(g) RESIDENTIAL USE	7.5m	7.5m	3m	7.5m
(h) ROADSIDE STAND	3m	7.5m	3m	3m
(i) RURAL ANCILLARY	7.5m	3m	3m	7.5m

(8) SITING

(a) FARM HOME PLATE and DWELLING UNIT(s) shall be sited as follows:

(i) no portion of a SINGLE DETACHED DWELLING, MANUFACTURED HOME, ACCESSORY DWELLING UNIT and/or additional DWELLING UNIT shall be located farther than 70m from the FRONT or EXTERIOR SIDE LOT LINE and no portion of the FARM HOME PLATE is to be located more than 80m from the FRONT or EXTERIOR SIDE LOT LINE; or,

(ii) no portion of a SINGLE DETACHED DWELLING, MANUFACTURED HOME, ACCESSORY DWELLING UNIT and/or additional DWELLING UNIT shall be located farther than 50m from the REAR LOT LINE and no portion of the FARM HOME PLATE is to be located more than 60m from the REAR LOT LINE, provided the access driveway is adjacent to a LOT LINE.

(b) ANIMAL ENCLOSURES with exhaust fans shall meet the following regulations:

(i) exhaust fans shall be SETBACK a minimum of 30m from adjacent LOT LINES; the SETBACK can be reduced to 15m if the owner provides between the ANIMAL ENCLOSURE and the adjacent LOT LINES a 6m wide farm-side buffer A and solid fencing as set out in the Guide to Edge Planning prepared by the Ministry of Agriculture.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) Agricultural BUILDINGS	15m
(b) COMMERCIAL AGRICULTURE	10m
(c) Detached ACCESSORY DWELLING UNIT	6.5m
(d) FARM RETAIL SALES	10m
(e) RESIDENTIAL USE	10m
(f) ROADSIDE STAND	3m
(g) RURAL ANCILLARY USE	6m

(10) SPECIAL REGULATIONS

(a) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE

(ii) COACH HOUSE

(iii) GARDEN SUITE

(iv) MANUFACTURED HOME

(v) PARK MODEL TRAILER.

(b) FARM HOME PLATE requirements do not apply where a LOT is under 0.8ha (2 acres) in LOT AREA.

(c) The following properties have been approved for Non-Farm uses as set out in the specific ALC Resolutions:

	ADDRESS	ALC RESOLUTIONS
(i)	5840 BLACKBURN ROAD	#373/95
(ii)	5844 BLACKBURN ROAD	#458/2000
(iii)	49740 CHILLIWACK CENTRAL ROAD	#161/2007
(iv)	7697 LICKMAN ROAD	#226/2014
(v)	7640 LICKMAN ROAD	#401/95; #256/2000
(vi)	7730 OLD ORCHARD ROAD	#862/90
(vii)	7899 PREST ROAD	#136/96
(viii)	46520 AIRPORT R0AD	#211/2004
(ix)	41750 NO 3 ROAD	#387/2006
(x)	47582 YALE ROAD	#71/2018
(xi)	10015 YOUNG ROAD	#592/2002
(xii)	15496 and 43543 YALE ROAD	#1199/90
(xiii)	11250, 49740 and 49760 CHILLIWACK CENTRAL ROAD	#806/74
(xiv)	7665 EVANS ROAD	#726/95
(xv)	6921 CHADSEY ROAD	#559/2003
(xvi)	48255 CHILLIWACK CENTRAL ROAD	#161/2007
(xvii)	40874 YALE ROAD	#88/2018

Review General Regulations for Additional Development Requirements

6.06 AFP (AGRICULTURAL FOOD PROCESSING) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) FOOD PROCESSING

(b) GENERAL AGRICULTURE

(c) WAREHOUSING

ANCILLARY USES

(d) ACCESSORY DWELLING UNIT

(e) ACCESSORY HOME OCCUPATION

(f) ACCESSORY OFFICE AND SALES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	0.4ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	50m

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 50%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All other BUILDINGS	6m	6m	6m	6m
(b) ANIMAL ENCLOSURE	15m	15m	15m	15m
(c) Manure storage FACILITY	30m	30m	30m	30m
(d) Other agricultural BUILDINGS	7.5m	7.5m	3m	7.5m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be within the same BUILDING as the PRINCIPAL USE and shall be limited to 1 per LOT.

(b) ANIMAL ENCLOSURES with exhaust fans shall meet the following regulations:

(i) exhaust fans shall be SETBACK a minimum of 30m from adjacent LOT LINES; the SETBACK can be reduced to 15m if the owner provides between the ANIMAL ENCLOSURE and the adjacent LOT LINES a 6m wide farm-side buffer A and solid fencing as set out in the Guide to Edge Planning prepared by the Ministry of Agriculture.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS	15m

(10) SPECIAL REGULATIONS

(a) The ISLL SETBACK may be reduced to "0" provided that the "0" SETBACK ADJOINS a LOT in the same ZONE and that the opposite ISLL SETBACK is 6m.

(b) The following properties have been approved for Non-Farm uses as set out in the specific ALC Resolutions:

(i) 45581, 45620 and 45739 KERR AVE, 8132, 8160, 8188, 8174, 8202, 8216, 8230 and 8235 BRANNICK PLACE - ALC Resolution #50/2004.

Review General Regulations for Additional Development Requirements

7.01 R (RURAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CONDITIONAL AGRICULTURE

(b) RESTRICTED AGRICULTURE

(c) MANUFACTURED HOME

(d) SINGLE DETACHED DWELLING

ANCILLARY USES

(e) ACCESSORY DWELLING UNIT

(f) ACCESSORY HOME OCCUPATION

(g) BOARDING

(h) COTTAGE INDUSTRY

(i) FARM RETAIL SALES

(j) RURAL ANCILLARY USES

(k) SUPPORTIVE RECOVERY HOME

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) Where created by BOUNDARY ADJUSTMENT	1ha
(b) All other uses	4ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) RURAL ANCILLARY USE or detached ACCESSORY DWELLING UNIT	230m^2, of which no more than 150m^2 may be allocated to the detached ACCESSORY DWELLING UNIT
(b) ANIMAL ENCLOSURE	100m^2

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ANIMAL ENCLOSURE (10m^2 or less)	7.5m	3m	3m	7.5m
(b) ANIMAL ENCLOSURE (greater than 10m^2)	7.5m	7.5m	7.5m	7.5m
(c) Detached ACCESSORY DWELLING UNIT	7.5m	3m	3m	7.5m
(d) Manure storage FACILITY	15m	15m	15m	15m
(e) Other agricultural BUILDINGS	7.5m	7.5m	3m	7.5m
(f) RESIDENTIAL USE	7.5m	7.5m	3m	7.5m
(g) ROADSIDE STAND	3m	7.5m	3m	3m
(h) RURAL ANCILLARY USE	7.5m	3m	3m	7.5m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) Agricultural BUILDINGS	15m
(b) Detached ACCESSORY DWELLING UNIT	6.5m
(c) RESIDENTIAL USE	10m
(d) RURAL ANCILLARY USE	6m

(10) SPECIAL REGULATIONS

(a) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(b) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE

(ii) COACH HOUSE

(iii) GARDEN SUITE

(iv) MANUFACTURED HOME

(v) PARK MODEL TRAILER.

Review General Regulations for Additional Development Requirements

7.02 RH (RURAL HILLSIDE) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CONDITIONAL AGRICULTURE

(b) GENERAL AGRICULTURE

(c) MANUFACTURED HOME

(d) SINGLE DETACHED DWELLING

ANCILLARY USES

(e) ACCESSORY DWELLING UNITS

(f) ACCESSORY HOME OCCUPATION

(g) BOARDING

(h) COTTAGE INDUSTRY

(i) FARM RETAIL SALES

(j) RURAL ANCILLARY USES

(k) SUPPORTIVE RECOVERY HOME

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) Where created by BOUNDARY ADJUSTMENT to allow for the more efficient use of agricultural land or better utilization of farm BUILDINGS	1ha
(b) All other uses	8ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) RURAL ANCILLARY USE or detached ACCESSORY DWELLING UNIT	230m^2, of which no more than 150m^2 may be allocated to the detached ACCESSORY DWELLING UNIT
(b) ANIMAL ENCLOSURE	100m^2

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ANIMAL ENCLOSURE (10m^2 or less)	7.5m	3m	3m	7.5m
(b) ANIMAL ENCLOSURE (greater than 10m^2)	7.5m	7.5m	7.5m	7.5m
(c) ANIMAL ENCLOSURE (greater than 100m^2)	15m	15m	15m	15m
(d) Detached ACCESSORY DWELLING UNIT	7.5m	3m	3m	7.5m
(e) Manure storage FACILITY	30m	30m	30m	30m
(f) Other agricultural BUILDINGS	7.5m	7.5m	3m	7.5m
(g) RESIDENTIAL USE	7.5m	7.5m	3m	7.5m
(h) ROADSIDE STAND	3m	7.5m	3m	3m
(i) RURAL ANCILLARY USE	7.5m	3m	3m	7.5m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) Agricultural BUILDINGS	15m
(b) Detached ACCESSORY DWELLING UNIT	6.5m
(c) RESIDENTIAL USE	10m
(d) RURAL ANCILLARY USE	6m

(10) SPECIAL REGULATIONS

(a) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(b) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE

(ii) COACH HOUSE

(iii) GARDEN SUITE

(iv) MANUFACTURED HOME

(v) PARK MODEL TRAILER.

Review General Regulations for Additional Development Requirements

7.03 RR (RURAL RESIDENTIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) RESTRICTED AGRICULTURE

(b) CONDITIONAL AGRICULTURE

(c) MANUFACTURED HOME

(d) SINGLE DETACHED DWELLING

ANCILLARY USES

(e) ACCESSORY DWELLING UNIT

(f) ACCESSORY HOME OCCUPATION

(g) BOARDING

(h) COTTAGE INDUSTRY

(i) FARM RETAIL SALES

(j) RURAL ANCILLARY USES

(k) SUPPORTIVE RECOVERY HOME

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) Where created by BOUNDARY ADJUSTMENT to allow for the more efficient use of agricultural land or better utilization of farm BUILDINGS and is served by a COMMUNITY WATER SYSTEM	0.2ha
(b) All other uses	1ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) RURAL ANCILLARY USE or detached ACCESSORY DWELLING UNIT	230m^2, of which no more than 150m^2 may be allocated to the detached ACCESSORY DWELLING UNIT
(b) ANIMAL ENCLOSURE	100m^2
(c) All BUILDINGS and STRUCTURES	40%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ANIMAL ENCLOSURE (10m^2 or less)	7.5m	3m	3m	7.5m
(b) ANIMAL ENCLOSURE (greater than 10m^2)	7.5m	7.5m	7.5m	7.5m
(c) Detached ACCESSORY DWELLING UNIT	7.5m	3m	3m	7.5m
(d) Manure storage FACILITY	15m	15m	15m	15m
(e) Other agricultural BUILDINGS	7.5m	7.5m	3m	7.5m
(f) RESIDENTIAL USE	7.5m	7.5m	3m	7.5m
(g) ROADSIDE STAND	3m	7.5m	3m	3m
(h) RURAL ANCILLARY USE	7.5m	3m	3m	7.5m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) Agricultural BUILDINGS	10m
(b) Detached ACCESSORY DWELLING UNIT	6.5m
(c) RESIDENTIAL USE	10m
(d) RURAL ANCILLARY USE	6m

(10) SPECIAL REGULATIONS

(a) CONDITIONAL AGRICULTURAL uses shall be limited to the following:

(i) BOARDING stable

(ii) HOBBY KENNEL.

(b) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(c) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE

(ii) COACH HOUSE

(iii) GARDEN SUITE

(iv) MANUFACTURED HOME

(v) PARK MODEL TRAILER.

Review General Regulations for Additional Development Requirements

7.04 HR (HILLSIDE RESIDENTIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) MANUFACTURED HOME

(b) SINGLE DETACHED DWELLING

ANCILLARY USES

(c) ACCESSORY DWELLING UNIT

(d) ACCESSORY HOME OCCUPATION

(e) BOARDING

(f) COTTAGE INDUSTRY

(g) RURAL ANCILLARY USES

(h) SUPPORTIVE RECOVERY HOME

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) Where served by a COMMUNITY WATER SYSTEM	0.2ha
(b) All other uses	0.4ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES	40%
(b) RURAL ANCILLARY USE or detached ACCESSORY DWELLING UNIT	230m^2, of which no more than 150m^2 may be allocated to the detached ACCESSORY DWELLING UNIT

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) Detached ACCESSORY DWELLING UNIT	7.5m	3m	3m	7.5m
(b) RESIDENTIAL USE	7.5m	7.5m	3m	7.5m
(c) RURAL ANCILLARY USE	7.5m	3m	3m	7.5m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) Detached ACCESSORY DWELLING UNIT	6.5m
(b) RESIDENTIAL USE	10m
(c) RURAL ANCILLARY USE	6m

(10) SPECIAL REGULATIONS

(a) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(b) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) COACH HOUSE

(ii) GARDEN SUITE

(iii) SECONDARY SUITE.

Review General Regulations for Additional Development Requirements

7.05 SR (SUBURBAN RESIDENTIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) MANUFACTURED HOME

(b) SINGLE DETACHED DWELLING

ANCILLARY USES

(c) ACCESSORY DWELLING UNIT

(d) ACCESSORY HOME OCCUPATION

(e) BOARDING

(f) SUPPORTIVE RECOVERY HOME

(g) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) Where served by a COMMUNITY WATER SYSTEM and COMMUNITY SANITARY SEWER SYSTEM	650m^2
(b) Where served by a COMMUNITY WATER SYSTEM	0.2ha
(c) All other uses	1ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) With COMMUNITY WATER SYSTEM	25m	50m
(b) With COMMUNITY WATER SYSTEM and COMMUNITY SANITARY SEWER SYSTEM	17.5m	30m

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) URBAN ANCILLARY USES 60m^2

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) RESIDENTIAL USE (with COMMUNITY WATER SYSTEM)	7.5m	12m	2m	6m
(b) RESIDENTIAL USE (with COMMUNITY WATER SYSTEM AND COMMUNITY SANITARY SEWER SYSTEM)	7.5m	8.5m	2m	6m
(c) URBAN ANCILLARY USES	7.5m	1m	1m	6m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	10m
(b) URBAN ANCILLARY USES (On a LOT less than 1000m^2)	4m
(c) URBAN ANCILLARY USES (On a LOT 1000m^2 or greater)	6m

(10) SPECIAL REGULATIONS

(a) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(b) An ACCESSORY DWELLING UNIT shall be limited to the following type:

(i) SECONDARY SUITE.

Review General Regulations for Additional Development Requirements

7.06 SCR (SUBURBAN CLUSTERED RESIDENTIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) DUPLEX

(b) MANUFACTURED HOME

(c) SINGLE DETACHED DWELLING

(d) TOWNHOUSE

ANCILLARY USES

(e) ACCESSORY DWELLING UNIT

(f) ACCESSORY HOME OCCUPATION

(g) SUPPORTIVE RECOVERY HOME

(h) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) SINGLE DETACHED DWELLING	650m^2
(b) MANUFACTURED HOME	650m^2
(c) All other uses	1ha
(d) Despite the above, where bare land strata LOTS are created within a strata development, the number of strata LOTS shall be determined on the basis of DENSITY as applied to the overall strata development, while the strata LOT AREA shall be equivalent to the siting area as defined in (8) below	

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	17.5m	30.0m

(4) DENSITY (MAXIMUM)

(a) 12 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) URBAN ANCILLARY USES — 60m^2 per DU

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) DUPLEX	6m	7.5m	2m	4.5m
(b) MANUFACTURED HOME	6m	7.5m	2m	4.5m
(c) SINGLE DETACHED DWELLING	6m	7.5m	2m	4.5m
(d) TOWNHOUSE	6m	6m	3m	4.5m
(e) URBAN ANCILLARY USES	6m	1m	1m	4.5m

(8) SITING

(a) Where more than 1 STRUCTURE for RESIDENTIAL USE is sited on a LOT or within a strata development, said STRUCTURES shall be sited so as to provide a siting area with respect to each STRUCTURE, equivalent to the LOT COVERAGE of the BUILDING plus the SETBACKS applicable to the STRUCTURE as if it were sited on a fee simple LOT, exclusive of HIGHWAYS and other common area.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	10m
(b) URBAN ANCILLARY USES	6m

(10) SPECIAL REGULATIONS

(a) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(b) Except in association with a SINGLE DETACHED DWELLING, MANUFACTURED HOME, or DUPLEX, URBAN ANCILLARY USES shall be limited to:

(i) the keeping of PETS not exceeding 3 in number, and

(ii) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(c) A storage locker shall be provided for each DWELLING UNIT within a TOWNHOUSE.

(d) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE.

Review General Regulations for Additional Development Requirements

7.07 SHR (SUBURBAN HILLSIDE RESIDENTIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) SINGLE DETACHED DWELLING

ANCILLARY USES

(b) ACCESSORY DWELLING UNIT

(c) ACCESSORY HOME OCCUPATION

(d) SUPPORTIVE RECOVERY HOME

(e) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

(a) Minimum LOT AREA shall increase progressively with the slope of the land where "slope" is defined herein in Special Regulations. Minimum LOT AREA shall increase at a ratio of 30m² per 1% increase in slope as indicated in the following table:

	Slope of Land	Minimum LOT AREA
(i)	9% or less	360m²
(ii)	10%	390m²
(iii)	11%	420m²
(iv)	12%	450m²
(v)	13%	480m²
(vi)	14%	510m²
(vii)	15%	540m²
(viii)	16%	570m²
(ix)	17%	600m²
(x)	18%	630m²
(xi)	19%	660m²

	Slope of Land	Minimum LOT AREA
(xii)	20%	690m²
(xiii)	21%	720m²
(xiv)	22%	750m²
(xv)	23%	780m²
(xvi)	24%	810m²
(xvii)	25%	840m²
(xviii)	26%	870m²
(xix)	27%	900m²
(xx)	28%	930m²
(xxi)	29%	960m²
(xxii)	30%	990m²

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	12m	20m

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) RESIDENTIAL 40%

(b) URBAN ANCILLARY USES (LOT AREA less than 650m^2) 45m^2 per DU

(c) URBAN ANCILLARY USES (LOT AREA exceeding 650m^2) 60m^2 per DU

(6) FLOOR AREA RATIO (MAXIMUM)

(a) 0.55

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) SINGLE DETACHED DWELLING	4.5m*	6m	**	4.5m
(b) URBAN ANCILLARY USES	6m	1.5m	1.5m	4.5m
*FLL SETBACK to GARAGE doors shall not be less than 6m **ISLL SETBACK shall be a minimum of 10% of the LOT WIDTH				

(8) SITING

(a) Where more than 1 STRUCTURE for RESIDENTIAL USE is sited on a LOT or within a strata development, said STRUCTURES shall be sited so as to provide a siting area with respect to each STRUCTURE, equivalent to the LOT COVERAGE of the BUILDING plus the SETBACKS applicable to the STRUCTURE as if it were sited on a fee simple LOT, exclusive of HIGHWAYS, internal access roads, and other common areas.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	8.5m
(b) URBAN ANCILLARY USES (greater than 1000m^2 LOT SIZE)	6m
(c) URBAN ANCILLARY USES (less than 1000m^2 LOT SIZE)	4m

(10) SPECIAL REGULATIONS

(a) For the purpose of this ZONE slope shall mean the average natural (pre-development) slope, calculated as the difference in elevation between the midpoint of the FRONT LOT LINE and the midpoint of the REAR LOT LINE divided by the distance between those points; OR the difference in elevation between the midpoints of the INTERIOR SIDE LOT LINES divided by the distance between those points; OR the difference in elevation between the midpoints of the INTERIOR SIDE LOT LINE and the EXTERIOR SIDE LOT LINE divided by the distance between those points; whichever is greater.

(b) The maximum slope of any LOT created shall not exceed 30%.

(c) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE.

Review General Regulations for Additional Development Requirements

7.08 EV (ECOVILLAGE) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CHILD CARE FACILITY

(b) CLUB OR LODGE

(c) CONVENIENCE COMMERCIAL

(d) CULTURAL FACILITY

(e) DUPLEX

(f) INDOOR RECREATION

(g) OUTDOOR RECREATION

(h) RELIGIOUS ASSEMBLY

(i) RESTRICTED AGRICULTURE

(j) SCHOOL

(k) SINGLE DETACHED DWELLING

(l) THEATRE

(m) TOWNHOUSE

ANCILLARY USES

(n) BOARDING

(o) COTTAGE INDUSTRY

(p) FARM RETAIL SALES

(q) OFF-STREET PARKING

(r) RURAL ANCILLARY USES

(s) SUPPORTIVE RECOVERY HOME

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) Parcel 1	0.72ha
(b) Parcel 2	7.5ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	17.5	30m

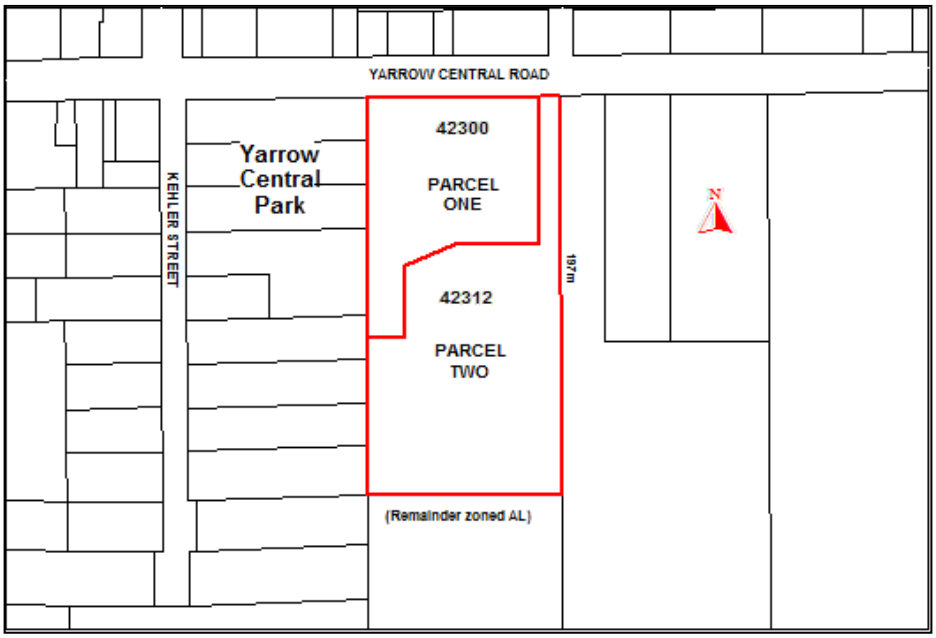
(4) DENSITY (MAXIMUM)

(a) A maximum of 37 DUs

(b) Maximum development within the overall DEVELOPMENT PARCEL shall be:

(i) Parcel 1: Maximum 4 DUs (All uses)

(ii) Parcel 2: Maximum 33 DUs (All uses except AGRICULTURAL SALES, CONVENIENCE COMMERCIAL, RELIGIOUS ASSEMBLY, THEATRE, SCHOOL, CULTURAL FACILITY, INDOOR RECREATION, CHILDCARE FACILITY, CLUB OR LODGE).



(5) LOT COVERAGE (MAXIMUM)

(a) RESIDENTIAL USE 20%

(b) ANIMAL ENCLOSURES 100m^2

(6) FLOOR AREA RATIO (MAXIMUM)

(a) 0.4

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ANIMAL ENCLOSURE (10m^2 or less)	7.5m	7.5m	3m	7.5m
(b) Manure storage FACILITY	30m	30m	30m	30m
(c) ROADSIDE STAND	3m	7.5m	3m	3m
(d) RURAL ANCILLARY USE	7.5m	7.5m	3m	7.5m
(e) All other uses	7.5m	7.5m	7.5m	7.5m

(8) SITING

(a) DWELLING UNITS and ANIMAL ENCLOSURES shall be separated by a minimum separation distance of 15m.

(b) Where more than 1 STRUCTURE for RESIDENTIAL USE is sited on a LOT or within a strata development, the minimum separation between said STRUCTURES shall be 3m.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) Agricultural BUILDINGS	N/A
(b) RESIDENTIAL USE	10m
(c) ROADSIDE STAND	3m
(d) RURAL ANCILLARY USES	6m
(e) CONVENIENCE COMMERCIAL, RELIGIOUS ASSEMBLY, THEATRE, SCHOOL, CULTURAL FACILITY, INDOOR RECREATION, CHILDCARE FACILITY, CLUB OR LODGE	7.5m

(10) SPECIAL REGULATIONS

(a) RURAL ANCILLARY or COTTAGE INDUSTRY use shall not exceed 1 (100m^2 area) per DU.

(b) OUTDOOR RECREATION shall be limited to the following uses:

(i) guest ranch.

(c) Accommodation for the travelling public and farm workers on a seasonal basis only shall be restricted to 20 SLEEPING UNITS maximum.

(d) RELIGIOUS ASSEMBLY, THEATRE, SCHOOL, CULTURAL FACILITY, INDOOR RECREATION, CHILD CARE FACILITY and CLUB OR LODGE uses shall be restricted to a maximum capacity of 30 non-residents.

(e) CONVENIENCE COMMERCIAL RELIGIOUS ASSEMBLY, THEATRE, SCHOOL, CULTURAL FACILITY, INDOOR RECREATION, CHILD CARE FACILITY and CLUB OR LODGE HEIGHT may exceed 10m if STRUCTURES existing at the time of application November 14, 2005 are converted for use.

(f) For the purpose of calculating LOT COVERAGE, the area of the subject property ZONED EV (Ecovillage) shall be considered the LOT AREA.

(g) For the purpose of calculating FLOOR AREA RATIO, the area of the subject property ZONED EV (Ecovillage) shall be considered the LOT AREA.

(h) OFF-STREET PARKING and OFF-STREET LOADING shall provide at least the following number of spaces:

(i) 0.5 spaces per DU

(ii) 1 space per 10 SLEEPING UNITS

(iii) 1 space per 100m^2 RELIGIOUS ASSEMBLY, THEATRE, SCHOOL, CULTURAL FACILITY, INDOOR RECREATION, CHILD CARE FACILITY and CLUB OR LODGE

(iv) 1 space per 30m^2 CONVENIENCE COMMERCIAL

(v) 1 OFF-STREET LOADING space is required.

(i) The DEVELOPMENT PARCEL shall be serviced in accordance with the requirements of the CITY and/or any other servicing agreement(s) between the CITY and the applicant or their successors.

(j) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE.

Review General Regulations for Additional Development Requirements

7.09 RNC (RURAL NEIGHBOURHOOD COMMERCIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) COMMERCIAL AGRICULTURE

(b) CONVENIENCE COMMERCIAL

ANCILLARY USES

(c) ACCESSORY DWELLING UNIT

(d) ACCESSORY HOME OCCUPATION

(e) OFF-STREET LOADING

(f) OFF-STREET PARKING

(g) RURAL ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	30m	30m

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 20%

(b) RURAL ANCILLARY USE 100m^2

(6) FLOOR AREA RATIO (MAXIMUM)

(a) All uses 0.4

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ACCESSORY DWELLING UNIT	7.5m	7.5m	3m	7.5m
(b) COMMERCIAL AGRICULTURE	7.5m	7.5m	7.5m	7.5m
(c) CONVENIENCE COMMERCIAL	7.5m	7.5m	7.5m	7.5m
(d) RURAL ANCILLARY USE	7.5m	3m	3m	7.5m

(8) SITING

(A) An ACCESSORY DWELLING UNIT and CONVENIENCE COMMERCIAL or COMMERCIAL AGRICULTURE use shall be separated by a minimum of 7.5m.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) ACCESSORY DWELLING UNIT	10m
(b) COMMERCIAL AGRICULTURE	10m
(c) CONVENIENCE COMMERCIAL	10m
(d) RURAL ANCILLARY USES	6m

(10) SPECIAL REGULATIONS

(a) A COMMERCIAL AGRICULTURE use shall be limited to a maximum GROSS FLOOR AREA of 200m^2 and shall be limited to the following uses:

(i) sale of farm equipment

(ii) sale of FERTILIZERS and agricultural chemicals

(iii) sale of LIVESTOCK feed.

(b) The CONVENIENCE COMMERCIAL use shall be limited to:

(i) grocery or general store not exceeding 200m^2 GROSS FLOOR AREA

(ii) restaurant not exceeding 100m^2 GROSS FLOOR AREA.

(c) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SINGLE DETACHED DWELLING or,

(ii) MANUFACTURED HOME.

(d) 1 OFF-STREET LOADING space is required.

Review General Regulations for Additional Development Requirements

8.01 R1-A (URBAN RESIDENTIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) MANUFACTURED HOME, MULTI-SECTION

(b) SINGLE DETACHED DWELLING

ANCILLARY USES

(c) ACCESSORY DWELLING UNIT

(d) ACCESSORY HOME OCCUPATION

(e) BOARDING

(f) OFF-STREET PARKING

(g) SUPPORTIVE RECOVERY HOME

(h) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) With COMMUNITY WATER SYSTEM and COMMUNITY SANITARY SEWER SYSTEM	500m^2
(b) With COMMUNITY WATER SYSTEM	0.2ha
(c) All other uses	1ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) SINGLE DETACHED DWELLING or MANUFACTURED HOME, MULTI-SECTION (with COMMUNITY WATER SYSTEM and COMMUNITY SANITARY SEWER SYSTEM)	15m	30m
(b) SINGLE DETACHED DWELLING or MANUFACTURED HOME, MULTI-SECTION (with COMMUNITY WATER SYSTEM)	20m	30m

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

USE	MAXIMUM LOT COVERAGE
(a) All BUILDINGS and STRUCTURES (Where serviced by a SEPTIC TANK SYSTEM)	25%
(b) Total of all BUILDINGS and STRUCTURES used for a detached URBAN ANCILLARY USES or detached ACCESSORY DWELLING UNIT on a LOT with an area less than 1000m^2	60m^2
(c) Total of all BUILDINGS and STRUCTURES used for a detached URBAN ANCILLARY USES or detached ACCESSORY DWELLING UNIT on a LOT with an area between 1000m^2 and 1500m^2	75m^2
(d) Total of all BUILDINGS and STRUCTURES used for a detached URBAN ANCILLARY USES or detached ACCESSORY DWELLING UNIT, on a LOT with an area between 1500m^2 and 2000m^2	100m^2
(e) Total of all BUILDINGS and STRUCTURES used for a detached URBAN ANCILLARY USES or detached ACCESSORY DWELLING UNIT, on a LOT with an area between 2000m^2 and 2500m^2	125m^2
(f) Total of all BUILDINGS and STRUCTURES used for detached URBAN ANCILLARY USES or detached ACCESSORY DWELLING UNIT, on a LOT with an area 2500m^2 or greater	150m^2
(g) Notwithstanding the above, the maximum LOT COVERAGE for a detached ACCESSORY DWELLING UNIT does not apply on a LOT where small-scale, multi-unit housing is permitted.	

(6) FLOOR AREA RATIO (MAXIMUM)

(a) 0.6

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) DETACHED ACCESSORY DWELLING UNIT	6m	3m*	3m*	4.5m
(b) RESIDENTIAL USE (with COMMUNITY WATER SYSTEM and COMMUNITY SANITARY SEWER SYSTEM)	6m	7.5m	1.2m	4.5m
(c) RESIDENTIAL USE (with COMMUNITY WATER SYSTEM)	6m	10.5m	1.2m	4.5m
(d) URBAN ANCILLARY USES	6m	1m	1m	4.5m
*Only 1m is required when LOT LINE is located adjacent to a rear LANE				

(8) SITING

(a) Where owing to topography or ground conditions, the SEPTIC TANK SYSTEM must be located within a FRONT or SIDE SETBACK, the REAR SETBACK specified in (7)(c) above may be reduced to that required in (7)(b) above.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) ACCESSORY DWELLING UNIT	6.5m
(b) RESIDENTIAL USE	10m
(c) URBAN ANCILLARY USES (on a LOT less than 1000m^2)	4m
(d) URBAN ANCILLARY USES (on a LOT 1000m^2 or greater)	6m

(10) SPECIAL REGULATIONS

(a) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(b) The maximum permitted LOT COVERAGE for URBAN ANCILLARY USES permitted shall be the total of those uses for the LOT; not for an individual DWELLING UNIT.

(c) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE

(ii) COACH HOUSE

(iii) GARDEN SUITE

(iv) Notwithstanding the above, for properties which are within the Yarrow Neighbourhood, as established by the CITY's "Official Community Plan Bylaw", as amended, an ACCESSORY DWELLING UNIT shall only be permitted subject to a satisfactory independent hydrogeological assessment indicating that the proposed ACCESSORY DWELLING UNIT can be accommodated on the LOT.

(d) For properties which were within the R1-C (One Family Residential – Accessory) Zone within Zoning Bylaw 2001, No. 2800 at the time of adoption of this BYLAW, the following standards shall apply to the construction of a detached ACCESSORY DWELLING UNIT:

(i) BUILDING HEIGHT 7.5m

(ii) INTERIOR SIDE LOT LINE SETBACK 1.2m

(iii) REAR LOT LINE SETBACK 1.2m

(e) For properties which are within the Yarrow Neighbourhood, as established by the CITY's "Official Community Plan Bylaw", as amended, the maximum total GROSS FLOOR AREA of all BUILDINGS and STRUCTURES for RESIDENTIAL USE shall not exceed the following:

MAXIMUM GROSS FLOOR AREA	MINIMUM LOT AREA
(a) Up to and including 350m²	less than 0.5ha
(b) Up to and including 465m²	0.5ha
(c) Up to and including 580m²	0.7ha

Review General Regulations for Additional Development Requirements

8.02 R1-B (URBAN DUPLEX RESIDENTIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) DUPLEX

ANCILLARY USES

(b) ACCESSORY HOME OCCUPATION

(c) BOARDING

(d) OFF-STREET PARKING

(e) SUPPORTIVE RECOVERY HOME

(f) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) DUPLEX	630m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(d) DUPLEX	20m	25m

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 structure for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) URBAN ANCILLARY USES 45m^2 per DU

(6) FLOOR AREA RATIO (MAXIMUM)

(a) All Uses 0.6

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) RESIDENTIAL USE	6m	7.5m	1.2m	4.5m
(b) URBAN ANCILLARY USES	6m	1m	1m	4.5m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	10m
(b) URBAN ANCILLARY USES (on a LOT less than 1000m^2)	4m
(c) URBAN ANCILLARY USES (on a LOT 1000m^2 or greater)	6m

(10) SPECIAL REGULATIONS

(a) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(b) A RESIDENTIAL USE shall not be allowed unless the LOT is connected to both COMMUNITY WATER SYSTEM and COMMUNITY SANITARY SEWER SYSTEM.

Review General Regulations for Additional Development Requirements

8.03 R1-C (URBAN INFILL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) MANUFACTURED HOME

(b) SINGLE DETACHED DWELLING

ANCILLARY USES

(c) ACCESSORY DWELLING UNIT

(d) ACCESSORY HOME OCCUPATION

(e) BOARDING

(f) OFF-STREET PARKING

(g) SUPPORTIVE RECOVERY HOME

(h) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) RESIDENTIAL USE (INTERIOR LOT)	300m^2
(b) RESIDENTIAL USE (CORNER LOT)	360m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) RESIDENTIAL USE (INTERIOR LOT)	10m	30m
(b) RESIDENTIAL USE (CORNER LOT)	12m	30m

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) URBAN ANCILLARY USES 45m^2 per DU

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) RESIDENTIAL USE	6m (GARAGE) 4.5m (BUILDING face)	6m (GARAGE) 5.0m (BUILDING face)	1.2m	4.5m
(b) URBAN ANCILLARY USES	6m	1m	1m	4.5m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	10m
(b) URBAN ANCILLARY USES	4m

(10) SPECIAL REGULATIONS

(a) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(b) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE.

Review General Regulations for Additional Development Requirements

8.04 R2 (URBAN RESIDENTIAL TRANSITION) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) APARTMENT

(b) BOARDING HOUSE

(c) SINGLE DETACHED DWELLING

ANCILLARY USES

(d) ACCESSORY HOME OCCUPATION

(e) OFF-STREET PARKING

(f) SUPPORTIVE RECOVERY HOME

(g) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) APARTMENT	700m^2
(b) BOARDING HOUSE (by conversion)	700m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) APARTMENT	20m	30m
(b) BOARDING HOUSE	20m	30m

(4) DENSITY (MAXIMUM)

(a) APARTMENT, BOARDING HOUSE — 40 DU or 80 SLEEPING UNITS per ha

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES — 40%

(b) URBAN ANCILLARY USES — 60m^2

(6) FLOOR AREA RATIO (MAXIMUM)

(a) All uses — 0.6

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) RESIDENTIAL USE	6m (GARAGE) 4.5m (BUILDING face)	7.5m	1.2m	4.5m
(b) URBAN ANCILLARY USES	6m	1m	1m	4.5m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	10m
(b) URBAN ANCILLARY USES (on a LOT less than 1000m^2)	4m
(c) URBAN ANCILLARY USES (on a LOT 1000m^2 or greater)	6m

(10) SPECIAL REGULATIONS

(a) An APARTMENT or BOARDING HOUSE shall only be allowed through conversion of a STRUCTURE existing at the time of adoption of this BYLAW provided the following physical requirements can be met:

(i) the LOT AREA on which the STRUCTURE is located has a minimum size of 700m^2

(ii) the STRUCTURE has a minimum GROSS FLOOR AREA of 150m^2 and shall contain 75m^2 for each APARTMENT unit and 25m^2 for each SLEEPING UNIT created

(iii) existing services are adequate for the proposed use.

(b) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

Review General Regulations for Additional Development Requirements

8.05 R2-A (SENIORS CONVERSION HOUSING) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) BOARDING HOUSE

(b) SINGLE DETACHED DWELLING

ANCILLARY USES

(c) ACCESSORY HOME OCCUPATION

(d) OFF-STREET PARKING

(e) SUPPORTIVE RECOVERY HOME

(f) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) SINGLE DETACHED DWELLING with COMMUNITY WATER SYSTEM and COMMUNITY SANITARY SEWER SYSTEM	500m^2
(b) SINGLE DETACHED DWELLING with COMMUNITY WATER SYSTEM	900m^2
(c) BOARDING HOUSE with COMMUNITY WATER SYSTEM and COMMUNITY SANITARY SEWER SYSTEM	675m^2
(d) BOARDING HOUSE with COMMUNITY WATER SYSTEM	1000m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) SINGLE DETACHED DWELLING	15m	30m
(b) BOARDING HOUSE	20m	30m

(4) DENSITY (MAXIMUM)

(a) BOARDING HOUSE — 80 SLEEPING UNITS per ha to a maximum occupancy of 10 persons plus 2 staff.

(5) LOT COVERAGE (MAXIMUM)

USE	**MAXMUM** LOT COVERAGE
(a) All BUILDINGS and STRUCTURES	
(i) with COMMUNITY WATER SYSTEM and COMMUNITY SANITARY SEWER SYSTEM	40%
(ii) with COMMUNITY WATER SYSTEM	25%
(b) URBAN ANCILLARY USES	60m^2

(6) FLOOR AREA RATIO (MAXIMUM)

(a) with COMMUNITY WATER SYSTEM and COMMUNITY SANITARY SEWER SYSTEM 0.5

(b) with COMMUNITY WATER SYSTEM 0.25

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) RESIDENTIAL USE	6m	7.5m	1.2m	4.5m
(b) URBAN ANCILLARY USES	6m	1m	1m	4.5m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	10m
(b) URBAN ANCILLARY USES (on a LOT less than 1000m^2)	4m
(c) URBAN ANCILLARY USES (on a LOT 1000m^2 or greater)	6m

(10) SPECIAL REGULATIONS

(a) A BOARDING HOUSE shall be allowed only through the conversion of a STRUCTURE existing at the time of adoption of this BYLAW provided the following physical requirements can be met:

(i) the STRUCTURE has a minimum floor area of 300m^2 and shall contain 100m^2 plus 25m^2 per SLEEPING UNIT to be created

(ii) accommodation shall be within the SINGLE DETACHED DWELLING and shall consist of SLEEPING UNITS only

(iii) where a LOT is not served by COMMUNITY SANITARY SEWER SYSTEM, Ministry of Health approval shall be required for the occupancy of the BOARDING HOUSE.

(b) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(c) A COMMON AMENITY AREA shall be developed in accordance with Section 4.08(6) for all BOARDING HOUSE uses with more than 10 units.

Review General Regulations for Additional Development Requirements

8.06 R3 (SMALL LOT RESIDENTIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) MANUFACTURED HOME, MULTI- SECTION

(b) SINGLE DETACHED DWELLING

ANCILLARY USES

(c) ACCESSORY DWELLING UNIT

(d) ACCESSORY HOME OCCUPATION

(e) BOARDING

(f) OFF-STREET PARKING

(g) SUPPORTIVE RECOVERY HOME

(h) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) RESIDENTIAL USE	360m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) RESIDENTIAL USE (INTERIOR LOT)	12m	25m
(b) RESIDENTIAL USE (CORNER LOT)	13.5m	25m

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 50%

(b) URBAN ANCILLARY USES 45m^2 per DU

(6) FLOOR AREA RATIO (MAXIMUM)

(a) All uses 0.75

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) RESIDENTIAL USE	6m (GARAGE) 4.5m (BUILDING face)	6m (GARAGE) 5m (BUILDING face)	1.2m	3m
(b) URBAN ANCILLARY USES	6m	1m	1m	3m

(8) SITING

(a) A MANUFACTURED HOME, MULTI-SECTION shall have a minimum width and length of 6m excluding approved additions and projections.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	10m
(b) URBAN ANCILLARY USES	4m

(10) SPECIAL REGULATIONS

(a) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(b) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE.

Review General Regulations for Additional Development Requirements

8.07 R3-A (CLUSTERED RESIDENTIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) SINGLE DETACHED DWELLING

ANCILLARY USES

(b) ACCESSORY HOME OCCUPATION

(c) ACCESSORY DWELLING UNIT

(d) OFF-STREET PARKING

(e) SUPPORTIVE RECOVERY HOME

(f) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) RESIDENTIAL USE	0.4ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	25m	30m

(4) DENSITY (MAXIMUM)

(a) Shall not exceed a DENSITY of 25 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 50%

(b) URBAN ANCILLARY USES $30m^2$ per DU

(6) FLOOR AREA RATIO (MAXIMUM)

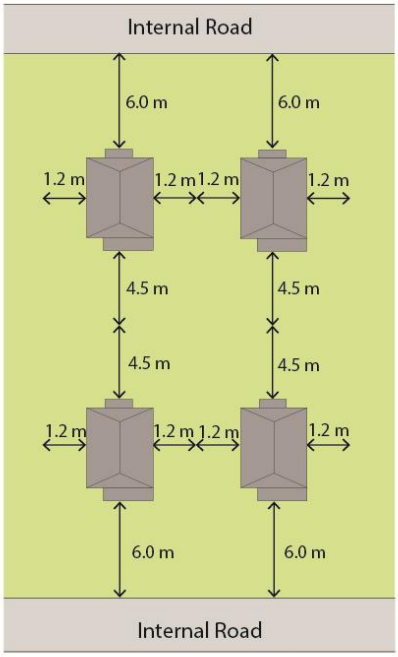
(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) RESIDENTIAL USE	6m (GARAGE) 4.5m (BUILDING face)	4.5m	1.2m	4.5m
(b) URBAN ANCILLARY USES	6m	1m	1m	3m

(8) SITING

(a) Where more than 1 SINGLE DETACHED DWELLING is sited on a LOT, each shall be sited and provided with the required SETBACKS as if it were located on its own fee simple LOT. (for example, each house should have a rear SETBACK of 4.5m from a conceptual REAR LOT LINE and the adjacent house should also have a 4.5m rear SETBACK, resulting in a separation of 9m between the rear of each house).



(b) An ESLL SETBACK within the development, to an internal strata road, may be reduced by 50%.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All uses	8.5m

(10) SPECIAL REGULATIONS

(a) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(b) URBAN ANCILLARY USES shall be limited to:

(i) the keeping of household PETS not exceeding 3 in number, and

(ii) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(c) A combination of COMMON AMENITY AREA and CONSERVATION AREA shall be provided at a ratio of not less than 20m^2 per DU, inclusive of AMENITY AREA requirements in Section 4.08(6). Additional AMENITY AREA and CONSERVATION AREAS need not be contiguous, but no single area may be less than 100m^2 and no single dimension less than 6m.

(d) CONSERVATION AREAS shall not be credited towards LANDSCAPING required elsewhere in this BYLAW and BUILDING SETBACKS shall be measured exclusive of CONSERVATION AREAS.

(e) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE.

Review General Regulations for Additional Development Requirements

8.08 R4 (LOW DENSITY MULTI-UNIT RESIDENTIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) DUPLEX

(b) TOWNHOUSE

ANCILLARY USES

(c) ACCESSORY HOME OCCUPATION

(d) URBAN ANCILLARY USES

(e) OFF-STREET PARKING

(f) SUPPORTIVE RECOVERY HOME

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) RESIDENTIAL USE	1,200m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	30m	30m

(4) DENSITY (MAXIMUM)

(a) All uses — 40 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES — 50%

(b) URBAN ANCILLARY USES — 30m^2 per DU

(6) FLOOR AREA RATIO (MAXIMUM)

(a) RESIDENTIAL USE — 0.75

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) TOWNHOUSE & DUPLEX	6m	6m	3m	4.5m
(b) URBAN ANCILLARY USES	6m	1m	1m	4.5m
Despite (a) above, where a STRUCTURE for RESIDENTIAL USE has a PRIVATE AMENITY AREA adjacent to an ISLL, the required minimum SETBACK to the STRUCTURE shall be no less than 4.5m				

(8) SITING

(a) Where more than 1 STRUCTURE for RESIDENTIAL use is sited on a LOT or within a strata development, a minimum 9m separation is required when the DWELLING UNITS are located face-to-face, rear yard to rear yard, or rear yard to side yard. A minimum 3m separation is required when the DWELLING UNITS are located side-by-side.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	10m
(b) URBAN ANCILLARY USES	4m

(10) SPECIAL REGULATIONS

(a) URBAN ANCILLARY USES shall be limited to:

(i) the keeping of PETS not exceeding 3 in number, and

(ii) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(b) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(c) Where a DWELLING UNIT is served by an internal road (such as within a strata development) each unenclosed OFF-STREET PARKING SPACE must have a minimum length of 6m and a minimum width of 2.6m.

(d) A DUPLEX may only be permitted in conjunction with a TOWNHOUSE development.

Review General Regulations for Additional Development Requirements

8.09 R4-A (MEDIUM DENSITY MULTI – UNIT) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) DUPLEX

(b) TOWNHOUSE

ANCILLARY USES

(c) ACCESSORY HOME OCCUPATION

(d) OFF-STREET PARKING

(e) SUPPORTIVE RECOVERY HOME

(f) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) RESIDENTIAL USE	1,200m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	30m	30m

(4) DENSITY (MAXIMUM)

(a) All uses — 50 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES — 50%

(b) URBAN ANCILLARY USES — 30m^2 per DU

(6) FLOOR AREA RATIO (MAXIMUM)

(a) RESIDENTIAL USE — 0.85

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) TOWNHOUSE & DUPLEX	6m	6m	3m	4.5m
(b) URBAN ANCILLARY USES	6m	1m	1m	4.5m
(c) Despite (a) above, where a STRUCTURE for RESIDENTIAL USE has a PRIVATE AMENITY AREA adjacent to an ISLL, the required minimum SETBACK to the STRUCTURE shall be no less than 4.5m				

(8) SITING

(a) Where more than 1 STRUCTURE for RESIDENTIAL use is sited on a LOT or within a strata development, a minimum 9m separation is required when the DWELLING UNITS are located face-to-face, rear yard to rear yard, or rear yard to side yard. A minimum 3m separation is required when the DWELLING UNITS are located side-by-side.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	7.5m
(b) URBAN ANCILLARY USES	4m

(10) SPECIAL REGULATIONS

(a) URBAN ANCILLARY USES shall be limited to:

(i) the keeping of PETS not exceeding 3 in number, and

(ii) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(b) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(c) Where a DWELLING UNIT is served by an internal road (such as within a strata development) each unenclosed OFF-STREET PARKING SPACE must have a minimum length of 6m and a minimum width of 2.6m.

(d) A DUPLEX may only be permitted in conjunction with a TOWNHOUSE development.

Review General Regulations for Additional Development Requirements

8.10 R4-B (LOW DENSITY MULTI – UNIT SECONDARY SUITE) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) DUPLEX

(b) TOWNHOUSE

ANCILLARY USES

(c) ACCESSORY HOME OCCUPATION

(d) OFF-STREET PARKING

(e) SUPPORTIVE RECOVERY HOME

(f) TOWNHOUSE ACCESSORY DWELLING UNIT

(g) URBAN ANCILLARY USE

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) RESIDENTIAL USE	1200m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	30m	30m

(4) DENSITY (MAXIMUM)

(a) All uses — 40 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES — 50%

(b) URBAN ANCILLARY USE — 30m^2 per DU

(6) FLOOR AREA RATIO (MAXIMUM)

(a) RESIDENTIAL USE — 0.75

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) TOWNHOUSE and DUPLEX	6m	6m	3m	4.5m
(b) URBAN ANCILLARY USE	6m	1m	1m	4.5m
(c) Despite (a) above, where a STRUCTURE for RESIDENTIAL USE has a PRIVATE AMENITY AREA adjacent to an ISLL, the required minimum SETBACK to the STRUCTURE shall be no less than 4.5m.				

(8) SITING

(a) Where more than 1 STRUCTURE for RESIDENTIAL use is sited on a LOT or within a strata development, a minimum 9m separation is required when the DWELLING UNITS are located face-to-face, rear yard to rear yard, or rear yard to side yard. A minimum 3m separation is required when the DWELLING UNITS are located side-by-side.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	10m
(b) URBAN ANCILLARY USE	4m

(10) SPECIAL REGULATIONS

(a) URBAN ANCILLARY USES shall be limited to:

(i) the keeping of PETS not exceeding 3 in number, and

(ii) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(b) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(c) Where a DWELLING UNIT is served by an internal road (such as within a strata development) each unenclosed OFF-STREET PARKING SPACE must have a minimum length of 6m and a minimum width of 2.6m.

(d) The minimum number of OFF-STREET PARKING SPACES required for SECONDARY SUITES must include signage to designate them for sole use of the tenant of the SECONDARY SUITE.

(e) A minimum of 0.2 visitor parking stalls are required to be provided for each TOWNHOUSE ACCESSORY DWELLING UNIT in addition to the minimum number of visitor parking stalls required per TOWNHOUSE DWELLING UNIT as outlined in Section 5 Parking Requirements.

(i) For TOWNHOUSES including TOWNHOUSE ACCESSORY DWELLING UNITS located within 400m of a bus stop on a Frequent Transit Route (with 20 minute or better weekday service frequency) or 800m of a Transit Exchange additional visitor parking for TOWNHOUSE ACCESSORY DWELLING UNITS is not required, in addition to the minimum number of visitor parking stalls required per TOWNHOUSE DWELLING UNIT, as outlined in Section 5 Parking Requirements.

(f) A DUPLEX may only be permitted in conjunction with a TOWNHOUSE development.

(g) A TOWNHOUSE ACCESSORY DWELLING UNIT shall:

(i) be permitted within a TOWNHOUSE or DUPLEX;

(ii) have a GROSS FLOOR AREA of no more than 90m^2;

(iii) have a habitable floor space less than 40% of the strata unit in which it is located;

(iv) be located within a single real estate entity and shall not be separated legally from the strata unit in which it is located; and,

(v) shall be located in a BUILDING where the strata units are horizontally attached.

Review General Regulations for Additional Development Requirements

8.11 R5 (LOW RISE APARTMENT) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) APARTMENT

(b) ASSISTED LIVING RESIDENCE

(c) BOARDING HOUSE

(d) INDEPENDENT LIVING HOUSING

ANCILLARY USES

(e) ACCESSORY HOME OCCUPATION

(f) OFF-STREET PARKING

(g) OFF-STREET PARKING STRUCTURE

(h) SUPPORTIVE RECOVERY HOME

(i) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1000m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	30m	30m

(4) DENSITY (MAXIMUM)

(a) APARTMENT	155 DU per ha
(b) APARTMENT including SMALL UNIT APARTMENTS	225 DU per ha
(c) INDEPENDENT LIVING HOUSING or ASSISTED LIVING RESIDENCE	225 DU per ha
(d) APARTMENT with density benefits	400 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) RESIDENTIAL USE, including associated OFF-STREET PARKING STRUCTURE	N/A
(b) URBAN ANCILLARY USES	15%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

R5

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) RESIDENTIAL USE	6m	6m	6m	6m
(b) URBAN ANCILLARY USES	6m	1m	1m	4.5m
(c) OFF-STREET PARKING STRUCTURE located entirely below GRADE	1m	0m	0m	1m
(d) Above GRADE OFF-STREET PARKING STRUCTURE, where the underside of the lowest floor of habitable area meets flood construction level requirements*	3m	0m	0m	3m
(e) Above GRADE OFF-STREET PARKING STRUCTURE, where the underside of the lowest floor of habitable area exceeds flood construction level requirements*	6m	0m	0m	6m
*as defined in the CITY "Floodplain Regulation Bylaw", as amended.				

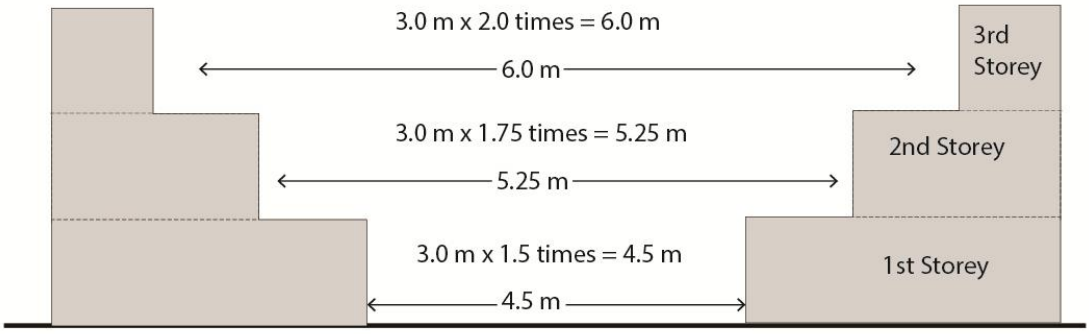
(8) SITING

(a) Where more than 1 STRUCTURE for RESIDENTIAL USE is sited on a LOT or within a strata development, each STOREY of said STRUCTURE shall be separated from the corresponding STOREY of the adjacent STRUCTURE by a distance not less than the SETBACK applicable to the orientation of the STRUCTURE multiplied by a factor determined by the relative STOREY as follows:

(i) 1st STOREY = SETBACK multiplied by 1.5

(ii) 2nd STOREY = SETBACK multiplied by 1.75

(iii) 3rd STOREY = SETBACK multiplied by 2



Example of two buildings oriented side by side, so ISLL would apply.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	17.5m
(b) URBAN ANCILLARY USES	
(i) on a LOT less than 1000m^2 in area	4m
(ii) on a LOT 1000m^2 or greater in area	6m

(10) SPECIAL REGULATIONS

(a) Despite (2) and (3) above, where bare land strata LOTS are created within a strata development, the number of strata LOTS shall be determined on the basis of the overall strata development, while the strata LOT AREA and dimensions shall be equivalent to the siting area as defined in (8) above.

(b) URBAN ANCILLARY USES shall be limited to:

(i) the keeping of household PETS not exceeding 3 in number, and

(ii) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(c) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(d) A minimum of 50% of all new APARTMENT units must be built to the Adaptable Housing Standards of the BC BUILDING Code.

(e) All new INDEPENDENT LIVING HOUSING and ASSISTED LIVING RESIDENCE units must be built to the Adaptable Housing Standards of the BC BUILDING Code.

(f) A storage locker shall be provided for each DWELLING UNIT within an APARTMENT.

(g) At least 20% of the total residential BUILDING space for an INDEPENDENT LIVING HOUSING and ASSISTED LIVING RESIDENCE shall be devoted to common FACILITY use and INDOOR COMMON AMENITY AREA.

Review General Regulations for Additional Development Requirements

8.12 R6 (MID RISE APARTMENT) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) APARTMENT

(b) ASSISTED LIVING RESIDENCE

(c) BOARDING HOUSE

(d) INDEPENDENT LIVING HOUSING

ANCILLARY USES

(e) ACCESSORY HOME OCCUPATION

(f) OFF-STREET PARKING

(g) OFF-STREET PARKING STRUCTURE

(h) SUPPORTIVE RECOVERY HOME

(i) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1000m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	30m	30m

(4) DENSITY (MAXIMUM)

(a) APARTMENT	200 DU per ha
(b) APARTMENT including SMALL UNIT APARTMENTS	250 DU per ha
(c) INDEPENDENT LIVING HOUSING or ASSISTED LIVING RESIDENCE	250 DU per ha
(d) APARTMENT with density benefits	400 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) RESIDENTIAL USE, including associated OFF-STREET PARKING STRUCTURE	N/A
(b) URBAN ANCILLARY USES	15%

(6) FLOOR AREA RATIO

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) RESIDENTIAL USE	6m	6m	6m	6m
(b) URBAN ANCILLARY USES	6m	1m	1m	4.5m
(c) OFF-STREET PARKING STRUCTURE located entirely below GRADE	1m	0m	0m	1m
(d) Above GRADE OFF-STREET PARKING STRUCTURE, where the underside of the lowest floor of habitable area meets flood construction level requirements*	3m	0m	0m	3m
(e) Above GRADE OFF-STREET PARKING STRUCTURE, where the underside of the lowest floor of habitable area exceeds flood construction level requirements*	6m	0m	0m	6m
*as defined in the CITY "Floodplain Regulation Bylaw", as amended.				

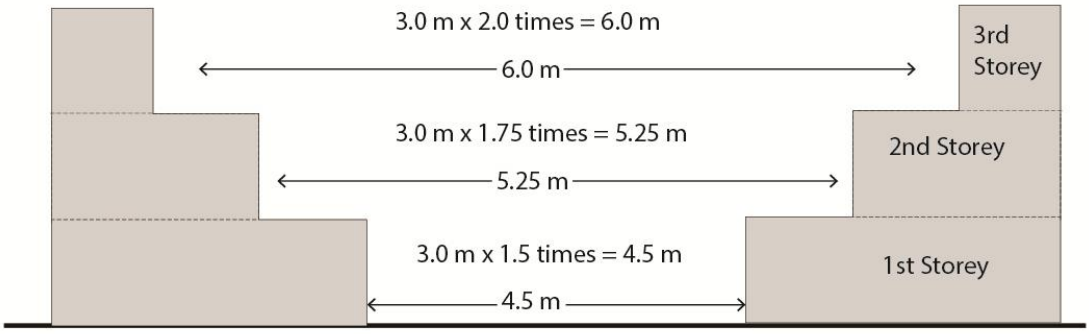
(8) SITING

(a) Where more than 1 STRUCTURE for RESIDENTIAL USE is sited on a LOT or within a strata development, each STOREY of said STRUCTURE shall be separated from the corresponding STOREY of the adjacent STRUCTURE by a distance not less than the SETBACK applicable to the orientation of the STRUCTURE multiplied by a factor determined by the relative STOREY as follows:

(i) 1st STOREY = SETBACK multiplied by 1.5

(ii) 2nd STOREY = SETBACK multiplied by 1.75

(iii) 3rd STOREY = SETBACK multiplied by 2



Example of two buildings oriented side by side, so ISLL would apply.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	25m
(b) URBAN ANCILLARY USES	
(i) on a LOT less than 1000m^2 in area	4m
(ii) on a LOT 1000m^2 or greater in area	6m

(10) SPECIAL REGULATIONS

(a) URBAN ANCILLARY USES shall be limited to:

(i) the keeping of household PETS not exceeding 3 in number, and

(ii) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(b) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(c) A minimum of 50% of all new APARTMENT units must be built to the Adaptable Housing Standards of the BC BUILDING Code.

(d) All new INDEPENDENT LIVING HOUSING AND ASSISTED LIVING RESIDENCE units must be built to the Adaptable Housing Standards of the BC BUILDING Code.

(e) A storage locker shall be provided for each DWELLING UNIT within an APARTMENT.

(f) At least 20% of the total residential BUILDING space for INDEPENDENT LIVING HOUSING AND ASSISTED LIVING RESIDENCE shall be devoted to common FACILITY use and INDOOR COMMON AMENITY AREA.

(g) Where an APARTMENT is permitted within the following property:

(i) PID: 019-043-201, LOT B DISTRICT LOTS 78 AND 259 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP19827, it shall meet the standards below:

(A) DENSITY (Maximum) 250 DU per ha

(B) OFF-STREET PARKING 0.75 OFF-STREET PARKING SPACE per DU with a GROSS FLOOR AREA of 51m^2 or less

(C) DWELLING UNITS with a GROSS FLOOR AREA equal to or less than 51m^2, may contain a maximum 6m^2 storage area within the unit, which may be excluded from the calculation of the unit's GROSS FLOOR AREA. The storage area will satisfy the unit's requirement for a storage locker, provided a separate storage locker for that unit is not provided elsewhere in the APARTMENT BUILDING.

Review General Regulations for Additional Development Requirements

8.13 R7 (SPECIAL SERVICE RESIDENTIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) APARTMENT

(b) GENERAL COMMERCIAL

(c) TOWNHOUSE

ANCILLARY USES

(d) ACCESSORY HOME OCCUPATION

(e) OFF-STREET PARKING

(f) OFF-STREET PARKING STRUCTURE

(g) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) APARTMENT or TOWNHOUSE	900m^2
(b) GENERAL COMMERCIAL	900m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	30m	30m

(4) DENSITY (MAXIMUM)

(a) APARTMENT 100 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) RESIDENTIAL or GENERAL COMMERCIAL 60%

(b) OFF-STREET PARKING STRUCTURE 15%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) APARTMENT or GENERAL COMMERCIAL	1.5m	3m	3m	1.5m
(b) OFF-STREET PARKING STRUCTURE	1.5m	0m	0m	1.5m
(c) URBAN ANCILLARY USES	1.5m	1m	1m	1.5m

(8) SITING

(a) When located in a BUILDING with a GENERAL COMMERCIAL USE, all APARTMENT USES shall be above the FIRST STOREY.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	15m

(10) SPECIAL REGULATIONS

(a) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(b) A minimum of 50% of all new APARTMENT units must be built to the Adaptable Housing Standards of the BC BUILDING Code.

(c) URBAN ANCILLARY USES shall be limited to:

(i) the keeping of household PETS not exceeding 3 in number, and

(ii) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(d) GENERAL COMMERCIAL USES shall be limited to:

(i) bookstore

(ii) gift and souvenir store

(iii) PERSONAL SERVICES

(iv) BUSINESS SERVICES

(v) MEDICAL CLINIC

(vi) OFFICES and FINANCIAL INSTITUTIONS

(vii) drug store

(viii) florist.

Review General Regulations for Additional Development Requirements

8.14 R8 (SUPPORTIVE HOUSING) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) GENERAL COMMERCIAL

(b) SLEEPING UNIT

(c) SCHOOL

(d) SUPPORTIVE HOUSING

ANCILLARY USES

(e) ACCESSORY DWELLING UNIT

(f) ACCESSORY HOME OCCUPATION

(g) OFF-STREET PARKING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	450m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	15m	30m

(4) DENSITY (MAXIMUM)

(a) SUPPORTIVE HOUSING 250 DU per ha

(b) SLEEPING UNIT N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All uses 60%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All uses	2m	1.5m	0m	4.5m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be located in the same BUILDING as the PRINCIPAL USE and above or behind the PRINCIPAL USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All uses	15m

(10) SPECIAL REGULATIONS

(a) GENERAL COMMERCIAL uses shall be limited to:

(i) MEDICAL CLINIC

(ii) CHILD CARE FACILITY

(iii) OFFICES.

(b) GENERAL COMMERCIAL uses are permitted ANCILLARY to a SUPPORTIVE HOUSING USE.

(c) Excluding GENERAL COMMERCIAL, SCHOOL and visitor parking uses, OFF-STREET PARKING is not required for APARTMENT, SLEEPING UNIT, or SUPPORTIVE HOUSING uses.

(d) A COMMON AMENITY AREA of not less than 150m^2 and a minimum dimension of not less than 6m shall be provided for all APARTMENT uses with 5 or more units.

(e) A minimum of 50% of all new APARTMENT units must be built to the Adaptable Housing Standards of the BC BUILDING Code.

(f) The maximum BUILDING HEIGHT may be increased to 25m for the following property:

(i) PID: 030-119-383
Parcel A (Being a Consolidation of Lots 9 and 10, see CA5931570) Block 20 Division E New Westminster District Plan 1737

Review General Regulations for Additional Development Requirements

8.15 R9 (AFFORDABLE RENTAL HOUSING) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) APARTMENT

(b) CLUB OR LODGE

(c) GENERAL COMMERCIAL

(d) SCHOOL

ANCILLARY USES

(e) ACCESSORY HOME OCCUPATION

(f) OFF-STREET PARKING

(g) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1000m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	30m	30m

(4) DENSITY (MAXIMUM)

(a) APARTMENT 365 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) Parking structure for OFF-STREET PARKING not exceeding 3m above grade 90%

(b) All other uses 60%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) For BUILDINGS containing APARTMENT units and GENERAL COMMERCIAL or SCHOOL space (i) APARTMENT (ii) CLUB OR LODGE, GENERAL COMMERCIAL or SCHOOL	 3m 1.5m	 3m 1.5m	 3m 0m	 2m 2m
(b) APARTMENT	6m	6m	6m	6m
(c) Parking STRUCTURE for OFF-STREET PARKING not exceeding 3m above grade	6m*	0m	0m	3m*

*FLL and ESLL SETBACKS for parking STRUCTURES located entirely below grade may be reduced to 0m

(8) SITING

(a) CLUB OR LODGE, GENERAL COMMERCIAL and SCHOOL uses shall only be permitted in floors located below APARTMENT uses.

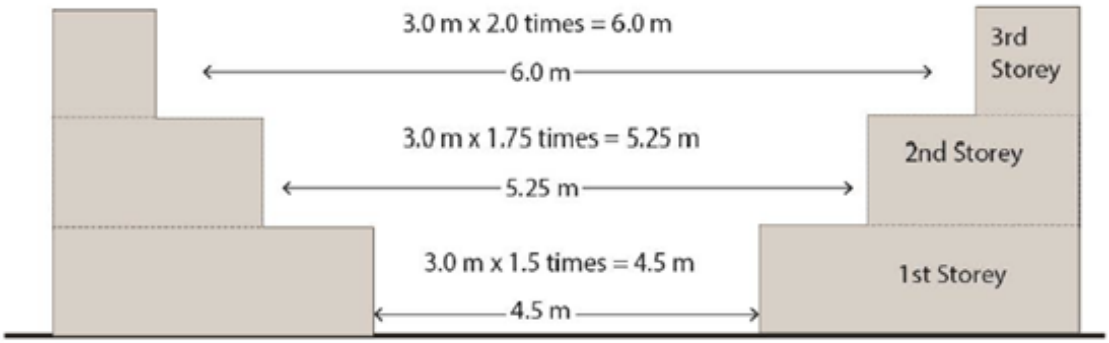
(b) Parking and waste container FACILITIES shall be located behind or under CLUB OR LODGE, GENERAL COMMERCIAL, SCHOOL or APARTMENT uses, so as to be screened from public areas.

(c) Where more than one STRUCTURE for APARTMENT use is sited on a LOT or within a strata development, each STOREY of said STRUCTURE shall be separated from the corresponding STOREY of the adjacent structure be a distance not less than the setback applicable to the orientation of the structure multiplied be a factor determined by the relative STOREY as follows:

(i) 1st STOREY 1.5

(ii) 2nd STOREY 1.75

(iii) 3rd STOREY 2.0



Example of two buildings oriented side by side, so ISLL would apply.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All uses	25m

(10) SPECIAL REGULATIONS

(a) Notwithstanding Section 5.04 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS the following parking spaces shall be provided:

(i) 49 spaces for parcel located at:
PID: 031-105-092, Lot 1 Block 19 Division E New Westminster District Plan EPP102539

(ii) 47 spaces for parcel located at:
PID: 031-908-527, Lot A Division “A” New Westminster District Plan EPP12674

(b) Notwithstanding Section 5.02 MINIMUM OFF-STREET LOADING SPACE REQUIREMENTS the following loading spaces shall be provided:

(i) 1 space for any STRUCTURE containing in excess of 1000m2 GROSS FLOOR AREA, GENERAL COMMERCIAL use or SCHOOL use

(c) GENERAL COMMERCIAL use shall be limited to OFFICE and CHILD CARE FACILITY uses only.

(d) CLUB OR LODGE use shall be permitted only within property identified as PID: 031-908-527, Lot A Division “A” New Westminster District Plan EPP126274

(e) URBAN ANCILLARY use shall be limited to:

(i) The keeping of household PETS not exceeding 3 in number.

(f) A Housing Agreement must be registered against the certificate of title to the land to ensure the development remains s below market rental housing.

(g) A minimum of 50% of all new APARTMENT units must be built to the Adaptable Housing Standards of the BC BUILDING Code.

Review General Regulations for Additional Development Requirements

8.16 RMH (MANUFACTURED HOME PARK) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) MANUFACTURED HOME PARK

(b) MANUFACTURED HOME

ANCILLARY USES

(c) ACCESSORY DWELLING UNIT

(d) ACCESSORY HOME OCCUPATION

(e) BOARDING

(f) OFF-STREET PARKING

(g) SUPPORTIVE RECOVERY HOME

(h) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) Refer to CITY "Mobile Home Parks Bylaw", as amended or replaced from time to time

(6) FLOOR AREA RATIO (MAXIMUM)

(a) Refer to CITY "Mobile Home Parks Bylaw", as amended or replaced from time to time

(7) SETBACKS (MINIMUM)

(a) Refer to CITY "Mobile Home Parks Bylaw", as amended or replaced from time to time

(8) SITING

(a) Refer to CITY "Mobile Home Parks Bylaw", as amended or replaced from time to time

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All uses	N/A

(10) SPECIAL REGULATIONS

(a) MANUFACTURED HOME PARKS shall be developed in accordance with the CITY "Mobile Home Parks Bylaw", as amended or replaced from time to time.

(b) A SINGLE DETACHED DWELLING or MANUFACTURED HOME shall be sited in accordance with the R1-A RESIDENTIAL ZONE.

(c) Except in association with a SINGLE DETACHED DWELLING, URBAN ANCILLARY USES shall be limited to:

(i) the keeping of household PETS not exceeding 3 in number, and

(ii) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(d) An ACCESSORY DWELLING UNIT may be limited to 1 of the following uses:

(i) SINGLE DETACHED DWELLING.

Review General Regulations for Additional Development Requirements

8.17 RC (COMMERCIAL CONVERSION) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) GENERAL COMMERCIAL

(b) SINGLE DETACHED DWELLING

ANCILLARY USES

(c) ACCESSORY HOME OCCUPATION

(d) OFF-STREET PARKING

(e) SUPPORTIVE RECOVERY HOME

(f) URBAN ANCILLARY USES

(2) LOT AREA(MINIMUM)

USE	MINIMUM LOT AREA
(a) GENERAL COMMERCIAL	450m^2
(b) SINGLE DETACHED DWELLING	450m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) SINGLE DETACHED DWELLING	15m	30m
(b) GENERAL COMMERCIAL	15m	30m

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 50%

(b) URBAN ANCILLARY USES 60m^2

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) GENERAL COMMERCIAL	6m	6m	1.2m	4.5m
(b) SINGLE DETACHED DWELLING	6m	7.5m	1.2m	4.5m
(c) URBAN ANCILLARY USES	6m	1m	1m	4.5m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	10m
(b) URBAN ANCILLARY USES	6m

(10) SPECIAL REGULATIONS

(a) Any new construction on properties within this ZONE shall consist of a STRUCTURE for SINGLE DETACHED DWELLING or STRUCTURES for URBAN ANCILLARY USES.

(b) GENERAL COMMERCIAL use shall only be allowed through conversion of a STRUCTURE and additions not exceeding 25% of GROSS FLOOR AREA existing as of January 1, 2022 provided the following requirements can be met:

(i) the LOT is of the minimum area required for the use

(ii) services are adequate for the proposed use

(iii) the proposed conversion conforms to all other bylaws applicable in the CITY.

(c) A GENERAL COMMERCIAL use shall be limited to:

(i) MEDICAL CLINIC

(ii) PERSONAL SERVICE

(iii) BUSINESS SERVICE

(iv) CHILD CARE FACILITY.

(d) Where the OFF-STREET PARKING area for the GENERAL COMMERCIAL use ADJOINS a residential ZONE, SCREENING of 1.8m in HEIGHT shall be provided along that portion of the common boundary.

(e) Any STRUCTURE occupied by a PRINCIPAL RESIDENTIAL USE shall have a minimum overall width of at least 6m, excluding additions and projections.

(f) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE.

Review General Regulations for Additional Development Requirements

9.01 C1 (NEIGHBOURHOOD COMMERCIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CONVENIENCE COMMERCIAL

(b) GENERAL COMMERCIAL

(c) VEHICLE ORIENTED COMMERCIAL

ANCILLARY USES

(d) ACCESSORY DWELLING UNIT

(e) ACCESSORY HOME OCCUPATION

(f) OFF–STREET PARKING

(g) OFF–STREET LOADING

(h) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	675m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	20m	30m

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 50%

(b) URBAN ANCILLARY USES 60m^2

(6) FLOOR AREA RATIO (MAXIMUM)

(a) All uses 1

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) CONVENIENCE COMMERCIAL	6m	6m	1.5m	6m
(b) GENERAL COMMERCIAL	6m	6m	6m	6m
(c) URBAN ANCILLARY USES	6m	1m	1m	6m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be located within the same BUILDING as the GENERAL or CONVENIENCE COMMERCIAL use.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) CONVENIENCE and GENERAL COMMERCIAL	10m
(b) URBAN ANCILLARY USES	6m

(10) SPECIAL REGULATIONS

(a) A CONVENIENCE COMMERCIAL use shall be limited to a grocery/general store, PERSONAL SERVICE with a combined FLOOR AREA not exceeding 200m^2.

(b) GENERAL COMMERCIAL uses shall be limited to a maximum GROSS FLOOR AREA of 200m^2 per business PREMISE or commercial unit, and shall specifically exclude:

(i) sale or service of:

(A) appliances and household furnishings

(B) business and OFFICE equipment.

(ii) ADULT ENTERTAINMENT FACILITY

(iii) AMUSEMENT CENTRE

(iv) ANCILLARY LIQUOR SERVICE

(v) INDOOR RECREATION

(vi) PAWNBROKER

(vii) PAY DAY LOAN STORE

(viii) SHOPPING CENTRE

(ix) THEATRE

(x) a vape store within a 300m radius of a SCHOOL, PLAYGROUND or another vape store.

(c) A BEVERAGE CONTAINER RETURN DEPOT

(i) shall not exceed 100m^2 in area

(ii) shall not have outdoor storage of materials or equipment

(iii) shall not involve any outdoor activity except the actual shipment of materials

(iv) shall not involve the crushing or breaking of glass.

(d) VEHICLE ORIENTED COMMERCIAL uses shall be limited to a maximum GROSS FLOOR AREA of 200m^2 per business PREMISE and/or commercial unit and shall be limited to:

(i) SMALL ANIMAL VETERINARY.

(e) An OFF-STREET PARKING use or OFF-STREET LOADING use may only be developed if ANCILLARY to a COMMERCIAL use or ACCESSORY DWELLING UNIT.

Review General Regulations for Additional Development Requirements

9.02 C2 (LOCAL COMMERCIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) APARTMENT

(b) CHILD CARE FACILITY

(c) CULTURAL FACILITY

(d) GENERAL COMMERCIAL

(e) INDOOR RECREATION

(f) SCHOOL

(g) VEHICLE ORIENTED COMMERCIAL

ANCILLARY USES

(h) ACCESSORY DWELLING UNIT

(i) ACCESSORY HOME OCCUPATION

(j) OFF–STREET LOADING

(k) OFF–STREET PARKING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) APARTMENT	900m^2
(b) All other uses	450m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) APARTMENT	25m	30m
(b) All other uses	10m	30m

(4) DENSITY (MAXIMUM)

(a) APARTMENT 150 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) All uses 60%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) All uses 1.2

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS containing RESIDENTIAL units	1.5m	6m	3m	4.5m
(b) All other BUILDINGS and STRUCTURES	1.5m	0m	0m	1.5m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be located in the same BUILDING as the PRINCIPAL USE and above or behind the PRINCIPAL USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	15m

(10) SPECIAL REGULATIONS

(a) An APARTMENT shall be:

(i) located in STOREYS above the FIRST STOREY of a BUILDING

(ii) shall be the only use in the STOREY

(iii) shall be located within a BUILDING above all STOREYS which are used for a permitted commercial use.

(b) VEHICLE-ORIENTED COMMERCIAL uses shall be limited to:

(i) funeral, interment and associated services, and

(ii) SMALL ANIMAL VETERINARY.

(c) GENERAL COMMERCIAL uses shall specifically exclude:

(i) an ADULT ENTERTAINMENT FACILITY within 1km of any SCHOOL

(ii) AMUSEMENT CENTRE

(iii) a PAWNBROKER within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right of Way to the South and Ashwell Road to the West

(iv) PAY DAY LOAN STORE within a 300m radius of a SCHOOL, PLAYGROUND, or another PAY DAY LOAN STORE

(v) a second hand good dealer with the exception of those exempted from CITY “Second Hand Goods Regulation Bylaw”, as amended or replaced from time to time, and may not be located within a 300m radius of another second hand good dealer

(vi) THEATRE

(vii) a vape store within a 300m radius of a SCHOOL, PLAYGROUND, or another vape store.

(d) A BEVERAGE CONTAINER RETURN DEPOT

(i) shall not exceed 100m^2 in area

(ii) shall not involve any outdoor activity except the actual shipment of materials

(iii) shall not involve the crushing or breaking of glass.

Review General Regulations for Additional Development Requirements

9.03 C3 (TOWN CENTRE COMMERCIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) APARTMENT

(b) CIVIC ADMINISTRATION

(c) CHILD CARE FACILITY

(d) CULTURAL FACILITY

(e) GENERAL COMMERCIAL

(f) INDOOR RECREATION

(g) SCHOOL

(h) SPECIALIZED CRAFT MANUFACTURING

(i) TOURIST ACCOMMODATION

ANCILLARY USES

(j) ACCESSORY DWELLING UNIT

(k) ACCESSORY HOME OCCUPATION

(l) OFF–STREET LOADING

(m) OFF–STREET PARKING

(n) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) TOURIST ACCOMMODATION	1300m^2
(b) APARTMENT	450m^2
(c) All other uses	315m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) TOURIST ACCOMMODATION	20m	30m
(b) All other uses	7.5m	30m

(4) DENSITY (MAXIMUM)

(a) APARTMENT 70 DU per ha

(b) APARTMENT with density benefits 400 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) N/A

(6) FLOOR AREA RATIO (MAXIMUM)

(A) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL	LANE
(a) All BUILDINGS and STRUCTURES	0m	0m	0m	0m	1.5m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be located in the same BUILDING as the PRINCIPAL USE and above or behind the PRINCIPAL USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	25m

(10) SPECIAL REGULATIONS

(a) An APARTMENT

(i) shall be limited DWELLING UNITS located in STOREYS above the FIRST STOREY of a BUILDING

(ii) shall be the only use in the STOREY

(iii) shall be located within a BUILDING above all STOREYS which are used for a permitted commercial use.

(b) A storage locker shall be provided for each APARTMENT Unit.

(c) URBAN ANCILLARY uses shall be limited to:

(i) the keeping of household PETS not exceeding 3 in number; and,

(ii) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(d) GENERAL COMMERCIAL uses shall not be permitted within TOURIST ACCOMMODATION units.

(e) TOURIST ACCOMMODATION shall be limited to the following types:

(i) HOTEL.

(f) GENERAL COMMERCIAL uses shall specifically exclude:

(i) an ADULT ENTERTAINMENT FACILITY within 1km of any SCHOOL

(ii) an AMUSEMENT CENTRE unless contained within a BUILDING having a minimum GROSS FLOOR AREA of 900m^2. In such BUILDING, the AMUSEMENT CENTRE shall occupy no more than 10% of the GROSS FLOOR AREA and shall contain no more than 1 mechanical or electronic video, pinball or similar game machine per 5m^2 of AMUSEMENT CENTRE area

(iii) a BEVERAGE CONTAINER RETURN DEPOT

(iv) a PAWNBROKER within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right of Way to the South and Ashwell Road to the West

(v) PAY DAY LOAN STORE within a 300m radius of a SCHOOL, PLAYGROUND, or another PAY DAY LOAN STORE

(vi) a second hand good dealer with the exception of those exempted from CITY “Second Hand Goods Regulation Bylaw”, as amended or replaced from time to time, and may not be located within a 300m radius of another second hand good dealer

(vii) a vape store within a 300m radius of a SCHOOL, PLAYGROUND, or another vape store.

(g) The OFF-STREET PARKING or storage of CONTRACTOR'S EQUIPMENT or unlicensed MOTOR VEHICLES is prohibited in this ZONE.

(h) Excluding TOURIST ACCOMMODATION, OFF-STREET PARKING is not required for commercial uses in this ZONE.

Review General Regulations for Additional Development Requirements

9.04 C4 (SHOPPING CENTRE) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CHILD CARE FACILITY

(b) CLUB OR LODGE

(c) CULTURAL FACILITY

(d) GENERAL COMMERCIAL

(e) INDOOR RECREATION

(f) RELIGIOUS ASSEMBLY

(g) SCHOOL

(h) VEHICLE ORIENTED COMMERCIAL

ANCILLARY USES

(i) OFF–STREET LOADING

(j) OFF–STREET PARKING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	4ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) N/A

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) Gasoline Pump Island	6m	6m	6m	6m
(b) SERVICE STATION	9m	6m	6m	6m
(c) Other BUILDINGS	12m	0m	0m	6m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be located in the same BUILDING as the PRINCIPAL USE and above or behind the PRINCIPAL USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	15m

(10) SPECIAL REGULATIONS

(a) GENERAL COMMERCIAL uses shall specifically exclude:

(i) an ADULT ENTERTAINMENT FACILITY within 1km of any SCHOOL

(ii) an AMUSEMENT CENTRE unless contained within a SHOPPING CENTRE as defined in this BYLAW

(iii) a PAWNBROKER within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right of Way to the South and Ashwell Road to the West

(iv) PAY DAY LOAN STORE within a 300m radius of a SCHOOL, PLAYGROUND, or another PAY DAY LOAN STORE

(v) a vape store within a 300m radius of a SCHOOL, PLAYGROUND, or another vape store

(vi) THEATRE.

(b) A BEVERAGE CONTAINER RETURN DEPOT

(i) shall not exceed 100m^2 in area

(ii) shall not involve any outdoor activity except the actual shipment of materials

(iii) shall not involve the crushing or breaking of glass.

(c) VEHICLE ORIENTED COMMERCIAL shall specifically exclude:

(i) MINI STORAGE WAREHOUSE.

(d) The OFF-STREET PARKING or storage of CONTRACTOR'S EQUIPMENT or unlicensed MOTOR VEHICLES is prohibited in this ZONE.

Review General Regulations for Additional Development Requirements

9.05 C5 (LIQUOR PRIMARY) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) BREW PUB

(b) GENERAL COMMERCIAL

(c) NEIGHBOUHRHOOD PUB

(d) NIGHT CLUB

ANCILLARY USES

(e) ACCESSORY DWELLING UNIT

(f) ACCESSORY HOME OCCUPATION

(g) OFF–STREET LOADING

(h) OFF–STREET PARKING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	450m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	15m	30m

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 60%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) All uses 1.2

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS and STRUCTURES	10m	0m	0m	6m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be located in the same BUILDING as the PRINCIPAL USE and over or behind the PRINCIPAL USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	15m

(10) SPECIAL REGULATIONS

(a) GENERAL COMMERCIAL uses shall specifically exclude:

(i) an ADULT ENTERTAINMENT FACILITY within 1 km of any SCHOOL

(ii) a PAWNBROKER within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right of Way to the South and Ashwell Road to the West

(iii) PAY DAY LOAN STORE within a 300m radius of a SCHOOL, PLAYGROUND, or another PAY DAY LOAN STORE

(iv) SHOPPING CENTRE

(v) THEATRE

(vi) a vape store within a 300m radius of a SCHOOL, PLAYGROUND, or another vape store.

Review General Regulations for Additional Development Requirements

9.06 C6 (THEATRE COMMERCIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CHILD CARE FACILITY

(b) CULTURAL FACILITY

(c) GENERAL COMMERCIAL

(d) INDOOR RECREATION

(e) RELIGIOUS ASSEMBLY

(f) SCHOOL

(g) SPECIALIZED CRAFT MANUFACTURING

(h) THEATRE

(i) VEHICLE ORIENTED COMMERCIAL

ANCILLARY USES

(j) ACCESSORY DWELLING UNIT

(k) ACCESSORY HOME OCCUPATION

(l) OFF–STREET LOADING

(m) OFF–STREET PARKING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1000m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	20m	30m

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 50%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) All uses 1

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL	LANE
(a) All BUILDINGS and STRUCTURES	10m	0m	0m	3m	3m
(b) Despite the above, where a C6 ZONE ADJOINS a residential ZONE a minimum SETBACK of 6m shall be required from the common LOT LINE for all BUILDINGS and STRUCTURES					

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be located in the same BUILDING as the PRINCIPAL USE and above or behind the PRINCIPAL USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	10m

(10) SPECIAL REGULATIONS

(a) GENERAL COMMERCIAL uses shall specifically exclude:

(i) an ADULT ENTERTAINMENT FACILITY within 1 km of any SCHOOL

(ii) a BEVERAGE CONTAINER RETURN DEPOT

(iii) a PAWNBROKER within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right-of-Way to the South and Ashwell Road to the West

(iv) PAY DAY LOAN STORE within a 300m radius of a SCHOOL, PLAYGROUND, or another PAY DAY LOAN STORE

(v) SHOPPING CENTRE

(vi) a vape store within a 300m radius of a SCHOOL, PLAYGROUND, or another vape store.

(b) VEHICLE ORIENTED COMMERCIAL uses shall specifically exclude:

(i) SERVICE STATION.

Review General Regulations for Additional Development Requirement

9.07 C7 (LIQUOR STORE) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) GENERAL COMMERCIAL

(b) LIQUOR STORE

ANCILLARY USES

(c) ACCESSORY DWELLING UNIT

(d) ACCESSORY HOME OCCUPATION

(e) OFF–STREET LOADING

(f) OFF–STREET PARKING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	450m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	10m	30m

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 60%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) All uses 1.2

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS and STRUCTURES	1.5m	0m	0m	1.5m
(b) Despite the above, where a C7 ZONE ADJOINS a RESIDENTIAL ZONE a minimum SETBACK of 6m shall be required from the common LOT LINE for all BUILDINGS and STRUCTURES				

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be located in the same BUILDING as a PRINCIPAL USE and above or behind the PRINCIPAL USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	15m

(10) SPECIAL REGULATIONS

(a) GENERAL COMMERCIAL uses shall specifically exclude:

(i) an ADULT ENTERTAINMENT FACILITY within 1km of any SCHOOL

(ii) an AMUSEMENT CENTRE

(iii) a NIGHT CLUB

(iv) a PAWNBROKER within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right of Way to the South and Ashwell Road to the West

(v) PAY DAY LOAN STORE within a 300m radius of a SCHOOL, PLAYGROUND, or another PAY DAY LOAN STORE

(vi) SHOPPING CENTRE

(vii) a vape store within a 300m radius of a SCHOOL, PLAYGROUND, or another vape store.

(b) a BEVERAGE CONTAINER RETURN DEPOT

(i) shall not exceed 100m^2 in area

(ii) shall not involve any outdoor activity except the actual shipment of materials

(iii) shall not involve the crushing or breaking of glass.

Review General Regulations for Additional Development Requirements

9.08 C8 (CANNABIS RETAIL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CANNABIS RETAIL

(b) GENERAL COMMERCIAL

ANCILLARY USES

(c) ACCESSORY DWELLING UNIT

(d) OFF–STREET LOADING

(e) OFF–STREET PARKING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	450m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	10m	30m

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All uses 60%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) All uses 1.2

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL	LANE
(a) All BUILDINGS and STRUCTURES	1.5m	0m	0m	1.5m	0m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be located in the same BUILDING as the PRINCIPAL USE and above or behind the PRINCIPAL USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	15m

(10) SPECIAL REGULATIONS

(a) Where a C8 ZONE ADJOINS a residential ZONE, SCREENING of 2m in HEIGHT shall be provided along the common LOT LINE.

(b) CANNABIS RETAIL use shall not be permitted within:

(i) 300m of a SCHOOL, community centre, sports field, park, or PLAYGROUND

(ii) 300m of a SUPPORTIVE HOUSING FACILITY or FACILITY that serves vulnerable youth

(iii) 300m of another PREMISES where a CANNABIS RETAILER is permitted.

(c) Only 1 CANNABIS RETAIL use is permitted per LOT.

(d) GENERAL COMMERCIAL uses shall specifically exclude:

(i) an ADULT ENTERTAINMENT FACILITY within 1km of any SCHOOL

(ii) ANCILLARY LIQUOR SERVICE

(iii) a PAWNBROKER within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right of Way to the South and Ashwell Road to the West

(iv) PAY DAY LOAN STORE within a 300m radius of a SCHOOL, PLAYGROUND, or another PAY DAY LOAN STORE

(v) SHOPPING CENTRE

(vi) a vape store within a 300m radius of a SCHOOL, PLAYGROUND, or another vape store.

Review General Regulations for Additional Development Requirements

9.09 C9 (MID RISE APARTMENT COMMERCIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) APARTMENT

(b) CHILD CARE FACILITY

(c) CULTURAL FACILITY

(d) GENERAL COMMERCIAL

(e) INDOOR RECREATION

(f) SCHOOL

(g) VEHICLE ORIENTED COMMERCIAL

ANCILLARY USES

(h) ACCESSORY HOME OCCUPATION

(i) OFF-STREET LOADING

(j) OFF-STREET PARKING

(k) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1000m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	30m	30m

(4) DENSITY (MAXIMUM)

(a) APARTMENT	200 DU per ha
(b) APARTMENT including SMALL UNIT APARTMENTS	250 DU per ha
(c) APARTMENT with density benefits	400 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) ALL PRINCIPAL USES	N/A
(b) URBAN ANCILLARY USES	15%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) All uses	N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All PRINCIPAL USES	3m	3m	0m 6m*	3m
(b) URBAN ANCILLARY USES	6m	1m	1m	4.5m
(c) OFF-STREET PARKING STRUCTURE located entirely below GRADE	1m	0m	0m	1m
(d) Above GRADE OFF-STREET PARKING STRUCTURE, where the underside of the lowest floor of habitable area meets flood construction level requirements**	3m	0m	0m	3m
(e) Above GRADE OFF-STREET PARKING STRUCTURE, where the underside of the lowest floor of habitable area exceeds flood construction level requirements**	6m	0m	0m	6m
*The ISLL for the second STOREY shall be increased to 6m.				
**as defined in the CITY "Floodplain Regulation Bylaw", as amended.				

(8) SITING

(a) Parking and waste container FACILITIES shall be located behind or under all uses, so as to be screened from public areas.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	25m

(10) SPECIAL REGULATIONS

(a) An APARTMENT shall be:

(i) located in STOREYS above the FIRST STOREY of a BUILDING

(ii) shall be the only use in the STOREY

(iii) shall be located within a BUILDING above all STOREYS which are used for non-RESIDENTIAL uses

(b) Notwithstanding the above, RESIDENTIAL USES may be located at-grade on the same STOREY as non-RESIDENTIAL USES for the properties listed below:

(i) PID: 012-338-541, LOT 8 EXCEPT: PART SUBDIVIDED BY PLAN 42225, BLOCK 15 DIVISION "E" NEW WESTMINSTER DISTRICT PLAN 1737 (46118 Victoria Avenue);

(ii) PID: 009-211-012, LOT 10 DIVISION "E" NEW WESTMINSTER DISTRICT PLAN 24928 (46126 Victoria Avenue);

(iii) PID: 005-531-985, LOT 20 DIVISION "E" NEW WESTMINSTER DISTRICT PLAN 57109 (46245 Yale Road);

(iv) PID: 006-436-234, LOT 18 DIVISION "E" NEW WESTMINSTER DISTRICT PLAN 49542 (46257 Yale Road);

(v) PID: 006-363-920, LOT 16 BLOCK 15 DIVISION "E" NEW WESTMINSTER DISTRICT PLAN 42225 (46263 Yale Road); and,

(vi) PID: 012-338-273, LOT 2 BLOCK 15 DIVISION "E" NEW WESTMINSTER DISTRICT PLAN 1737 (46271 Yale Road).

(c) A minimum of 50% of all new APARTMENT units must be built to the Adaptable Housing Standards of the BC BUILDING Code.

(d) A storage locker shall be provided for each DWELLING UNIT within an apartment.

(e) URBAN ANCILLARY USES shall be limited to:

(i) the keeping of household PETS not exceeding 3 in number, and

(ii) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE

(f) VEHICLE ORIENTED COMMERCIAL uses shall be limited to:

(i) Funeral, internment and associated services; and,

(ii) SMALL ANIMAL VETERINARY

(g) GENERAL COMMERCIAL uses shall specifically exclude:

(i) An ADULT ENTERTAINMENT FACILITY within 1 km of any SCHOOL

(ii) AMUSEMENT CENTRE

(iii) a PAWNBROKER within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right of Way to the South and Ashwell Road to the West

(iv) PAY DAY LOAN STORE within 300m radius of a SCHOOL, PLAYGROUND, or any other PAY DAY LOAN STORE

(v) a second hand good dealer, with the exception of those exempted from the CITY “Second Hand Goods Regulation Bylaw”, as amended or replaced from time to time, and may not be located within a 300m radius of another second hand good dealer

(vi) THEATRE

(vii) a vape store within 300m radius of a SCHOOL, PLAYGROUND, or another vape store.

(h) A BEVERAGE CONTAINER RETURN DEPOT

(i) shall not exceed 100m² in area

(ii) shall not involve any outdoor activity except the actual shipment of materials

(iii) shall not involve the crushing or breaking of glass.

Review General Regulations for Additional Development Requirements

9.10 CS1 (SERVICE COMMERCIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CHILD CARE FACILITY

(b) CULTURAL FACILITY

(c) GENERAL COMMERCIAL

(d) INDOOR RECREATION

(e) RELIGIOUS ASSEMBLY

(f) SCHOOL

(g) SPECIALIZED CRAFT MANUFACTURING

(h) VEHICLE ORIENTED COMMERCIAL

ANCILLARY USES

(i) ACCESSORY DWELLING UNIT

(j) ACCESSORY HOME OCCUPATION

(k) OFF–STREET LOADING

(l) OFF–STREET PARKING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(b) All uses	1000m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(b) All uses	20m	30m

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 50%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) All uses 1

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL	LANE
(a) ACCESSORY DWELLING UNIT	6m	6m	1.5m	6m	3m
(b) Gasoline Pump Island	6m	6m	6m	6m	3m
(c) Gasoline Pump Island Canopy	2.5m	2.5m	2.5m	2.5m	2.5m
(d) SERVICE STATION	10m	0m	0m	6m	3m
(e) All other uses	3m	0m	0m	3m	3m
(f) Despite the above, where a CS1 ZONE ADJOINS a residential ZONE a minimum SETBACK of 6m shall be required from the common LOT LINE for all BUILDINGS and STRUCTURES.					

(8) SITING

(a) An ACCESSORY DWELLING UNIT may be located above or behind the PRINCIPAL USE or in a separate SINGLE DETACHED DWELLING.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(b) All BUILDINGS and STRUCTURES	10m

(10) SPECIAL REGULATIONS

(a) GENERAL COMMERCIAL uses shall specifically exclude:

(iv) an ADULT ENTERTAINMENT FACILITY within 1 km of any SCHOOL

(v) an AMUSEMENT CENTRE

(vi) a PAWNBROKER within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right of Way to the South and Ashwell Road to the West

(vii) PAY DAY LOAN STORE within a 300m radius of a SCHOOL, PLAYGROUND, or another PAY DAY LOAN STORE

(viii) THEATRE

(ix) a vape store within a 300m radius of a SCHOOL, PLAYGROUND, or another vape store.

(b) A BEVERAGE CONTAINER RETURN DEPOT

(i) shall not exceed 100m^2 in area

(ii) shall not involve any outdoor activity except the actual shipment of materials

(iii) shall not involve the crushing or breaking of glass.

Review General Regulations for Additional Development Requirements

9.11 CS2 (TOURIST COMMERCIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CONVENIENCE COMMERCIAL

(b) GENERAL COMMERCIAL

(c) TOURIST ACCOMMODATION

(d) VEHICLE ORIENTED COMMERCIAL

ANCILLARY USES

(e) ACCESSORY DWELLING UNIT

(f) ACCESSORY HOME OCCUPATION

(g) OFF–STREET PARKING

(h) OFF–STREET LOADING

(i) URBAN ANCILLARY USES

(2) LOT AREA(MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1000m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 40%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) All uses 1

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL	LANE
(a) ACCESSORY DWELLING UNIT	6m	6m	1.5m	6m	3m
(b) Gasoline Pump Island	6m	6m	6m	6m	3m
(c) Gasoline Pump Island Canopy	2.5m	2.5m	2.5m	2.5m	2.5m
(d) SERVICE STATION	10m	0m	0m	6m	3m
(e) All other uses	3m	0m	0m	3m	3m

(8) SITING

(a) An ACCESSORY DWELLING UNIT may be located above or behind the PRINCIPAL USE or in a separate SINGLE DETACHED DWELLING.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) TOURIST ACCOMMODATION	20m
(b) All other uses	10m

(10) SPECIAL REGULATIONS

(a) VEHICLE ORIENTED COMMERCIAL uses shall be limited to:

(i) SERVICE STATION.

(b) TOURIST ACCOMMODATION shall be limited to the following uses:

(i) HOTEL

(ii) MOTEL.

(c) GENERAL COMMERCIAL uses shall not be permitted within TOURIST ACCOMMODATION units.

(d) GENERAL COMMERCIAL uses shall specifically exclude:

(i) an ADULT ENTERTAINMENT FACILITY within 1km of any SCHOOL

(ii) an AMUSEMENT CENTRE unless contained within a BUILDING having a minimum GROSS FLOOR AREA of 900m^2. In such BUILDING, the AMUSEMENT CENTRE shall occupy no more than 10% of the GROSS FLOOR AREA and shall contain no more than 1 mechanical or electronic video, pinball or similar game machine per 5m^2 of AMUSEMENT CENTRE area

(iii) a BEVERAGE CONTAINER RETURN DEPOT

(iv) a PAWNBROKER within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right of Way to the South and Ashwell Road to the West

(v) PAY DAY LOAN STORE within a 300m radius of a SCHOOL, PLAYGROUND, or another PAY DAY LOAN STORE

(vi) SHOPPING CENTRE

(vii) THEATRE

(viii) a vape store within a 300m radius of a SCHOOL, PLAYGROUND, or another vape store.

(e) The OFF-STREET PARKING or storage of CONTRACTOR'S EQUIPMENT or UNLICENSED VEHICLES is prohibited in this ZONE.

Review General Regulations for Additional Development Requirements

9.12 CSM (SERVICE COMMERCIAL INDUSTRIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CHILD CARE FACILITY

(b) CULTURAL FACILITY

(c) FOOD PROCESSING

(d) GENERAL COMMERCIAL

(e) INDOOR RECREATION

(f) LIGHT MANUFACTURING

(g) RELIGIOUS ASSEMBLY

(h) SCHOOL

(i) SERVICE INDUSTRIAL

(j) SPECIALIZED CRAFT MANUFACTURING

(k) VEHICLE ORIENTED COMMERCIAL

(l) WAREHOUSING

ANCILLARY USES

(m) ACCESSORY DWELLING UNIT

(n) ACCESSORY HOME OCCUPATION

(o) OFF–STREET PARKING

(p) OFF–STREET LOADING

(q) OPEN STORAGE

(2) LOT AREA(MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	0.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 80%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) All uses 1.6

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL	LANE
(a) ACCESSORY DWELLING UNIT	10m	6m	1.5m	6m	6m
(b) Gasoline Pump Island	6m	6m	6m	6m	3m
(c) Gasoline Pump Island Canopy	2.5m	2.5m	2.5m	2.5m	2.5m
(d) SERVICE STATION	10m	0m	0m	6m	3m
(e) All other uses	3m	0m	0m	3m	3m
(f) Despite the above, where a CSM ZONE ADJOINS a RESIDENTIAL ZONE a minimum SETBACK of 6m shall be required from the common LOT LINE for all BUILDINGS and STRUCTURES.					

(8) SITING

(a) An ACCESSORY DWELLING UNIT may be located above or behind the PRINCIPAL USE or in a separate SINGLE DETACHED DWELLING.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	12m

(10) SPECIAL REGULATIONS

(a) GENERAL COMMERCIAL uses shall specifically exclude:

(i) an ADULT ENTERTAINMENT FACILITY within 1 km of any SCHOOL

(ii) an AMUSEMENT CENTRE

(iii) a PAWNBROKER within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right of Way to the South and Ashwell Road to the West

(iv) PAY DAY LOAN STORE within a 300m radius of a SCHOOL, PLAYGROUND, or another PAY DAY LOAN STORE

(v) SHOPPING CENTRE

(vi) THEATRE

(vii) a vape store within a 300m radius of a SCHOOL, PLAYGROUND, or another vape store.

(b) A MOTOR VEHICLE DISMANTLING use

(i) shall be fully enclosed within a BUILDING, and

(ii) shall have no OPEN STORAGE of dismantled MOTOR VEHICLES or MOTOR VEHICLE parts.

(c) Materials in OPEN STORAGE shall not exceed the HEIGHT of SCREENING provided.

(d) A COMMUNITY GAMING FACILITY as defined in Section 2.01 of this BYLAW shall only be permitted within the property identified as PID: 002-591-651, Lot 27 District LOT 340 Group 2 New Westminster District Plan 55390.

Review General Regulations for Additional Development Requirements

9.13 CP (COMMERCIAL PARKING) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) OFF–STREET PARKING

(b) OFF–STREET PARKING STRUCTURE

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	N/A

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) N/A

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL	LANE
(a) OFF–STREET PARKING STRUCTURE	3m	3m	3m	3m	3m

(8) SITING

(a) An OFF–STREET PARKING STRUCTURE use shall be sited no closer than 3m from a residential ZONED LOT.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) Attendant kiosk	3m
(b) OFF–STREET PARKING STRUCTURE	15m

(10) SPECIAL REGULATIONS

(a) For Surface OFF–STREET PARKING, BUILDINGS and STRUCTURES shall be limited to 1 attendant kiosk not exceeding $5m^2$ in FLOOR AREA.

(b) The OFF–STREET PARKING or storage of CONTRACTOR'S EQUIPMENT or unlicensed MOTOR VEHICLES is prohibited in this ZONE.

Review General Regulations for Additional Development Requirements

9.14 OR (OUTDOOR RECREATION) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) BOARDING

(b) GENERAL AGRICULTURE

(c) MANUFACTURED HOME

(d) OUTDOOR RECREATION

(e) SINGLE DETACHED DWELLING

(f) SUPPORTIVE RECOVERY HOME

ANCILLARY USES

(g) ACCESSORY HOME OCCUPATION

(h) ACCESSORY DWELLING UNIT

(i) COTTAGE INDUSTRY

(j) FARM RETAIL SALES

(k) OFF–STREET PARKING

(l) RURAL ANCILLARY USE

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) Where land is excluded from the ALR or approved for SUBDIVISION within the ALR pursuant to the *Agricultural Land Commission Act*	2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS for agriculture and OUTDOOR RECREATION 20%

(b) All other BUILDINGS 40%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

OR

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ANIMAL ENCLOSURE or RURAL ANCILLARY USE (not exceeding 100m^2)	7.5m	7.5m	7.5m	7.5m
(b) ANIMAL ENCLOSURE (exceeding 100m^2)	15m	15m	15m	15m
(c) Manure storage FACILITY	15m	15m	15m	15m
(d) RESIDENTIAL USE	7.5m	7.5m	3m	6m
(e) Other BUILDINGS	7.5m	7.5m	6m	6m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	15m

(10) 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”, as amended or replaced from time to time.

(c) GENERAL 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 RURAL ANCILLARY USE, in association with a RESIDENTIAL USE, no more than 2 UNLICENSED VEHICLES may be stored on a LOT provided such MOTOR VEHICLES are screened on all sides or stored 50m or farther from all LOT LINES.

(g) ACCESSORY DWELLING UNITS shall be limited to the following types:

(i) SECONDARY SUITE

(ii) MANUFACTURED HOME

(iii) PARK MODEL TRAILER

(iv) COACH HOUSE

(v) GARDEN SUITE.

(h) A RETREAT in the form of a monastery or convent shall be permitted only within the property identified as PID:030-142-652, Lot 1 District LOT 340 Group 2 New Westminster District Plan EPP66276.

Review General Regulations for Additional Development Requirements

AP

9.15 AP (AIRPORT COMMERCIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) AIRPORT INDUSTRIAL

(b) CIVIC ADMINISTRATION

(c) GENERAL COMMERCIAL

(d) LIGHT MANUFACTURING

(e) TOURIST ACCOMMODATION

ANCILLARY USES

(f) ACCESSORY DWELLING UNIT

(g) ACCESSORY HOME OCCUPATION

(h) OFF-STREET LOADING

(i) OFF-STREET PARKING

(j) OPEN STORAGE

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1000m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 50%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS and STRUCTURES	10m	0m	0m	6m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be located in the same BUILDING as the PRINCIPAL USE and above or behind the PRINCIPAL USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) Airport Control Tower	N/A
(b) All other BUILDINGS and STRUCTURES	15m
(c) Notwithstanding (a) & (b) above, the HEIGHT of BUILDINGS and STRUCTURES is controlled by Transport Canada Regulations	

(10) SPECIAL REGULATIONS

(a) GENERAL COMMERCIAL uses shall be limited to:

(i) restaurant,

(ii) INDOOR RECREATION,

(iii) TRANSPORTATION FACILITY,

(iv) OFFICE,

(v) BUSINESS SERVICES,

(vi) sale of:

(A) hardware and sporting goods,

(B) gifts and souvenirs.

Review General Regulations for Additional Development Standards

9.16 AP-1 (AIRPORT) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) AIRPORT INDUSTRIAL

(b) CIVIC ADMINISTRATION

(c) GENERAL COMMERCIAL

ANCILLARY USES

(d) ACCESSORY DWELLING UNIT

(e) ACCESSORY HOME OCCUPATION

(f) OFF-STREET LOADING

(g) OFF-STREET PARKING

(h) OPEN STORAGE

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1000m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 50%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS and STRUCTURES	10m	0m	0m	6m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be located in the same BUILDING as the PRINCIPAL USE and above or behind the PRINCIPAL USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) Airport control tower	N/A
(b) All other BUILDINGS and STRUCTURES	15m
(c) Notwithstanding (a) & (b) above, the HEIGHT of BUILDINGS and STRUCTURES is controlled by Transport Canada Regulations	

(10) SPECIAL REGULATIONS

(a) GENERAL COMMERCIAL uses shall be limited to:

(i) restaurant,

(ii) sale of:

(A) gifts and souvenirs.

Review General Regulations for Additional Development Requirement

10.01 M1 (LIGHT INDUSTRIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) FOOD PROCESSING

(b) LIGHT MANUFACTURING

(c) RESEARCH AND DEVELOPMENT LABORATORY

(d) TRADESPERSON

(e) WAREHOUSING

ANCILLARY USES

(f) ACCESSORY DWELLING UNIT

(g) ACCESSORY HOME OCCUPATION

(h) ACCESSORY OFFICE AND SALES

(i) CONVENIENCE COMMERCIAL

(j) OFF-STREET LOADING

(k) OFF-STREET PARKING

(2) LOT AREA(MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	15m	30m

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) N/A

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS and STRUCTURES	6m	0m	0m	3m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be contained within the same BUILDING as the PRINCIPAL

USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	12m

(10) SPECIAL REGULATIONS

(a) All uses shall be fully enclosed within a BUILDING or STRUCTURE except for OFF-STREET LOADING and OFF-STREET PARKING.

(b) CONVENIENCE COMMERCIAL

(i) shall be limited to:

(A) restaurant (café) not exceeding 100m^2 GROSS FLOOR AREA.

Review General Regulations for Additional Development Requirements

A Waste Discharge Permit Will Be Required

10.02 M1-A (RESIDENTIAL LIGHT INDUSTRIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) SINGLE DETACHED DWELLING

(b) SUPPORTIVE RECOVERY HOME

ANCILLARY USES

(c) ACCESSORY DWELLING UNIT

(d) ACCESSORY HOME INDUSTRIAL

(e) ACCESSORY HOME OCCUPATION

(f) OFF–STREET LOADING

(g) OFF–STREET PARKING

(h) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	450m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	15m	30m

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for a PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) RESIDENTIAL USE 50%

(b) URBAN ANCILLARY USE 100m^2

(6) FLOOR AREA RATIO (MAXIMUM)

(a) NA

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) SINGLE DETACHED DWELLING	6m	7.5m	1.2m	4.5m
(b) All other uses	6m	0m	0m	4.5m

(8) SITING

(a) Other uses on the LOT must be located beside or behind the SINGLE DETACHED DWELLING and shall not be located in the same STRUCTURE as the SINGLE DETACHED DWELLING.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	10m

(10) SPECIAL REGULATIONS

(a) Any STRUCTURE occupied by a RESIDENTIAL USE shall not have an overall width of less than 6m excluding additions and projections.

(b) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE.

Review General Regulations for Additional Development Requirements

A Waste Discharge Permit Will Be Required

10.03 M2 (SERVICE INDUSTRIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) FOOD PROCESSING

(b) LIGHT MANUFACTURING

(c) RESEARCH AND DEVELOPMENT LABORATORY

(d) SERVICE INDUSTRIAL

(e) TRADESPERSON

(f) WAREHOUSING

ANCILLARY USES

(g) ACCESSORY DWELLING UNIT

(h) ACCESSORY OFFICE AND SALES

(i) ACCESSORY HOME OCCUPATION

(j) CONVENIENCE COMMERCIAL

(k) DISPLAY YARD

(l) OFF-STREET LOADING

(m) OFF-STREET PARKING

(n) OPEN STORAGE

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	15m	30m

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) OPEN STORAGE 60%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS and STRUCTURES	6m	0m	0m	3m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be contained within the same BUILDING as the PRINCIPAL USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	12m

(10) SPECIAL REGULATIONS

(a) All uses shall be fully enclosed within a BUILDING or STRUCTURE except for DISPLAY YARD, OPEN STORAGE, VEHICLE STORAGE COMPOUND, CONTRACTOR'S EQUIPMENT STORAGE, OFF-STREET LOADING and OFF-STREET PARKING.

(b) Materials in OPEN STORAGE shall not exceed the HEIGHT of SCREENING provided, except for businesses in operation at the time of adoption of this BYLAW.

(c) A MOTOR VEHICLE DISMANTLING use

(i) shall be fully enclosed within a BUILDING, and,

(ii) shall have no OPEN STORAGE of dismantled MOTOR VEHICLES or MOTOR VEHICLE parts.

(d) CONVENIENCE COMMERCIAL

(i) shall be limited to restaurant (café) not exceeding 100m^2 GROSS FLOOR AREA.

Review General Regulations for Additional Development Requirements

A Waste Discharge Permit Will Be Required

10.04 M3 (GENERAL INDUSTRIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) FOOD PROCESSING

(b) GENERAL MANUFACTURING

(c) LIGHT MANUFACTURING

(d) RESEARCH AND DEVELOPMENT LABORATORY

(e) TRADE SCHOOL

(f) WAREHOUSING

ANCILLARY USES

(g) ACCESSORY DWELLING UNIT

(h) ACCESSORY HOME OCCUPATION

(i) ACCESSORY OFFICE AND SALES

(j) CONVENIENCE COMMERCIAL

(k) OFF–STREET LOADING

(l) OFF–STREET PARKING

(m) OPEN STORAGE

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	15m	N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) OPEN STORAGE 60%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS and STRUCTURES	6m	6m	6m	6m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be contained within the same BUILDING as the PRINCIPAL USE, or in a PARK MODEL TRAILER or MANUFACTURED HOME.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	15m

(10) SPECIAL REGULATIONS

(a) Materials in OPEN STORAGE shall not exceed the HEIGHT of the SCREENING provided, except for businesses in operation at the time of adoption of this BYLAW.

(b) A MOTOR VEHICLE DISMANTLING use

(i) shall be fully enclosed within a BUILDING, and,

(ii) shall have no outdoor storage of dismantled MOTOR VEHICLES or MOTOR VEHICLE parts.

(c) CONVENIENCE COMMERCIAL

(i) shall be limited to restaurant (café) not exceeding 100m^2 GROSS FLOOR AREA.

Review General Regulations for Standard Requirements

A Waste Discharge Permit Will Be Required

10.05 M4 (HEAVY INDUSTRIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) FOOD PROCESSING

(b) GENERAL MANUFACTURING

(c) LIGHT MANUFACTURING

(d) HEAVY INDUSTRY

(e) RESEARCH AND DEVELOPMENT LABORATORY

(f) RESOURCE USE

(g) TRADE SCHOOL

(h) WAREHOUSING

ANCILLARY USES

(i) ACCESSORY DWELLING UNIT

(j) ACCESSORY HOME OCCUPATION

(k) ACCESSORY OFFICE AND SALES

(l) CONVENIENCE COMMERCIAL

(m) OFF–STREET LOADING

(n) OFF–STREET PARKING

(o) OPEN STORAGE

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) OPEN STORAGE 60%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ACCESSORY DWELLING UNIT	7.5m	7.5m	3m	7.5m
(b) All other BUILDINGS and STRUCTURES	15m	15m	15m	15m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be contained within the same BUILDING as the PRINCIPAL USE or, in a PARK MODEL TRAILER or MANUFACTURED HOME sited at least 6m from any other STRUCTURE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	25m

(10) SPECIAL REGULATIONS

(a) Materials in OPEN STORAGE shall not exceed the HEIGHT of the SCREENING provided, except for businesses in operation at the time of adoption of this BYLAW.

(b) A MOTOR VEHICLE DISMANTLING use

(i) shall be fully enclosed within a BUILDING, and,

(ii) shall have no OPEN STORAGE of dismantled MOTOR VEHICLES or MOTOR VEHICLE parts.

(c) CONVENIENCE COMMERCIAL

(i) shall be limited to:

(A) restaurant (café) not exceeding 100m^2 GROSS FLOOR AREA.

Review General Regulations for Additional Development Requirements

A Waste Discharge Permit Will Be Required

10.06 M5 (INDUSTRIAL SALVAGE) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) AUTO WRECKING YARD

(b) FOOD PROCESSING

(c) GENERAL MANUFACTURING

(d) HEAVY INDUSTRY

(e) LIGHT MANUFACTURING

(f) RESEARCH AND DEVELOPMENT LABORATORY

(g) RESOURCE USE

(h) SALVAGE OPERATION

(i) SERVICE INDUSTRIAL

(j) WAREHOUSING

ANCILLARY USES

(k) ACCESSORY DWELLING UNIT

(l) ACCESSORY HOME OCCUPATION

(m) ACCESSORY OFFICE AND SALES

(n) CONVENIENCE COMMERCIAL

(o) OFF–STREET LOADING

(p) OFF–STREET PARKING

(q) OPEN STORAGE

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) N/A

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ACCESSORY DWELLING UNIT	7.5m	7.5m	3m	7.5m
(b) All other BUILDINGS and STRUCTURES	15m	15m	15m	15m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be contained within the same BUILDING as the PRINCIPAL USE or, in a PARK MODEL TRAILER or MANUFACTURED HOME sited at least 6m from any other STRUCTURE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	15m

(10) SPECIAL REGULATIONS

(a) Materials in OPEN STORAGE shall not exceed the HEIGHT of the SCREENING surrounding said use.

(b) ACCESSORY OFFICE & SALES may include the retail sale of MOTOR VEHICLES where not more than 10 such MOTOR VEHICLES are offered for sale at any one time.

(c) SERVICE INDUSTRIAL

(i) Shall be limited to:

(A) The sale and service of farm and industrial equipment on property located at PID: 029-404-843, Lot A District Lot 72 Group 2 New Westminster District Plan EPP42690 (43645 Industrial Way).

Review General Regulations for Additional Development Requirements

A Waste Discharge Permit Will Be Required

10.07 M6 (SPECIAL INDUSTRIAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CANNABIS PRODUCTION FACILITY (NON-FARM USE)

(b) FOOD PROCESSING

(c) GENERAL MANUFACTURING

(d) HEAVY INDUSTRY

(e) LIGHT MANUFACTURING

(f) RESEARCH AND DEVELOPMENT LABORATORY

(g) RESOURCE USE

(h) SPECIAL INDUSTRY

(i) WAREHOUSING

ANCILLARY USES

(j) ACCESSORY DWELLING UNIT

(k) ACCESSORY HOME OCCUPATION

(l) ACCESSORY OFFICE AND SALES

(m) CONVENIENCE COMMERCIAL

(n) OFF–STREET LOADING

(o) OFF–STREET PARKING

(p) OPEN STORAGE

(2) LOT AREA(MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) N/A

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ACCESSORY DWELLING UNIT	7.5m	7.5m	3m	7.5m
(b) All other BUILDINGS and STRUCTURES	15m	15m	15m	15m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be contained within the same BUILDING as the PRINCIPAL USE or, in a PARK MODEL TRAILER or MANUFACTURED HOME sited at least 6m from any other STRUCTURE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	15m

(10) SPECIAL REGULATIONS

(a) SPECIAL INDUSTRY uses shall be regulated as follows:

(i) prior to issuance of a BUILDING PERMIT for a BUILDING or STRUCTURE for a SPECIAL INDUSTRY use, the land owner shall register a Restrictive Covenant that specifies that the property shall be used only for the proposed SPECIAL INDUSTRY use

(ii) the following properties have a Restrictive Covenant registered against CERTIFICATE OF TITLE to the land and may only be used for specific purposes:

(A) PID: 013-087-673 (4384 Parmenter Road) Covenant No. BX425887

(B) PID: 027-223-400 (7581 Cannor Road) Covenant No. BB610348

(C) PID: 009-698-051 (5828 Promontory Road) Covenant No. BW323935.

(iii) a SPECIAL INDUSTRY use shall be fully enclosed within a BUILDING or STRUCTURE, except for permitted OFF-STREET PARKING, OFF-STREET LOADING, OPEN STORAGE areas, and sanitary landfill

(iv) a BUILDING, STRUCTURE or FACILITY for a SPECIAL INDUSTRY use shall be designed and constructed to meet all of the following conditions:

(A) it must be located on asphalt or concrete, or other similar impermeable surface, that prevents the release of leachate into the environment

(B) it must be graded to prevent the pooling of water where agricultural waste, solid waste or compost material is received, processed or stored

(C) it must be designed to prevent run-off water from entering the areas where agricultural waste, solid waste or compost material is received, processed or stored

(D) it must include an enclosed BUILDING, designed to ensure a negative pressure differential between the inside and outside of the BUILDING in which the composting process occurs with air emissions directed to collection and treatment in the manner described in (E) below

(E) it must include an air emission collection and treatment system, which may consist of, but is not limited to, a wet scrubber and bio-filter to reduce air contaminants to a concentration that will not cause pollution or odour nuisance.

(b) Materials in OPEN STORAGE

(i) shall not exceed the HEIGHT of the SCREENING surrounding such use, and

(ii) shall be limited to those items that are prepackaged or otherwise in a covered condition; this specifically excludes the storage of any raw or processed material under tarpaulins.

(c) CONVENIENCE COMMERCIAL

(i) shall be limited to:

(A) restaurant (café) not exceeding 100m^2 GROSS FLOOR AREA.

Review General Regulations for Additional Development Requirements

A Waste Discharge Permit Will Be Required

11.01 P1 (CIVIC ASSEMBLY) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CHILD CARE FACILITY

(b) CIVIC ADMINISTRATION

(c) CLUB OR LODGE

(d) COMMUNITY RECREATION

(e) CULTURAL FACILITY

(f) INDOOR RECREATION

(g) RELIGIOUS ASSEMBLY

(h) SCHOOL

(i) URBAN BEEKEEPING

ANCILLARY USES

(j) CONVENIENCE COMMERCIAL

(k) THEATRE

(l) ACCESSORY DWELLING UNIT

(m) ACCESSORY HOME OCCUPATION

(n) OFF–STREET LOADING

(o) OFF–STREET PARKING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1.2ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	15m	30m

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 50%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) 1.5

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ACCESSORY DWELLING UNIT (Detached)	6m	6m	1.5m	4.5m
(b) All other BUILDINGS and STRUCTURES	6m	6m	6m	3m

(8) SITING

(a) An ACCESSORY DWELLING UNIT may be located within the BUILDING housing the PRINCIPAL USE or may be located in a SINGLE DETACHED DWELLING.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) ACCESSORY DWELLING UNIT	10m
(b) All other BUILDINGS and STRUCTURES	15m

(10) SPECIAL REGULATIONS

(a) N/A

Review General Regulations for Additional Development Requirements

11.02 P2 (SPECIAL INSTITUTIONAL) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CHILD CARE FACILITY

(b) MEDICAL FACILITY

(c) RESIDENTIAL CARE FACILITY

ANCILLARY USES

(d) ACCESSORY DWELLING UNIT

(e) ACCESSORY HOME OCCUPATION

(f) CONVENIENCE COMMERCIAL

(g) OFF–STREET LOADING

(h) OFF–STREET PARKING

(2) LOT AREA(MINIMUM)

USE	MINIMUM LOT AREA
(a) RESIDENTIAL CARE FACILITY	675m^2
(b) All other uses	1000m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	15m	N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 50%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) All uses 1.5

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ACCESSORY DWELLING UNIT	6m	6m	1.5m	4.5m
(b) RESIDENTIAL CARE FACILITY	6m	6m	1.5m	4.5m
(c) All other BUILDINGS and STRUCTURES	6m	6m	6m	3m

(8) SITING

(a) An ACCESSORY DWELLING UNIT may be located within the BUILDING housing the PRINCIPAL USE or may be located in a SINGLE DETACHED DWELLING.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) ACCESSORY DWELLILNG UNIT (Detached)	10m
(b) All BUILDINGS and STRUCTURES	15m

(10) SPECIAL REGULATIONS

(a) RESIDENTIAL CARE FACILITY shall include the following uses:

(i) community care FACILITY

(ii) ASSISTED LIVING RESIDENCE

(iii) ADULT CARE FACILITY.

Review General Regulations for Additional Development Requirements

11.03 P3 (PUBLIC SERVICE) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CIVIC ADMINISTRATION

(b) UTILITY SERVICE

ANCILLARY USES

(c) CONVENIENCE COMMERCIAL

(d) OFF–STREET LOADING

(e) OFF–STREET PARKING

(f) OPEN STORAGE

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	N/A

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	N/A	N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 50%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS and STRUCTURES	6m	6m	6m	6m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	15m

(10) SPECIAL REGULATIONS

(a) N/A

Review General Regulations for Additional Development Requirements

11.04 P4 (CIVIC EXHIBITION) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CHILD CARE FACILITY

(b) CIVIC ASSEMBLY

(c) CLUB OR LODGE

(d) COMMUNITY RECREATION

(e) CULTURAL FACILITY

(f) GENERAL COMMERCIAL

(g) INDOOR RECREATION

(h) RELIGIOUS ASSEMBLY

(i) VEHICLE ORIENTED COMMERCIAL

ANCILLARY USES

(j) ACCESSORY DWELLING UNIT

(k) ACCESSORY HOME OCCUPATION

(l) CONVENIENCE COMMERCIAL

(m) OFF–STREET PARKING

(n) OFF–STREET LOADING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	N/A

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(b) All Uses	N/A	N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 50%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ACCESSORY DWELLING UNIT	6m	6m	1.5m	4.5m
(b) All other BUILDINGS and STRUCTURES	6m	6m	6m	3m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	15m

(10) SPECIAL REGULATIONS

(a) GENERAL COMMERCIAL uses shall specifically exclude:

(i) ADULT ENTERTAINMENT FACILITY

(ii) AMUSEMENT CENTRE

(iii) PAWNBROKER within that area bounded by Hope River to the North, Prest Road to the East, CN Railway Right of Way to the South and Ashwell Road to the West

(iv) PAY DAY LOAN STORE within a 300m radius of a SCHOOL, PLAYGROUND, or another PAY DAY LOAN STORE

(v) SHOPPING CENTRE

(vi) THEATRE

(vii) a vape store within a 300m radius of a SCHOOL, PLAYGROUND, or another vape store.

(b) ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) MANUFACTURED HOME.

Review General Regulations for Additional Development Standards

11.05 P5 (SPECIAL UTILITY) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CIVIC ADMINISTRATION

(b) ELECTRIC POWER GENERATION FACILITY

(c) UTILITY SERVICE

ANCILLARY USES

(d) CONVENIENCE COMMERCIAL

(e) OFF–STREET LOADING

(f) OFF–STREET PARKING

(g) OPEN STORAGE

(2) LOT AREA(MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	N/A

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	N/A	N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) N/A

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS and STRUCTURES	6m	6m	6m	6m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	30m

(10) SPECIAL REGULATIONS

(a) N/A

Review General Regulations for Additional Development Requirements

11.06 P6 (UNIVERSITY VILLAGE) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CHILD CARE FACILITY

(b) CIVIC ADMINISTRATION

(c) CLUB OR LODGE

(d) COMMUNITY RECREATION

(e) CULTURAL FACILITY

(f) GENERAL COMMERCIAL

(g) INDOOR RECREATION

(h) RESEARCH AND DEVELOPMENT LABORATORY

(i) SCHOOL

(j) URBAN BEEKEEPING

ANCILLARY USES

(k) ACCESSORY HOME OCCUPATION

(l) CONVENIENCE COMMERICAL

(m) DORMITORY

(n) OFF-STREET LOADING

(o) OFF–STREET PARKING

(p) RELIGIOUS ASSEMBLY

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	4000m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	30m	30m

(4) DENSITY (MAXIMUM)

(a) DORMITORY 250 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 60%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) All uses 1.5

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) CONVENIENCE COMMERCIAL	6m	3m	3m	4.5m
(b) All BUILDINGS and STRUCTURES	6m	6m	6m	6m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) CONVENIENCE and GENERAL COMMERCIAL	10m
(b) DORMITORY	25m
(c) All other BUILDINGS and STRUCTURES	30m

(10) SPECIAL REGULATIONS

(a) COMMUNITY RECREATION use shall specifically exclude a golf course and associate FACILITIES.

(b) GENERAL COMMERCIAL use shall be limited to:

(i) CHILD CARE FACILITY

(ii) INDOOR RECREATION

(iii) MEDICAL CLINIC

(iv) OFFICE

(v) PERSONAL SERVICES

(vi) restaurant

(vii) sale of books and stationery

(viii) sale of gifts and souvenirs

(ix) THEATRE.

(c) DORMITORY

(i) for the purpose of this ZONE, DORMITORY use shall consist of a STRUCTURE for multi-unit use consisting primarily of SLEEPING UNITS and may include common FACILITIES such as laundry, dining and INDOOR RECREATION.

Review General Regulations for Additional Development Requirements

11.07 P7 (SPECIALIZED MEDICAL SERVICE) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) MEDICAL FACILITY

(b) MEDICAL CLINIC

ANCILLARY USES

(c) ACCESSORY DWELLING UNIT

(d) OFF - STREET LOADING

(e) OFF - STREET PARKING

(f) SPECIALIZED MEDICAL SEVICE

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1000m²

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	20m	30m

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) All uses 50%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) All uses 1.5

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS and STRUCTURES	6m	6m	6m	6m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be located in the same BUILDING as the PRINCIPAL USE and above or behind the PRINCIPAL USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	15m

(10) SPECIAL REGULATIONS

(a) Where a P7 ZONE ADJOINS a residential ZONE, SCREENING of 2m in height shall be provided along the common LOT LINE.

(b) SPECIALIZED MEDICAL SERVICE use shall not be permitted within:

(i) 300m of a SCHOOL, community centre, sports field, park, or PLAYGROUND

(ii) 300m of a SUPPORTIVE HOUSING FACILITY or FACILITY that serves vulnerable youth

(iii) 300m of another PREMISES where a SPECIALIZED MEDICAL SERVICE is permitted.

(c) Only 1 SPECIALIZED MEDICAL SERVICE use is permitted per LOT.

(d) MEDICAL FACILITY uses shall specifically exclude:

(i) Medical Research Centre

Review General Regulations for Additional Development Requirements

12.01 RS-CWA (COMMUNITY WATER SUPPLY AREA) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) MANUFACTURED HOME

(b) SINGLE DETACHED DWELLING

(c) SUPPORTIVE RECOVERY HOME

ANCILLARY USES

(d) ACCESSORY DWELLING UNIT

(e) ACCESSORY HOME OCCUPATION

(f) COTTAGE INDUSTRY

(g) RURAL ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) Where land is excluded from the ALR or approved for SUBDIVISION within the ALR pursuant to the *Agricultural Land Commission Act*	8ha
(b) Where created by BOUNDARY ADJUSTMENT between 2 or more ADJOINING LOTS to allow for the more efficient use of land between better utilization of BUILDINGS	1ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 5%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) RESIDENTIAL USE	7.5m	7.5m	3m	7.5m
(b) Other BUILDINGS	7.5m	7.5m	3m	7.5m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	10m
(b) RURAL ANCILLARY USES	6m

(10) SPECIAL REGULATIONS

(a) A RESIDENTIAL USE or ACCESSORY DWELLING UNIT shall only be allowed subject to the approval of the CITY Engineering Department.

(b) A RURAL ANCILLARY USE shall not include the keeping of PETS other than within the DWELLING UNIT.

(c) ACCESSORY DWELLING UNITS shall be limited to the following types:

(i) SECONDARY SUITE

(ii) MANUFACTURED HOME

(iii) PARK MODEL TRAILER

(iv) COACH HOUSE

(v) GARDEN SUITE.

Review General Regulations for Additional Development Requirements

12.02 RS-FHA (FLOOD HAZARD AREA) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) GENERAL AGRICULTURE

(b) MANUFACTURED HOME, SINGLE SECTION

(c) SINGLE DETACHED DWELLING

(d) SUPPORTIVE RECOVERY HOME

ANCILLARY USES

(e) ACCESSORY DWELLING UNIT

(f) ACCESSORY HOME OCCUPATION

(g) COTTAGE INDUSTRY

(h) FARM RETAIL SALES

(i) RURAL ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) Where land is excluded from the ALR or approved for SUBDIVISION within the ALR pursuant to the *Agricultural Land Commission Act*	8ha
(b) Where created by BOUNDARY ADJUSTMENT between 2 or more ADJOINING LOTS to allow for the more efficient use of land between better utilization of BUILDINGS	1ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) RESIDENTIAL USE 150m^2

(b) All other uses 5%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) RESIDENTIAL USE	7.5m	7.5m	3m	7.5m
(b) ANIMAL ENCLOSURE ($10m^2$ or less)	7.5m	3m	3m	7.5m
(c) ANIMAL ENCLOSURE (not exceeding $100m^2$)	7.5m	7.5m	7.5m	7.5m
(d) ANIMAL ENCLOSURE (exceeding $100m^2$)	15m	15m	15m	15m
(e) Manure storage FACILITY	30m	30m	30m	30m
(f) Other BUILDINGS	7.5m	7.5m	3m	7.5m
(g) ROADSIDE STANDS	3m	15m	7.5m	6m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) ANIMAL ENCLOSURE and other agricultural BUILDINGS	N/A
(b) RESIDENTIAL USE	10m
(c) ROADSIDE STANDS	5m
(d) RURAL ANCILLARY USES	6m

(10) SPECIAL REGULATIONS

(a) A MANUFACTURED HOME, SINGLE SECTION shall be only be allowed subject to approval by the CITY Engineering Department.

(b) A permanent SINGLE DETACHED DWELLING may be constructed in the area north and east of Shefford Slough, south of Cartmell Road and west of Young Road, if approved by the CITY Engineering Department.

(c) Notwithstanding the above, a permanent SINGLE DETACHED DWELLING may be constructed within the property identified as PID: 011-901-616, Parcel "4" (Reference Plan 15281) Lot "D" District Lot 422 Group 2 New Westminster District Plan 675 (10665 Young Road), if approved by the CITY Engineering Department.

(d) A RURAL ANCILLARY USE shall be subject to the approval of the CITY Engineering Department.

(e) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE.

Review General Regulations for Additional Development Requirement

12.03 RS-GRA (GEOLOGICALLY RESTRICTED AREA) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) MANUFACTURED HOME

(b) RESTRICTED AGRICULTURE

ANCILLARY USES

(c) FARM RETAIL SALES

(d) RURAL ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) Where land is excluded from the ALR or approved for SUBDIVISION within the ALR pursuant to the *Agricultural Land Commission Act*	4ha
(b) Where created by BOUNDARY ADJUSTMENT between 2 or more ADJOINING LOTS to allow for the more efficient use of land between better utilization of BUILDINGS	1ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) MANUFACTURED HOME, SINGLE-SECTION 91m^2

(b) RURAL ANCILLARY USES 10m^2

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ANIMAL ENCLOSURE (10m^2 or less)	7.5m	3m	3m	7.5m
(b) ANIMAL ENCLOSURE (not exceeding 100m^2)	7.5m	7.5m	7.5m	7.5m
(c) ANIMAL ENCLOSURE (exceeding 100m^2)	15m	15m	15m	15m
(d) Manure storage FACILITY	30m	30m	30m	30m
(e) RESIDENTIAL USE	7.5m	7.5m	3m	7.5m
(f) ROADSIDE STANDS	3m	15m	7.5m	6m
(g) Other BUILDINGS	7.5m	7.5m	3m	7.5m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) ANIMAL ENCLOSURE and other agricultural BUILDINGS	N/A
(b) RESIDENTIAL USE	10m
(c) ROADSIDE STANDS	5m
(d) RURAL ANCILLARY USES	6m

(10) SPECIAL REGULATIONS

(a) A RESTRICTED AGRICULTURE use shall be permitted provided that no tree clearing is required to support this use.

(b) A MANUFACTURED HOME 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.

(c) No more than 1 MANUFACTURED HOME shall be permitted, subject to the following:

(i) a MANUFACTURED HOME limited to a SINGLE SECTION MANUFACTURED HOME shall be permitted

(ii) any residence must be supported by a SEPTIC TANK SYSTEM, and

(iii) any development of a parcel shall require a suitably-worded covenant that is acceptable to the Director of Planning and Engineering for the CITY (or any individual appointed or designated by COUNCIL to act in their place) and that is registered against CERTIFICATE OF 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.

(d) No cutting of trees shall be permitted except in accordance with a development permit issued by COUNCIL.

(e) The following uses are prohibited:

(i) ACCESSORY DWELLING UNIT

(ii) RESOURCE USE

(iii) SUPPORTIVE RECOVERY HOME

(iv) ACCESSORY HOME OCCUPATION

(v) COTTAGE INDUSTRY.

Review General Regulations for Additional Development Requirements

12.04 RS-GSA (GEOLOGICALLY SENSITIVE AREA) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) MANUFACTURED HOME

(b) RESTRICTED AGRICULTURE

(c) SINGLE DETACHED DWELLING

(d) SUPPORTIVE RECOVERY HOME

ANCILLARY USES

(e) ACCESSORY DWELLING UNIT

(f) ACCESSORY HOME OCCUPATION

(g) COTTAGE INDUSTRY

(h) FARM RETAIL SALES

(i) RURAL ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) Where land is excluded from the ALR or approved for SUBDIVISION within the ALR pursuant to the *Agricultural Land Commission Act*	4ha
(b) Where created by BOUNDARY ADJUSTMENT between 2 or more ADJOINING LOTS to allow for the more efficient use of land between better utilization of BUILDINGS	1ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 5%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ANIMAL ENCLOSURE (10m^2 or less)	7.5m	3m	3m	7.5m
(b) ANIMAL ENCLOSURE (not exceeding 100m^2)	7.5m	7.5m	7.5m	7.5m
(c) ANIMAL ENCLOSURE (exceeding 100m^2)	15m	15m	15m	15m
(d) Manure storage FACILITY	30m	30m	30m	30m
(e) RESIDENTIAL USE	7.5m	7.5m	3m	7.5m
(f) ROADSIDE STANDS	3m	15m	7.5m	6m
(g) Other BUILDINGS	7.5m	7.5m	3m	7.5m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) ANIMAL ENCLOSURE and other agricultural BUILDINGS	N/A
(b) RESIDENTIAL USE	10m
(c) ROADSIDE STANDS	5m
(d) RURAL ANCILLARY USES	6m

(10) SPECIAL REGULATIONS

(a) A RESTRICTED AGRICULTURE use shall be permitted provided that no tree clearing is required to support this use.

(b) A RESIDENTIAL USE or ACCESSORY DWELLING UNIT 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.

(c) A RURAL ANCILLARY USE exceeding 60m^2 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) ACCESSORY DWELLING UNITS shall be limited to the following types:

(i) SECONDARY SUITE

(ii) MANUFACTURED HOME

(iii) PARK MODEL TRAILER

(iv) COACH HOUSE

(v) GARDEN SUITE.

Review General Regulations for Additional Development Requirements

12.05 RS-GSA HCA (GEOLOGICALLY SENSITIVE AREA-HINKLEY CREEK AREA) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) MANUFACTURED HOME

(b) RESTRICTED AGRICULTURE

(c) SINGLE DETACHED DWELLING

ANCILLARY USES

(d) ACCESSORY DWELLING UNIT

(e) ACCESSORY HOME OCCUPATION

(f) COTTAGE INDUSTRY

(g) FARM RETAIL SALES

(h) RURAL ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) Where land is excluded from the ALR or approved for SUBDIVISION within the ALR pursuant to the *Agricultural Land Commission Act*	4ha
(b) Where created by BOUNDARY ADJUSTMENT between 2 or more ADJOINING LOTS to allow for the more efficient use of land between better utilization of BUILDINGS	1ha

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) Total all BUILDINGS and STRUCTURES 5%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ANIMAL ENCLOSURE (10m^2 or less)	7.5m	3m	3m	7.5m
(b) ANIMAL ENCLOSURE (not exceeding 100m^2)	7.5m	7.5m	7.5m	7.5m
(c) ANIMAL ENCLOSURE (exceeding 100m^2)	15m	15m	15m	15m
(d) Manure storage FACILITY	30m	30m	30m	30m
(e) RESIDENTIAL USE	7.5m	7.5m	3m	7.5m
(f) ROADSIDE STANDS	3m	15m	7.5m	6m
(g) Other BUILDINGS	7.5m	7.5m	3m	7.5m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) ANIMAL ENCLOSURE and other agricultural BUILDINGS	N/A
(b) RESIDENTIAL USE	10m
(c) ROADSIDE STANDS	5m
(d) RURAL ANCILLARY USES	6m

(10) SPECIAL REGULATIONS

(a) A RESTRICTED AGRICULTURE use shall be permitted provided that no tree clearing is required to support this use.

(b) A SINGLE DETACHED DWELLING, MANUFACTURED HOME or ACCESSORY DWELLING UNIT 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.

(c) No cutting of trees shall be permitted except in accordance with a development permit issued by COUNCIL.

Review General Regulations for Additional Development Requirements

12.06 RS-REM (REMNANT AREA) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) REMNANT AREA

ANCILLARY USES

(b) N/A

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	N/A

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) N/A

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

(a) N/A

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

(a) N/A

(10) SPECIAL REGULATIONS

(a) N/A

Review General Regulations for Additional Development Requirement

12.07 RS-WLA (WATER LOT AREA) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) CONDITIONAL AGRICULTURE

(b) RESOURCE USE

ANCILLARY USES

(c) FARM RETAIL SALES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	N/A

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) N/A

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ANIMAL ENCLOSURE ($10m^2$ or less)	7.5m	3m	3m	7.5m
(b) ANIMAL ENCLOSURE (not exceeding $100m^2$)	7.5m	7.5m	7.5m	7.5m
(c) ANIMAL ENCLOSURE (exceeding $100m^2$)	15m	15m	15m	15m
(d) Manure storage FACILITY	30m	30m	30m	30m
(e) ROADSIDE STANDS	3m	15m	7.5m	6m
(f) Other BUILDINGS	7.5m	7.5m	3m	7.5m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) ANIMAL ENCLOSURE and other agricultural BUILDINGS	N/A
(b) ROADSIDE STANDS	5m

(10) SPECIAL REGULATIONS

(a) A RESOURCE USE shall be limited to gravel extraction and/or storage and log storage and/or sorting.

Review General Regulations for Additional Development Requirements

12.08 RS2 (PUBLIC USE RESERVE) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) GENERAL AGRICULTURE

(b) MANUFACTURED HOME

(c) OUTDOOR RECREATION

(d) RESOURCE USE

(e) SUPPORTIVE RECOVERY HOME

(f) UTILITY SERVICE

ANCILLARY USES

(g) ACCESSORY DWELLING UNIT

(h) ACCESSORY HOME OCCUPATION

(i) COTTAGE INDUSTRY

(j) FARM RETAIL SALES

(k) RURAL ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	N/A

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	25m	N/A

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for PRINCIPAL RESIDENTIAL USE per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 10%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) ANIMAL ENCLOSURE (not exceeding 100m^2)	7.5m	7.5m	7.5m	7.5m
(b) ANIMAL ENCLOSURE (exceeding 100m^2)	15m	15m	15m	15m
(c) Manure storage FACILITY	30m	30m	30m	30m
(d) RESIDENTIAL USE	7.5m	7.5m	3m	7.5m
(e) ROADSIDE STANDS	3m	15m	7.5m	7.5m
(f) Other BUILDINGS	7.5m	7.5m	3m	7.5m

(8) SITING

(a) NA

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) ANIMAL ENCLOSURE and other agricultural BUILDINGS	N/A
(b) RESIDENTIAL USE	10m
(c) ROADSIDE STANDS	5m
(d) RURAL ANCILLARY USES	6m
(e) Other BUILDINGS	15m

(10) 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) ACCESSORY DWELLING UNITS shall be limited to the following types:

(i) MANUFACTURED HOME, SINGLE SECTION

(ii) PARK MODEL TRAILER.

Review General Regulations for Additional Development Requirements

12.09 RS3 (SPECIAL JURISDICTION) ZONE

(1) PERMITTED USES

(a) N/A

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	N/A

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All Uses	N/A	N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) N/A

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

(a) N/A

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

(a) N/A

(10) SPECIAL REGULATIONS

(a) The RS3 (SPECIAL JURISDICTION RESERVE) ZONE consists of land the use of which is not controlled by this 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.

Review General Regulations for Standard Requirements

13.01 CD-1 (COMPREHENSIVE DEVELOPMENT-1) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) SINGLE DETACHED DWELLING

(b) DUPLEX

(c) APARTMENT

(d) TOWNHOUSE

(e) SUPPORTIVE RECOVERY HOME

ANCILLARY USES

(f) ACCESSORY DWELLING UNIT

(g) URBAN ANCILLARY USES

(h) ACCESSORY HOME OCCUPATION

(i) OFF-STREET PARKING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) SINGLE DETACHED DWELLING	360 m^2
(b) DUPLEX	630 m^2
(c) APARTMENT, TOWNHOUSE	1000 m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) SINGLE DETACHED DWELLING (INTERIOR LOT)	12m	25m
(b) SINGLE DETACHED DWELLING (CORNER LOT)	13.5m	25m
(c) DUPLEX	20m	25m
(d) APARTMENT, TOWNHOUSE	25m	30m

(4) DENSITY (MAXIMUM)

(a) The total number of and type of DWELLING UNITS shall be as indicated on "Appendix I – CD-1 ZONE - Land Use Plan".

(5) LOT COVERAGE (MAXIMUM)

(a) Total all BUILDINGS and STRUCTURES	50%
(b) URBAN ANCILLARY USES	50m^2 per DWELLING UNIT (in association with a SINGLE DETACHED DWELLING, DUPLEX or TOWNHOUSE)

(6) FLOOR AREA RATIO (MAXIMUM)

(a) RESIDENTIAL USE	0.85

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) SINGLE DETACHED DWELLING	5.5m	6m	1.2m	3m
(b) DUPLEX	5.5m	6m	1.2m	3m
(c) TOWNHOUSE	6m	6m	3m	4.5m
(d) APARTMENT	6m	6m	3m	4.5m
(e) URBAN ANCILLARY USES	6m	1m	1m	4.5m

(8) SITING

(a) Where more than 1 STRUCTURE for RESIDENTIAL USE is sited on a LOT or within a strata development, each STOREY of said STRUCTURE shall be separated from the corresponding STOREY of the adjacent STRUCTURE by a distance not less than the SETBACK applicable to the orientation of the STRUCTURE multiplied by a factor determined by the relative STOREY as follows:

(i) 1st STOREY	1.5m
(ii) 2nd STOREY	1.75m
(iii) 3rd STOREY	2m

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) SINGLE DETACHED DWELLING, DUPLEX	10m
(b) TOWNHOUSE	10m
(c) APARTMENT	25m
(d) URBAN ANCILLARY USES	4.5m

(10) SPECIAL REGULATIONS

(a) A SINGLE DETACHED DWELLING, DUPLEX, TOWNHOUSE or APARTMENT shall be located substantially in accordance with “Appendix I – CD-1 ZONE - Land Use Plan”.

(b) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE.

(c) Except in association with a SINGLE DETACHED DWELLING or a DUPLEX, URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) keeping of PETS not exceeding 3 in number

(iv) OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(d) An OFF-STREET PARKING SPACE for an ACCESSORY DWELLING UNIT shall be on the same LOT as the SINGLE DETACHED DWELLING and freely accessible at all times, or immediately ADJOINING the LOT in a common parking area.

(e) AMENITY AREAS and OPEN SPACE shall be provided as follows

(i) a minimum of 3ha of public open space, shown as "Nature Reserve" on "Appendix I - CD-1 ZONE - Land Use Plan" shall be dedicated to the CITY. Within this area a walking trail shall be developed to CITY standards, approximately as indicated on "Appendix I - CD-1 ZONE - Land Use Plan"

(ii) "Strata Green Areas" shall be provided for the residents of the CD-1 ZONE in accordance with "Appendix I - CD-1 ZONE - Land Use Plan"

(iii) within the open space indicated as "Strata Green Areas", a walking trail shall be developed to CITY standards approximately as indicated on "Appendix I - CD-1 ZONE - Land Use Plan"

(iv) Statutory Right of Way shall be registered over the corridor or area including said trails to assure public and CITY access

(v) this network of trails and Statutory Rights of Way shall provide for public access approximately as indicated on "Appendix I - Land Use Plan" from Sylvan Drive to Goldspring Place and from Goldspring Place by way of the "Arboretum Hill" and lookout to the CITY property indicated as "Nature Reserve" on "Appendix I - CD-1 ZONE - Land Use Plan".

(f) The public open space dedicated under (e) above shall be developed and landscaped at the owner's expense in accordance with CITY standards.

(g) Public trails, with Statutory Rights of Way over private lands, shall be maintained by the owner, with assistance from the CITY for semi-annual inspection and tree removal.

(h) PRIVATE AMENITY AREA not less than 15m² in area shall be provided for and contiguous to each TOWNHOUSE unit.

(i) FENCING, SCREENING & LANDSCAPING Shall be substantially in accordance with "Appendix I - CD-1 ZONE - Land Use Plan".

Review General Regulations for Additional Development Standards

"Appendix I - CD-1 ZONE – Land Use Plan"



13.02 CD-2 (COMPREHENSIVE DEVELOPMENT-2) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) GENERAL COMMERCIAL

(b) VEHICLE ORIENTED COMMERCIAL

(c) WAREHOUSING

(d) LIGHT MANUFACTURING

(e) FOOD PROCESSING

(f) SERVICE INDUSTRIAL

(g) GENERAL MANUFACTURING

(h) HEAVY INDUSTRIAL

ANCILLARY USES

(i) OPEN STORAGE

(2) LOT AREA (MINIMUM)

(a) N/A

(3) LOT DIMENSIONS (MINIMUM)

(a) N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) 75%

(b) For the calculation of LOT COVERAGE, the following provisions shall apply:

(i) for all single STOREY BUILDINGS, the GROSS FLOOR AREA of the BUILDING shall conclusively determine the completed BUILDING area of the single-STOREY BUILDING and there shall be no calculation of any mezzanine or BASEMENT space in any single-STOREY BUILDING

(ii) for all multiple-STOREY BUILDINGS, the GROSS FLOOR AREA of each usable floor, excluding BASEMENTS and deck areas, shall conclusively establish the completed BUILDING area of any multiple-STOREY BUILDING

(iii) OPEN STORAGE areas, partially enclosed areas, areas under roof or canopy but not enclosed, BASEMENTS, mezzanines and deck areas shall not be included in any calculation in determining the completed BUILDING AREA of any BUILDING.

(6) FLOOR AREA RATIO (MAXIMUM)

(a) 1 (exclusive of parts of the BUILDING that are used for OFF-STREET PARKING)

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS	10m	3m	3m	4.5m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be located in the same BUILDING as the PRINCIPAL USE and above or behind the PRINCIPAL USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) BUILDINGS	16m
(b) STRUCTURES (excluding SIGNS) (except, where a STRUCTURE is essential to the operation of the BUILDING and does not contravene the intent of the guidelines)	20m

(10) SPECIAL REGULATIONS

(a) OPEN STORAGE shall not exceed 40% of the LOT COVERAGE with appropriate SCREENING and LANDSCAPING.

(b) GENERAL COMMERCIAL uses shall specifically exclude:

(i) an AMUSEMENT CENTRE.

(c) In addition to any parkland dedication pursuant to the *Local Government Act* or cash paid in lieu thereof, the following classes and amount of open space shall be provided and secured:

(i) a natural area extending a minimum of 15m from the NATURAL BOUNDARY of all fish habitat WATERCOURSES shall be preserved and enhanced to protect RIPARIAN habitat

(ii) a linear walking/cycling trail system shall be provided within the RIPARIAN setback areas with linkages to HIGHWAYS and other segments of the CITY trail network

(iii) the natural area and linear trail shall be developed in general conformance with agreements with the CITY pertaining to the CD-2 ZONE.

Review General Regulations for Additional Development Standards

13.03 CD-3 (COMPREHENSIVE DEVELOPMENT-3) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) SINGLE DETACHED DWELLING

(b) TOWNHOUSE

(c) APARTMENT

(d) DORMITORY

(e) BOARDING

(f) SUPPORTIVE RECOVERY HOME

ANCILLARY USES

(g) ACCESSORY DWELLING UNIT

(h) URBAN ANCILLARY USES

(i) ACCESSORY HOME OCCUPATION

(j) OFF-STREET PARKING

(2) LOT AREA (MINIMUM)

(a) Subject to agreements with the CITY pertaining to the CD-3 ZONE.

(3) LOT DIMENSIONS (MINIMUM)

(a) Subject to agreements with the CITY pertaining to the CD-3 ZONE.

(4) DENSITY (MAXIMUM)

(a) The total number of SINGLE DETACHED DWELLING UNITS shall not exceed a total of 217 units with the following subtotals not being exceeded:

(i) 47 units within LMS3674

(ii) 92 units within the Remainder of LOT 1

(iii) 78 units within LOT 3.

(5) LOT COVERAGE (MAXIMUM)

(a) 45%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) Subject to agreements with the CITY pertaining to the CD-3 ZONE.

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) SINGLE DETACHED DWELLING	5m	5m	1.2m	2m
(b) URBAN ANCILLARY USES	6m	1m	1m	3m

(8) SITING

(a) Subject to agreements with the CITY pertaining to the CD-3 ZONE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) SINGLE DETACHED DWELLING	10m
(b) Multi-purpose COMMUNITY RECREATION	12m

(10) SPECIAL REGULATIONS

(a) All HIGHWAYS and LANES shall be developed in accordance with the requirements of the CITY and/or any other road standard agreement(s) between the CITY and the applicant or their successor.

(b) OFF-STREET LOADING shall be subject to agreements with the CITY pertaining to the CD-3 ZONE.

(c) Fencing, SCREENING and LANDSCAPING shall be subject to agreements with the CITY pertaining to the CD-3 ZONE.

(d) In addition to any parkland dedicated pursuant to the *Local Government Act* or cash paid in lieu thereof, the following classes and amount of open space shall be provided or secured:

(i) Community Park 12.80ha

(ii) Linear Park 2.58ha

(e) All required open spaces shall be developed in accordance with their functions and other pertinent agreements between the CITY and the applicant or their successor.

(f) All required improvement works shall be performed or paid for by the applicant or their successor.

(g) All required open spaces shall be dedicated to the CITY after their improvements are completed to the CITY'S and provincial standards.

(h) A multi-purpose COMMUNITY RECREATION amenity BUILDING shall be provided.

(i) URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) the keeping of household PETS in accordance with the current BYLAW standards

(iv) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(j) In addition to STRUCTURES for 'PERMITTED USES' in (1) above, the following BUILDINGS and STRUCTURES shall be permitted:

(i) a COMMUNITY RECREATION amenity BUILDING

(ii) security entrance BUILDING and associated gates and STRUCTURES

(iii) main entrance STRUCTURE.

(k) The development site shall be serviced in accordance with the requirements of the CITY and/or any other servicing agreement(s) between the CITY and the applicant or their successor.

(l) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE.

Review General Regulations for Additional Development Standards

13.04 CD-4 (COMPREHENSIVE DEVELOPMENT-4) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) SINGLE DETACHED DWELLING

(b) DUPLEX

(c) TOWNHOUSE

(d) BOARDING

(e) SUPPORTIVE RECOVERY HOME

ANCILLARY USES

(f) ACCESSORY DWELLING UNIT

(g) ACCESSORY HOME OCCUPATION

(h) OFF-STREET PARKING

(i) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) SINGLE DETACHED DWELLING (with COMMUNITY WATER and SANITARY SEWER SYSTEMS)	300m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) SINGLE DETACHED DWELLING (INTERIOR LOT)	11.5m	20m
(b) SINGLE DETACHED DWELLING (CORNER LOT)	12m	20m
(c) DUPLEX	20m	25m
(d) TOWNHOUSE	25m	30m

(4) DENSITY (MAXIMUM)

(a) The ultimate number of DWELLING UNITS within the ZONE shall not exceed 115 and are distinguished as follows:

(i) SINGLE DETACHED DWELLINGS 76

(ii) DUPLEXES 54

(iii) TOWNHOUSES 9

(5) LOT COVERAGE (MAXIMUM)

(a) RESIDENTIAL USE 50%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) 0.75

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) RESIDENTIAL USE	6m	6m	1.2m	1.2m
(b) TOWNHOUSE	6m	6m	3m	4.5m
(c) URBAN ANCILLARY USES	6m	1m	1m	3m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	10m
(b) URBAN ANCILLARY USES	4m

(10) SPECIAL REGULATIONS

(a) The development site shall be serviced in accordance with the requirements of the CITY and/or any other servicing agreement(s) between the CITY and the applicant or their successors.

(b) All HIGHWAYS and LANES shall be developed in accordance with the requirements of the CITY and/or any other HIGHWAY standard agreement(s) between the CITY and the applicant or their successors.

(c) In addition to any parkland dedicated pursuant to the *Local Government Act* or cash paid in lieu thereof, the following classes and amount of open space shall be provided or secured:

(i) Community Park - 12.95ha (+/-) plus integrated on-site trail system.

(d) All required open spaces shall be developed in accordance with their functions and other pertinent agreements between the CITY and the applicant or their successors.

(e) All required improvement works shall be performed or paid for by the applicant or their successors.

(f) All required open spaces shall be dedicated to the CITY after their improvements are completed to the CITY'S and Provincial standards.

(g) URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) the keeping of PETS in accordance with the current zoning BYLAW standards

(iv) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(h) HERITAGE CONSERVATION

(i) an archaeological study regarding the development site shall be conducted as per the terms and conditions of the *Heritage Conservation Act*

(ii) all costs related to the study under (h)(i) above, or incurred as a result of implementing the study's recommendations or complying with the provincial requirements, will be borne by the applicant or their successors.

(i) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE.

Review General Regulations for Additional Development Standards

13.05 CD-5 (COMPREHENSIVE DEVELOPMENT-5) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) SINGLE DETACHED DWELLING

(b) DUPLEX

(c) CHILD CARE FACILITY

(d) BOARDING

(e) SUPPORTIVE RECOVERY HOME

ANCILLARY USES

(f) URBAN ANCILLARY USES

(g) ACCESSORY DWELLING UNIT

(h) ACCESSORY HOME OCCUPATION

(i) OFF-STREET PARKING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) SINGLE DETACHED DWELLING	360m^2
(b) DUPLEX	630m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) SINGLE DETACHED DWELLING (INTERIOR LOT)	12m	25m
(b) SINGLE DETACHED DWELLING (CORNER LOT)	13.5m	25m
(c) DUPLEX	20m	25m

(4) DENSITY (MAXIMUM)

(a) The total number of residential DWELLING UNITS within the CD-5 ZONE shall not exceed 196

(b) The total number of SINGLE DETACHED DWELLING UNITS shall not exceed 182

(c) The total number of DUPLEX DWELLING UNITS shall not exceed 14 (7 DUPLEXES)

(5) LOT COVERAGE (MAXIMUM)

(a) RESIDENTIAL USE 50 %

(b) URBAN ANCILLARY USES 50m^2

(6) FLOOR AREA RATIO (MAXIMUM)

(a) 0.75

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) SINGLE DETACHED DWELLING	4.5m	6m	1.2m	4.5m
(b) DUPLEX	4.5m	6m	1.2m	4.5m
(c) URBAN ANCILLARY USES	4.5m	1m	1m	4.5m

(8) SITING

(a) Where more than 1 STRUCTURE for RESIDENTIAL USE is sited on a LOT or within a Strata Development, said STRUCTURES shall be sited so as to provide a siting area with respect to each STRUCTURE, equivalent to the BUILDING footprint plus the SETBACKS applicable to the STRUCTURE as if it were sited on a fee simple LOT, exclusive of HIGHWAYS and other common area.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	10m
(b) URBAN ANCILLARY USES	6m

(10) SPECIAL REGULATIONS

(a) All HIGHWAYS and LANES shall be developed in accordance with the requirements of the CITY and/or any other HIGHWAY standard agreement(s) between the CITY and the applicant or their successors.

(b) In addition to any parkland dedicated pursuant to the *Local Government Act* or cash paid in lieu thereof, the following classes and amount of open space shall be provided or secured:

(i) Community Park 0.013ha

(ii) Upland Park 5.5ha

(c) All required open spaces shall be developed in accordance with their functions and other pertinent agreements between the CITY and the applicant or their successors.

(d) That the area defined as “Area C”, as indicated on “Appendix I – CD-5 ZONE – Land Use Designations”, shall be dedicated to the CITY prior to the development of any LOTS within “Area B”, as indicated on “Appendix I – CD-5 ZONE – Land Use Designations”.

(e) GENERAL COMMERCIAL

(i) one CHILD CARE FACILITY shall be constructed and provided on a LOT with a minimum area of 762m^2.

(f) URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) the keeping of PETS in accordance with the current BYLAW standard

(iv) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

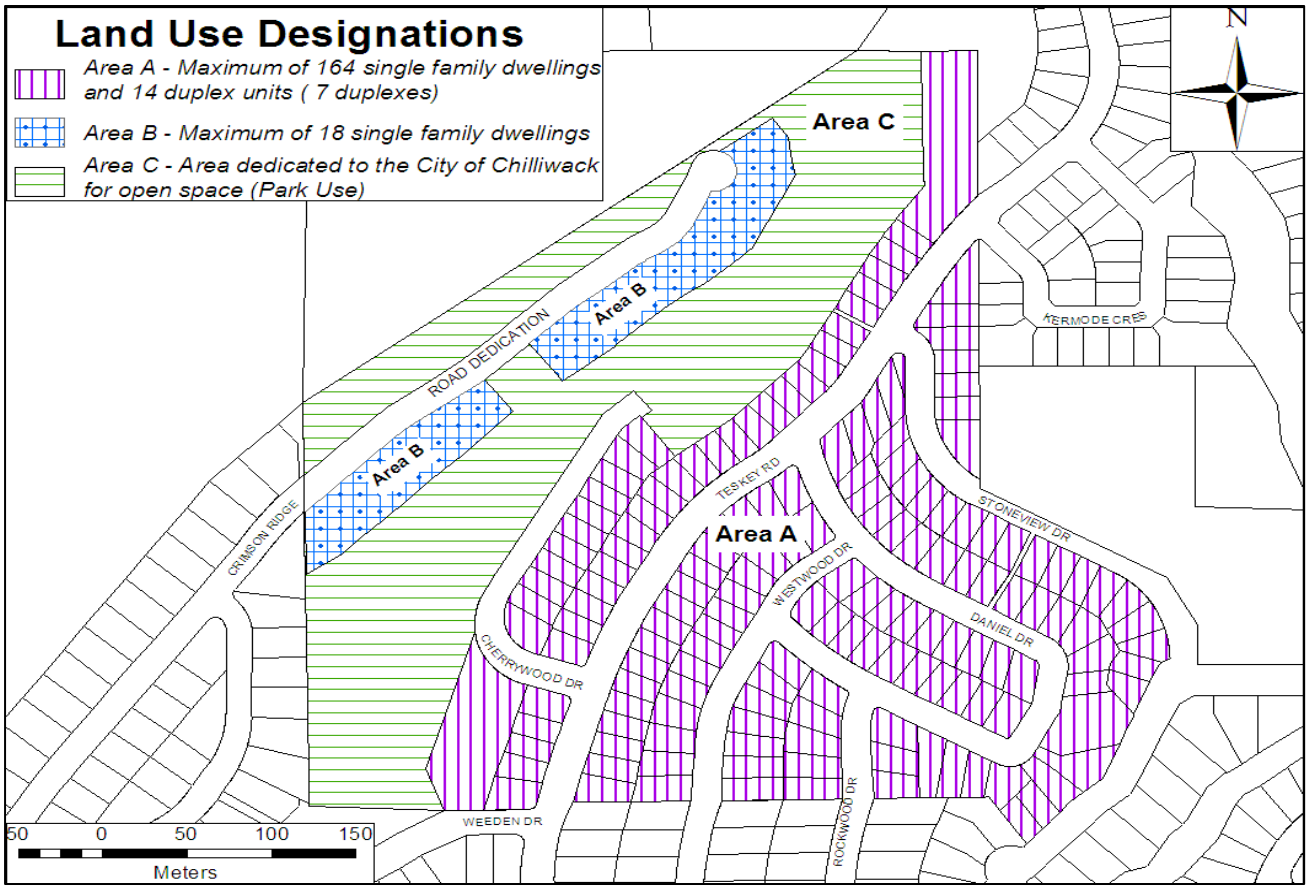
(g) The development site shall be serviced in accordance with the requirements of the CITY and/or any other servicing agreement(s) between the CITY and the applicant or their successors.

(h) ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE.

Review General Regulations for Additional Development Standards

"Appendix I - CD-5 ZONE – Land Use Designations"



13.06 CD-6 (COMPREHENSIVE DEVELOPMENT-6) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) SINGLE DETACHED DWELLING

(b) TOWNHOUSE and rancher TOWNHOUSE

(c) APARTMENT

(d) INDEPENDENT LIVING HOUSING

(e) GENERAL COMMERCIAL

(f) LIQUOR STORE

(g) BOARDING

(h) SUPPORTIVE RECOVERY HOME

ANCILLARY USES

(i) ACCESSORY DWELLING UNIT

(j) URBAN ANCILLARY USES

(k) ACCESSORY HOME OCCUPATION

(l) OFF-STREET PARKING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) GENERAL COMMERCIAL with no APARTMENT, SINGLE DETACHED DWELLING	420m^2
(b) GENERAL COMMERCIAL with APARTMENT	900m^2
(c) APARTMENT	1000m^2
(d) INDEPENDENT LIVING HOUSING	1000m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) SINGLE DETACHED DWELLING (interior corner LOTs)	7.5m	25.5m
(b) SINGLE DETACHED DWELLING	15m	25.5m
(c) APARTMENT, INDEPENDENT LIVING HOUSING	30m	30m
(d) GENERAL COMMERCIAL	10m	30m

(4) DENSITY (MAXIMUM)

(a) The total number of residential DWELLING UNITS shall not exceed a total 651 units:

(i) 64 SINGLE DETACHED DWELLINGS

(ii) 136 rancher TOWNHOUSES

(iii) 121 TOWNHOUSES

(iv) 80 APARTMENTS within the commercial footprint

(v) 200 APARTMENTS, or a combination of APARTMENTS and INDEPENDENT LIVING HOUSING not exceeding 250 units, within the APARTMENT footprint.

(b) The total GROSS FLOOR AREA of commercial development shall not exceed 14000m^2 plus 80 residential APARTMENTS and/or loft suites above the commercial footprint.

(5) LOT COVERAGE (MAXIMUM)

USE	**MAXIMUM** LOT COVERAGE
(a) RESIDENTIAL	50%
(b) OFF-STREET PARKING STRUCTURE	15%
(c) GENERAL COMMERCIAL USE	60%
(d) URBAN ANCILLARY USES	30m^2 per DU

(6) FLOOR AREA RATIO (MAXIMUM)

(a) GENERAL COMMERCIAL use 1

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) SINGLE DETACHED DWELLING	4.5m	7.5m	1.2m	4.5m
(b) TOWNHOUSE	3m	6m	3m	4.5m
(c) APARTMENT	6m	6m	6m	6m
(d) GENERAL COMMERCIAL (containing APARTMENTS)	1.5m	6m	3m	1.5m
(e) GENERAL COMMERCIAL (not containing APARTMENTS)	1.5m	0m	0m	1.5m
(f) URBAN ANCILLARY USES	6m	1m	1m	4.5m
(g) OFF-STREET PARKING STRUCTURE	6m	1m	1m	4.5m
(h) Notwithstanding (b) and (c) above, where a STRUCTURE for a TOWNHOUSE or APARTMENT has a PRIVATE AMENITY AREA adjacent to an ISLL, or where the site is adjacent to SINGLE DETACHED DWELLING, or where there is private driveway access to the public road right of way, the required minimum SETBACK to the STRUCTURE shall not be less than 4.5m				

(8) SITING

(a) TOWNHOUSES shall be sited not less than 2.57m between STRUCTURES.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) SINGLE DETACHED DWELLING	10m
(b) Rancher TOWNHOUSE	8m
(c) TOWNHOUSE	10m
(d) APARTMENT	25m
(e) INDEPENDENT LIVING HOUSING	15m
(f) URBAN ANCILLARY USES	4m
(g) GENERAL COMMERCIAL	20m

(10) SPECIAL REGULATIONS

(a) An ACCESSORY DWELLING UNIT shall be limited to the following use:

(i) SECONDARY SUITE.

(b) OFF-STREET PARKING shall provide at least the following minimum number of spaces:

(i) two spaces per TOWNHOUSE DWELLING UNIT with a number not exceeding 25% of the total number of PARKING SPACES for TOWNHOUSE use permitted as tandem parking

(c) Excluding INDEPENDENT LIVING HOUSING, a PRIVATE AMENITY AREA not less than $5m^2$ in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each DWELLING UNIT that is not GROUND ORIENTED.

(d) A COMMON AMENITY AREA of not less than $200m^2$ and a minimum dimension of not less than 6m shall be provided for all RESIDENTIAL USE with more than 10 units.

(e) A storage locker developed in accordance with Section 4.08(6)(g) of this BYLAW shall be provided for each multi-unit RESIDENTIAL USE.

(f) For INDEPENDENT LIVING HOUSING development, at least 20% of the total residential BUILDING space shall be devoted to Common FACILITY Use and indoor COMMON AMENITY AREA.

(g) The residential DWELLING UNITS and commercial space shall be in conformity with agreements with the CITY pertaining to the CD-6 ZONE.

(h) Except in association with SINGLE DETACHED RESIDENTIAL USE, URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) the keeping of household PETS in accordance with the current BYLAW standards

(iv) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(i) A Rancher TOWNHOUSE shall be defined as a TOWNHOUSE unit with no more than 2 STOREYS. The floor areas shall be apportioned with no less than 70% of the total GROSS FLOOR AREA on the first floor, and no more than 30% of the total GROSS FLOOR AREA on the second floor.

(j) The qualification of a residential development as an INDEPENDENT LIVING HOUSING Use shall be conditional upon the property owner entering into a housing agreement with the CITY pursuant to the *Local Government Act*.

(k) GENERAL COMMERCIAL use shall:

(i) specifically exclude an ADULT ENTERTAINMENT FACILITY within 1km of any SCHOOL

(ii) specifically exclude an AMUSEMENT CENTRE.

(l) LIQUOR STORE use shall not to exceed a FLOOR AREA of 512m² and shall be located on the same LOT as other GENERAL COMMERCIAL uses within the ZONE, subject to Provincial licensing.

Review General Regulations for Additional Development Standards

13.07 CD-7 (COMPREHENSIVE DEVELOPMENT-7) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) TOWNHOUSE

ANCILLARY USES

(b) URBAN ANCILLARY USES

(c) ACCESSORY HOME OCCUPATION

(d) OFF-STREET PARKING

(2) LOT AREA (MINIMUM)

(a) All uses 3.47ha

(3) LOT DIMENSIONS (MINIMUM)

(a) N/A

(4) DENSITY (MAXIMUM)

(a) The total number of residential DWELLING UNITS shall not exceed a total of 50 units.

(5) LOT COVERAGE (MAXIMUM)

(a) RESIDENTIAL USE 50%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) 0.75

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) TOWNHOUSE	4.5m	4.5m	3m	4.5m
(b) URBAN ANCILLARY USES	6m	6m	3m	4.5m

(8) SITING

(a) Where more than 1 STRUCTURE for RESIDENTIAL USE is sited on a LOT or within a Strata Development, said STRUCTURES shall be sited so as to provide a siting area with respect to each STRUCTURE, equivalent to the BUILDING footprint plus the SETBACKS applicable to the STRUCTURE as if it were sited on a fee simple LOT, exclusive of ROADS and other common areas.

(b) Notwithstanding (a) above, TOWNHOUSES shall be sited not less than 3.7m between STRUCTURES.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) TOWNHOUSE	12m
(b) URBAN ANCILLARY USES	4m

(10) SPECIAL REGULATIONS

(a) OFF-STREET PARKING shall provide at least the following minimum number of spaces:

(i) two spaces per TOWNHOUSE DWELLING UNIT with a number not exceeding 25% of the total number of PARKING SPACES for TOWNHOUSE use permitted as tandem parking. All tandem PARKING SPACES must be “large car”.

(b) URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) the keeping of household PETS in accordance with the current BYLAW standards, and

(iv) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

Review General Regulations for Additional Development Standards

13.08 CD-8 (COMPREHENSIVE DEVELOPMENT-8) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) INDEPENDENT LIVING HOUSING

(b) APARTMENT BLOCK

(c) GENERAL COMMERCIAL

ANCILLARY USES

(d) URBAN ANCILLARY USES

(e) ACCESSORY HOME OCCUPATION

(f) OFF-STREET PARKING

(2) LOT AREA (MINIMUM)

(a) All uses $3000m^2$

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	30m	30m

(4) DENSITY (MAXIMUM)

(a) The ultimate number of residential units within the ZONE shall not exceed 98 and are distinguished as follows:

(i) APARTMENTS or INDEPENDENT LIVING HOUSING 98

(5) LOT COVERAGE (MAXIMUM)

(a) Total 80%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

(a) All uses

(i) Hodgins Avenue 3m

(ii) Edward Street 4.5m

(iii) Western ISLL 0m

(iv) LANE 0m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All uses	18m

(10) SPECIAL REGULATIONS

(a) The following number of OFF-STREET PARKING SPACES shall be developed:

(i) 45 spaces for INDEPENDENT LIVING

(ii) 11 spaces for commercial and OFFICE

(iii) 5 spaces for visitors

(iv) 4 spaces in LANE.

(b) The development site shall be serviced in accordance with the requirements of the CITY and/or any other servicing agreement(s) between the CITY and the applicant or their successors.

(c) The relocated LANE shall be developed in accordance with the requirements of the CITY and/or any other HIGHWAY standard agreement(s) between the CITY and the applicant or their successors.

(d) Shall provide at least the following minimum number of OFF-STREET LOADING spaces:

(i) 1 space.

(e) Within an INDEPENDENT LIVING HOUSE, at least 20% of the total residential BUILDING space shall be devoted to common FACILITY use and indoor COMMON AMENITY AREA.

(f) INDEPENDENT LIVING HOUSING shall be developed in accordance with the Housing Agreement between the developer and the CITY.

(g) Common FACILITY use in an INDEPENDENT LIVING HOUSE development shall include communal dining rooms, communal kitchens, common recreation or leisure areas, communal workshops, indoor swimming pools, Jacuzzis and similar facilities.

(h) URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) the keeping of PETS in accordance with the current BYLAW standards

(iv) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(i) GENERAL COMMERCIAL uses shall be limited to:

(i) Sale of:

(A) groceries and pharmacy items

(B) jewelry

(C) shoes and clothing

(D) gifts and souvenirs

(E) art, craft and hobby items

(F) music, tapes and musical instruments.

(ii) MEDICAL CLINIC

(iii) INDOOR RECREATION

(iv) PERSONAL SERVICES.

(j) **Review General Regulations for Additional Development Standards**

13.09 CD-9 (COMPREHENSIVE DEVELOPMENT-9) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) APARTMENT

(b) CHILD CARE FACILITY

(c) CLUB OR LODGE

(d) COMMUNITY RECREATION

(e) CULTURAL FACILITY

(f) DUPLEX

(g) GENERAL COMMERCIAL

(h) INDEPENDENT LIVING HOUSING

(i) INDOOR RECREATION

(j) LIGHT MANUFACTURING

(k) LIQUOR STORE

(l) RELIGIOUS ASSEMBLY

(m) RESIDENTIAL CARE

(n) ROWHOUSE

(o) SCHOOL

(p) SINGLE DETACHED DWELLING

(q) SUPPORTIVE RECOVERY HOME

(r) THEATRE

(s) TOWNHOUSE

(t) WAREHOUSING

ANCILLARY USES

(u) ACCESSORY DWELLING UNIT

(v) ACCESSORY HOME OCCUPATION

(w) OFF-STREET PARKING

(x) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) ROWHOUSE	170m^2
(b) SINGLE DETACHED DWELLING	240m^2
(c) DUPLEX	480m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) SINGLE DETACHED DWELLING (INTERIOR LOT)	9m	25m
(b) ROWHOUSE	6m	25m
(c) ACCESSORY DWELLING UNIT	13m	25m
(d) DUPLEX	16m	30m
(e) Notwithstanding (c) above, an ACCESSORY DWELLING UNIT may be permitted on LOTS with a width of 13m at the REAR LOT LINE.		

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) RESIDENTIAL USE (including OFF-STREET PARKING STRUCTURE) 65%

(b) URBAN ANCILLARY USES

(i) in association with a SINGLE DETACHED DWELLING $60m^2$

(ii) in association with a ROWHOUSE $30m^2$

(c) GENERAL COMMERCIAL (OFF-STREET PARKING STRUCTURE) 90%

(6) FLOOR AREA RATIO (MAXIMUM)

USE	MAXIMUM RATIO
(a) SINGLE DETACHED, DUPLEX	1
(b) INDEPENDENT LIVING HOUSING, RELIGIOUS ASSEMBLY	2.0
(c) THEATRE SCHOOL, CULTURAL FACILITY	1.5
(d) INDOOR RECREATION, CHILD CARE FACILITY	1.5
(e) CLUB OR LODGE, MEDICAL FACILITY	1.5
(f) RESIDENTIAL CARE	2.0

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) SINGLE FAMILY DETACHED, DUPLEX (i) ATTACHED GARAGE	3m 6m	6m	1.2m	3m
(b) ROWHOUSE ATTACHED side	3m	6m	1.2m 0m	3m
(c) COACH HOUSE	6m	1.2m	1.2m	3m
(d) URBAN ANCILLARY USES (detached GARAGE)	6m	1.4m	1m*	2m
(e) INDEPENDENT LIVING HOUSING, RELIGIOUS ASSEMBLY, THEATRE SCHOOL, CULTURAL FACILITY INDOOR RECREATION, CHILD CARE FACILITY, CLUB OR LODGE, MEDICAL FACILITY, TOWNHOUSE, APARTMENT, RESIDENTIAL CARE	3m	4.5m	4.5m	3m
(f) Notwithstanding (a) above, the minimum RLL SETBACK for a property less than 20m in LOT DEPTH shall be 3m.				
(g) Notwithstanding (d) above, the ISLL SETBACK on 1 side may be reduced to 0m when attached to an URBAN ANCILLARY STRUCTURE on the ADJOINING property.				
(h) Notwithstanding (e) above, the ISLL SETBACK between BUILDINGS may be reduced to 0m for underground linkages only.				

(8) SITING

(a) GENERAL COMMERCIAL, RELIGIOUS ASSEMBLY, THEATRE SCHOOL, CULTURAL FACILITY, INDOOR RECREATION, CHILD CARE FACILITY, CLUB OR LODGE, RESIDENTIAL CARE FACILITY, MEDICAL FACILITY and COMMUNITY RECREATION shall be located in Area A2, as indicated in "Appendix I – CD-9 ZONE – Garrison Crossing Parcels".

(b) SECONDARY SUITES are not permitted on LOTS with COACH HOUSES.

(c) Where more than 1 DWELLING UNIT is located on a single LOT, a minimum 9m separation is required when the DWELLING UNITS are located face-to-face or rear yard to rear yard. A minimum 3m separation is required when the DWELLING UNITS are located side-by-side.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) SINGLE DETACHED DWELLING	11m
(b) DUPLEX	11m
(c) TOWNHOUSES	13m
(d) APARTMENT	15m
(e) URBAN ANCILLARY USES	4.5m
(f) ACCESSORY DWELLING UNIT	8m

(10) SPECIAL REGULATIONS

(a) OFF-STREET LOADING shall provide at least the following minimum number of LOADING spaces:

(i) 1 space per 2500m² GROSS FLOOR AREA Commercial or WAREHOUSING.

(b) WAREHOUSING use includes MINI STORAGE WAREHOUSE.

(c) All uses shall be in conformity with agreements with the CITY pertaining to the CD-9 ZONE.

(d) ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE

(ii) COACH HOUSE.

(e) Unless specified elsewhere within the CD-9 ZONE:

(i) Where an APARTMENT and INDEPENDENT LIVING HOUSING are permitted they shall meet the standards of the R5 ZONE.

(ii) Where a TOWNHOUSE use is permitted it shall meet the standards of the R4 ZONE.

(iii) Where GENERAL COMMERCIAL use is permitted it shall meet the standards of the C2 ZONE.

(iv) Where RELIGIOUS ASSEMBLY, THEATRE, SCHOOL, CULTURAL FACILITY, INDOOR RECREATION, CHILD CARE FACILITY, CLUB OR LODGE, or COMMUNITY RECREATION are permitted it shall meet the standards of the P1 ZONE.

(v) Where RESIDENTIAL CARE or MEDICAL FACILITY is permitted it shall meet the standards of the P2 ZONE.

(vi) Where WAREHOUSING or LIGHT MANUFACTURING is permitted, it shall meet the standards of the M1 ZONE.

(vii) Where a RESIDENTIAL CARE or INDEPENDENT LIVING HOUSING, APARTMENT, RELIGIOUS ASSEMBLY, THEATRE, SCHOOL, CULTURAL FACILITY, INDOOR RECREATION, CHILD CARE FACILITY, CLUB OR LODGE, or MEDICAL FACILITY are permitted within the following properties:

(A) PID: 029-223-202, Lot B Section 12 Township 23 New Westminster District Plan EPP32766 Except Phase One Strata Plan EPS1575,

(B) PID: 029-223-199, Lot A Section 12 Township 23 New Westminster District Plan EPP32766,

(C) PID: 029-013-704, Lot 1 Section 12 Township 23 New Westminster District Plan EPP26893, and

(D) PID: 030-819-890, Lot 1 Section 12 Township 23 New Westminster District Plan EPP92846

they shall meet the standards below:

(1.) AMENITY AREA (Minimum) - at least 20% of the total residential BUILDING space shall be devoted to Common FACILITY use and Indoor COMMON AMENITY AREA, or when combined with outdoor amenity space, at least 25% of the total residential BUILDING space shall be devoted to Common FACILITY use, Indoor Common Amenity, and Outdoor Common Amenity, and

(2.) BUILDING HEIGHT- a maximum BUILDING HEIGHT of 20m, or 15m when within 10m of a LOT LINE,

(3.) OFF-STREET PARKING – a minimum of 465 OFF-STREET PARKING stalls shall be provided, and

(4.) BICYCLE PARKING – Type A (Long Term) bicycle parking is not required.

(viii) Where an APARTMENT is permitted within the following property:

(A) PID: 027-674-380, Lot C Section 12 Township 23 New Westminster District Plan BCP38438 Except Plan 15943, it shall meet the standards below:

(1.) DENSITY (Maximum) - 185 DU per ha
(2.) FLOOR AREA RATIO (Maximum) – 1.75
(3.) BUILDING HEIGHT (Maximum) – 20m, or 15m when within 8.5m of a LOT LINE. An additional 2m is permitted for elevator shaft enclosures and timber roof deck trellises.
(4.) AMENITY AREA (Minimum) – an outdoor COMMON AMENITY AREA with a minimum area of 575m^2 shall be provided and shall be developed in accordance with Section 4.10 of this BYLAW.

(f) SINGLE DETACHED DWELLING:

(i) The 25m minimum LOT DEPTH is reduced to 19m with respect to 45508 and 45512 Watson Road, and proposed LOTs 69, 70, 71 and 72.

(ii) No more than 6 ROWHOUSE UNITS shall be ATTACHED in 1 BUILDING.

(g) ACCESSORY DWELLING UNITS:

(i) COACH HOUSES shall be located in the REAR YARD with LANE access and shall have a minimum habitable area of 36m^2. The third floor shall be built within the roofline.

(h) URBAN ANCILLARY USES, except in association with ROWHOUSE or DETACHED DWELLING, shall be limited to:

(i) Gardening and recreational activities

(ii) Household storage and maintenance

(iii) The keeping of household PETS in accordance with the current BYLAW standards

(iv) The OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE

(v) The parking of no more than 1 unlicensed MOTOR VEHICLE if contained within an enclosed BUILDING with continuous view obstructing walls and doorways

(vi) Subject to (v) above the repair or restoration of MOTOR VEHICLES owned by a resident of the property.

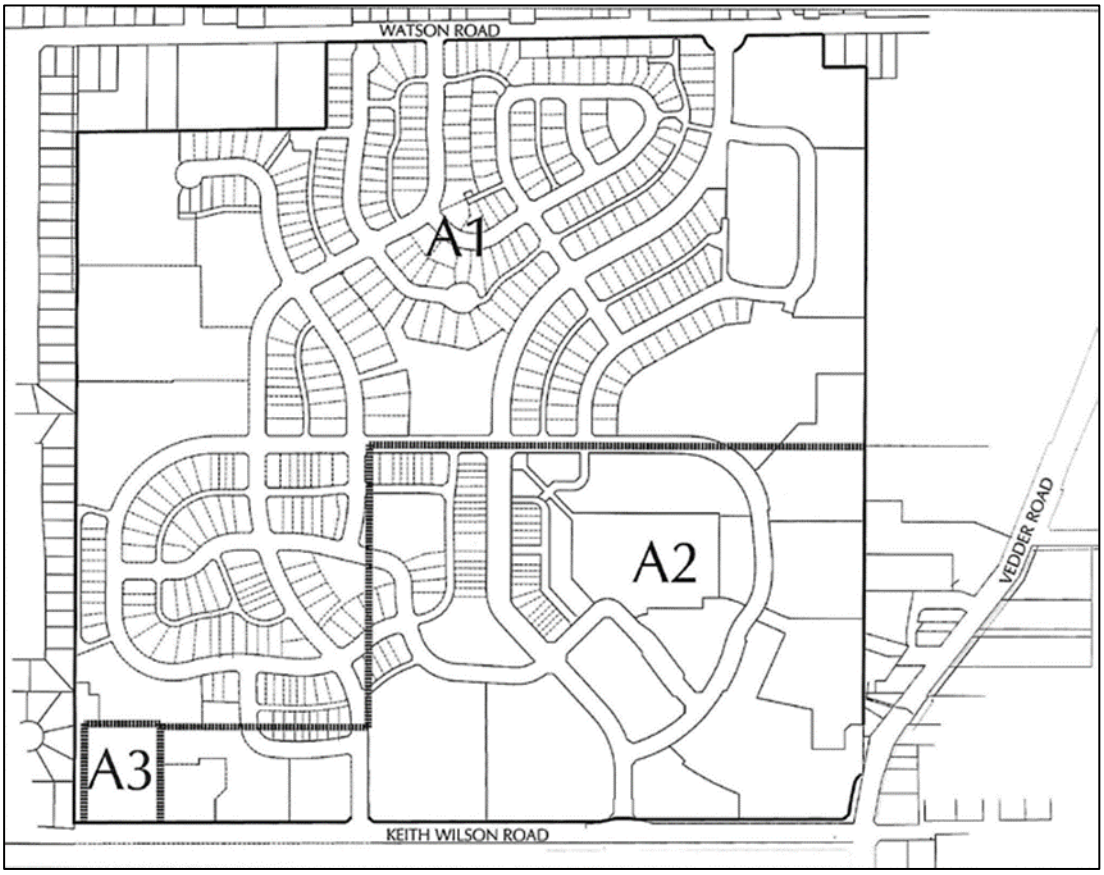
(i) WAREHOUSING and LIGHT MANUFACTURING shall only be permitted within Area A3, as indicated in “Appendix I – CD-9 ZONE – Garrison Crossing Parcels”.

(j) An ADULT ENTERTAINMENT FACILITY is not permitted within 1 km of any SCHOOL.

(k) 1 LIQUOR STORE is permitted and is not to exceed a floor area of 370m^2, and is to be located within Parcel A2, as indicated in “Appendix I – CD-9 ZONE – Garrison Crossing Parcels”, subject to Provincial licensing.

Review General Regulations for Additional Development Standards

"Appendix I - CD-9 ZONE- Garrison Crossing Parcels"



13.10 CD-10 (COMPREHENSIVE DEVELOPMENT-10) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) LIGHT MANUFACTURING

(b) FOOD PROCESSING

(c) SERVICE INDUSTRIAL

(d) GENERAL COMMERCIAL

(e) GENERAL MANUFACTURING

(f) TRADESPERSON

(g) TRADE SCHOOL

(h) WAREHOUSING

ANCILLARY USES

(i) ACCESSORY DWELLING UNIT

(j) ACCESSORY OFFICE AND SALES

(k) OPEN STORAGE

(2) LOT AREA (MINIMUM)

(a) N/A

(3) LOT DIMENSIONS (MINIMUM)

(a) N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) 50%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS	6m	6m	6m	6m

(8) SITING

(a) An ACCESSORY DWELLING UNIT shall be located in the same BUILDING as the PRINCIPAL USE and above or behind the PRINCIPAL USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	15m

(10) SPECIAL REGULATIONS

(a) In addition to any parkland dedication pursuant to the *Local Government Act* or cash paid in lieu thereof, the following classes and amount of open space shall be provided and secured.

(i) A linear walking/cycling trail system shall be provided within the road cross-section areas with linkages to roads and other segments of the CITY trail network.

(ii) The natural area and linear trail shall be developed in general conformance with agreements with the CITY pertaining to the CD-10 ZONE.

(b) OPEN STORAGE in Area 1 and Area 3, as indicated in "Appendix I – CD-10 ZONE - Development Areas", shall not exceed 40% of the LOT COVERAGE, with appropriate SCREENING and LANDSCAPING; and, OPEN STORAGE in Area 2, as indicated in "Appendix I – CD-10 ZONE- Development Areas", shall not exceed 15% of the LOT COVERAGE, with appropriate SCREENING and LANDSCAPING.

(c) SERVICE INDUSTRIAL shall specifically exclude:

(i) VEHICLE STORAGE COMPOUND

(ii) MOTOR VEHICLE OR TRUCK WASHING FACILITY

(iii) BULK FUEL STORAGE AND SALES.

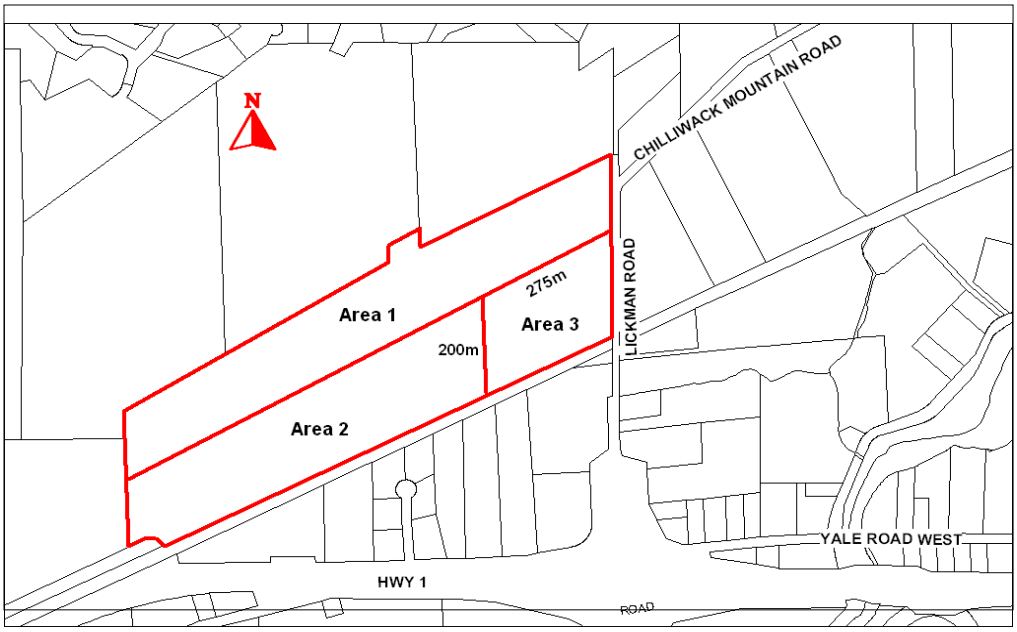
(d) GENERAL COMMERCIAL uses

(i) shall be limited to the sale and service of business and OFFICE equipment, OFFICES and FINANCIAL INSTITUTIONS, and BUSINESS SERVICES with a combined GROSS FLOOR AREA not exceeding 4000m^2 per unit or,

(ii) the sale and service of hardware, garden supplies, appliances and household furnishings shall be limited to Area 3, as indicated in "Appendix I – CD-10 ZONE - Development Areas", with a combined FLOOR AREA not exceeding 4000m^2 per unit.

Review General Regulations for Additional Development Standards

"Appendix I - CD-10 ZONE- Development Areas"



13.11 CD-11 (COMPREHENSIVE DEVELOPMENT-11) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) BOARDING

(b) SINGLE DETACHED DWELLING

(c) SUPPORTIVE RECOVERY HOME

(d) TOWNHOUSE

ANCILLARY USES

(e) ACCESSORY DWELLING UNIT

(f) ACCESSORY HOME OCCUPATION

(g) OFF-STREET PARKING

(h) OFF-STREET LOADING

(i) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) SINGLE DETACHED DWELLING	360m^2
(b) TOWNHOUSE	1000m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) SINGLE DETACHED DWELLING	12m	25m
(b) TOWNHOUSE	30m	30m

(4) DENSITY (MAXIMUM)

(a) The total number of residential DWELLING UNITS shall not exceed 366 units, and shall consist of:

(i) 122 SINGLE DETACHED DWELLINGS

(ii) 254 TOWNHOUSES.

(5) LOT COVERAGE (MAXIMUM)

(a) RESIDENTIAL USE 50%

(b) URBAN ANCILLARY USES 45m^2

(6) FLOOR AREA RATIO (MAXIMUM)

(a) SINGLE DETACHED DWELLING 0.75

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) SINGLE DETACHED DWELLING	6m	6m	1.2m	4.5m
(b) TOWNHOUSES	6m	6m	4.5m	4.5m
(c) URBAN ANCILLARY USES	6m	1m	1m	4.5m

(8) SITING

(a) TOWNHOUSES shall be sited with not less than 3m between STRUCTURES.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) SINGLE DETACHED DWELLING, TOWNHOUSE	10m
(b) URBAN ANCILLARY USES	4m

(10) SPECIAL REGULATIONS

(a) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE.

(b) In addition to any parkland dedication pursuant to the *Local Government Act* or cash paid in lieu thereof, the following classes and amount of open space shall be provided and secured:

(i) a dedication of land, which is commonly known as the Rotary Trail, shall be provided as a linear walking/cycling trail system

(ii) a dedication of land, of not less than 30m wide measured from the north side of the existing structure, commonly known as the Rotary Trail, shall be provided for a Stream Protection and Enhancement Area and shall be located in Area 3, as indicated in “Appendix I - CD-11 ZONE Map”

(iii) a dedication of land, of not less than 45m wide measured from the north boundary of the Stream Protection and Enhancement Area, shall be provided as an urban development buffer, and shall be located in Area 3, as indicated in “Appendix I - CD-11 ZONE Map”

(iv) a protective dyke structure shall be provided along the north boundary of the urban development buffer, and shall be located in Area 3 as indicated in “Appendix I - CD-11 ZONE Map”

(v) a linear walking/cycling trail system shall be provided within the road cross-section areas with linkages to roads and other segments of the CITY trail network

(vi) a private amenity not less than $15m^2$ in area and having a minimum dimension of not less than 3m shall be provided for and contiguous to each GROUND ORIENTED DWELLING UNIT

(vii) a common outdoor amenity area of not less than $200m^2$ and a minimum dimension of not less than 10m shall be provided for all multi-unit uses with less than 20 units

(viii) a common outdoor amenity area of not less than $500m^2$ and a minimum dimension of not less than 10m shall be provided for all multi-unit uses with more than 20 units.

(c) Except in association with a SINGLE DETACHED DWELLING, URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) the keeping of household PETS in accordance with the current BYLAW standards

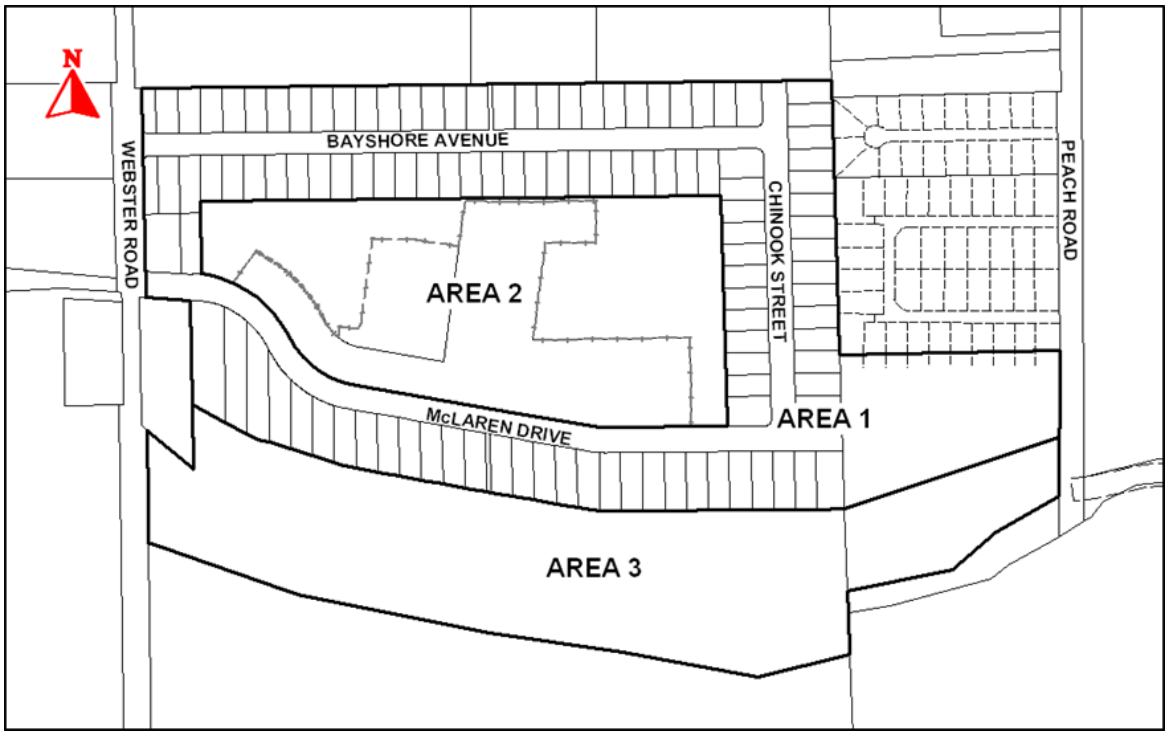
(iv) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(d) A SINGLE DETACHED DWELLING shall be located in Area 1, as indicated in "Appendix I - CD-11 ZONE Map".

(e) A TOWNHOUSE shall be located in Area 2, as indicated in "Appendix I - CD-11 ZONE Map".

Review General Regulations for Additional Development Standards

"Appendix I - CD-11 ZONE Map"



13.12 CD-12 (COMPREHENSIVE DEVELOPMENT-12) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) LIGHT MANUFACTURING

(b) FOOD PROCESSING

(c) GENERAL MANUFACTURING

(d) RESEARCH AND DEVELOPMENT LABORATORY

(e) SERVICE INDUSTRIAL

(f) CONVENIENCE COMMERCIAL

(g) TRADESPERSON

(h) TRADE SCHOOL

(i) GENERAL COMMERCIAL

(j) TOURIST ACCOMMODATION

(k) VEHICLE ORIENTED COMMERCIAL

(l) WAREHOUSING

ANCILLARY USES

(m) ACCESSORY OFFICE AND SALES

(n) OPEN STORAGE

(o) ACCESSORY DWELLING UNIT

(p) ACCESSORY HOME OCCUPATION

(q) OFF-STREET PARKING

(r) OFF-STREET LOADING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	2000m^2

(3) LOT DIMENSIONS (MINIMUM)

(a) N/A

(4) DENSITY (MAXIMUM)

(a) N/A

(5) LOT COVERAGE (MAXIMUM)

(a) N/A

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS	6m	6m	6m	6m
(b) Notwithstanding (a) above, the ISLL SETBACK on one side may be reduced to 0m.				

(8) SITING

(a) All BUILDINGS and STRUCTURES shall be sited a minimum of 10m from the common LOT LINE with a property ZONED AL (Agricultural Lowland).

(b) An ACCESSORY DWELLING UNIT shall be located in the same BUILDING as the PRINCIPAL USE and above or behind the PRINCIPAL USE.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All STRUCTURES and BUILDINGS	15m

(10) SPECIAL REGULATIONS

(a) OFF-STREET PARKING AND OFF-STREET LOADING shall provide at least the following minimum number of spaces:

(i) 1 OFF-STREET PARKING SPACE per 100m^2 WAREHOUSE

(ii) 1 LOADING space per 1000m^2 of GROSS FLOOR AREA or portion thereof for LOTS up to 4000m^2

(iii) 1 LOADING space per 2500m^2 of GROSS FLOOR AREA or greater portion thereof for LOTS over 4000m^2.

(b) A minimum 5m wide landscape area shall be provided adjacent to a HIGHWAY, except for points of access and egress.

(c) A minimum 10m landscape area / buffer is required adjacent to RESIDENTIAL USE on properties ZONED AL (Agricultural Lowland) and such landscaped area shall include a landscaped berm of not less than 2m in HEIGHT with side slopes not to exceed 1:2 ratio. This berm shall be landscaped with a continuous 1.5 m high evergreen hedge.

(d) OPEN STORAGE

(i) OPEN STORAGE shall not exceed a LOT COVERAGE of 60%. All OPEN STORAGE areas shall be screened from ROADS and ADJACENT properties, except for the PROPERTY LINES adjacent to the railroad, by 1 or a combination of a berm, fence, masonry wall or vegetation screen.

(ii) The HEIGHT of OPEN STORAGE materials shall at no time exceed the HEIGHT of SCREENING. SCREENING shall be a minimum HEIGHT of 2.5m.

(e) SERVICE INDUSTRIAL shall specifically exclude:

(i) VEHICLE STORAGE COMPOUND

(ii) MOTOR VEHICLE OR TRUCK WASHING FACILITY, except within “Area 1”, as indicated in “Appendix I – CD-12 ZONE Map” or in association with a TRANSPORTATION FACILITY.

(iii) BULK FUEL STORAGE AND SALES, except within Area 1, as indicated in “Appendix I – CD-12 ZONE Map”

(iv) Natural Gas BULK FUEL STORAGE AND SALES, except within "Area 2", as indicated in "Appendix I – CD-12 ZONE Map"

(f) GENERAL COMMERCIAL uses shall be limited to:

(i) OFFICES and FINANCIAL INSTITUTIONS

(ii) BUSINESS SERVICES

(iii) CHILD CARE FACILITY not exceeding 200m²

(iv) Fitness FACILITY not exceeding 200m²

(v) a restaurant in "Area 1" only, as indicated in "Appendix I – CD-12 ZONE Map", not exceeding 300m²

(g) TOURIST ACCOMMODATION in the form of SLEEPING UNITS shall only be permitted in Area 1, as indicated in "Appendix I – CD-12 ZONE Map"

(i) A maximum FLOOR AREA of 300m²

(h) CONVENIENCE COMMERCIAL shall limit the size of a restaurant (café) to 100m²

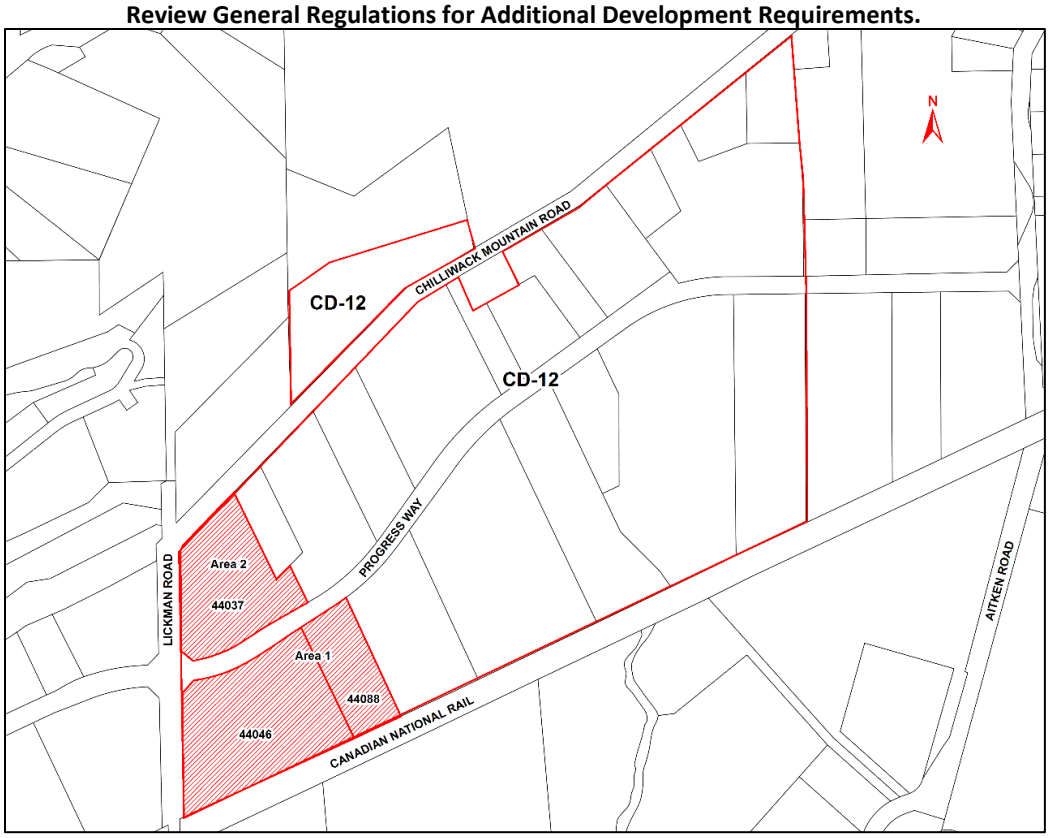
(i) VEHICLE ORIENTED COMMERCIAL uses shall be limited to:

(i) Service Station in Area 1 and Area 2 only, as indicated in "Appendix I – CD-12 ZONE Map" or in association with a TRANSPORTATION FACILITY.

(ii) TRANSPORTATION FACILITY.

(j) Notwithstanding (8)(b), a SINGLE DETACHED DWELLING may be permitted as an ACCESSORY DWELLING UNIT on the property located at PID: 018-543-499, Lot 2 District Lots 270 and 288 Group 2 New Westminster District Plan LMP13152

Review General Regulations for Additional Development Requirements.



13.13 CD-13 (COMPREHENSIVE DEVELOPMENT-13) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) APARTMENT

(b) GENERAL COMMERCIAL

ANCILLARY USES

(c) URBAN ANCILLARY USES

(d) ACCESSORY HOME OCCUPATION

(e) OFF-STREET PARKING

(f) OFF-STREET LOADING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	900m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	15m	30m

(4) DENSITY (MAXIMUM)

(a) APARTMENTS 150 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) Total all uses 60%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) APARTMENT	1.5m	3m	3m	4.5m
(b) GENERAL COMMERCIAL	1.5m	0m	0m	1.5m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All Uses	15m

(10) SPECIAL REGULATIONS

(a) GENERAL COMMERCIAL use shall specifically exclude:

(i) An AMUSEMENT CENTRE

(ii) A THEATRE

(b) URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) the keeping of household PETS in accordance with the current BYLAW standards.

Review General Regulations for Additional Development Standards

13.14 CD-14 (COMPREHENSIVE DEVELOPMENT-14) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) SINGLE DETACHED DWELLING

(b) TOWNHOUSE

(c) SUPPORTIVE RECOVERY HOME

ANCILLARY USES

(d) ACCESSORY DWELLING UNIT

(e) URBAN ANCILLARY USES

(f) ACCESSORY HOME OCCUPATION

(g) OFF-STREET PARKING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) SINGLE DETACHED DWELLING (Area A and D, as indicated on "Appendix I – CD-14 ZONE Area Map")	370m^2
(b) SINGLE DETACHED DWELLING (Area C, as indicated on "Appendix I – CD-14 ZONE Area Map")	285m^2
(c) SINGLE DETACHED DWELLING (Area B and E, as indicated on "Appendix I – CD-14 ZONE Area Map")	1ha
(d) TOWNHOUSE	N/A
(e) SINGLE DETACHED DWELLING STRATA (Area F, as indicated on "Appendix I – CD-14 ZONE Area Map")	N/A

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) SINGLE DETACHED DWELLING (Area A, as indicated on "Appendix I – CD-14 ZONE Area Map")	14m	28.5m
(b) SINGLE DETACHED DWELLING (Area C, as indicated on "Appendix I – CD-14 ZONE Area Map")	10m	28.5m
(c) SINGLE DETACHED DWELLING (Area D, as indicated on "Appendix I – CD-14 ZONE Area Map")	12.5m	28.5m
(d) All uses (Area B, E, E-1, and F, as indicated on "Appendix I – CD-14 ZONE Area Map")	N/A	N/A

(4) DENSITY (MAXIMUM)

(a) SINGLE DETACHED DWELLING

(i) within Area A, as indicated on "Appendix I – CD-14 ZONE Area Map", shall consist of 45 to 50 SINGLE DETACHED DWELLINGS

(ii) within Area C, as indicated on "Appendix I – CD-14 ZONE Area Map", shall consist of 18 to 20 SINGLE DETACHED DWELLINGS with OFF-STREET PARKING accessed from a LANE

(iii) within Area D, as indicated on "Appendix I – CD-14 ZONE Area Map", shall consist of 15 to 20 SINGLE DETACHED DWELLINGS

(iv) within Area F, as indicated on "Appendix I – CD-14 ZONE Area Map" shall consist of 14 to 18 strata SINGLE DETACHED DWELLINGS.

(b) TOWNHOUSE

(i) within Area B, as indicated on "Appendix I – CD-14 ZONE Area Map", shall consist of 50 to 55 two-STOREY TOWNHOUSE units

(ii) within Area E, as indicated on "Appendix I – CD-14 ZONE Area Map", shall consist of 52 to 57 three-STOREY TOWNHOUSE units

(iii) within Area E-1, as indicated on "Appendix I – CD-14 ZONE Area Map", shall consist of 8 two-STOREY TOWNHOUSE units

(5) LOT COVERAGE (MAXIMUM)

(a) RESIDENTIAL USE (including OFF-STREET PARKING STRUCTURE) 50%

(b) URBAN ANCILLARY or ACCESSORY DWELLING UNIT (detached) 60m^2

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) SINGLE DETACHED DWELLING (Area A and D, as indicated on "Appendix I – CD-14 ZONE Area Map")	4.5m	6m	1.2m	3m
(b) SINGLE DETACHED DWELLING (Area C, as indicated on "Appendix I – CD-14 ZONE Area Map")	3m	6m	1.2m	3m
(c) ACCESSORY DWELLING UNIT detached (Area C, as indicated on "Appendix I – CD-14 ZONE Area Map")	6m	1.2m	1.2m	3m
(d) TOWNHOUSE (Area B, as indicated on "Appendix I – CD-14 ZONE Area Map")	3m	6m	4.5m	4.5m
(e) TOWNHOUSE (Area E and E-1, as indicated on "Appendix I – CD-14 ZONE Area Map")	3m	4.5m	4.5m	4.5m
(f) SINGLE DETACHED Strata (Area F, as indicated on "Appendix I – CD-14 ZONE Area Map")	4.5m	4.5m	6m	N/A
(g) URBAN ANCILLARY USES	6m	1.2m	1.2m	3m

(8) SITING

(a) TOWNHOUSES - Areas B and E, as indicated on "Appendix I – CD-14 ZONE Area Map"

(i) separation distance (side to side) - 4.5m

(ii) GARAGE doors shall be a minimum of 4.5m from the ADJOINING HIGHWAY.

(b) TOWNHOUSES - Area E-1, as indicated on "Appendix I – CD-14) ZONE Area Map"

(i) separation distance (side to side) - 4.5m

(ii) GARAGE doors shall be a minimum of 1.5m from the ADJOINING HIGHWAY.

(c) SINGLE DETACHED Strata Units - Area F, as indicated on "Appendix I – CD-14 ZONE Area Map"

(i) separation distance (side to side) - 2.4m

(ii) GARAGE doors shall be a minimum of 6m from the ADJOINING HIGHWAY.

(d) A STRUCTURE for URBAN ANCILLARY USES or an ACCESSORY DWELLING UNIT (detached) shall be sited no closer than 2.4m to a SINGLE DETACHED DWELLING.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) SINGLE DETACHED DWELLING	10m
(b) TOWNHOUSES - Area B, as indicated in "Appendix I – CD-14) ZONE Area Map"	8.5m
(c) TOWNHOUSES - Area E, as indicated in "Appendix I – CD-14 ZONE Area Map"	10m
(d) TOWNHOUSES - Area E-1, as indicated in "Appendix I – CD-14 ZONE Area Map"	8.5m
(e) URBAN ANCILLARY	4.5m
(f) ACCESSORY DWELLING UNIT (detached)	7.5m

(10) SPECIAL REGULATIONS

(a) Two parks shall be provided as Amenity Areas. One shall be approximately 1200m^2 in area with PLAYGROUND equipment. The other shall be approximately 400m^2 with LANDSCAPING and benches.

(b) Park facilities and LANDSCAPING shall be provided by the developer at time of development or the developer shall contribute monies in lieu of development, subject to agreement with the CITY. These LOTS shall be transferred to CITY ownership.

(c) All uses shall be in conformity with agreements with the CITY pertaining to the CD-14 ZONE.

(d) ACCESSORY DWELLING UNITS shall be limited to the following types:

(i) SECONDARY SUITE

(ii) COACH HOUSE

(A) COACH HOUSES shall be located only within Development Area C on LOTS 390m^2 in area or larger.

(e) Except in association with SINGLE DETACHED DWELLINGS, URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) the keeping of household PETS in accordance with the current BYLAW standards

(iv) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE

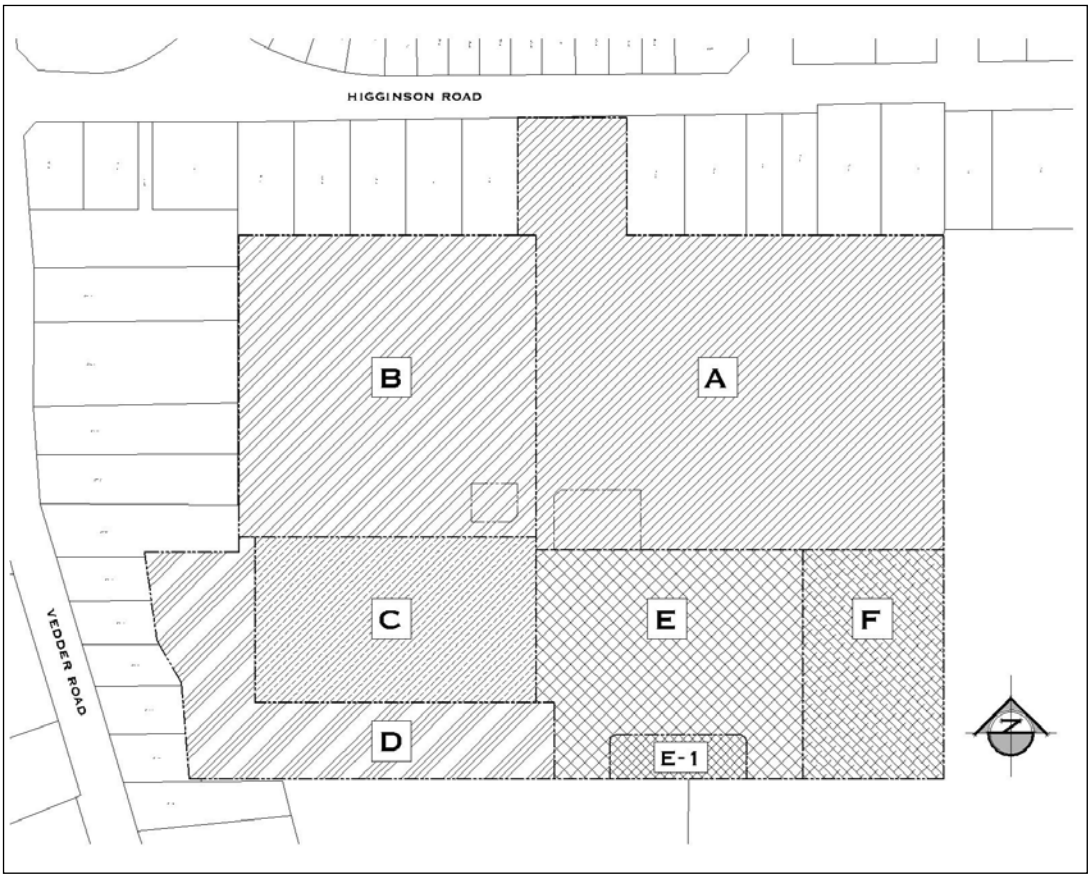
(v) the OFF-STREET PARKING of no more than 1 unlicensed MOTOR VEHICLE if contained within an enclosed BUILDING with continuous view obstructing walls and doorways

(vi) subject to (v) above the repair or restoration of MOTOR VEHICLES owned by a resident of the property.

(f) At least 2 surfaces, non-enclosed OFF-STREET PARKING SPACES shall be provided (1 for the PRINCIPAL USE and 1 for the ACCESSORY DWELLING UNIT).

Review General Regulations for Additional Development Requirements

"Appendix I – CD-14 ZONE Area Map



13.15 CD-15 (COMPREHENSIVE DEVELOPMENT-15) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) SINGLE DETACHED DWELLING

(b) TOWNHOUSE

(c) APARTMENT

(d) SUPPORTIVE RECOVERY HOME

ANCILLARY USES

(e) URBAN ANCILLARY USES

(f) ACCESSORY DWELLING UNIT

(g) ACCESSORY HOME OCCUPATION

(h) OFF-STREET PARKING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	700m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	20m	30m

(4) DENSITY (MAXIMUM)

(a) SINGLE DETACHED DWELLING — 1 DU per LOT

(b) TOWNHOUSE, APARTMENT — 5 units

(5) LOT COVERAGE (MAXIMUM)

(a) Total all uses — 60%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) Total all uses — 1

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS and STRUCTURES	6m	6m	2m	4.5m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All uses	10m

(10) SPECIAL REGULATIONS

(a) All OFF-STREET PARKING for residents shall be contained behind the STRUCTURE; visitor parking is permitted in front of STRUCTURE.

(b) TOWNHOUSE and APARTMENT uses may only be created through the renovation of, and/or addition to, the existing STRUCTURE.

(c) URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) the keeping of household PETS in accordance with the current BYLAW standards.

(d) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE.

Review General Regulations for Additional Development Standards

13.16 CD-16 (COMPREHENSIVE DEVELOPMENT-16) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) SINGLE DETACHED DWELLING

(b) Compact SINGLE DETACHED DWELLING

(c) DUPLEX

(d) ROWHOUSE

(e) TOWNHOUSE

(f) APARTMENT

(g) SUPPORTIVE RECOVERY HOME

ANCILLARY USES

(h) URBAN ANCILLARY USES

(i) ACCESSORY DWELLING UNIT

(j) ACCESSORY HOME OCCUPATION

(k) OFF-STREET PARKING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) SINGLE DETACHED DWELLING	360m^2
(b) Compact SINGLE DETACHED DWELLING	240m^2
(c) DUPLEX, TOWNHOUSE	1700m^2
(d) ROWHOUSE	170m^2
(e) ROWHOUSE (Area 1 of "Appendix I - CD-16 ZONE – Webster Road Area Plan"	123m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) SINGLE DETACHED DWELLING	12m	25m
(b) Compact SINGLE DETACHED DWELLING	9m	25m
(c) ROWHOUSE	6m	25m
(d) ROWHOUSE (Area 1 of "Appendix I - CD-16 ZONE– Webster Road Area Plan"6	6m	18.9m

(4) DENSITY (MAXIMUM)

(a) SINGLE DETACHED DWELLING

(i) Shall consist of 55 to 65 SINGLE DETACHED DWELLINGS in accordance with "Appendix I – CD-16 ZONE- Webster Road Area Plan".

(b) Compact SINGLE DETACHED DWELLING

(i) Shall consist of 2 compact SINGLE DETACHED DWELLINGS in accordance with "Appendix I – CD-16 ZONE - Webster Road Area Plan."

(c) ROWHOUSE 1 DU per LOT

(d) TOWNHOUSE 40 DU per ha

(i) Shall consist of a combination of ROWHOUSES and TOWNHOUSES in accordance with "Appendix I – CD-16 ZONE– Webster Road Area Plan."

(e) APARTMENT 135 DU per ha

(i) Shall consist of 3 to 4 STOREY APARTMENT BUILDINGS in accordance with "Appendix I – CD-16 ZONE - Webster Road Area Plan."

(5) LOT COVERAGE (MAXIMUM)

(a) Total All BUILDINGS and STRUCTURES 50%

(b) URBAN ANCILLARY USES

(i) in association with a SINGLE DETACHED DWELLING $60m^2$

(ii) in association with a DUPLEX, TOWNHOUSE, ROWHOUSE $30m^2$ per DU.

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) SINGLE DETACHED DWELLING (Fee Simple)	6m (GARAGE) 4.5m (BUILDING FACE)	6m	1.2m	3m
(b) SINGLE DETACHED DWELLING (Strata)	6m	6m	1.2m	3m
(c) ROWHOUSE (i) ATTACHED side	3m	6m	1.2m 0m	3m
(d) TOWNHOUSE	6m	6m	4.5m	4.5m
(e) APARTMENT	6m	6m	6m	6m
(f) URBAN ANCILLARY USES (i) In association with interior ROWHOUSE unit	6m	1m	1m 0m	3m

(8) SITING

(a) Where more than 1 DWELLING UNIT is located on a single LOT, a minimum 9m separation is required when the DWELLING UNITS are located face-to-face or rear yard to rear yard. A minimum 3m separation is required when the DWELLING UNITS are located side-by-side.

(b) A STRUCTURE for URBAN ANCILLARY USES shall be sited no closer than 2.4m to a SINGLE DETACHED DWELLING UNIT.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) SINGLE DETACHED DWELLING	10m
(b) ROWHOUSE	13m
(c) TOWNHOUSE	13m
(d) APARTMENT	15m
(e) URBAN ANCILLARY USES	4.5m

(10) SPECIAL REGULATIONS

(a) In addition to any parkland dedication pursuant to the *Local Government Act* or cash paid in lieu thereof, the following classes and amount of open space shall be provided and secured:

(i) a minimum of 1.6ha of public open space, shown as Park on "Appendix I – CD-16 ZONE - Webster Road Area Plan". Within this area a pedestrian and bicycle access trail shall be developed to CITY standards, approximately as indicated on "Appendix I – CD-16 ZONE - Webster Road Area Plan"

(ii) a minimum of 2 public pocket parks shown as Park on "Appendix I – CD-16 ZONE– Webster Road Area Plan" shall be provided for the residents of the CD-16 ZONE in accordance with "Appendix I – CD-16 ZONE - Webster Road Area Plan"

(iii) from the public pocket parks shown as Park, public pedestrian and bicycle access trails, shown as Green Connectors on "Appendix I – CD-16 ZONE – Webster Road Area Plan", shall be developed to CITY standards approximately as indicated on "Appendix I – CD-16 ZONE - Webster Road Area Plan"

(iv) a Statutory Right of Way shall be registered over the corridor or area including said trails to assure public and CITY access

(v) this network of trails and Statutory Rights of Way shall provide for public access approximately as indicated on "Appendix I – CD-16 ZONE - Webster Road Area Plan"

(vi) a PRIVATE AMENITY AREA not less than $15m^2$ in area and having minimum dimensions of not less than 3m shall be provided for and contiguous to each TOWNHOUSE unit

(vii) a PRIVATE AMENITY AREA of not less than $5m^2$ in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each APARTMENT unit

(viii) a COMMON OUTDOOR AMENITY AREA not less than $200m^2$ and a minimum dimension of not less than 10m shall be provided for all TOWNHOUSE and APARTMENT uses with more than 10 units

(ix) a COMMON OUTDOOR AMENITY AREA not less than $500m^2$ and a minimum dimension of not less than 10m shall be provided for all TOWNHOUSE and APARTMENT uses with more than 20 units

(x) a storage locker developed in accordance with Section 4.10 (7) shall be provided for each APARTMENT DWELLING UNIT.

(b) The public open space dedicated under (a) above shall be developed and landscaped by the developer at time of development in general conformance with agreements with the CITY of Chilliwack pertaining to the CD-16 ZONE.

(c) The PRIVATE AMENITY AREA dedicated under (b) above shall be developed in accordance with the requirements of Section 4.10 (7) of this BYLAW.

(d) A 10m vegetative, landscape buffer is required along Webster Road to buffer the ADJOINING farm in accordance with ALC requirements and shall be developed, landscaped and maintained by the developer at time of development in general conformance with agreements with the CITY pertaining to the CD-16 ZONE.

(e) SINGLE DETACHED DWELLING, ROWHOUSE, TOWNHOUSE and APARTMENT shall be located substantially in accordance with "Appendix I – CD-16 ZONE - Webster Road Area Plan".

(f) The DRIVEWAY access for a ROWHOUSE shall only be permitted from a rear LANE.

(g) No more than 6 DWELLING UNITS shall be ATTACHED in 1 ROWHOUSE.

(h) A DUPLEX use may be permitted in conjunction with a TOWNHOUSE use. A DUPLEX use shall be subject to development standards for TOWNHOUSE use within the CD-16 ZONE, unless otherwise stated.

(i) An ACCESSORY DWELLING UNIT is only permitted in association with a SINGLE DETACHED DWELLING and shall be limited to the following types:

(i) SECONDARY SUITE.

(j) Only 1 ACCESSORY DWELLING UNIT may be sited on a LOT.

(k) Except in association with a SINGLE DETACHED DWELLING, URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) keeping of PETS not exceeding 3 in number

(iv) OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(l) Any STRUCTURE occupied by a RESIDENTIAL USE shall not have an overall dimension of less than 6m excluding additions and projections.

(m) An OFF-STREET PARKING SPACE for an ACCESSORY DWELLING UNIT shall be on the same LOT as the SINGLE DETACHED DWELLING and freely accessible at all times.

(n) Unless specified elsewhere within the CD-16 ZONE:

(i) Where an APARTMENT is permitted within the following properties:

(A) PID: 030-111-358, Lot 2 Section 2 Township 23 New Westminster District Plan EPP63623, it shall meet the standards below:

(I)	DENSITY (Maximum)	156 DU per ha
(II)	SETBACKS (Minimum distance to)	FLL 4.5m
(III)	OFF-STREET PARKING	
(IV)	1 OFF-STREET PARKING SPACE per DWELLING UNIT less than $51m^2$	

(V) Notwithstanding the above, a DWELLING UNIT with a floor area of 51m^2 or less may contain a maximum of 6m^2 storage area within the unit that shall not be included within the maximum floor area of the 51m^2, or separate storage locker, but not both.

(B) An APARTMENT within Area 2 (as indicated in "Appendix I – CD-16 ZONE – Webster Road Area Plan"), shall meet the standards below:

(I)	DENSITY (Maximum)	175 DU per ha
(II)	SETBACKS (Minimum distance to)	FLL 4.5m
(III)	HEIGHT (Maximum)	22m

(IV) OFF-STREET PARKING

(V) 1 OFF-STREET PARKING

- 1 OFF-STREET PARKING SPACE per DWELLING UNIT less than 51m^2

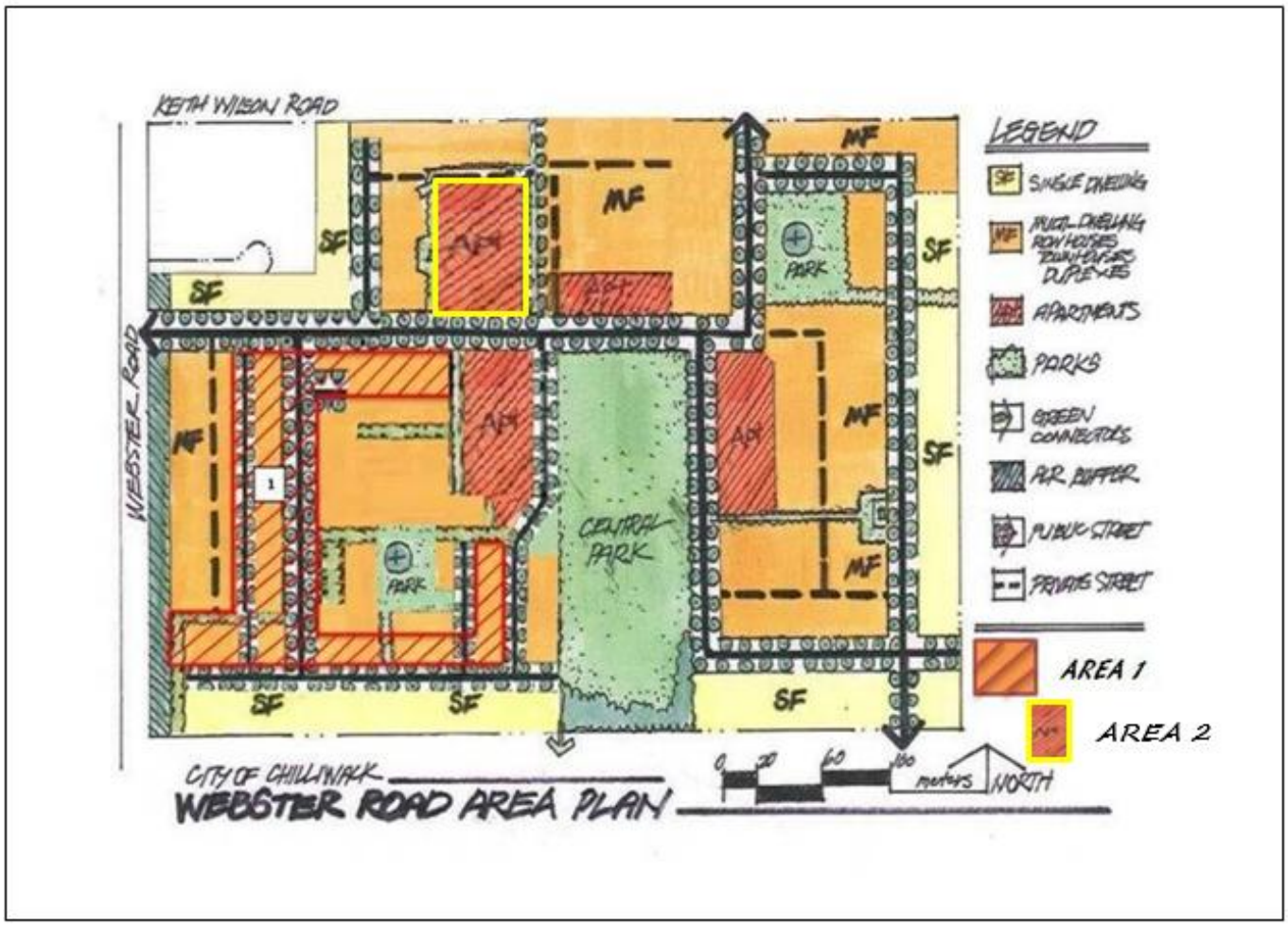
(VI) Notwithstanding the above, a DWELLING UNIT with a floor area of 51m2 or less may contain a maximum of 6m2 storage area within the unit that shall not be included within the maximum floor area of the 51m2, or separate storage locker, but not both.

(VII) Notwithstanding Section 4.09 FENCING, LANDSCAPING, SCREENING, 9% of the overall LOT AREA shall have no impervious surfaces.

(VIII) Notwithstanding Section 4.08 REGULATIONS APPLICABLE TO SPECIFIC ZONES, storage lockers may be provided within individual units.

Review General Regulations for Additional Development Requirements

"Appendix I – CD-16 ZONE– Webster Road Area Plan



13.17 CD-17 (COMPREHENSIVE DEVELOPMENT-17) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) SINGLE DETACHED DWELLING

(b) DUPLEX

(c) SUPPORTIVE RECOVERY HOME

ANCILLARY USES

(d) URBAN ANCILLARY USES

(e) ACCESSORY DWELLING UNIT

(f) ACCESSORY HOME OCCUPATION

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1.2ha

(3) LOT DIMENSIONS (MINIMUM)

(a) N/A

(4) DENSITY (MAXIMUM)

(a) DWELLING UNITS — 37 per ha

(5) LOT COVERAGE (MAXIMUM)

(a) Total all BUILDINGS and STRUCTURES — 50%

(b) URBAN ANCILLARY USES — $30m^2$ per DU

(6) FLOOR AREA RATIO (MAXIMUM)

(a) SINGLE DETACHED DWELLING and DUPLEX — 0.5

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) SINGLE DETACHED DWELLING and DUPLEX	6m	1.5m	1.5m	N/A
(b) URBAN ANCILLARY USES	6m	1.5m	1.5m	N/A

(8) SITING

(a) Where more than 1 STRUCTURE for RESIDENTIAL USE is sited on a LOT or within a strata development, the minimum separation distance shall be not less than 2.7m.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	10m
(b) URBAN ANCILLARY USES	4m

(10) SPECIAL REGULATIONS

(a) OFF-STREET PARKING shall provide at least the following number of PARKING SPACES:

(i) 1.5 PARKING SPACES per DWELLING UNIT

(ii) 1 space per 5 DWELLING UNITS (accessible to the public and designated as visitor parking).

(b) URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) the keeping of PETS not exceeding 3 in number

(iv) the OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE

(v) STRUCTURES for URBAN ANCILLARY USES shall be limited to open-sided carports in existence at the time of adoption of this BYLAW.

(c) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE.

Review General Regulations for Additional Development Standards

13.18 CD-18 (COMPREHENSIVE DEVELOPMENT-18) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) SINGLE DETACHED DWELLING

(b) DUPLEX

(c) TOWNHOUSE

ANCILLARY USES

(d) URBAN ANCILLARY USES

(e) ACCESSORY DWELLING UNIT

(f) ACCESSORY HOME OCCUPATION

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) SINGLE DETACHED DWELLING	500m^2
(b) DUPLEX	650m^2
(c) TOWNHOUSE	700m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) SINGLE DETACHED DWELLING (Areas A, B, C as indicated in "Appendix I – CD-18 ZONE – Land Use Plan")	15m	25m
(b) DUPLEX (Areas A, B and C, as indicated in "Appendix I – CD-18 ZONE – Land Use Plan")	20m	30m
(c) TOWNHOUSE (Areas A, B and C, as indicated in "Appendix I – CD-18 ZONE – Land Use Plan")	30m	25m

(4) DENSITY (MAXIMUM)

(a) A maximum 298 DWELLING UNITS, consisting of SINGLE DETACHED DWELLINGS, DUPLEXES and TOWNHOUSES, confined to a total maximum area of 9.89ha shown as Development Area A, B and C as indicated in "Appendix I – CD-18 ZONE – Land Use Plan".

(b) A maximum of 1 ACCESSORY DWELLING UNIT per LOT in association with a SINGLE DETACHED DWELLING.

(5) LOT COVERAGE (MAXIMUM)

(a) RESIDENTIAL USE within Development Areas A, B and C as indicated in "Appendix I – CD-18 ZONE – Land Use Plan" — 50%

(b) URBAN ANCILLARY USES

(i) in association with a SINGLE DETACHED DWELLING use within Development Areas A, B and C as indicated in "Appendix I – CD-18 ZONE – Land Use Plan" — $60m^2$

(ii) in association with a DUPLEX use within Development Areas A, B and C as indicated in "Appendix I – CD-18 ZONE – Land Use Plan". — $40m^2$

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) SINGLE DETACHED DWELLING	6m (GARAGE) 4.5 m (BUILDING face)	6m (GARAGE) 5m (BUILDING face)	1.2m	3m
(b) DUPLEX	6m (GARAGE) 4.5m (BUILDING face)	6m (GARAGE) 5m (BUILDING face)	1.2m	3m
(c) TOWNHOUSE	6m	6m	3m	4.5m
(d) URBAN ANCILLARY	6m	1m	1m	3m

(8) SITING

(a) Where more than 1 STRUCTURE for RESIDENTIAL USE is sited on a LOT or within a strata development, said STRUCTURES shall be sited so as to provide a siting area with respect to each STRUCTURE, equivalent to the BUILDING footprint plus the SETBACKS applicable to the STRUCTURE as if it were sited on a fee simple LOT, exclusive of HIGHWAYS and other common areas.

(b) The siting and design of all STRUCTURES and infrastructure shall meet the intent of the CITY "Hillside Development Standards Policy", as amended or replaced from time to time.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(c) RESIDENTIAL USE	8.5m
(d) URBAN ANCILLARY USES	4m

(10) SPECIAL REGULATIONS

(a) As a public amenity for the benefit of all citizens of the CITY, 38.43ha of the total development area of 56.12ha, shown as Development Area 'E', as indicated in "Appendix I – CD-18 ZONE – Land Use Plan", shall be deeded to the CITY as CONSERVATION AREA as identified on the ATTACHED "Appendix I – CD-18 ZONE – Land Use Plan".

(b) A total of 12 PARKING SPACES shall be provided adjacent to the entrances to the Public Trail system, as shown on the "Appendix II - CD-18 ZONE - Amenity Plan".

(c) CONSERVATION AREA(s) and Managed Vegetation Area(s) shall not be credited toward LANDSCAPING required elsewhere in this BYLAW.

(d) A combination of PRIVATE and COMMON AMENITY AREAS will be provided as follows:

(i) a walking / cycling trail system providing connections within the development to the COMMON AMENITY AREAS, the CONSERVATION AREA(s), and to the public rights of way at Lickman Road and at Grand View Road shall be developed in accordance to the CITY standards and general sited as shown on the "Appendix II – CD-18 ZONE - Amenity Plan". The internal trail system shall be in addition to the required amenity areas and public facilities required elsewhere within the development

(ii) a Statutory Right of Way is required to be registered over the corridor and areas including said trails and park shown on the ATTACHED "Appendix II – CD-18 ZONE – Amenity Plan" to assure public and CITY access

(iii) a PRIVATE AMENITY AREA of not less than $15m^2$ in area and having minimum dimensions of not less than 3m shall be provided contiguous to each TOWNHOUSE unit

(iv) COMMON AMENITY AREAS shall be provided at a ratio of $20m^2$ per DWELLING UNIT to a maximum of $4945m^2$. Amenity areas need not be contiguous, but no single area may be less than $200m^2$ and no single dimension less than 6m. While the total COMMON AMENITY AREA required is $4945m^2$, no less than $1000m^2$ of COMMON AMENITY AREA shall be provided in each Development Area A, B and C, as indicated in "Appendix I – CD-18 ZONE – Land Use Plan"

(v) COMMON AMENITY AREAS in each Development Area A, B and C shall be developed in substantial accordance with the ATTACHED "Appendix II – CD-18 ZONE – Amenity Plan".

(e) Public trails, with Statutory Rights of Way over private lands, shall be maintained by the strata, with assistance from the CITY for semi-annual inspection and tree removal.

(f) The total development area consists of 56.12ha with 7.80ha being developed as a "Managed Vegetation" as shown on the ATTACHED "Appendix I – CD-18 ZONE – Land Use Plan". "Managed Vegetation Areas" are intended to facilitate access and development of public and PRIVATE AMENITY AREAS, development of residential and civil infrastructure, are to be manicured thinned or replanted vegetation and shall be maintained by the strata.

(g) Where development within the CD-18 ZONE is proposed ADJOINING existing residential development outside the CD-18 ZONE, a 10m wide landscape buffer and vegetation SCREENING, a minimum of 1.5m high, shall be provided.

(h) SINGLE DETACHED DWELLING, DUPLEX and TOWNHOUSE shall be located within Development Areas A, B and C in substantial accordance with "Appendix I – CD-18 ZONE - Land Use Plan".

(i) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE.

(j) Except in association with a SINGLE DETACHED DWELLING, URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) keeping of PETS not exceeding 3 in number

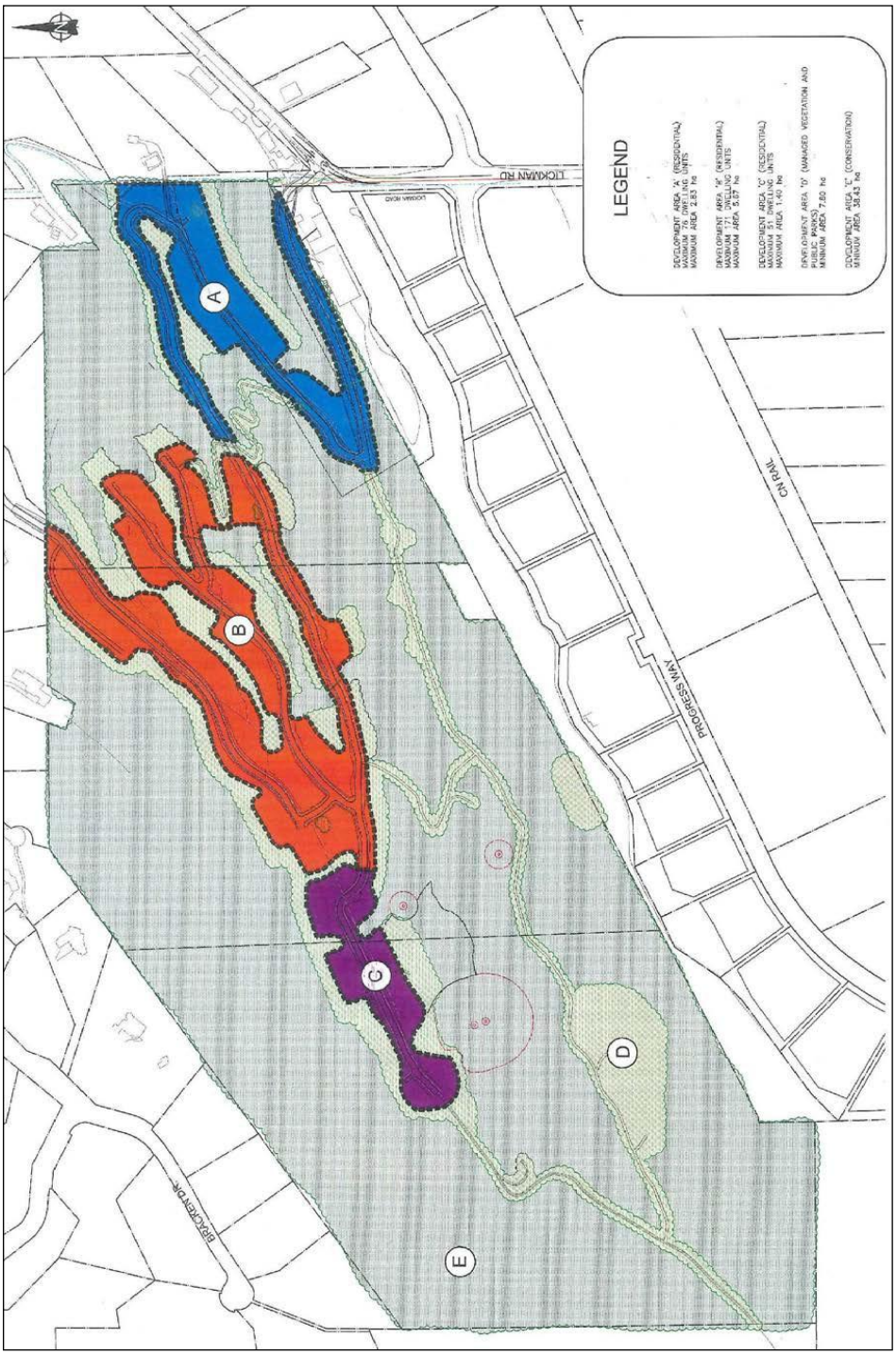
(iv) OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(k) An ACCESSORY HOME OCCUPATION use in association with a TOWNHOUSE shall be limited to the "OFFICE of a self-employed person excluding a doctor, dentist or medical professional".

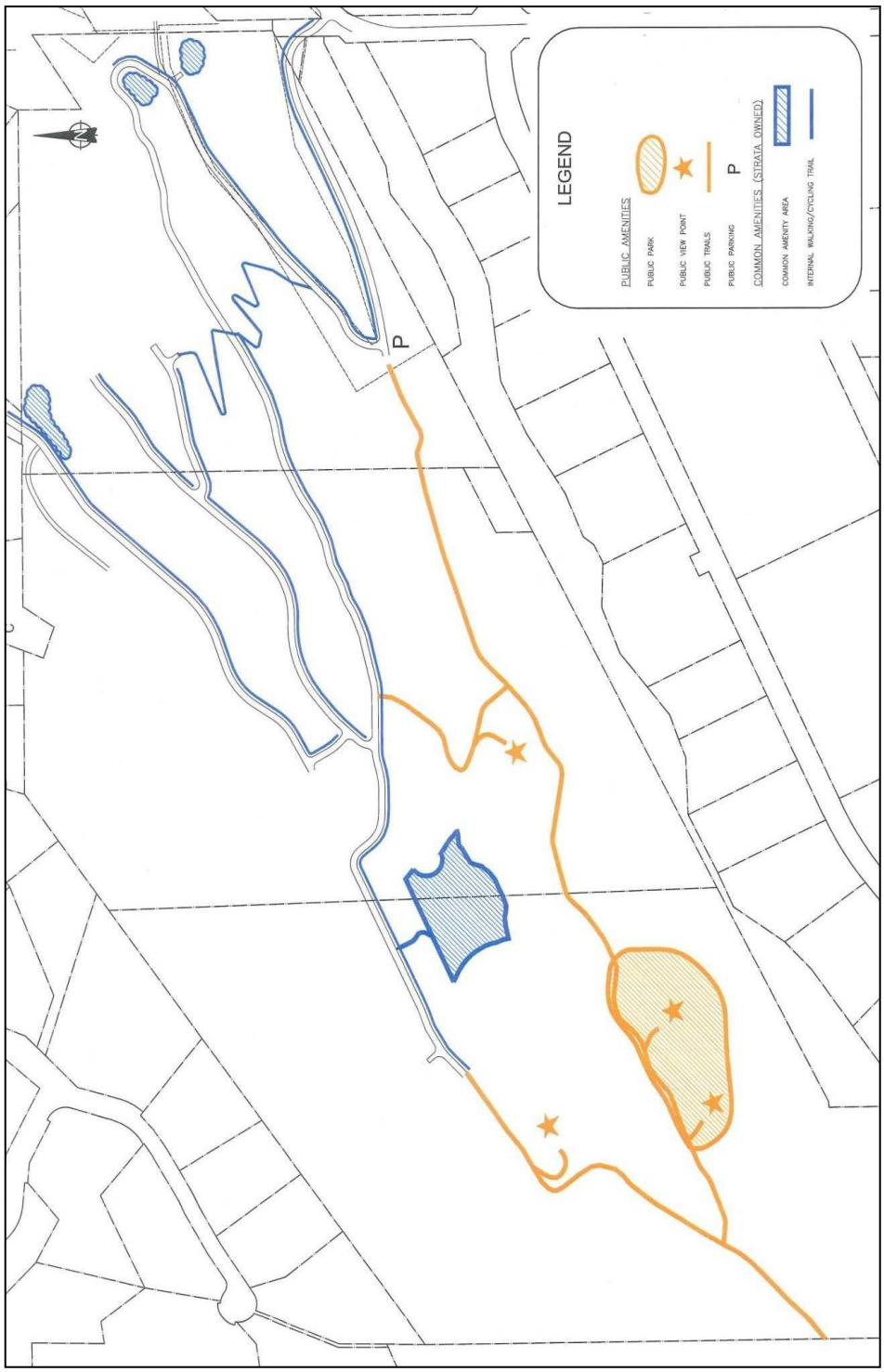
(l) An OFF-STREET PARKING SPACE for an ACCESSORY DWELLING UNIT shall be on the same LOT as the SINGLE DETACHED DWELLING and freely accessible at all times and unenclosed.

Review General Regulations for Additional Development Requirements

"Appendix I – CD-18 ZONE – Land Use Plan"



"Appendix II – CD-18 ZONE – Amenity Plan"



13.19 CD-19 (COMPREHENSIVE DEVELOPMENT-19) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) SINGLE DETACHED DWELLING

(b) Compact SINGLE DETACHED DWELLING

(c) ROWHOUSE

(d) DUPLEX

(e) TOWNHOUSE

(f) ROWHOUSE

(g) APARTMENT

(h) SUPPORTIVE RECOVERY HOME

ANCILLARY USES

(i) ACCESSORY DWELLING UNIT

(j) URBAN ANCILLARY USES

(k) ACCESSORY HOME OCCUPATION

(l) OFF-STREET PARKING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) SINGLE DETACHED DWELLING	360m^2
(b) Compact SINGLE DETACHED DWELLING	240m^2
(c) DUPLEX	240m^2
(d) TOWNHOUSE	480m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) SINGLE DETACHED DWELLINGS	12m	25m
(b) Compact SINGLE DETACHED DWELLING	9m	25m
(c) ROWHOUSE	6m	25m
(d) DUPLEX (fee simple)	16m	30m

(4) DENSITY (MAXIMUM)

(a) SINGLE DETACHED/ROWHOUSE	1 DU per LOT
(b) DUPLEX	2 DU per LOT
(c) DUPLEX (bare land strata)	25 DU per ha
(d) TOWNHOUSE	40 DU per ha
(e) APARTMENT	135 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) Total All BUILDINGS and STRUCTURES	50%
(b) URBAN ANCILLARY USES	
(i) In association with a SINGLE DETACHED DWELLING	$60m^2$
(ii) In association with a ROWHOUSE or TOWNHOUSE	$30m^2$

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) SINGLE DETACHED DWELLING (i) ATTACHED GARAGE (ii) ROWHOUSE ATTACHED Side	3m 6m 3m	6m 6m	1.2m 1.2m 0m	3m 3m
(b) DUPLEX (fee simple)	3m	6m	1.2m	3m
(c) DUPLEX (bareland strata)	3m	6m	1.2m	3m
(d) TOWNHOUSE	6m	6m	4.5m	4.5m
(e) APARTMENT	6m	6m	6m	6m
(f) ACCESSORY DWELLING UNIT (detached)	6m	1.2m	1.2m	3m
(g) URBAN ANCILLARY USES (i) Located on a 9m LANE (ii) Located on a LANE less than 9m in width in association with interior ROWHOUSE units	6m 6m 6m	1.2m 1.2m 1.5m	1.2m 1.2m 1.2m 0m	3m 3m 3m

(8) SITING

(a) Where more than 1 DWELLING UNIT is located on a single PARCEL, a minimum 9m separation is required when the DWELLING UNITS are located face-to-face or rear yard to rear yard. A minimum 3m separation is required when the DWELLING UNITS are located side-by-side.

(b) A STRUCTURE for URBAN ANCILLARY USES shall be sited no closer than 4m to a SINGLE DETACHED DWELLING

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) SINGLE FAMILY DETACHED / ROWHOUSE	10m
(b) DUPLEX (fee simple)	10m
(c) DUPLEX (bare land strata), TOWNHOUSE	13m
(d) APARTMENT	15m
(e) ACCESSORY DWELLING UNIT (detached)	8m
(f) URBAN ANCILLARY USES	4.5m

(10) SPECIAL REGULATIONS

(a) In addition to any parkland dedication pursuant to the *Local Government Act* or cash paid in lieu thereof, the following classes and amount of open space shall be provided and secured:

(i) a minimum of 1.41ha of public open space shown as Tree Park in "Appendix I – CD-19 ZONE - River's Edge Neighbourhood Plan"

(ii) a minimum of 0.92ha of public open space shown as Green Street in "Appendix I – CD-19 ZONE - River's Edge Neighbourhood Plan" and identified as the north-south and east-west open space thoroughfare areas providing: pedestrian and bicycle access trails, public green space and maintenance vehicle access corridors

(iii) a minimum of 2.46ha of public open space shown as Flood Protection and RIPARIAN Setback as indicated in "Appendix I- CD-19 ZONE - River's Edge Neighbourhood Plan"

(iv) public pedestrian and bicycle access trails, shown as Green Connectors as indicated in "Appendix I – CD-19 ZONE - River's Edge Neighbourhood Plan", shall be developed to CITY approval

(v) the network of trails and Statutory Rights of Way shall provide for public access approximately as indicated in "Appendix I – CD-19 ZONE - River's Edge Neighbourhood Plan"

(vi) a COMMON OUTDOOR AMENITY AREA of not less than 200m^2 and a minimum dimension of not less than 10m shall be provided for all TOWNHOUSE and APARTMENT uses with less than 20 units

(vii) a COMMON OUTDOOR AMENITY AREA of not less than 500m^2 and a minimum dimension of not less than 10m shall be provided for all TOWNHOUSE and APARTMENT uses with more than 20 units

(viii) a PRIVATE AMENITY AREA not less than 15m^2 in area and having minimum dimensions of not less than 3m shall be provided for and contiguous to each TOWNHOUSE unit

(ix) a PRIVATE AMENITY AREA of not less than 5m^2 in area and having minimum dimensions of not less than 1.5m shall be provided for and contiguous to each APARTMENT unit.

(b) The public open space dedicated under 10(a)(i) above shall be developed and landscaped by the developer at time of development in general conformance with agreements with the CITY pertaining to the CD-19 ZONE.

(c) The PRIVATE AMENITY AREA dedicated under 10(a) (viii-ix) above shall be developed in accordance with the requirements of Section 4.08 of this BYLAW.

(d) A storage locker developed in accordance with Section 4.08(6) shall be provided for each APARTMENT DWELLING UNIT.

(e) A storage room/space accessed from exterior at grade shall be provided for each SINGLE DETACHED DWELLING at a maximum area of $5m^2$.

(f) All uses shall be in conformity with agreements with the CITY pertaining to the CD-19 ZONE.

(g) An ACCESSORY DWELLING UNIT is only permitted in association with a SINGLE DETACHED DWELLING and shall be limited to the following types:

(i) SECONDARY SUITE

(ii) COACH HOUSE.

(h) Only 1 ACCESSORY DWELLING UNIT may be sited on a LOT. COACH HOUSES shall be located in the rear yard with LANE access and shall have a minimum habitable area of $36m^2$. The 3rd floor shall be built within the roofline.

(i) Except in association with A SINGLE DETACHED DWELLING, URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) keeping of PETS not exceeding 3 in number

(iv) OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(j) URBAN ANCILLARY USES permitted shall be the total of those uses for the LOT, not for an individual DWELLING UNIT.

(k) An OFF-STREET PARKING SPACE for an ACCESSORY DWELLING UNIT shall be on the same LOT as the SINGLE DETACHED DWELLING and freely accessible at all times.

(l) 118 PARKING SPACES shall be provided within the HIGHWAY right of way.

(m) For the purpose of defining SETBACKS for LOTS fronting the Flood/RIPARIAN Covenant Areas, the FRONT LOT LINE will be deemed the LOT LINE which faces the covenant area.

Review General Regulations for Additional Development Requirements

"Appendix I - CD-19 ZONE - River's Edge Neighbourhood Plan"



13.20 CD-20 (COMPREHENSIVE DEVELOPMENT-20) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) APARTMENT

(b) VEHICLE ORIENTED COMMERCIAL

ANCILLARY USES

(c) URBAN ANCILLARY USES

(d) ACCESSORY HOME OCCUPATION

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1000m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	25m	30m

(4) DENSITY (MAXIMUM)

(a) APARTMENT 170 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES 50%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) APARTMENT, VEHICLE ORIENTED COMMERCIAL 1.2

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) APARTMENT	6m	6m	6m	4.5m
(b) VEHICLE ORIENTED COMMERCIAL	1.5m	6m	6m	6m
(c) OFF-STREET PARKING STRUCTURE not exceeding 3m above GRADE (in association with an APARTMENT use)	1.5m	6m	6m	4.5m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) APARTMENT	17m
(b) VEHICLE ORIENTED COMMERCIAL	13m

(10) SPECIAL REGULATIONS

(a) OFF-STREET PARKING shall provide at least the following number of PARKING SPACES:

(i) 0.75 PARKING SPACES per DWELLING UNIT less than $57m^2$

(ii) 1.5 PARKING SPACES per DWELLING UNIT $57m^2$ or larger

(iii) 1 space per 10 DWELLING UNITS (accessible to the public and designated as visitor parking)

(iv) 1 space per $40m^2$ OFFICE or sales

(v) 1 space per $525m^2$ storage

(vi) 1 LOADING per APARTMENT BUILDING

(vii) 1 per $3000m^2$ GROSS FLOOR AREA of MINI STORAGE WAREHOUSE Use or portion thereof.

(b) VEHICLE ORIENTED COMMERCIAL uses shall be limited to:

(i) MINI STORAGE WAREHOUSE.

(c) URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) keeping of PETS not exceeding 3 in number

(iv) OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

Review General Regulations for Additional Development Requirements

"Appendix I - CD-20 ZONE – Land Use Plan"



13.21 CD-21 (COMPREHENSIVE DEVELOPMENT-21) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) SINGLE DETACHED DWELLING

(b) Compact SINGLE DETACHED DWELLING

(c) SUPPORTIVE RECOVERY HOME

ANCILLARY USES

(d) ACCESSORY DWELLING UNIT

(e) URBAN ANCILLARY USES

(f) ACCESSORY HOME OCCUPATION

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) SINGLE DETACHED DWELLING (Area A and B as indicated in "Appendix I – CD-21 ZONE– Land Use Plan")	360m^2
(b) SINGLE DETACHED DWELLING (Area C as indicated in "Appendix I – CD-21 ZONE - Land Use Plan")	550m^2
(c) COMPACT SINGLE DETACHED DWELLING (Area A and B as indicated in "Appendix I - CD-21 ZONE – Land Use Plan")	315m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) SINGLE DETACHED DWELLING (Area A and B as indicated in "Appendix I – CD-21 ZONE– Land Use Plan") (i) INTERIOR LOT (ii) CORNER LOT	 12m 13.5m	 25m 25m
(b) Compact SINGLE DETACHED DWELLING	11m	22.5m
(c) SINGLE DETACHED DWELLING (Area C as indicated in "Appendix I – CD-21 ZONE - Land Use Plan") (i) INTERIOR LOT (ii) CORNER LOT	 17.5m 19m	 25m 25m

(4) DENSITY (MAXIMUM)

(a) Within Areas A and B, as indicated in "Appendix I – CD-21 ZONE – Land Use Plan", shall consist of a maximum of 96 SINGLE DETACHED DWELLINGS.

(b) Within Area C, as indicated in "Appendix I – CD-21 ZONE – Land Use Plan", shall consist of a maximum of 18 SINGLE DETACHED DWELLINGS.

(c) There may be no more than a total of 12 compact SINGLE DETACHED DWELLINGS within Areas A and B, as indicated in "Appendix I – CD-21 ZONE – Land Use Plan", combined.

(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDING and STRUCTURES	50%
(b) ACCESSORY DWELLING UNIT (detached)	$45m^2$
(c) URBAN ANCILLARY USES	$45m^2$

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) SINGLE DETACHED DWELLING, compact SINGLE DETACHED DWELLING	6m	6m	1.2m	3m
(b) ACCESSORY DWELLING UNIT (detached)	6m	1.2m	1.2m	3m
(c) URBAN ANCILLARY USES	6m	1m	1m	3m

(8) SITING

(a) A STRUCTURE for ACCESSORY DWELLING UNIT – COACH HOUSE or an URBAN ANCILLARY USES shall be sited no closer than 2.4m to a SINGLE DETACHED DWELLING

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) SINGLE DETACHED DWELLING (as indicated in "Appendix I – CD-21 ZONE – Land Use Plan")	
(i) Area A1	10m or to a maximum geodetic elevation 27.4m
(ii) Area A2	10m or to a maximum geodetic elevation 26.75m
(iii) Area A3	10m or to a maximum geodetic elevation 26.45m
(iv) Area A4	10m or to a maximum geodetic elevation 26.9m
(v) Areas B & C	10m
(b) ACCESSORY DWELLING UNIT (detached)	7.5m
(c) URBAN ANCILLARY	4.5m
(d) Despite the above, the maximum permitted BUILDING HEIGHT within Areas A1, A2, A3, and A4, shall be the lesser of a geodetic elevation as set out in Subsection 9 BUILDING HEIGHT, or 10m. In these areas, BUILDING HEIGHT shall be measured from average GRADE to the peak of the roof.	

(10) SPECIAL REGULATIONS

(a) Area D, as indicated in "Appendix I – CD-21 ZONE– Land Use Plan", with a minimum area of 946m^2, will be provided as public park space. Said area will include LANDSCAPING, benches and a PLAYGROUND FACILITY.

(b) Area E, as indicated on "Appendix I – CD-21 ZONE – Land Use Plan", associated with the 4460m^2 Kinder Morgan pipeline ROW, shall be provided as an amenity area for the development. This area will include a pedestrian pathway and LANDSCAPING.

(c) Amenity areas and LANDSCAPING shall be provided by the developer at time of development. The above listed amenity areas will be dedicated to the CITY upon completion, to the CITY'S satisfaction.

(d) ACCESSORY DWELLING UNITS shall be limited to the following types:

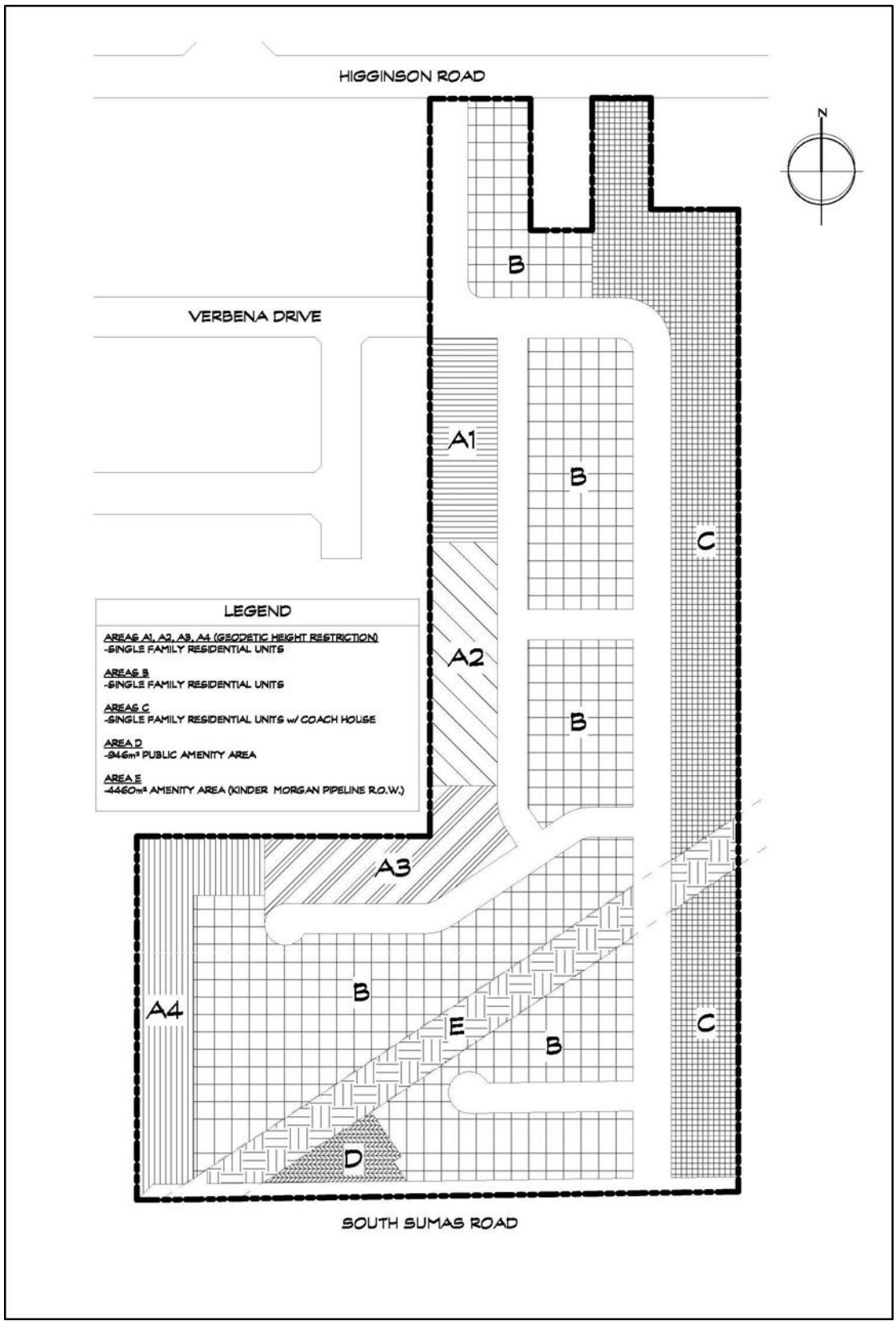
(v) SECONDARY SUITE

(vi) COACH HOUSE

(A) a COACH HOUSE may be located only within Development Area C as indicated in "Appendix I – CD-21 ZONE – Land Use Plan".

Review General Regulations for Additional Development Requirements

"Appendix I - CD-21 ZONE – Land Use Plan"



13.22 CD-22 (COMPREHENSIVE DEVELOPMENT-22) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) APARTMENT

(b) BOARDING HOUSE

(c) BREW PUB

(d) DUPLEX

(e) GENERAL COMMERCIAL

(f) NEIGHBOURHOOD PUB

(g) NIGHT CLUB

(h) RESIDENTIAL CARE

(i) SPECIALIZED CRAFT MANUFACTURING

(j) TOURIST ACCOMODATION

(k) TOWNHOUSE

ANCILLARY USES

(l) ACCESSORY HOME OCCUPATION

(m) OFF-STREET PARKING

(n) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	700m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	25m	30m

(4) DENSITY (MAXIMUM)

(a) RESIDENTIAL USE 370 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) N/A

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS and STRUCTURES	0m	0m	0m	0m

(8) SITING

(a) Parking and trade waste containers shall be located behind or under commercial and DWELLING UNITS so as to be SCREENED from public areas.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) TOWNHOUSE and DUPLEX	13m
(b) APARTMENT	50m

(10) SPECIAL REGULATIONS

(a) GENERAL COMMERCIAL use shall specifically exclude:

(i) an AMUSEMENT CENTRE

(ii) BEVERAGE CONTAINER RETURN DEPOT

(iii) a PAWNBROKER

(iv) ADULT ENTERTAINMENT FACILITY.

(b) URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) keeping of household PETS not exceeding 3 in number

(iv) OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(c) ACCESSORY HOME OCCUPATION uses may include retail sales of goods when located within a TOWNHOUSE or DUPLEX unit.

(d) TOURIST ACCOMODATION uses are limited to no more than 14 units within this ZONE.

(e) A TOWNHOUSE may consist of a single unit when forming part of a BUILDING which includes commercial uses.

(f) Notwithstanding Section 4, Subsection 4.07 (7)(f), a PRIVATE AMENITY AREA of not less than $5m^2$ in area and having minimum dimensions of not less than 1.5m shall be provided for each GROUND ORIENTED unit with individual external access.

(g) LANDSCAPING is not required for any uses within this ZONE.

(h) Notwithstanding Section 5 - PARKING REQUIREMENTS, Subsection 5.04 MINIMUM OFF-STREET LOADING SPACE REQUIREMENTS, a total of 5 loading spaces are required for all uses on all lands within this ZONE.

(i) VISITOR parking is not required for any uses within this ZONE.

(j) Notwithstanding Section 5 - PARKING REQUIREMENTS, Subsection 5.03 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS:

(i) The total number of OFF-STREET PARKING SPACES required for all uses on all lands within the ZONE shall be 237 spaces. The allocation of OFF-STREET PARKING SPACES by use is as follows:

(A) Residential uses:

(I) Total of 135 spaces

(1.) The following spaces are required for APARTMENT DWELLING UNITS:

(1.a.) 0.75 spaces per unit less than 51m²

(1.b.) 1 space per 1-bedroom unit

(1.c.) 1.5 spaces per 2-bedroom unit.

(2.) The following spaces are required for TOWNHOUSE and DUPLEX DWELLING UNITS:

(2.a.) 2 spaces per unit.

(B) TOURIST ACCOMODATION:

(I) Total of 14 spaces

(C) All other uses:

(I) Total of 88 spaces

(k) A reciprocal parking and access agreement between all properties within this ZONE is required.

Review General Regulations for Additional Development Requirement

13.23 CD-23 (COMPREHENSIVE DEVELOPMENT-23) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) SINGLE DETACHED DWELLING

(b) MANUFACTURED HOME

ANCILLARY USES

(c) ACCESSORY DWELLING UNIT

(d) ACCESSORY HOME OCCUPATION

(e) BOARDING

(f) RURAL ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) SINGLE DETACHED DWELLING	0.57ha*
*LOT area shall be substantially in accordance with the "Appendix I – CD-23 ZONE– Land Use Plan"	

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) SINGLE DETACHED DWELLING	25m	25m

(4) DENSITY (MAXIMUM)

(a) Shall not exceed 1 STRUCTURE for 1 SINGLE DETACHED DWELLING per LOT

(5) LOT COVERAGE (MAXIMUM)

(a) RURAL ANCILLARY 230m^2

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) SINGLE DETACHED DWELLING	7.5m	7.5m	3m	7.5m
(b) ACCESSORY DWELLING UNIT (detached)	7.5m	7.5m	3m	7.5m
(c) RURAL ANCILLARY USE	7.5m	3m	3m	7.5m

(8) SITING

(a) N/A

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) SINGLE DETACHED DWELLING	10m
(b) ACCESSORY DWELLING UNIT (detached)	7.5m
(c) RURAL ANCILLARY USES	6m

(10) SPECIAL REGULATIONS

(a) As a public amenity, approximately 3.78ha of the total development area, as identified within the ATTACHED "Appendix I – CD-23 ZONE– Land Use Plan" shall be dedicated to the CITY as parks space. A hiking and mountain biking trail shall be provided by the developer from Vedder Mountain Road through to the existing trail network within the adjacent crown lands to the east. A public parking area at the trail entrance shall also be constructed by the developer.

(b) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE

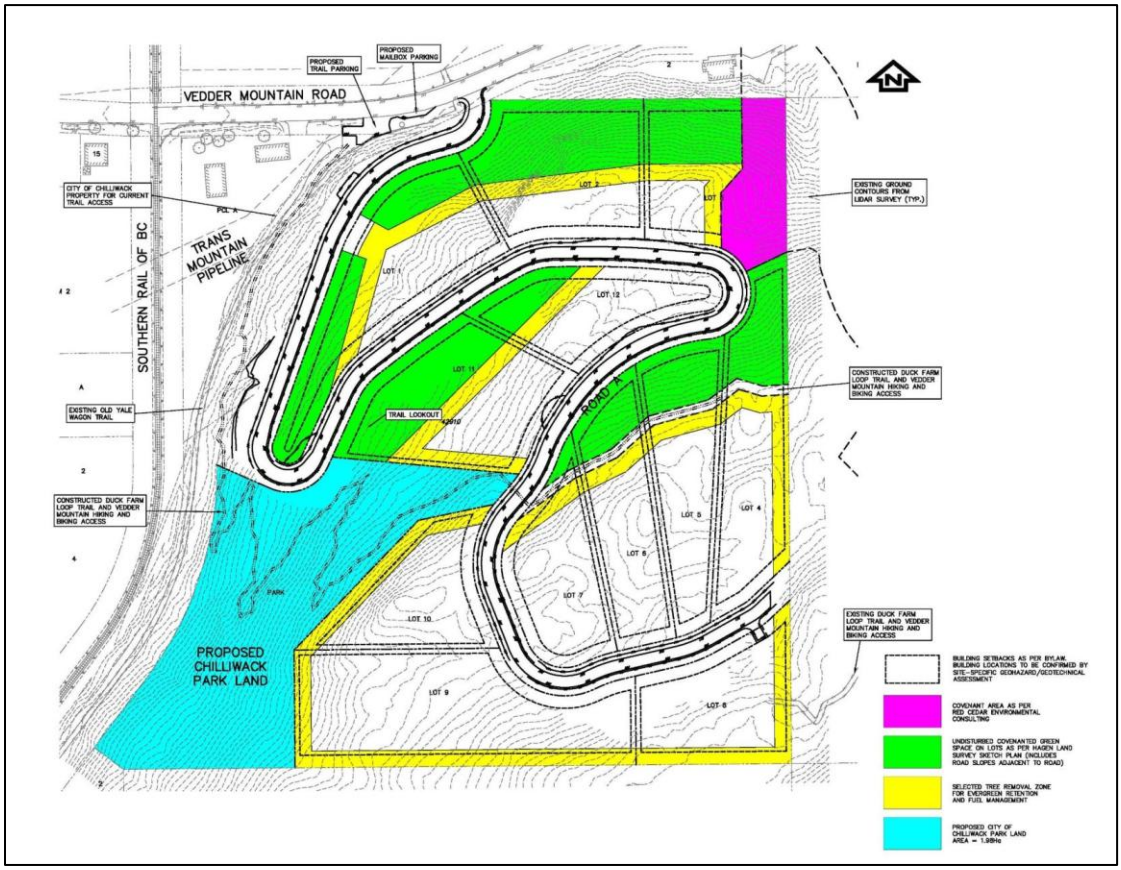
(ii) COACH HOUSE

(iii) GARDEN SUITE.

(c) GARDEN SUITES and COACH HOUSES shall have a maximum GROSS FLOOR AREA OF 100m^2.

Review General Regulations for Additional Development Requirement

"Appendix I - CD-23 ZONE – Land Use Plan"



13.24 CD-24 (COMPREHENSIVE DEVELOPMENT-24) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) APARTMENT

(b) GENERAL COMMERCIAL

(c) INDEPENDENT LIVING HOUSING

(d) RESIDENTIAL CARE

(e) TOWNHOUSE

ANCILLARY USES

(f) ACCESSORY HOME OCCUPATION

(g) OFF-STREET PARKING

(h) OFF-STREET LOADING

(i) TOWNHOUSE ACCESSORY DWELLING UNIT

(j) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	700m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	25m	30m

(4) DENSITY (MAXIMUM)

(a) AREA A (as indicated in "Appendix I - CD-24 ZONE Map")	40 DU per ha
(b) AREA B (as indicated in "Appendix I - CD-24 ZONE Map")	82 DU per ha
(c) AREA C (as indicated in "Appendix I - CD-24 ZONE Map")	280 DU per ha
(d) AREA D (as indicated in "Appendix I – CD-24 ZONE Map	344 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) AREA A (as indicated in "Appendix I - CD-24 ZONE Map")	50%
(b) AREA B (as indicated in "Appendix I - CD-24 ZONE Map")	50%

(c) AREAS C and D (as indicated in "Appendix I" - CD-24 ZONE Map")

(i) RESIDENTIAL USE 50%

(ii) INDEPENDENT LIVING HOUSING 60%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) AREA A (as indicated in "Appendix I – CD-24 ZONE Map")	3m	4.5m	3m	N/A
(b) AREA B (as indicated in "Appendix I - CD-24 ZONE Map")	1.5m	7.5m	3m	N/A
(c) AREAS C and D (as indicated in "Appendix I - CD-24 ZONE Map")	4.5m	4.5m	4.5m	4.5m

(8) SITING

(a) Parking and waste container facilities shall be located behind or under commercial and residential units so as to be screened from public areas.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) AREA A (as indicated in "Appendix I – CD-24 ZONE Map")	11m
(b) AREA B (as indicated in "Appendix I – CD-24 ZONE Map")	17.5m
(c) AREA C (as indicated in "Appendix I – CD-24 ZONE Map")	20m plus 2m for elevator shaft enclosures and roof deck trellises
(d) AREA D (as indicated in "Appendix I – CD-24 ZONE Map"	21.5 m plus 2m for elevator shaft enclosures and roof deck trellises
(e) All Areas: rooftop enclosures for roof access stairs are not included in BUILDING HEIGHT determination provided that the area of such enclosures do not exceed 10% of the roof area	

(10) SPECIAL REGULATIONS

(a) Notwithstanding Section 5.03 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS:

(i) 1 space per 1-bedroom APARTMENT unit over 51m^2

(ii) 1.5 spaces per 2-bedroom APARTMENT unit

(iii) 1 space per TOWNHOUSE ACCESSORY DWELLING UNIT

(iv) 0.1 space per TOWNHOUSE ACCESSORY DWELLING UNIT accessible to the public and designated as visitor parking

(v) 6 visitor bicycle parking spaces (type "B" parking device) for each APARTMENT or TOWNHOUSE BUILDING.

(b) Notwithstanding Section 5.04 MINIMUM OFF-STREET LOADING SPACE REQUIREMENTS:

(i) 1 space for INDEPENDENT LIVING HOUSING.

(c) To satisfy the parkland dedication pursuant to the *Local Government Act*, the following classes and amount of open space shall be provided and secured for public use to the satisfaction of the CITY:

(i) a minimum of 1050m^2 of public open space shown as Tree Park (as indicated in "Appendix I – CD-24 ZONE Map"). Within this area pedestrian access trails shall be developed approximately as indicated in "Appendix I – CD-24 ZONE Map"

(ii) a minimum of 1350m^2 of public open space, shown as Central Park (as indicated in "Appendix I – CD-24 ZONE Map") shall be provided with PLAYGROUND equipment, site furnishings, and associated landscape

(iii) public pedestrian and bicycle access routes shown as Pedestrian/Bicycle Access (as indicated in "Appendix I – CD-24 ZONE Map"), to provide connection from Vedder Road to Dieppe Street, shall be developed approximately (as indicated in "Appendix I – CD-24 ZONE Map")

(iv) statutory rights of way and covenants shall be registered over the corridor and park areas as indicated in "Appendix I – CD-24 ZONE Map" ensuring continuous public pedestrian and bicycle access to the corridor and park areas

(v) outdoor amenity is provided in the park areas; no additional on-site outdoor amenity area is required

(vi) a storage locker developed in accordance with Section 4.08(6) shall be provided for each APARTMENT DWELLING UNIT

(vii) notwithstanding (10)(c)(vi) above, a maximum of 50% of the storage lockers required within Area D may be provided within individual apartment units rather than in a centralized location.

(viii) a PRIVATE AMENITY AREA not less than 10m2 in area shall be provided for and contiguous to each TOWNHOUSE unit and ground-oriented DWELLING UNIT

(ix) 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 in APARTMENT use, except for DWELLING UNITS less than 46m2, or

(x) for INDEPENDENT LIVING HOUSING development, at least 20% of the total residential BUILDING space shall be devoted to Common FACILITY use and indoor COMMON AMENITY AREA

(xi) the public open space provided under (c) above shall be developed and landscaped by the developer at time of development in general conformance to the CD-24 ZONE.

(d) GENERAL COMMERCIAL use shall specifically exclude:

(i) an AMUSEMENT CENTRE

(ii) an ADULT ENTERTAINMENT FACILITY within 1 km of any SCHOOL

(iii) BEVERAGE CONTAINER RETURN DEPOT

(iv) a PAWNBROKER

(v) THEATRE, and

(vi) only 1 LIQUOR STORE and 1 BREW PUB are permitted in Area B as indicated in "Appendix I – CD-24 ZONE Map").

(e) URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) keeping of household PETS not exceeding 3 in number, and

(iv) OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(f) TOWNHOUSE ACCESSORY DWELLING UNIT shall:

(i) have a maximum suite size of 56m^2, and

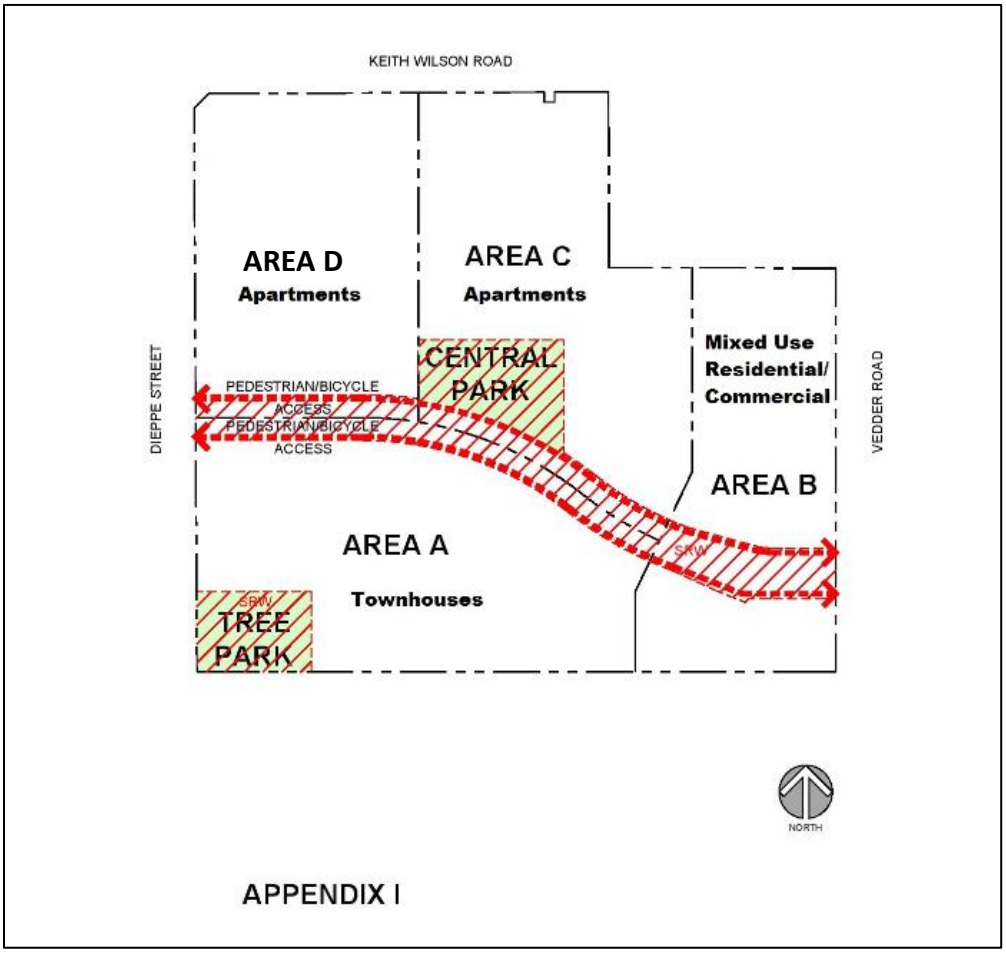
(ii) not be permitted to be separated legally from the strata unit in which it is located.

(g) Common FACILITY use in INDEPENDENT LIVING HOUSING development shall include communal dining rooms, communal kitchens, common recreation or leisure areas, communal workshops, indoor swimming pools, jacuzzi's and similar facilities.

(h) The qualification of a residential development as INDEPENDENT LIVING HOUSING use shall be conditional on the applicant's entering a housing agreement with the CITY pursuant to the Local Government Act, which specifies the group(s) of residents to be accommodated at the proposed development.

Review General Regulations for Additional Development Requirement

"Appendix I - CD-24 ZONE Map"



13.25 CD-25 (COMPREHENSIVE DEVELOPMENT-25) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) OUTDOOR RECREATION

(b) TOURIST ACCOMMODATION

(c) SINGLE DETACHED DWELLING

(d) MANUFACTURED HOME, MULTI-SECTION

(e) DUPLEX

(f) TOWNHOUSE

(g) APARTMENT

(h) GENERAL COMMERCIAL

(i) VEHICLE ORIENTED COMMERCIAL

(j) RELIGIOUS ASSEMBLY

(k) SCHOOL

(l) THEATRE

(m) CULTURAL FACILITY

(n) INDOOR RECREATION

(o) CHILD CARE FACILITY

(p) CLUB OR LODGE

(q) SUPPORTIVE RECOVERY HOME

ANCILLARY USES

(r) ACCESSORY HOME OCCUPATION

(s) ACCESSORY DWELLING UNIT

(t) URBAN ANCILLARY USES

(u) OFF-STREET PARKING

(v) OFF-STREET LOADING

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) Overall DEVELOPMENT PARCEL	16ha
(b) OUTDOOR RECREATION and TOURIST ACCOMMODATION	4000m^2
(c) SINGLE DETACHED DWELLING, MANUFACTURED HOME, MULTI SECTION (with COMMUNITY WATER SYSTEM only)	2000m^2
(d) SINGLE DETACHED DWELLING, MANUFACTURED HOME, MULTI-SECTION	650m^2
(e) All other uses	1,000m^2

(3) LOT DIMENSIONS (MINIMUM)

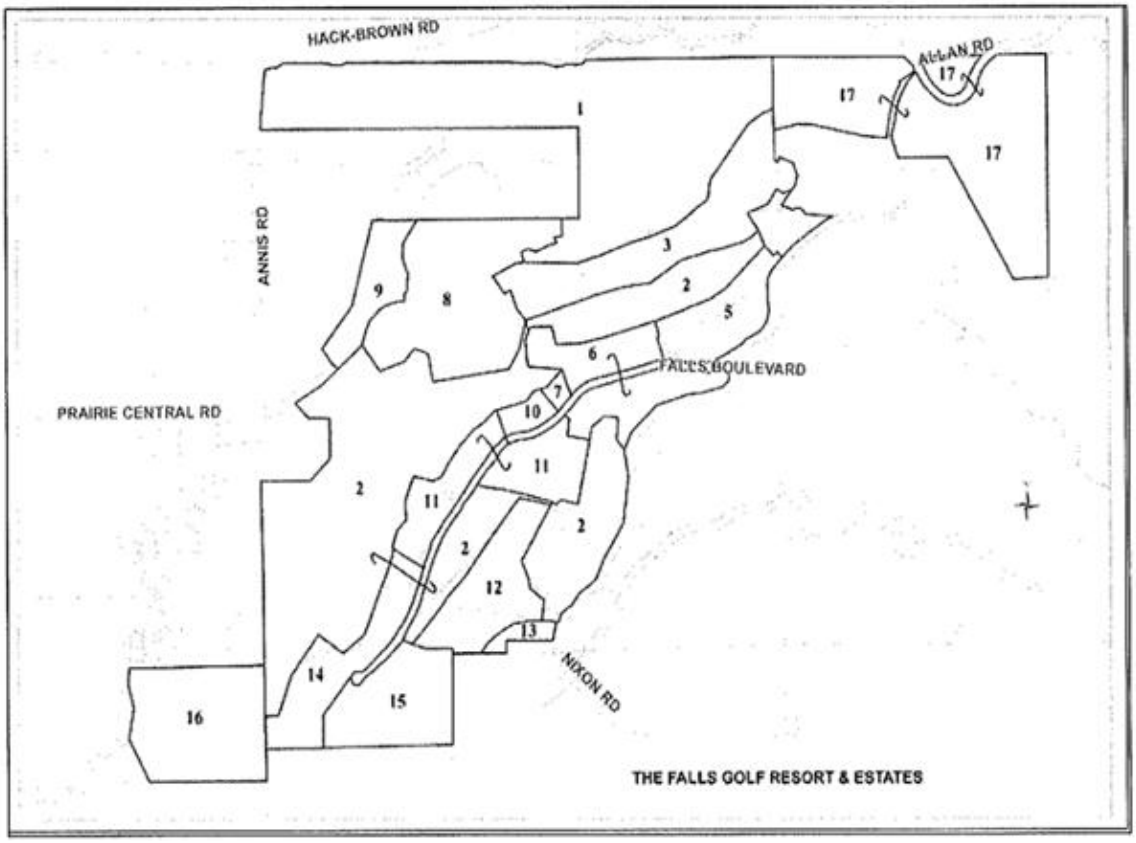
USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) OUTDOOR RECREATION and TOURIST ACCOMMODATION	30m	40m
(b) SINGLE DETACHED DWELLING, MANUFACTURED HOME, MULTI-SECTION	17.5m	30m
(c) MANUFACTURED HOME, MULTI-SECTION (with COMMUNITY WATER SYSTEM only)	25m	50m
(d) DUPLEX	20m	30m
(e) TOWNHOUSE, APARTMENT	30m	30m
(f) COMMERCIAL, RELIGIOUS ASSEMBLY, SCHOOL, THEATRE, CULTURAL FACILITY, INDOOR RECREATION, CHILD CARE FACILITY, CLUB OR LODGE	20m	30m

(4) DENSITY (MAXIMUM)

(a) The following chart outlines the maximum development permitted on the parcels or defined areas within the overall DEVELOPMENT PARCEL:

PARCEL	USE	AREA (ha)	MAXIMUM UNITS	DENSITY (DU/ha)
1	GOLF	27.7	0	0
2	GOLF	33.9	0	0
3	SINGLE DETACHED DWELLING, MANUFACTURED HOME, MULTI-SECTION	8.9	91	10.2
4	Parcel 4: Removed			
5	DUPLEX	3.86	66	17
6	HOTEL	5.99	430	71.8
7	COMMERCIAL	0.38	0	0
8	SINGLE DETACHED DWELLING, MANUFACTURED HOME, MULTI-SECTION, TOWNHOUSE, APARTMENT	11.11	250	22.5
9	COMMERCIAL/RESIDENTIAL	2.92	200	68.5
10	COMMERCIAL/RESIDENTIAL	0.85	100	117.6
11	COMMERCIAL/RESIDENTIAL	6.28	800	127.3
12	HOTEL	5.45	750	137.6
13	SINGLE DETACHED DWELLING, MANUFACTURED HOME, MULTI-SECTION	0.68	7	10.3
14	TOWNHOUSE, APARTMENT	4.89	380	77.7
15	HOTEL	5.69	600	105
16	GOLF, SINGLE DETACHED DWELLING, MANUFACTURED HOME, MULTI-SECTION	8.9	4	0.4
17	GOLF, SINGLE DETACHED DWELLING, MANUFACTURED HOME, MULTI-SECTION, TOWNHOUSE, APARTMENT, COMMERCIAL	25.3	445	14.8
	TOTAL	**155 +/-**	**100 RV/ 4123 DU**	**26.6**

(a) The following map identifies the location of the 16 parcels referenced above.



(5) LOT COVERAGE (MAXIMUM)

(a) All BUILDINGS and STRUCTURES	40%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) RESIDENTIAL USE	0.8
(b) TOURIST ACCOMMODATION or GENERAL COMMERCIAL	1

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) TOURIST ACCOMMODATION (i) HOTEL	6m	6m	4.5m	6m
(b) SINGLE DETACHED DWELLING, MANUFACTURED HOME, MULTI-SECTION (Community Water Only)	7.5m	12m	2m	6m
(c) SINGLE DETACHED DWELLING, MANUFACTURED HOME, MULTI-SECTION, DUPLEX (i) Fee Simple (ii) Bare Land Strata (iii) Strata	 7.5m* 4m** 6m	 8.5m 7.5m 6m	 2m 2m 3m	 6m 4m 6m
(d) TOWNHOUSE, APARTMENT	6m	6m	3m	6m
(e) Commercial use	6m	6m	4.5m	6m
(f) ANIMAL ENCLOSURE exceeding 100 m^2	15m	15m	15m	15m
(g) All other BUILDINGS and STRUCTURES	7.5m	7.5m	7.5m	7.5m
* The 7.5m front SETBACK for a fee simple SINGLE DETACHED 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, HARD SURFACE				
** The 4m front SETBACK for a strata SINGLE DETACHED DWELLING shall apply only to the living area. A minimum SETBACK of 6m shall be provided for any GARAGE fronting onto the street				

(8) SITING

(a) DWELLING UNITS shall be sited a minimum of 15m from any golf course tee, fairway or driving range.

(b) Where more than 1 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.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) OUTDOOR RECREATION, SINGLE DETACHED DWELLING, MANUFACTURED HOME, MULTI-SECTION, TOWNHOUSE	10m
(b) APARTMENT	18
(c) TOURIST ACCOMMODATION (HOTEL)	30m
(d) COMMERCIAL OR INSTITUTIONAL	25m
(e) URBAN ANCILLARY USES	6m

(10) 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 "Campground Bylaw", as amended or replaced from time to time and shall be occupied by RECREATION VEHICLES only

(d) GENERAL COMMERCIAL uses shall be limited to:

(i) restaurant, banquet room, bar lounge

(ii) sale of:

(A) sporting goods

(B) groceries and pharmacy items

(C) jewelry

(D) shoes and clothing

(E) books and stationery

(F) gifts and souvenirs.

(iii) MEDICAL CLINIC

(iv) OFFICES and FINANCIAL INSTITUTIONS

(v) CHILD CARE FACILITY

(vi) PERSONAL SERVICES

(vii) BUSINESS SERVICES.

(e) VEHICLE ORIENTED COMMERCIAL uses shall be limited to:

(i) MOTOR VEHICLE service or repair, excluding body work and painting.

(f) INDOOR RECREATION

(g) An ACCESSORY DWELLING UNIT shall be limited to the following types:

(i) SECONDARY SUITE.

Review General Regulations for Additional Development Requirements

13.26 CD-26 (COMPREHENSIVE DEVELOPMENT-26) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) APARTMENT

(b) GENERAL COMMERCIAL

(c) SCHOOL

ANCILLARY USES

(d) ACCESSORY HOME OCCUPATION

(e) OFF-STREET PARKING

(f) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

(3) USE	(4) MINIMUM LOT AREA
(a) All uses	N/A

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH
(a) All uses	N/A

(4) DENSITY (MAXIMUM)

(a) APARTMENT 530 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) N/A

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS and STRUCTURES	0m	0m	0m	0m

(8) SITING

(a) APARTMENTS shall only be located above GENERAL, COMMERCIAL or SCHOOL uses.

(9) BUILDING HEIGHT MAXIMUM

USE	MAXIMUM BUILDING HEIGHT
(a) All BUILDINGS and STRUCTURES	25m

(10) SPECIAL REGULATIONS

(a) URBAN ANCILLARY USES shall be limited to

(i) The keeping of household PETS not exceeding 3 in number.

(b) A Housing Agreement must be registered against the certificate of title to the land to ensure the development remains as below market rental housing.

(c) OFF-STREET PARKING and OFF-STREET LOADING are not required for any uses within this ZONE.

(d) Bicycle Parking is not required for any uses within this ZONE.

(e) Storage lockers shall be required at a rate of 0.75 per unit. Storage lockers may be provided within any STOREY of the BUILDING.

(f) LANDSCAPING is not required for any uses within this ZONE.

(g) PRIVATE AMENITY AREAS and COMMON AMENITY AREAS are not required in this ZONE.

Review General Regulations for Additional Development Requirements

13.27 CD-27 (COMPREHENSIVE DEVELOPMENT-27) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) APARTMENT

(b) SMALL UNIT APARTMENT

(c) CULTURAL FACILITY

(d) GENERAL COMMERCIAL

ANCILLARY USES

(e) ACCESSORY HOME OCCUPATION

(f) OFF-STREET LOADING

(g) OFF-STREET PARKING

(h) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1000m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	25m	30m

(4) DENSITY (MAXIMUM)

(a) All uses — 340 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) OFF-STREET PARKING STRUCTURE — 100%

(b) All other uses — 50%

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) All BUILDINGS and STRUCTURES	3m	3m	3m	3m*
(b) OFF-STREET PARKING STRUCTURE not exceeding 3m above GRADE	0m	0m	0m	0m
*The setback may be reduced to 0m for the roof projection of an entrance feature.				

(8) SITING

(a) Parking and waste container facilities shall be located behind or under all uses so as to be screened from public areas.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) All uses	25m
(b) All Areas: rooftop enclosures for roof access stairs are not included in BUILDING HEIGHT determination provided that the area of such enclosures do not exceed 10% of the roof area	

(10) SPECIAL REGULATIONS

(a) GENERAL COMMERCIAL use shall specifically exclude:

(i) an AMUSEMENT CENTRE

(ii) an ADULT ENTERTAINMENT FACILITY within 1 km of any SCHOOL

(iii) BEVERAGE CONTAINER RETURN DEPOT

(iv) a PAWNBROKER, and

(v) THEATRE

(b) Non-RESIDENTIAL USES shall adhere to the following:

(i) Non-RESIDENTIAL USES must be located within a BUILDING or STRUCTURE with 3 or more DWELLING UNITS

(ii) Non-RESIDENTIAL USES must be included within any BUILDING or STRUCTURE within Area A (as indicated in "Appendix I – CD-27 ZONE Map")

(iii) Non-RESIDENTIAL USES use must be located within the STOREY(S) below an APARTMENT USE

(iv) Non-RESIDENTIAL USES are not permitted within Area B (as indicated in "Appendix I – CD-27 ZONE Map")

(c) URBAN ANCILLARY USES shall be limited to:

(i) gardening and recreational activities

(ii) household storage and maintenance

(iii) keeping of household PETS not exceeding 3 in number, and

(iv) OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE

(d) Notwithstanding Section 4.08 REGULATIONS APPLICABLE TO SPECIFIC ZONES:

(i) In lieu of a common amenity area, a contribution to a neighbourhood park in the Alma Avenue/Morton Road/Marie Avenue/Viola Street area as identified in the South Vedder Neighbourhood Plan is required to the satisfaction of the City

(e) Notwithstanding Section 4.09 FENCING, LANDSCAPING, SCREENING:

(i) pervious surfaces are not required

(ii) 9% of the overall LOT AREA shall be landscaped

(f) Notwithstanding Section 5.04 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS:

(i) 0.75 spaces per SMALL UNIT APARTMENT

(ii) 1 space per 1-bedroom APARTMENT unit over 51m^2

(iii) 1.5 spaces per APARTMENT unit with 2 or more bedrooms

(iv) 6 Type B – Short Term bicycle parking spaces for each APARTMENT BUILDING

(v) A right-of-way must be registered to the title of the property to permit public access through the private lane to the satisfaction of the City

(g) Notwithstanding Section 5.02 MINIMUM OFF-STREET LOADING SPACE REQUIREMENTS:

(i) 2 spaces for all non-RESIDENTIAL uses

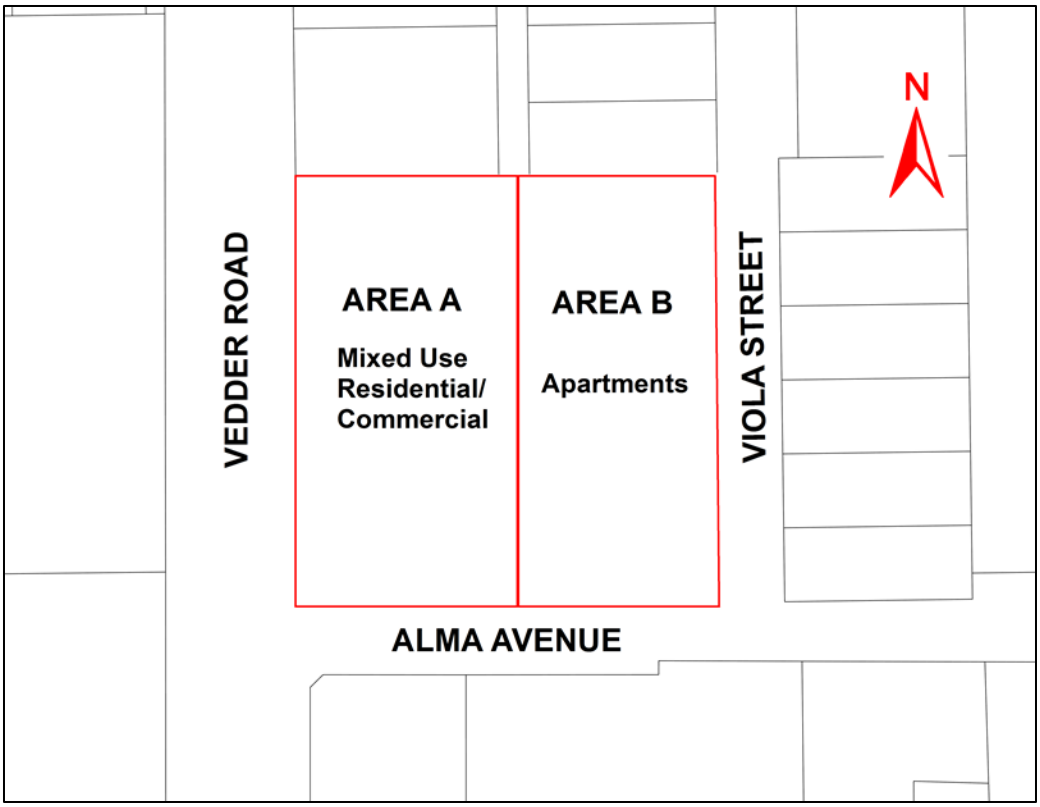
(h) A minimum of 50% of all new APARTMENT units must be built to the Adaptable Housing Standards of the BC Building Code

(i) A storage locker shall be provided for each APARTMENT unit

(j) A minimum of 2.75% of the APARTMENT units must include 3 or more bedrooms

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"Appendix I - CD-27 ZONE Map"



13.28 CD-28 (COMPREHENSIVE DEVELOPMENT-28) ZONE

(1) PERMITTED USES

PRINCIPAL USES

(a) APARTMENT

(b) SMALL UNIT APARTMENT

ANCILLARY USES

(c) ACCESSORY HOME OCCUPATION

(d) OFF-STREET LOADING

(e) OFF-STREET PARKING

(f) URBAN ANCILLARY USES

(2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	1000m^2

(3) LOT DIMENSIONS (MINIMUM)

USE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH
(a) All uses	25m	30m

(4) DENSITY (MAXIMUM)

(a) All uses — 360 DU per ha

(5) LOT COVERAGE (MAXIMUM)

(a) N/A

(6) FLOOR AREA RATIO (MAXIMUM)

(a) N/A

(7) SETBACKS (MINIMUM)

USE	FLL	RLL	ISLL	ESLL
(a) RESIDENTIAL USE	6m*	6m	6m	6m
(b) URBAN ANCILLARY USES	6m	1m	1m	4.5m
(c) Above GRADE OFF-STREET PARKING STRUCTURE	6m	0m	0m	4.5m
*The setback may be reduced to 3m for the roof projection of an entrance feature.				
Notwithstanding Section 4.07 REGULATIONS APPLICABLE TO SPECIFIC ZONES, the total linear projection into an interior or exterior side lot line setback shall not exceed 55%.				

(8) SITING

(a) Parking and waste container facilities shall be located behind or under all uses so as to be screened from public areas.

(9) BUILDING HEIGHT (MAXIMUM)

USE	MAXIMUM BUILDING HEIGHT
(a) RESIDENTIAL USE	25m

(10) SPECIAL REGULATIONS

(a) URBAN ANCILLARY USES shall be limited to:

(ii) the keeping of household PETS not exceeding 3 in number, and

(iii) OFF-STREET PARKING of licensed MOTOR VEHICLES in association with the RESIDENTIAL USE.

(b) A storage locker shall be provided for each APARTMENT unit. Notwithstanding Section 4.08 REGULATIONS APPLICABLE TO SPECIFIC ZONES, storage lockers may be provided within individual units.

(c) Notwithstanding Section 4.09 FENCING, LANDSCAPING, SCREENING, 15% of the overall LOT AREA shall have no impervious surfaces.

(d) Notwithstanding Section 5.04 MINIMUM OFF-STREET LOADING SPACE REQUIREMENTS, an OFF-STREET LOADING SPACE is not required.

(e) A minimum of 50% of all new APARTMENT units must be built to the Adaptable Housing Standards of the BC Building Code.

(f) A minimum of 5% of the APARTMENT units must include 3 or more bedrooms.

Review General Regulations for Additional Development Requirements

SECTION 14 - FORCE AND EFFECT

This bylaw shall come into force and effect on the date of its adoption.

Received first and second reading on the 4th day of August, 2020.

Public hearing held on the 18th day of August, 2020.

Received third reading on the 18h day of August, 2020.

Received Ministry of Transportation and Infrastructure approval on the 18th day of August, 2020.

Received adoption on the 18th day of August, 2020.

Subsequent Amendments	Description	Date of Adoption
"Zoning Bylaw Amendment Bylaw 2020, No. 5007"	CD-23 Zone "Land Use Plan"	October 6, 2020
"Zoning Bylaw Amendment Bylaw 2021, No. 5045"	Subsection 4.08 Amenity Area Standards, Section 5 Parking requirements	February 16, 2021
"Zoning Bylaw Amendment Bylaw 2021, No. 5046"	Section 2 Definitions, Section 5 Parking Requirements, Section 9 Commercial Zones, Section 11 New P7 Zone	February 16, 2021
"Zoning Bylaw Amendment Bylaw 2021, No. 5049"	Section 8 amendment to R1-C Zone maximum building height for residential uses from 10m to 8.5m	March 2, 2021
"Zoning Bylaw Amendment Bylaw 2021, No. 5020"	New CD-26 Zone	March 2, 2021
"Zoning Bylaw Amendment Bylaw 2021, No. 5084"	replacing land use map in CD-21 Zone	May 18, 2021
"Zoning Bylaw Amendment Bylaw 2021, No. 5088"	New C9 (Mid Rise Apartment Commercial) Zone	May 18, 2021
"Zoning Bylaw Amendment Bylaw 2021, No. 5096"	CD-22 Zone – Section 1, 9 and 10	June 15, 2021
"Zoning Bylaw Amendment Bylaw 2021, No. 5112"	R4 and R4A Zones	August 3, 2021
"Zoning Bylaw Amendment Bylaw 2021, No. 5118"	Section 13.09, paragraph 10 - Special Regulations	August 17, 2021
"Zoning Bylaw Amendment Bylaw 2021, No. 5139"	Short-Term Rental regulations in Section 2.01, 4.06 and 5.03	October 19, 2021
"Zoning Bylaw Amendment Bylaw 2021, No. 5124"	Insert a new R4-B Zone	November 2, 2021

Subsequent Amendments	Description	Date of Adoption
"Zoning Bylaw Amendment Bylaw 2021, No. 5144"	permit religious assembly as an ancillary use	November 2, 2021
"Zoning Bylaw Amendment Bylaw 2022, No. 5166"	permit School Use within the P6 Zone	January 18, 2022
"Zoning Bylaw Amendment Bylaw 2022, No. 5171"	include child care facilities as a permitted use to the RC Zone, remove retail sales/restaurant use	February 15, 2022
"Zoning Bylaw Amendment Bylaw 2022, No. 5204"	Farmers Markets and community events, housekeeping amendments	May 17, 2022
"Zoning Bylaw Amendment Bylaw 2022, No. 5225"	Garden Suites, AL Zone water requirements, implementation concerns	July 19, 2022
"Zoning Bylaw Amendment Bylaw 2022, No. 5235"	housekeeping, R1-A Zone amendments for Yarrow Neighbourhood Plan	September 20, 2022
"Zoning Bylaw Amendment Bylaw 2022, No. 5253"	M5 Zone, 43645 Industrial Way	January 10, 2023
"Zoning Bylaw Amendment Bylaw 2023, No. 5288"	Text Amendments – New Definitions – Cannabis Consumption Spaces and Tradesperson	May 2, 2023
"Zoning Bylaw Amendment Bylaw 2023, No. 5330"	Text Amendments: Section 4.06 – Rural and Urban ancillary uses; CS2 Zone; M2 Zone; and CD-10 Zone	August 1, 2023
"Zoning Bylaw Amendment Bylaw 2023, No. 5367"	Text Amendments – R9 Zone- "club or lodge" and off-street parking requirements	December 19, 2023
"Zoning Bylaw Amendment Bylaw 2024, No. 5385"	Text Amendments - Definitions, Sections 4.06, 4.09, and 5.03, AL, AU, CD-9, and CD-12 Zones	April 16, 2024
"Zoning Bylaw Amendment Bylaw 2024, No. 5392"	Text Amendments – CD-24 Zone – 45495 Campus Drive	May 21, 2024
"Zoning Bylaw Amendment Bylaw 2024, No. 5395"	Text Amendments – Small-scale, multi-unit housing and maximum building height	June 18, 2024
"Zoning Bylaw Amendment Bylaw 2024, No. 5400"	Text Amendments – RS-FHA (Flood Hazard Area) Zone	July 2, 2024

Subsequent Amendments	Description	Date of Adoption
"Zoning Bylaw Amendment Bylaw 2024, No. 5426"	New CD-27 (Comprehensive Development-27) Zone	March 11, 2025
"Zoning Bylaw Amendment Bylaw 2025, No. 5476"	Text Amendments – R9 Zone	June 3, 2025
"Zoning Bylaw Amendment Bylaw 2025, No. 5488"	Text Amendments – update relevant regulations to align with updated form and character design guidelines	July 15, 2025
"Zoning Bylaw Amendment Bylaw 2025, No. 5502"	New CD-28 (Comprehensive Development-28) Zone	September 2, 2025
"Zoning Bylaw Amendment Bylaw 2025, No. 5508"	Text Amendments – R6 Zone – Special Regulations	September 16, 2025
"Zoning Bylaw Amendment Bylaw 2025, No. 5510"	Text Amendments – multiple zones	December 2, 2025
"Zoning Bylaw Amendment Bylaw 2025, No. 5527"	Text Amendments - Section 4, Section 5, CD-12 Zone, R1-A Zone	January 20, 2026
"Zoning Bylaw Amendment Bylaw 2026, No. 5533"	Text Amendments – Section 4, Section 8 and Section 9	February 17, 2026
"Zoning Bylaw Amendment Bylaw 2026, No. 5530"	Text Amendments – CD-16 Zone	March 17, 2026
"Zoning Bylaw Amendment Bylaw 2026, No. 5545"	Text Amendments – C9 Zone	April 7, 2026
"Zoning Bylaw Amendment Bylaw 2026, No. 5561"	Text Amendments – Trades School definition and use – multiple zones	July 7, 2026