

SECTION 2

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 have a maximum GROSS FLOOR AREA of 100 m² and a maximum HEIGHT of 6.5m or as specified in the ZONE;~~

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

SECTION 2

- (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;

SECTION 2

- (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

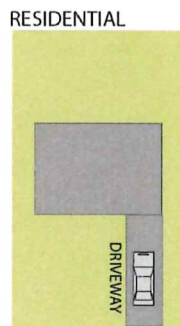
means a relatively long and slim strip of land, with a minimum width of 6m and a maximum width of 10m along the FRONTAGE, to provide legal and practical access to a HIGHWAY from that portion of the same LOT on which the BUILDING area is located where such property existed prior to adoption of CITY "Zoning Bylaw 2020, No. 5000", as amended or replaced from time to time;

PARK MODEL TRAILER

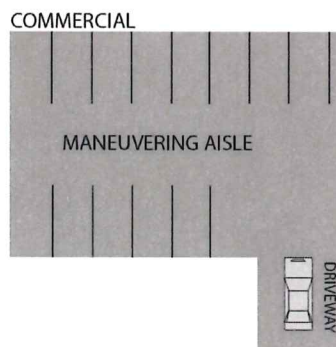
means a STRUCTURE manufactured as a recreational unit, ~~for seasonal use~~, designed to be towable on its own chassis and sited without requiring a FOUNDATION. Such STRUCTURE shall meet current CSA Z241 requirements; shall not exceed 50m² GROSS FLOOR AREA; shall have a width greater than 2.6m in the 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;



PARKING IN DRIVEWAY PERMITTED



PARKING IN DRIVEWAY/ MANEUVERING AISLE NOT PERMITTED

PAWNBROKER

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

SECTION 2

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
- ~~(b)(c)~~ _____ MINOR UTILITY
- ~~(c)(d)~~ _____ Utility company works yard
- ~~(d)(e)~~ _____ Cemetery
- ~~(e)(f)~~ _____ ANIMAL POUND
- ~~(f)(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;

SECTION 2

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 2km² or more;

ZONE

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

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 subject to the *Agricultural Land Commission Act* and ALR Regulations, an ADU is limited to a SECONDARY SUITE within the principal residence.

(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).

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

(f)(g) 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.
- (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

SECTION 4

- (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 100m² of GROSS FLOOR AREA. Where the use occupies a BUILDING other than a DWELLING UNIT, the area so used shall not exceed 100m² 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 ~~RECREATIONAL~~ RECREATION VEHICLE owned by a resident of the property
 - (III) the OFF-STREET PARKING of no more than 2 commercial trailers
 - (F) the storage of CONTRACTORS EQUIPMENT

(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 ~~RECREATIONAL~~ RECREATION VEHICLE owned by a resident of the property
 - (F) the storage of CONTRACTORS EQUIPMENT provided such equipment is contained within an enclosed BUILDING with continuous view obstructing walls and doorways
 - (G) URBAN BEEKEEPING.

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 required 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

SECTION 5

(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.

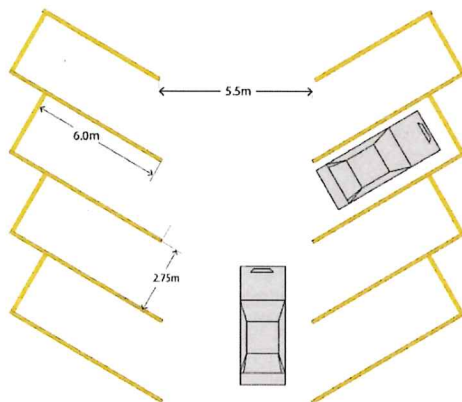
(4) DEVELOPMENT AND MAINTENANCE STANDARDS

(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.

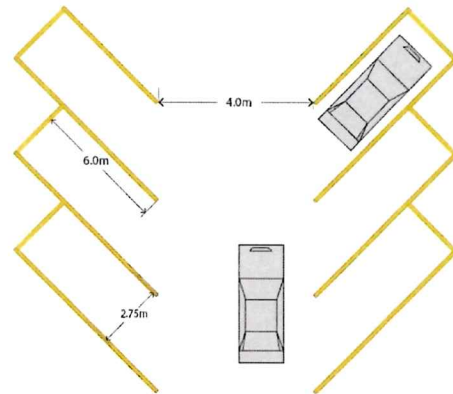
(b) Minimum OFF-STREET PARKING SPACE sizes

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 (all uses)	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

SECTION 5

- (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 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-(240-volts) 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/FAMILY DWELLING or DUPLEX.
- (b) Energized outlets capable of delivering Level 2-(240-volts) 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-(240-volts) 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-(240-volts) 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-(240-volts) 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

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, 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	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 4000m²
 - (ii) Additional RESIDENTIAL USE 1000m²

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 <u>DEPTH</u> <u>AREA</u>
(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 30m² 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.				

8.14 R8 (SUPPORTIVE HOUSING) ZONE

(1) PERMITTED USES

PRINCIPAL USES

- ~~(a)~~ **APARTMENT**
- ~~(b)(a)~~ GENERAL COMMERCIAL
- ~~(c)(b)~~ SLEEPING UNIT
- ~~(d)(c)~~ SCHOOL
- ~~(e)(d)~~ SUPPORTIVE HOUSING

ANCILLARY USES

- ~~(f)(e)~~ ACCESSORY DWELLING UNIT
- ~~(g)(f)~~ ACCESSORY HOME OCCUPATION
- ~~(h)(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~~**APARTMENT** 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	RLI	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.