

**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)**

## 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

~~(x)~~(y) TRADESPERSON

~~(y)~~(z) U-Brew and U-Vin

~~(z)~~(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;

**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;

**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;

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.



~~(h)(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

- (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.

~~(c) Pedestrian Pathways~~

- ~~(i) a SIDEWALK, HARD SURFACE is required for all multi-unit developments, bare land strata or BUILDING strata development in accordance with the following:
  - ~~(A) provide access from the public HIGHWAY or public sidewalk to each DWELLING UNIT, including a SINGLE DETACHED DWELLING UNIT or a DUPLEX in a bare land strata development, the FRONTAGE of a TOWNHOUSE, or the main entrance of an APARTMENT BUILDING~~
  - ~~(B) minimum width of 1.5m~~
  - ~~(C) defined separately from any roadways, driveways, parking LOTS, MANEUVERING AISLES, PARKING SPACES by curbing.~~~~

~~(d)(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<sup>2</sup> plus an additional 5m<sup>2</sup> per DWELLING UNIT
  - (B) the minimum dimension of not less than 6m and a minimum contiguous area no less than 200m<sup>2</sup>
  - (C) have a grade of 3% or less.
- (ii) Shall be unenclosed areas free, common and readily accessible to all tenants 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) no area so used shall be located within 5m of any window serving a DWELLING UNIT
    - (IV) areas so used shall have a minimum dimension of 3m.

~~(e)(d)~~ Outdoor COMMON AMENITY AREAS

- (i) Shall be unenclosed areas free, common and readily accessible to all tenants 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) no area so used shall be located within 5m of any window serving a DWELLING UNIT
  - (IV) areas so used shall have a minimum dimension of 3m.

~~(f)~~(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.

~~(g)~~(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<sup>2</sup> 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<sup>2</sup> 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, in association with a TOWNHOUSE or APARTMENT RESIDENTIAL USE, 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

~~(h)~~(g) \_\_\_\_\_ Storage Lockers, where required in association with an APARTMENT RESIDENTIAL USE, shall be conveniently located and directly accessible or accessible by elevator from either the ground floor or parking level entrance, and shall have the following minimum dimensions:

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

**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, 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 BC Landscaping Standard.
- ~~(iv) 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.~~
- (c) LANDSCAPING FOR COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DEVELOPMENT
  - (i) LANDSCAPING shall be required for properties that have a minimum of 2000m<sup>2</sup> 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 BC Landscaping 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,

INDUSTRIAL USE	MINIMUM PARKING REQUIREMENT
ACCESSORY OFFICE AND SALES, SPECIALIZED CRAFT MANUFACTURING	1 space per 40m <sup>2</sup> GROSS FLOOR AREA
WAREHOUSE, GENERAL MANUFACTURING, HEAVY INDUSTRY, RESOURCE USE, INDUSTRIAL SALVAGE, SPECIAL INDUSTRY, UTILITY SERVICE	1 space per 150m <sup>2</sup> GROSS FLOOR AREA
<del>SERVICE INDUSTRIAL</del> TRADESPERSON, RESEARCH AND DEVELOPMENT LABORATORY	1 space per 60m <sup>2</sup> GROSS FLOOR AREA
<del>SERVICE INDUSTRIAL</del> , LIGHT MANUFACTURING, FOOD PROCESSING, AIRPORT INDUSTRIAL	1 space per 100m <sup>2</sup> 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 <sup>2</sup> GROSS FLOOR AREA
MEDICAL FACILITY, SPECIALIZED MEDICAL SERVICE	1 space per 90m <sup>2</sup> GROSS FLOOR AREA
SCHOOL (ELEMENTARY)	2 spaces per classroom 1 space per 20m <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> 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 <sup>2</sup> GROSS FLOOR AREA for OFFICES
RELIGIOUS ASSEMBLY	1 space per 10m <sup>2</sup> GROSS FLOOR AREA



## 10.01 M1 (LIGHT INDUSTRIAL) ZONE

### (1) PERMITTED USES

#### PRINCIPAL USES

- (a) FOOD PROCESSING
- (b) LIGHT MANUFACTURING
- (c) RESEARCH AND DEVELOPMENT LABORATORY

#### (d) TRADESPERSON

~~(d)~~(e) \_\_\_\_\_ WAREHOUSING

#### ANCILLARY USES

~~(e)~~(f) \_\_\_\_\_ ACCESSORY DWELLING UNIT

~~(f)~~(g) \_\_\_\_\_ ACCESSORY HOME OCCUPATION

~~(g)~~(h) \_\_\_\_\_ ACCESSORY OFFICE AND SALES

~~(h)~~(i) \_\_\_\_\_ CONVENIENCE COMMERCIAL

~~(i)~~(j) OFF-STREET LOADING

~~(j)~~(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



## 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

~~(e)~~(f) WAREHOUSING

#### ANCILLARY USES

~~(f)~~(g) ACCESSORY DWELLING UNIT

~~(g)~~(h) ACCESSORY OFFICE AND SALES

~~(h)~~(i) ACCESSORY HOME OCCUPATION

~~(i)~~(j) CONVENIENCE COMMERCIAL

~~(j)~~(k) DISPLAY YARD

~~(k)~~(l) OFF-STREET LOADING

~~(l)~~(m) OFF-STREET PARKING

~~(m)~~(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

### 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

~~(f)~~(g) WAREHOUSING

##### ANCILLARY USES

~~(g)~~(h) ACCESSORY OFFICE AND SALES

~~(h)~~(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) 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

## 13.12 CD-12 (COMPREHENSIVE DEVELOPMENT-12) ZONE

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### (1) PERMITTED USES

#### PRINCIPAL USES

- (a) LIGHT MANUFACTURING
- (b) FOOD PROCESSING
- (a) GENERAL MANUFACTURING
- (b) RESEARCH AND DEVELOPMENT LABORATORY
- (c) SERVICE INDUSTRIAL
- (d) CONVENIENCE COMMERCIAL
- (e) GENERAL COMMERCIAL
- (f) TOURIST ACCOMMODATION

#### (g) TRADESPERSON

- ~~(g)~~(h) VEHICLE ORIENTED COMMERCIAL
- ~~(h)~~(i) WAREHOUSING

#### ANCILLARY USES

- ~~(i)~~(j) ACCESSORY OFFICE AND SALES
- ~~(j)~~(k) OPEN STORAGE
- ~~(k)~~(l) ACCESSORY DWELLING UNIT
- ~~(l)~~(m) ACCESSORY HOME OCCUPATION
- ~~(m)~~(n) OFF-STREET PARKING
- ~~(n)~~(o) OFF-STREET LOADING

### (2) LOT AREA (MINIMUM)

USE	MINIMUM LOT AREA
(a) All uses	2000m <sup>2</sup>

### (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