



Bylaw 4832

Contents

User Guide	3
Schedule of Amendments.....	7
1. Title	8
2. Repeal of Bylaws	8
3. Administration	8
4. Definitions	11
5. Establishment of <i>Zones</i>	26
A1 – AGRICULTURE	28
FD – FUTURE DEVELOPMENT.....	30
RR1 – RURAL RESIDENTIAL.....	31
RR2 – SEMI RURAL RESIDENTIAL	33
R1 – SINGLE <i>FAMILY</i> RESIDENTIAL	34
R2 – ONE AND TWO <i>FAMILY</i> RESIDENTIAL	35
R3 – SMALL <i>LOT</i> SINGLE <i>FAMILY</i> RESIDENTIAL	37
RM1 – LOW DENSITY MULTIPLE <i>FAMILY</i> RESIDENTIAL	38
RM2 – MEDIUM DENSITY MULTIPLE <i>FAMILY</i> RESIDENTIAL	40
RM3 – HIGH DENSITY MULTIPLE <i>FAMILY</i> RESIDENTIAL.....	42
MH1 – MOBILE AND MODULAR HOMES	44
C1 – NEIGHBOURHOOD COMMERCIAL	46
C2 – GENERAL COMMERCIAL.....	48
C3 – SERVICE COMMERCIAL	50
C4 – HIGHWAY COMMERCIAL	52
C5 – TRANSITIONAL OFFICE	55
C6 – GAMING CENTRE.....	56
C7 – CORE BUSINESS	57
C8 – COMMERCIAL RECREATION	60
C9 – COMMERCIAL GUEST HOUSE.....	61
M1 – LIGHT INDUSTRY	62
M2 – MEDIUM INDUSTRY	64
M3 – HEAVY INDUSTRY	66
M4 – UTILITIES	67
P1 – INSTITUTIONAL.....	68
P2 – PARKS AND RECREATION	70
W1 – WATERFRONT COMMERCIAL	71
W2 – WATERFRONT INDUSTRIAL.....	73
6. General Regulations	74
7. Parking and Loading Regulations	88
Schedule A: Zoning Map	96
Schedule B: Permitted <i>Uses</i> By <i>Zone</i>	97

The following sections “User Guide”, “Using the Port Alberni Zoning Bylaw” and “Port Alberni Zoning Bylaw Format” are intended for information only and do not form part of the City of Port Alberni Zoning Bylaw 4832, 2014.

User Guide

The City of Port Alberni’s Zoning bylaw has a number of purposes:

1. For the City, it provides the regulations for land *use* and helps the community develop according to its values and goals, as contained in the Official Community Plan and other plans that have been adopted by Council.
2. For Port Alberni residents, it provides a level of comfort about what types of activities (land *uses*) and *structures* (types of housing or other *buildings*) might occur in their neighbourhood.
3. For developers, it provides a tool for identifying where specific projects might be welcome, based on the proposed *use*. It also provides information about what conditions must be met to get approval for projects, things like maximum *building* heights, and so on.
4. For other levels of government, it specifies conditions in relation to their areas of concern. For example, the Ministry of the Environment is concerned about stream setbacks, and the Transportation Ministry is concerned about highway setbacks, and so on.

In addition to observing the zoning bylaw, any development within the City of Port Alberni must also respect other City bylaws, as well as any applicable Acts and regulations of the Province of British Columbia and Government of Canada.¹ It is up to the individual to ensure that relevant laws are observed.

Zoning bylaws always include certain sections:

- Administration – how the bylaw can be changed or enforced
- Definitions – to be clear on exactly what is meant by certain words *used* in the bylaw
- Regulations for each *zone* – including permitted *uses*, density (how much development can take place on a particular *lot*), *lot* coverage, setbacks, and anything else that might be appropriate. The provisions for commercial and industrial areas are different than for housing areas or for institutional *uses* or for parks
- General regulations – that apply everywhere in the City, and are not specific to a particular *zone*

¹ Users of this bylaw in regard to the zoning of lands in the City of Port Alberni are advised that they may also need to be knowledgeable of the requirements of the following legislation: *Land Title Act, Local Government Act, Strata Property Act, BC Building Code, BC Fire Code, Real Estate Act, Agricultural Land Reserve Act, City of Port Alberni Parking Bylaw, City of Port Alberni Animal Control Bylaw, City of Port Alberni Building Bylaw, City of Port Alberni Floodplain Bylaw, City of Port Alberni Official Community Plan Bylaw, City of Port Alberni Subdivision Bylaw, and so on.*

- Rules about parking and loading *zones* – to make sure enough space is available, to take these functions off the *street*
- Zoning map – showing the zoning of individual properties.

Regardless of whether you own, rent, or invest in Port Alberni, zoning affects you. As the most direct method for controlling land *use*, zoning determines what you can *use* your property for, as well as how your neighbour can *use* his or her property. Zoning impacts development in your community by identifying whether or not a corner store can be located in your neighbourhood, or how high the house across from you can be. By reviewing the City's Zoning Bylaw and Official Community Plan, you can gain a clearer understanding of the form and type of development and *uses* that may occur on specified parcels and within your neighbourhood.

Using the Port Alberni Zoning Bylaw

1. Determining Zoning and Regulations for a Specific Parcel

1. To determine regulations applicable to a specific parcel, you must first find the parcel on the Zoning Bylaw Map (Schedule A). The map will show the zoning that applies to the parcel.
2. Look up the corresponding regulations. Start with the *Zones* (PART 5). The *zone* description identifies what *uses* are permitted and contains most standards that apply.

2. Developing a Specific Parcel (Subdivision or Change of Use)

1. To determine regulations applicable to a specific parcel, you must first find the parcel on the Zoning Bylaw Map. The map will show the zoning that applies to the parcel.
2. Look up the corresponding regulations. Start with the *Zones* (PART 5). The *zone* description identifies what *uses* are permitted and contains most standards that apply. These development regulations can help guide the preparation of a subdivision and/or development plan.
3. Check the General Regulations (PART 6) to see if there are any regulations that apply to your plan, and check the Parking and Loading Regulations (PART 7) to see whether your plan will change the amount of parking required.
4. If your proposal relates to a mixed *use*, commercial, industrial, or multi-*family* development, you must refer to the City of Port Alberni's Development Permit Guidelines. A Development Permit Application will be required. For subdivision, check the Subdivision Bylaw.
5. Review PART 3 for additional information on how to apply the regulations to your specific parcel.
6. Discuss your proposed development with the City Planner.

3. Determining Where a Specific Use May Locate

1. To determine where a specific *use* may locate, you must first find out in which *zones* that specific *use* is permitted. Permitted *uses* are either principal *uses* (the main type of *use* of

- the property), or accessory (only permitted in support of a principal *use*). *Use* the table in Schedule B to identify the *zones* where the *use* is permitted.
2. Review the *zones* (found in PART 5) identified in Step 1, to determine the most appropriate *zone*. Your choice will be influenced by where a particular *zone* is located, and how compatible the development regulations are with your proposal.
 3. Check the General Regulations to see if there are additional regulations that apply to your proposed *use*.
 4. Discuss your idea with the City Planner.

If you require assistance with the Zoning Bylaw, please call or visit the City of Port Alberni's Planning Department. The current version of the Zoning Bylaw, including all updates, is available at City Hall.

Port Alberni Zoning Bylaw Format

Outline. The City of Port Alberni's Zoning Bylaw follows a simple layout intended to facilitate its *use*. Major divisions within the Zoning Bylaw are called "Sections." The divisions in the Zoning Bylaw are shown below.

5. Section

5.5 Subsection

5.5.1 Paragraph

(a) Sub-paragraph

(i) Sub-sub paragraph

References in the Port Alberni Zoning Bylaw. To reference a section of the Bylaw, start with the Section number and continue down to the appropriate level for the reference. Alternatively, it is appropriate to reference a portion of the Zoning Bylaw as, for example, Section 5.5.1(a) ...

Referencing Other Documents. When reference is made to a separate document outside of the City of Port Alberni's Zoning Bylaw, the referenced document's name is in italics, such as *Local Government Act*.

Definitions. The Port Alberni Zoning Bylaw has been written as plainly as possible and the meaning is intended to be clear. However, because it is also a statutory document and because of the need for terms with specific meanings, the Bylaw also provides guidance on how specific terms are *used*. Words with a definition in the Zoning Bylaw are also italicized.

Amendments to the Port Alberni Zoning Bylaw. From time to time, the Zoning Bylaw is amended by Council. The regulations related to the amendment process can be found in Section 3.2 of this bylaw. When the bylaw is amended, the changes are made to the text of the bylaw, and/or the map, and shown with a small notation. A complete list of amendments can be found at the front of the bylaw.

Official Version of the Zoning Bylaw. The City of Port Alberni occasionally consolidates and updates the Zoning Bylaw and posts it on the Port Alberni website to make this information more easily available. However, the official version of the Zoning Bylaw and amendments are located at City Hall. This version of the Zoning Bylaw should be consulted in all cases where a certified version of the Bylaw is required. In cases of disagreement, the official version will prevail.

If you require assistance with the Port Alberni Zoning Bylaw, please call or visit the City of Port Alberni's Planning Department.

Schedule of Amendments

As the Zoning Bylaw is amended, this space will be *used* to record those amendments.

CITY OF PORT ALBERNI

PORT ALBERNI ZONING BYLAW 2014

BYLAW NO. 4832

WHEREAS the *Local Government Act* of the Province of British Columbia authorizes a local government to enact bylaws, pursuant to the provisions of Sections 903 and 904 related to Zoning Bylaws, which divides the municipality into *zones* and which sets regulations for each *zone*;

WHEREAS persons who deem their interest in property affected by this Bylaw have, before the passage hereof, been afforded an opportunity to be heard on the matters contained herein before the Council of the City of Port Alberni, all in accordance with the requirements of the *Local Government Act*, including Sections 890 and 891 related to the holding of public hearings for Zoning Bylaws;

WHEREAS one of the principal purposes of this Bylaw is to guide the natural growth of the municipality in a systematic and orderly way for the ultimate benefit of the community as a whole by ensuring that the various *uses* made of land and *structures* in the municipality develop in proper relationship to one another;

NOW THEREFORE BE IT RESOLVED that the Council of the City of Port Alberni, in open meeting assembled, HEREBY ENACTS AS FOLLOWS:

1. Title

This bylaw may be cited for all purposes as the "Port Alberni Zoning Bylaw 2014", Bylaw No. 4832, hereinafter referred to as the "Bylaw."

2. Repeal of Bylaws

Bylaw No. 4395, cited as the "Port Alberni Zoning Bylaw 1998," and all amendments thereto are hereby repealed.

3. Administration

NOTE: Diagrams are provided for illustration purposes only in this Bylaw.

NOTE: See Section 5 for *zone* abbreviations and *zone* groupings, as referenced throughout the bylaw.

3.1 Application

3.1.1

This Bylaw shall be applicable to all land, *buildings* and *structures*, including the surface of water, within the City of Port Alberni.

- 3.1.2 No *building, structure* or *use* shall be located, constructed, altered or expanded except as is provided for in this Bylaw.
- 3.1.3 This Bylaw shall not relieve any person from complying with other Bylaws and legislation that are relevant to the development or *use* of land.

3.2 Amendments to the Bylaw

- 3.2.1 Any person applying to have this Bylaw amended, whether a text or a zoning map amendment or both, shall apply in writing *using* the prescribed form, describing the proposed change, providing reasons in support of such application, and any additional information required for application review and assessment.
- 3.2.2 Where an application to amend this Bylaw has been refused no application the same as or similar to the refused amendment shall again be considered by *Council* for six (6) months after the date of refusal.

3.3 Bylaw Administration

This Bylaw is administered by officers, employees, and *agents* of the City of Port Alberni.

3.4 Enforcement and Inspection

Officers, employees, and *agents* of the City of Port Alberni are hereby authorized to:

- 3.4.1 Enforce this Bylaw and carry out inspections regarding the *use* and occupancy of *buildings* and property;
- 3.4.2 Enter upon any property or premises, at all reasonable times, to ascertain whether the provisions of this Bylaw are being complied with; and
- 3.4.3 Give notice to the owner of any property directing the owner or occupant to correct any condition which constitutes a violation of this Bylaw.

3.5 Contravention

Every person who violates any of the provisions of the Bylaw, or who acts or suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this Bylaw, or who neglects to do or refrains from doing anything required to be done under the provisions of this Bylaw shall be deemed to be guilty of an infraction of this Bylaw.

3.6 Penalties

Every person guilty of an infraction of this Bylaw shall be liable on summary conviction to a penalty not exceeding two thousand dollars (\$2,000) for each infraction or offence. Each day that a violation or infraction exists or is permitted to exist shall constitute a separate offence under this Bylaw.

3.7 Permits and Licences

No permit or licence shall be issued for a *building, structure, or use* which violates any of the provisions of this bylaw.

3.8 Severability

If any section, subsection, sentence or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw or the validity of the Bylaw as a whole.

3.9 Interpretation of Permitted Uses

3.9.1 No lands, *buildings*, or *structures* in any *zone* shall be *used* by the owner, occupier, or any other person for any *use*, except one which is provided in this Bylaw as being specifically permitted for the *zone* in which it is located.

3.10 Non-conformity

3.10.1 Non-conforming *uses* and siting are permitted in accordance with the provisions of the *Local Government Act*.

3.10.2 Minimum *lot* sizes and minimum *frontage* requirements are set out for the purposes of subdivision only. Any *lot* existing prior to the adoption of this Bylaw which, at the time of adoption of this Bylaw, fails to meet the minimum *lot* size and *frontage* requirements of a *zone* as set out in this Bylaw, shall not, by reason thereof, be deemed to be non-conforming or unlawful. However, any *use* of the *lot* shall comply with the regulations specified for the *zone* in which it is located.

3.11 Siting, Size, and Shape

No *building* or *structure* shall be constructed, reconstructed, altered, moved, or extended by the owner, occupier, or any other person so that it contravenes the requirements, as provided in this Bylaw, for the *zone* in which it is located, unless a variance has been granted for the same.

3.12 Measurement Discrepancies

If there is any discrepancy in this Bylaw between the metric and imperial measures for a given item, the metric value shall be considered the correct value for such item.

3.13 Variances

Variances to this Bylaw may be granted

3.13.1 By the Board of Variance, in accordance with the provisions of the *Local Government Act*.

3.13.2 By *Council* through the issuance of temporary *use* permits, in accordance with the *Local Government Act*.

3.13.3 By *Council* through the issuance of development variance permits, in accordance with the *Local Government Act*.

3.13.4 By *Council* through the issuance of development permits, in accordance with the *Local Government Act*.

4. Definitions

In this Bylaw unless the context otherwise requires:

ACCESS AISLE	means a travelling lane in a parking area or <i>parking lot</i> which is immediately adjacent to a <i>parking space</i> , is <i>used</i> for and/or is necessary for turning, backing, or driving forward a motor vehicle into such <i>parking space</i> but is not <i>used</i> for the parking or storage of motor vehicles.
ACCESSORY BUILDING	means a <i>building</i> , the <i>use</i> of which is customarily ancillary, subordinate to and exclusively devoted to that of a principal <i>building</i> situated on the same <i>lot</i> or the <i>principal use</i> being made of the <i>lot</i> .
ACCESSORY USE	means a <i>use</i> which customarily is ancillary, subordinate to and exclusively devoted to a principal <i>building</i> , or <i>use</i> of a principal <i>building</i> , or a <i>principal use</i> on the <i>lot</i> upon which such <i>accessory use</i> is located.
ACCESSIBLE	means the design and construction of <i>buildings</i> in a manner to make them <i>accessible</i> and useable by persons with special needs and including features which are complementary to the BC <i>Building Code</i> .
ADULT NOVELTY	means toys of a sexual nature, intended only for adult <i>use</i> .
ADULT RETAIL STORE	means the <i>use</i> of premises to display or <i>retail</i> either or both of the following: <ul style="list-style-type: none"> • <i>Adult novelties</i> • <i>Drug paraphernalia</i>.
AGENTS	means those professionals or tradespeople under contract to the City of Port Alberni with responsibility for administration of the zoning bylaw.
AGRICULTURE	means the <i>use</i> of land, <i>buildings</i> and <i>structures</i> for growing, rearing, and harvesting agricultural products or raising <i>livestock</i> . <i>Agriculture</i> includes processing crops grown on the land, horticulture, storing and repairing farm equipment <i>used</i> on the land, and other related <i>uses</i> including greenhouses. In the context of this Bylaw, <i>agriculture</i> also includes aquaculture, horticulture, and <i>forest management use</i> but excludes marihuana growing, the operation of feedlots, fur farms, piggeries, <i>poultry</i> farms, and slaughterhouses.
AGRICULTURE USE, INTENSIVE	means " <i>Intensive Agriculture</i> " as defined in Section 915(1) of the <i>Local Government Act</i> : for example, the confinement of <i>poultry</i> , <i>livestock</i> or fur bearing animals, or the growing of mushrooms.
AMUSEMENT ESTABLISHMENT	means premises that are <i>used</i> as billiard and pool halls, bingo halls, bowling alleys, or premises in which three or more <i>amusement machines</i> are placed provided or kept for the purpose of gain or profit of the operator.

AMUSEMENT MACHINE	means a machine on which mechanical, electrical, automatic or computerized games are played for amusement or entertainment and for which a coin or token must be inserted or a fee charged for <i>use</i> .
ARTIST'S STUDIO	means a work space for artists, artisans, craftspeople, including persons engaged in the application, teaching, or performance of fine arts such as but not limited to drawing, dance, vocal or instrumental music, painting, photography, sculpture, and writing. May include the accessory sale of art produced on the premises.
ASSEMBLY	means <i>use</i> of a <i>building</i> or <i>structure</i> for the gathering or meeting of persons for charitable, philanthropic, cultural, political, educational or other similar purpose.
ASSEMBLY, CULTURAL AND RECREATIONAL FACILITIES	means facilities such as armories, art galleries, auditoriums, bowling greens, community centres, cultural centres, curling rinks, gymnasiums, meeting halls, museums, libraries, skating rinks and arenas, stadiums, swimming pools and tennis courts.
AUTOMOBILE OR BOAT SALES OR RENTAL LOT	means an open area <i>used</i> for the display, sales or rental of new or <i>used</i> passenger motor vehicles, boats, mobile-homes, or trailers in operable condition, and where no repair work is done except incidental repair of vehicles.
AUTOMOTIVE SALES, REPAIR AND SERVICING	means automotive supply stores, car washes, motor vehicle dealers, motor vehicle rental <i>lots</i> , motor vehicle repair shops, tire, battery, and automotive accessory stores.
AUTOMOBILE WRECKING YARD	means an open area where motor vehicles are disassembled, dismantled or junked or where vehicles not in operable condition or <i>used</i> parts of motor vehicles are stored.
BASEMENT	means that portion of a <i>building</i> between two floor levels, the lower of which is partly underground, but which has at least one half of its height from finished floor to finished ceiling above adjacent finished <i>grade</i> as determined by the <i>Building Inspector</i> .
BED AND BREAKFAST	means the <i>use</i> of part of a single <i>family dwelling</i> for the accommodation of paying overnight transient guests and where breakfast is the only meal which may be served.
BOARDING and LODGING	means a <i>dwelling</i> in which more than 2 <i>sleeping units</i> are rented, with or without meals being provided, to more than 2 and not exceeding 15 persons, other than members of the <i>family</i> of the tenant or owner.
BUILDING	means a <i>structure</i> , which is designed, erected or intended for the support, enclosure, or protection of persons or property. When a <i>structure</i> is divided by <i>party walls</i> located upon <i>lot</i> lines, then each portion of such <i>structure</i> shall be deemed to be a separate <i>building</i> .

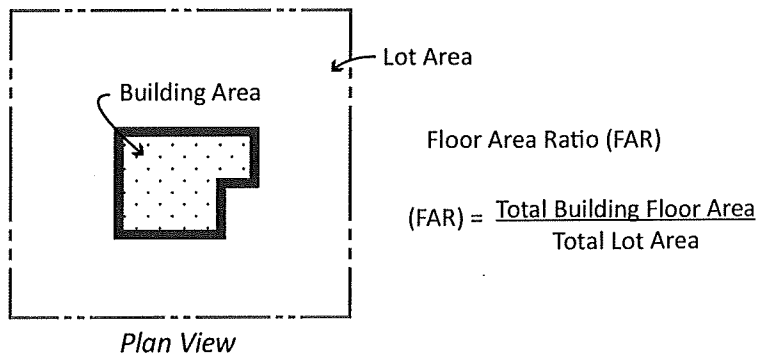
BUILDING, FRONT LINE OF	means the furthest extending portion of the <i>building</i> which faces the front line of the <i>lot</i> .
BUILDING INSPECTOR	means the Building Inspector of the City of Port Alberni.
BUILDING, REAR LINE OF	means the furthest extending portion of the <i>building</i> which faces the rear line of the <i>lot</i> .
BUILDING, TEMPORARY	<p>means and includes:</p> <ol style="list-style-type: none"> (1) Any <i>building</i> (except a garage or other <i>accessory building</i>) not having its exterior walls supported on continuous concrete or masonry foundation or walls. (2) Notwithstanding clause (1) above, a <i>temporary building</i> shall also include boat shelters, bunkhouses, skid shacks, huts, tents, trailers, custom built mobile units or any other similar type of portable <i>building</i> or <i>structure</i>, whether or not the same be placed on foundations or affixed to the land in any way. <p>A <i>temporary building</i> shall not be construed to include permanent prefabricated residential <i>dwelling</i>s, industrial, warehouse or <i>storage buildings</i> which conform to the construction standards specified in the <i>Building Bylaw</i>.</p>
CAMPGROUND	means a site operated and occupied for part of the year only as temporary accommodation for short term, transient holiday makers in <i>recreational vehicles</i> , wheeled trailers or tents. A <i>campground</i> does not include mobile-home park, <i>motel</i> , <i>hotel</i> , or <i>motor hotel</i> .
CAMPING SITE	means a part of a <i>campground</i> where one wheeled trailer, <i>recreational vehicle</i> , or tent is intended to be located.
CARTAGE AND DELIVERY	means <i>use</i> of a <i>building</i> or <i>structure</i> by businesses engaged in local trucking, parcel delivery, and similar operations, but excludes the operation of freight trucking terminals.
CELLAR	means that portion of a <i>building</i> between two floor levels the lower of which is wholly below <i>grade</i> and which has more than one half of its height, from finished floor to finished ceiling, below finished <i>grade</i> as determined by the <i>Building Inspector</i> .
CITY ENGINEER	means the City Engineer of the City of Port Alberni.
CLUB OR LODGE	means a <i>building</i> or establishment <i>used</i> by an association or organization for fraternal, social or recreational purposes and which shall be operated for the <i>use</i> of club members and their guests only.

COMMUNITY CARE FACILITY	means any facility licensed or having an interim permit under the <i>Community Care and Assisted Living Act</i> or related regulations, including hospice, all facilities providing residential care for three or more children, youth, adults, or seniors, and all other facilities caring for three or more children who are not related to the operator by blood or marriage. This includes: Group Day Care, <i>Family Day Care</i> , Nursery School and Child Minding Facilities, Facilities for Out of School Care, Specialized Day Care Facilities and Facilities for Residential Care for Children.
COMMUNITY GARDEN	means a non-commercial facility for the cultivation of fruits, flowers, vegetables, or ornamental plants.
CONTRACTOR'S SHOP	means an enclosed space <i>used</i> for the housing and/or operating of machinery, the provision of services, the fabrication of <i>building</i> -related products, interior storage, and may include the contractor's business <i>office</i> and exterior storage.
CONVENIENCE STORE	means a commercial <i>retail</i> outlet not exceeding 200 m ² (2153 ft ²) in gross <i>retail</i> floor area selling food, beverage and other household convenience items for off-site consumption.
COUNCIL	means the City Council of the City of Port Alberni.
COVERAGE	means the combined area covered by all <i>buildings</i> or <i>structures</i> , including <i>accessory buildings</i> and carports, on the <i>lot</i> , or any projecting portions thereof, measured at the height of the lowest <i>storey</i> above <i>grade</i> , but excluding; canopies, <i>marquees</i> and sun shades, eaves and gutters, fire escapes, steps and similar projections; calculated as a percentage of the <i>lot area</i> .
DENSITY BONUSING	means premiums and/or bonuses over the permitted <i>gross floor area</i> , according to criteria established in this Bylaw, in exchange for the provision of desirable characteristics and/or amenities as negotiated with the City.
DORMITORY	means a <i>building</i> or portion thereof in which <i>sleeping units</i> are provided and/or rented by an institution, agency or industry, and which is regulated and maintained by such body. It may include commercial dining facilities.
DRIVE-IN/DRIVE-THROUGH	means a commercial establishment with facilities for accommodating and servicing customers travelling in motor vehicles, where customers remain in their vehicles and obtain goods. Does not include car washing, drive-in theatres, or gasoline service stations.
DRUG PARAPHERNALIA	means equipment supporting the consumption of illegal drugs.
DWELLING	means a <i>building</i> or portion thereof in which the <i>principal use</i> is a home or residence for one or more persons, but does not include any <i>hotel</i> , <i>motel</i> , <i>motor hotel</i> , trailer, institution or a mobile/manufactured home less than 5 meters (16.4 feet) in width, exclusive of carports, verandas, cabanas, porches, stairways or any other extension whatsoever.

DWELLING, MULTIPLE FAMILY	means any <i>building</i> consisting of three or more <i>dwelling</i> units, each of which is occupied or intended to be occupied as the permanent home or residence of one <i>family</i> .
DWELLING, SINGLE FAMILY	means any <i>building</i> consisting of one <i>dwelling</i> unit which is occupied or intended to be occupied as the permanent home or residence of one <i>family</i> . May include a fully enclosed <i>secondary suite</i> .
DWELLING, TWO FAMILY	means any semi-detached <i>building</i> divided into two <i>dwelling</i> units, each of which is occupied or intended to be occupied as the permanent home or residence of one <i>family</i> , and in which the units share a <i>party wall</i> , or in the case of an up and down duplex, are connected by a party floor/ceiling.
DWELLING UNIT	Means one or more habitable rooms, constituting a self-contained unit with a separate entrance, containing not more than one kitchen room and <i>used</i> or intended to be <i>used</i> together for living and sleeping purposes for not more than one <i>family</i> .
FAMILY	means an individual or two or more persons related by blood, marriage, adoption or foster parenthood, or a group of not more than 5 unrelated non-transient persons, living together as a single non-profit group in a <i>dwelling</i> unit.
FARM SALES	means direct sale of farm produce from farmer to consumer, incidental to farm production. May include sale of agricultural production from other farms in the vicinity.
FENCE	means a <i>structure used</i> as an enclosure, boundary or <i>screening</i> around all or part of a <i>lot</i> .
FLOOR AREA, GROSS	means in the case of a <i>dwelling</i> , the aggregate areas of all habitable rooms, including a <i>basement</i> , measured from the exterior faces of the exterior walls, but excluding any detached <i>accessory buildings</i> , a breezeway, unenclosed sunroom, porch and/or veranda, attic, or <i>cellar</i> . In the case of a <i>building</i> other than a <i>dwelling</i> , <i>gross floor area</i> shall mean the aggregate area of all floors measured from the outside of the exterior walls but shall not include mechanical rooms, common walls, stairwells, garbage and electrical rooms, parking <i>structures</i> and similar <i>uses</i> ancillary to the main <i>use</i> .

FLOOR AREA RATIO

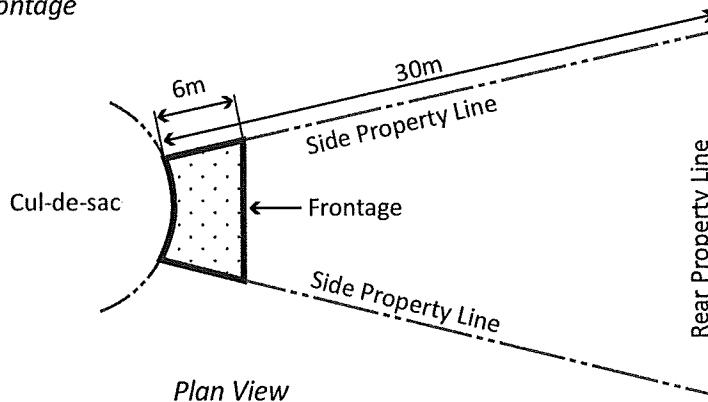
means the value reached when dividing the *gross floor area* of all *buildings* on a *lot* by the area of the *lot*.

Floor Area**FOREST MANAGEMENT**

means the management of forests for the production of wood and to provide outdoor recreation, to maintain, restore or enhance environmental conditions for wild life and for the protection and production of water supplies.

FRONTAGE

means the horizontal distance between the *side lot lines* measured at the point where the *side lot lines* intersect the *front lot line*. On curvilinear streets, frontage shall be determined by the minimum straight line distance between the *side lot lines* calculated 6 m from the front property line.

Lot Frontage**GAMING CENTRE**

means a *building* or part of a *building* where the *principal use* may include bingo, electronic bingo, *slot machines*, electronic gaming and tele-wagering.

GARAGE, PRIVATE

means a detached *accessory building* or a portion of a principal *building used* primarily for the parking or temporary storage of private motor vehicles and in which there are no facilities for repairing or servicing such vehicles.

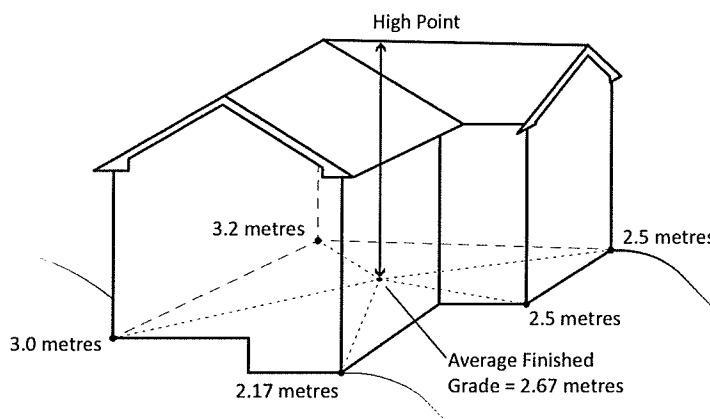
GRADE OR GRADE LEVEL

means the finished average ground level at the centre of the exterior wall of a *building*.

HABITABLE FLOOR SPACE means a floor area within a *dwelling* designed for living, sleeping, eating or food preparation, including a living room, dining room, bedroom and kitchen.

HEDGE means plant material characterized by dense growth planted in a strip to mark a boundary or enclose or screen an area of land.

HEIGHT, BUILDING means the vertical distance from peak of roof to average height of all outside corners of *building* at finished grade.



HOME OCCUPATION means an occupation or *use* which is ancillary or secondary to a permitted residential *use* in accordance with the provisions of this bylaw (Section 6.15).

HOTEL means a commercial *building* containing more than six *sleeping units* to provide temporary accommodation for the travelling public. No *sleeping unit* shall contain private cooking facilities and in no case shall *sleeping units* be used for any other commercial *use*. *Sleeping units* shall have separate entrances through a common hallway.

HOUSING AGREEMENT means an agreement between a property owner and the City as defined in Section 905 of the *Local Government Act*.

JUNK YARD means an area outside of an enclosed *building* where junk, or *used*, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled. A junk yard shall not include the sale, purchase or storage of *used* furniture or any *manufacturing* operations.

KENNEL means any *building, structure*, compound, group of pens, or cages, or land on or in which 3 or more dogs or cats are or are intended to be trained, cared for, bred, boarded, or kept for any purpose whatsoever, and shall include any *building* or part thereof in which 2 or more dogs are kept for breeding purposes.

LANDSCAPE BUFFER means a *landscaped* area intended to separate two adjacent land *uses* or properties, and to partially obstruct the view or block noise, lights or other nuisances.

LANDSCAPING AND LANDSCAPED	means the planting of lawns, shrubs and trees, and the addition of fencing, walks, drives, or other <i>structures</i> and materials so as to enhance the appearance of a property or where necessary to effectively screen a <i>lot</i> , site or <i>storage yard</i> . NOTE: <i>Landscaping</i> may be subject to Development Permit guidelines.
LANE	means a highway which affords only a secondary means of access to a <i>lot</i> , at the <i>side lot line</i> or <i>rear lot line</i> .
LIVE-WORK	means the <i>use</i> of premises for: (a) a <i>dwelling</i> unit, and (b) day care, <i>personal service</i> , <i>artist's studio</i> , general or professional <i>office</i> purposes, but does not include: any dating service, entertainment service, exotic dancer business, social escort business, tattooing, piercing, branding, or other similar business.
LIVESTOCK	means cattle, horses, sheep, goats, swine, rabbits, and fish.
LOADING SPACE	means an off-street space on the same <i>lot</i> as the <i>building</i> , or contiguous to a group of <i>buildings</i> , for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials and which abuts upon a <i>street</i> , <i>lane</i> or other appropriate means of access.
LOT	means any <i>lot</i> , block or other area in which land is held or into which it is subdivided, including a bare land <i>strata lot</i> , but does not include a highway or a <i>building strata lot</i> under the <i>Strata Property Act</i> .
LOT AREA	means the total horizontal area within the <i>lot</i> lines of a <i>lot</i> .
LOT, CORNER	means a <i>lot</i> at the intersection or junction of two or more <i>streets</i> .
LOT DEPTH	means the mean horizontal distance between the front and <i>rear lot lines</i> .
LOT LINE, FRONT	means the boundary line between a <i>lot</i> and a <i>street</i> on which the <i>lot</i> abuts. <ul style="list-style-type: none"> • <u>In the case of a corner lot, the shortest lot line shall be considered the front lot line.</u> Where both <i>lot</i> lines on a <i>corner lot</i> are equal in length the <i>lot</i> line shall be considered a <i>front lot line</i> if the adjacent <i>lot</i> fronts on the same <i>street</i>. • In the case of a <i>through lot</i>, the <i>lot</i> lines abutting two parallel or approximately parallel <i>streets</i> shall both be considered as <i>front lot lines</i>. • In the case of a water access <i>lot</i> which only abuts a waterfront walkway or a waterway giving boat access, the <i>lot</i> line nearest to or adjacent to the water shall be considered the front line of a <i>lot</i>. • In the case of a <i>lot</i> which abuts a <i>street</i> and which abuts a waterway giving boat access, the <i>lot</i> line adjacent to the <i>street</i> is designated as the <i>front lot line</i>. • Where the <i>lot</i> does not have a <i>lot</i> line that abuts on a public highway or private road, or way, the front line of the <i>lot</i> shall be as determined by the

Building Inspector.

- Where a *lot* is divided by a public way such as a dedicated road, *lane* or walkway, both sides of such public way shall be considered as *front lot lines*.

LOT LINE, REAR	means the boundary line of a <i>lot</i> furthest from and opposite to the <i>front lot line</i> , except that there shall not be more than one <i>rear lot line</i> .
LOT LINE, SIDE	means a boundary line of a <i>lot</i> connecting front and <i>rear lot lines</i> .
LOT, STRATA	means a <i>lot</i> shown on a strata plan.
LOT, THROUGH	means a <i>lot</i> abutting two parallel or approximately parallel <i>streets</i> .
LOT WIDTH	means the distance between the <i>lot</i> lines connecting front and <i>rear lot lines</i> at each side of the <i>lot</i> , measured across the rear of the required <i>front yard</i> .
MANUFACTURING	means large scale processing of raw materials to produce goods or products and includes assembly of component parts. Does not include boiler and plate work, cement manufacturing, metal fabrication, paper manufacturing, sawmill, pulp mill, or ship <i>building</i> .
MARKET GARDEN, URBAN	means the <i>use</i> of land on a limited scale for the growing, harvesting and selling of fruits, vegetables, edible plants and the like but specifically excludes the growing of mushrooms. See related regulations in Section 6.24.
MARQUEE	means a permanent roofed <i>structure</i> attached to or supported by a <i>building</i> and projecting over public or private sidewalks or right-of-way.
MEDICAL MARIHUANA FACILITY	means a <i>building</i> or <i>structure</i> , approved and licensed by Health Canada, for the production and/or packaging and/or laboratory testing of marihuana, but specifically excludes storefront or <i>retail</i> outlet distribution of medical marihuana.
MEDICAL SERVICES	means health professions and services such as, but not limited to doctors, dentists, chiropractors, osteopaths, registered nurses, physio and massage therapists; includes clinics and health labs.
MINI-STORAGE	means self-contained storage rental units, with independent external entrances, for the storage of general household goods, vehicles and the like.
MOBILE HOME	means a <i>structure</i> manufactured as a unit, intended to be occupied in a place other than that of its manufacture, and designed for <i>dwelling</i> purposes, and meeting the CAN/CSA-Z240 MH standard. Also known as a manufactured home.

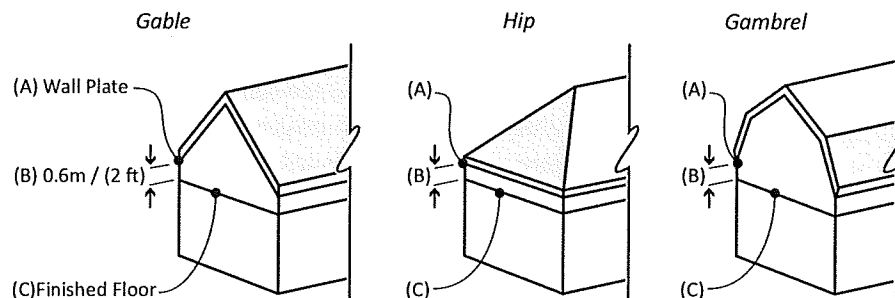
MODULAR HOME	means a factory-built home, other than a manufactured or mobile home, which is not equipped with a permanent hitch or other device that would allow it to be attached or towed behind a motor vehicle, and which does not have permanently attached to its body or frame any wheels or axles, and meeting the CSA-A277 standard.
MOTEL and MOTOR HOTEL	means a <i>building</i> or group of <i>buildings</i> wherein more than six (6) units of sleeping accommodation is provided, for temporary occupation by transient motorists, none of which shall be <i>used</i> for <i>retail</i> trade. Each <i>sleeping unit</i> shall have a separate exterior entrance. A motel may include a café or restaurant and such ancillary facilities as self-service laundry. Each <i>sleeping unit</i> shall be self-contained, having its own bathroom with a toilet, wash basin and bath or shower. Each <i>sleeping unit</i> shall have its own <i>parking space</i> conveniently located on the <i>lot</i> and may contain basic cooking facilities in the units.
NATURAL BOUNDARY	means the visible high-water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river or stream, or other 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.
OFFICE	means the <i>use</i> of a room or group of rooms within a <i>building</i> to conduct the affairs of a business, profession, service, industry, or government.
PARKING LOT	means an open area of land, other than a <i>street</i> or <i>lane</i> , <i>used</i> for the parking of vehicles. May be either commercial or non-commercial activity.
PARKING SPACE	means a space within a <i>building</i> or a <i>parking lot</i> , for the parking of one vehicle, excluding driveways, ramps, and <i>access aisles</i> .
PARTY WALL	means a wall jointly owned and/or shared by two or more parties as defined in the BC <i>Building Code</i> .
PERSONAL SERVICE	means establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel. Personal services usually include the following: dry cleaning, laundry, including cleaning and pressing service, linen supply, diaper service, beauty shops, barbershops, shoe repair, funeral home, steam baths, fitness centres, reducing salons and health clubs, <i>clothing</i> rental, locker rental, porter service, and domestic services. Can include animal grooming services.
PLACE OF WORSHIP	means a church, temple, mosque, synagogue and the like, but excludes <i>schools</i> .
PORCH, OPEN	means an unenclosed projection from the main wall of a <i>building</i> that may or may not <i>use</i> columns or other ground supports for structural purposes.

POULTRY	means domesticated birds kept for eggs, meat, feathers, hide, or other related purposes, and includes Cornish hens, layers, meat birds, breeding stock, replacement pullets, roasters, or ducks. On properties <i>zoned</i> to permit <i>agriculture</i> , also includes geese, turkeys, game birds, and <i>ratites</i> .
PRINCIPAL USE	means the main purpose for which land, <i>buildings</i> or <i>structures</i> are ordinarily <i>used</i> .
PUBLIC MARKET	means a market held in an open area or in a <i>structure</i> where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items, and food and beverages (but not to include second-hand goods) dispensed from booths located on-site.
PUBLIC UTILITY	<p>means a system, works, plant, operative stationary equipment or service which furnishes services and facilities, available to or for the <i>use</i> of all the inhabitants of the City, including but not limited to:</p> <ul style="list-style-type: none"> (1) communication by way of telephone or cable or satellite; (2) public transportation by bus or trolley coach; (3) production, transmission, delivery or furnishing of water, gas or electricity to the public at large; and (4) collection and disposal of sewage, garbage and other wastes. <p>A public utility can be owned or operated by or for the City or by a corporation under agreement with or a franchise from the City or under a federal or provincial statute.</p>
PUBLIC UTILITY, UNATTENDED	means a utility <i>use</i> where no employee is required to be on the site except for required repair and maintenance needs.
RATITE	means a bird that has small or rudimentary wings and no keel to the breastbone, and includes ostriches, rheas, and emus.
RECREATIONAL VEHICLE	means a vehicle which provides sleeping and other facilities, while travelling or vacationing, whether designed to be towed behind a motor vehicle or self-propelled.
RETAIL	means a <i>building</i> or part thereof in which foods, wares, merchandise, substances, articles or things are offered or kept for sale directly to the public. Does not include pawn shops or <i>adult retail</i> .
ROOF AREA	means the horizontal area of a roof regardless of the style or slope of the roof.

SCHOOL	means a school, providing an educational program offered by a district pursuant to the <i>School Act</i> , an Independent School pursuant to the <i>Independent School Act</i> , or a college or community college constituted and established pursuant to a provincial statute.
SCREENING	means a continuous tight board <i>fence</i> or wall uniformly finished or a compact evergreen <i>hedge</i> or combination thereof, supplemented with <i>landscape</i> planting, that would effectively screen the property which it encloses, and is broken only by access driveways and walkways.
SECONDARY SUITE	means a <i>dwelling</i> unit that is an accessory to a single detached <i>dwelling</i> and is comprised of one or more habitable rooms, intended for <i>use</i> as a separate and independent residence. A secondary suite contains sleeping facilities, a bathroom, and cooking facilities that are for the exclusive <i>use</i> of the occupant(s) of the suite.
SETBACK	means the required minimum distance between a <i>building</i> or <i>use</i> and each of the respective <i>lot</i> lines.
SHOPPING CENTRE	means a group of <i>retail</i> stores and related businesses, which may include restaurants, <i>personal services</i> , <i>offices</i> , and veterinary clinics, in one or more <i>buildings</i> designed as an integrated unit, together with its ancillary parking and <i>landscaped</i> areas.
SLEEPING UNIT	Means one or more habitable rooms <i>used</i> or intended to be <i>used</i> for sleeping, or sleeping and living purposes, but not including a kitchen sink or cooking facilities. A bathroom containing a water closet, wash basin and a bath or shower may be shared.
SMALL REPAIRS	means the repair of small items such as instruments, jewellery, small appliances.
SOCIAL SERVICE CENTRE	means a <i>building used</i> for administrative purposes and to provide information, referral, counselling and advocacy services.
STORAGE BUILDING	means a <i>building</i> where the <i>principal use</i> is the storage of goods, wares, merchandise, substances, articles or other items.
STORAGE YARD	means an area outside of an enclosed <i>building</i> where contractors' or construction materials and equipment, solid fuels, lumber and new <i>building</i> materials, monuments and stone products, public service and utility equipment, or other materials, goods, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold or distributed, as a principal or an <i>accessory use</i> . A storage yard does not include an automobile wrecking yard or a <i>junk yard</i> .
STOREY	means a space between two floors, or between any floor and the upper surface of the floor next above, except that the topmost storey shall be that portion of a <i>building</i> included between the upper surface of the topmost floor and the ceiling above. A <i>basement</i> which contains habitable living space shall be considered as a storey.

STOREY, HALF

means a *storey* under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than 0.6 m (2 ft) above the floor of such *storey*.

**STREET**

means a public highway, road or thoroughfare which affords the principal means of access to abutting *lots*.

STRUCTURE

means anything constructed or erected, the *use* of which requires location on the ground or attachment to something having location on the ground, but shall not include walls less than 1.5 m (4.9 ft) in height or *fences* that do not exceed the height permitted in the *zone* in which they are located.

**SUBDIVISION
APPROVING
OFFICER**

means an Approving Officer appointed by the *Council* under the *Land Titles Act*.

**SUPPORTIVE
HOUSING**

means a shared residential living environment which integrates shelter and service needs of functionally impaired or socially isolated adults who are otherwise able to maintain a semi-independent lifestyle and do not require constant supervision or intensive health care as provided by an institution.

**TRANSITION
HOUSE**

means a facility providing temporary accommodation and/or counselling to persons in need or distress. Facilities operated under the *Community Care Facilities Act*, *Correction Act* or *Mental Health Act* are not included in this definition.

**TRANSPORTATION
DISPATCH AND
DEPOT**

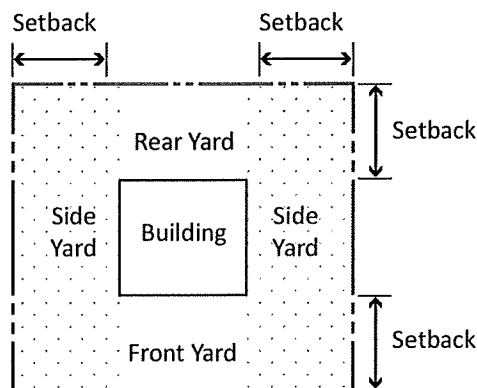
means a transportation centre. Includes taxi dispatch, bus terminals, and other similar *uses*.

**UNDERGROUND
PARKING**

means an area devoted exclusively for parking vehicles and is located beneath a principal *building* which is completely enclosed and exclusively devoted to parking vehicles. This area shall not be considered a *storey*.

USEABLE OPEN SPACE	means a level, unobstructed area or areas, available for safe and convenient <i>use</i> by all the <i>building's</i> users and occupants, having no dimension less than 5.25 m (17.2 ft) and no slope greater than 10 percent, and providing for greenery, recreational space and other leisure activities normally carried on outdoors. Usable open space shall exclude areas <i>used</i> for off-street parking, off-street loading, service driveways, public walkways, and required <i>front yards</i> . Not more than half of the useable open space required for any <i>dwelling</i> unit may include roof garden areas where no dimension is less than 5.25 m (17.2 ft), private balconies where no dimension is less than 1.5 m (4.9 ft) and private patios where no dimension is less than 2.4 m (7.9 ft).
USE	means the purpose for which any <i>lot</i> , parcel, tract of land, <i>building</i> or <i>structure</i> is designed, arranged or intended, or for which it is occupied or maintained.
VIDEO RENTAL STORE	means a business where the primary activity is to rent or sell videos, DVD's, video games, and related items.
YARD, FRONT	means that portion of the <i>lot</i> , extending from one <i>side lot line</i> to the other, between the front line of the <i>lot</i> and a line drawn parallel thereto. The depth of such yard shall mean the perpendicular distance between the front line of the <i>lot</i> and the parallel line. In the case of a <i>through lot</i> there shall be two such <i>front yards</i> .
YARD, REAR	means that portion of the <i>lot</i> , extending from one <i>side lot line</i> to the other, between the rear line of the <i>lot</i> and a line drawn parallel thereto. The depth of such yard shall mean the perpendicular distance between the rear line of the <i>lot</i> and the parallel line.

Yard Setbacks



YARD, REQUIRED	means the minimum front, rear, or <i>side yard</i> specified for each <i>zone</i> .
YARD, SIDE	means that portion of the <i>lot</i> , extending from the <i>front yard</i> to the <i>rear yard</i> between the side line of the <i>lot</i> and a line drawn parallel thereto. The width of such yard shall mean the perpendicular distance between the side line of the said <i>lot</i> and the parallel line.

ZONE means an area delineated on the Schedule A Zoning Map and established and designated by this Bylaw for a specific *use(s)*.

5. Establishment of Zones

- 5.1** For the purposes of this Bylaw, the lands and waters within the corporate limits of the City of Port Alberni are hereby classified and divided into the following *zones*:

A1 – Agriculture
 FD – Future Development
 RR1 – Rural Residential
 RR2 – Semi Rural Residential
 R1 – Single *Family* Residential
 R2 – One and Two *Family* Residential
 R3 – Small *Lot* Single *Family* Residential
 RM1 – Low Density Multiple *Family* Residential
 RM2 – Medium Density Multiple *Family* Residential
 RM3 – Higher Density Multiple *Family* Residential
 MH1 – Mobile and Modular Homes
 C1 – Neighbourhood Commercial
 C2 – General Commercial
 C3 – Service Commercial
 C4 – Highway Commercial
 C5 – Transitional Office
 C6 – Gaming Centre
 C7 – Core Business
 C8 – Commercial Recreation
 C9 – Commercial Guest House
 M1 – Light Industry
 M2 – Medium Industry
 M3 – Heavy Industry
 M4 – Utilities
 P1 – Institutional
 P2 – Parks and Recreation
 W1 – Waterfront Commercial
 W2 – Waterfront Industrial

- 5.2** For the purpose of convenience throughout the Bylaw the following designations shall be *used* for groups of *zones*:

R <i>zones</i>	Shall mean all <i>zones</i> beginning with a single R and followed by a number.
RM <i>zones</i>	Shall mean all <i>zones</i> beginning with RM or MH followed by a number.
RR <i>zones</i>	Shall mean all <i>zones</i> beginning with RR followed by a number.
A <i>zones</i>	Shall mean A1 and FD <i>zones</i> .
C <i>zones</i>	Shall mean all <i>zones</i> beginning with C followed by a number.
M <i>zones</i>	Shall mean all <i>zones</i> beginning with M followed by a number.
P <i>zones</i>	Shall mean all <i>zones</i> beginning with P followed by a number.
W <i>zones</i>	Shall mean all <i>zones</i> beginning with W followed by a number.

5.3 Zoning Map

The location and extent of each *zone* established by this Bylaw is shown on the "Zoning Map" marked Schedule "A", attached hereto and made part of this Bylaw.

5.4 Zone Boundaries

- 5.4.1 Where a *zone* boundary is shown on the zoning map as following a road allowance or a watercourse, the centre line of such road allowance or watercourse shall be the *zone* boundary.
- 5.4.2 Where a *zone* boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of such boundary shall be determined by the *use* of a scale ruler on the Zoning Map.
- 5.4.3 Where land that originally formed part of a highway is consolidated with a *lot*, such land shall be deemed to have the same *zone* designation as the augmented *lot*.

5.5 Permitted in all Zones

The following *uses* are permitted in all *zones*:

- 5.5.1 *Accessory Buildings and Structures*
- 5.5.2 *Public parks and playgrounds*
- 5.5.3 *Unattended Public Utility Use*
- 5.5.4 *Community Gardens*
- 5.5.5 *Market Gardens*
- 5.5.6 *Natural areas*

5.6 Zone Abbreviations

Where *zone* abbreviations are *used* within the text of this Bylaw, they shall be read in the same manner as the full textual name of the *zone* would be read.

A1 – AGRICULTURE

5.7 The purpose of this zone is to permit agricultural uses.

5.7.1 Permitted uses

(may be subject to approval by the BC Agricultural Land Commission)

Principal Uses

*Agriculture, except for intensive
agricultural uses*

Aviary

*Garden shop, nursery, and landscape
supplies*

Kennel

Single family dwelling

Accessory Uses

Bed and breakfast

Farm market operation

Farm sales

Guest house

Home occupation

Housing for farm labour

Secondary suite

Supportive housing

5.7.2 Site Development Regulations

Minimum <i>Lot Area</i>	2 ha	(4.94 ac)
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Minimum <i>Frontage</i>	100 m	(328 ft)
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Maximum <i>Coverage</i>	40%
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Maximum <i>Coverage: Greenhouse operations</i>	75%
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Minimum *Setbacks* (Principal Residence):

<i>Front yard</i>	7.5 m	(24.6 ft)
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<i>Rear yard</i>	9 m	(29.5 ft)
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<i>Side yard</i>	4 m	(13.1 ft)
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Maximum Height, Residence	10 m	(32.8 ft)
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Maximum Height, <i>Livestock Building</i>	15 m	(49.2 ft)
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Maximum Number of <i>Building Storeys</i>	2.5
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Maximum number of residential units per <i>lot</i>	2
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5.7.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.7.2, farm market operations shall be limited to a maximum of 200 m² (2,153 ft²) of *gross floor area*.
- (b) A minimum of 50% of the farm market operations *retail* floor space shall sell farm products produced on-farm or by farms in the vicinity. No more than 50% of the *farm sales* floor space may be *used* for the display and sale of other products, e.g. crafts, agricultural products from outside of the local area, or other products for *retail* sale.
- (c) All *building, structures, cages, pens or runs used for kennels, aviaries, or the keeping of bees, cows, goats, horses, pigeons, and poultry* shall be located not less than 25 m (82 ft) from all *lot* lines, and not less than 9 m (29.5 ft) from a *dwelling* situate on the same *lot*.

- (d) *Lots* less than 0.4 ha (1 ac) in area shall not be *used* for the keeping of cows, goats, horses, pigeons, or other animals, except as provided for in Section 6.25 of this bylaw.
- (e) An area of not less than 0.2 ha (.5 ac) shall be made available for the keeping of each horse, cow, goat, sheep, or other similar animal.
- (f) The construction of additional housing for farm labour requires that the farm have “farm status” per BC Assessment, and that more than one full-time person, in addition to the principal operator/farmer, is employed on the farm.
- (g) For supportive housing, the maximum number of persons in care shall not exceed four (4).

FD – FUTURE DEVELOPMENT

- 5.8 The purpose of this *zone* is to retain land required for future development in large parcels, to the extent possible, so that urban development may someday proceed in an orderly fashion. These *zone* provisions enable lands to be *used* for open space, parks, or forestry *uses* on an interim basis.

5.8.1 Permitted usesPrincipal Uses

*Agriculture, except for intensive
agricultural uses*
Kennel
Single family dwelling

Accessory Uses

Bed and breakfast
Home occupation
Secondary suite

5.8.2 Site Development Regulations

Minimum <i>Lot Area</i>	4 ha	(9.88 ac)
Minimum <i>Frontage</i>	150 m	(492 ft)
Maximum <i>Coverage</i>	10%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	7.5 m	(24.6 ft)
<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Maximum Height, Principal <i>Building</i>	10 m	(32.8 ft)
Maximum Number of Principal <i>Building Storeys</i>	2.5	
Maximum number of residential units per <i>lot</i>	2	

5.8.3 Conditions of Use

- (a) The maximum *coverage* calculation shall include greenhouses.
- (b) Notwithstanding the provisions of 5.8.2, all *buildings, structures, cages, pens or runs used for kennels, aviaries* and the keeping of bees, shall be located not less than 25 m (82 ft) from all *lot* lines, and not less than 9 m (29.5 ft) from a *dwelling* situate on the same *lot*.
- (c) *Lots* less than 0.4 ha (1 ac) in area shall not be *used* for the keeping of cows, goats, horses, pigeons, or other animals, except as provided for in Section 6.25 of this bylaw.
- (d) An area of not less than 0.2 ha (.5 ac) shall be made available for the keeping of each horse, cow, goat, sheep, or other similar animal.

RR1 – RURAL RESIDENTIAL

5.9 The purpose of this zone is to provide for low density development of a rural character, with larger *lots*, serviced by on-site sewage disposal field.

5.9.1 Permitted usesPrincipal Uses

Agriculture, except for intensive agricultural uses
Aviary
Kennel
Single family dwelling

Accessory Uses

Bed and breakfast
Home occupation
Secondary suite
Supportive housing

Site Specific Uses

A second single family dwelling, or a two-family dwelling

5.9.2 Site Development Regulations

Minimum Lot Area	4000 m ²	(0.988 ac)
Minimum Frontage	40 m	(131.2 ft)
Maximum Coverage	33%	
Minimum Setbacks:		
<i>Front yard</i>	7.5 m	(24.6 ft)
<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	3 m	(9.8 ft)
Maximum Height, Principal Building	10 m	(32.8 ft)
Maximum Number of Principal Building Storeys	2.5	
Maximum number of residential units per lot	2	

5.9.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.9.2, on a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.5 metres (11.5 ft) wide.
- (b) *Kennels*, aviaries and greenhouses are only permitted on *lots* greater than 8,000 m² (2 acres) in size.
- (c) For *supportive housing*, the maximum number of persons in care shall not exceed four (4).
- (d) Notwithstanding the provisions of 5.9.1, only one of the three (3) following *accessory uses* is permitted on any *lot*: *bed and breakfast* OR *secondary suite* OR *supportive housing*.
- (e) *Lots* less than 0.4 ha (1 ac) in area shall not be *used* for the keeping of cows, goats, horses, pigeons, or other animals, except as provided for in Section 6.25 of this bylaw.
- (f) An area of not less than 0.2 ha (.5 ac) shall be made available for the keeping of

each horse, cow, goat, sheep, or other similar animal.

5.9.4 Site Specific Uses

The following *uses* shall be permitted on a site specific basis:

<u>Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
A second single <i>family dwelling</i> , or a two- <i>family dwelling</i>	2831 Burde <i>Street</i>	Block 20, District <i>Lot</i> 139, Alberni District, Plan VIP1401A Except Plan 37251

RR2 – SEMI RURAL RESIDENTIAL

5.10 The purpose of this zone is to provide for low density development of a semi-rural character.

5.10.1 Permitted uses

Principal Uses

Single family dwelling

Accessory Uses

Bed and breakfast

Home occupation

Secondary Suite

Supportive housing

5.10.2 Site Development Regulations

Minimum Lot Area	1160 m ²	(12,487 ft ²)
Minimum Frontage	23 m	(75.5 ft)
Maximum Coverage	33%	
Minimum Setbacks:		
Front yard	7.5 m	(24.6 ft)
Rear yard	9 m	(29.5 ft)
Side yard	1.5 m	(4.9 ft)
Maximum Floor Area Ratio	0.4	
Maximum Height, Principal Building	10 m	(32.8 ft)
Maximum Number of Principal Building Storeys	2.5	
Maximum number of residential units per lot	2	

5.10.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.10.2:
 - (i) The sum of the width of both *side yards* must be equal to or greater than 20% of the *lot width*.
 - (ii) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.5 metres (11.5 ft) wide.
 - (iii) For single *family* dwellings having no carport or attached garage and with no access to the rear or the side of the *lot* from a *street* or *lane*, the minimum *side yard* requirement shall be increased to 3 m (9.8 ft) for one *side yard*.
- (b) For *supportive housing*, the maximum number of persons in care shall not exceed four (4).
- (c) Only one of the three (3) following *accessory uses* is permitted on any *lot*: *bed and breakfast* OR *secondary suite* OR *supportive housing*.

R1 – SINGLE FAMILY RESIDENTIAL

5.11 The purpose of this zone is to establish and maintain quiet, low density neighbourhoods.

5.11.1 Permitted uses

Principal Uses

Single family dwelling

Accessory Uses

Bed and breakfast

Home occupation

Secondary suite

Supportive housing

5.11.2 Site Development Regulations

Minimum Lot Area	600 m ²	6458 ft ²
Minimum Frontage	15 m	49.2 ft
Maximum Coverage	40%	
Minimum Setbacks:		
Front yard	7.5 m	(24.6 ft)
Rear yard	9 m	(29.5 ft)
Side yard	1.5 m	(4.9 ft)
Maximum Floor Area Ratio	0.5	
Maximum Height, Principal Building	10 m	(32.8 ft)
Maximum Number of Principal Building Storeys	2.5	
Maximum number of dwelling units per lot	2	

5.11.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.11.2:
 - (i) On a corner lot, the side yard by the flanking street must be not less than 3.5 metres (11.5 ft) wide.
 - (ii) For single family dwellings having no carport or attached garage and with no access to the rear or the side of the lot from a street or lane, the minimum side yard requirement shall be increased to 3 m (9.8 ft) for one side yard.
- (b) For supportive housing, the maximum number of persons in care shall not exceed four (4).
- (c) Only one of the three (3) following accessory uses is permitted on any lot: bed and breakfast OR secondary suite OR supportive housing.

R2 – ONE AND TWO FAMILY RESIDENTIAL

5.12 The purpose of this zone is to establish and maintain quiet, low density neighbourhoods featuring single *family* and two *family* dwellings.

5.12.1 Permitted usesPrincipal UsesSingle *family dwelling*Two *family dwelling*Accessory Uses*Bed and breakfast**Home occupation**Secondary suite**Supportive housing*5.12.2 Site Development Regulations

Minimum Lot Area

Single *family dwelling* 500 m² (5,382 ft²)Single *family dwelling* with *secondary suite* 600 m² (6,458 ft²)Two *family dwelling* 700 m² (7,535 ft²)

Minimum Frontage

Single *family dwelling* 15 m (49.2 ft)Single *family dwelling* with *secondary suite* 15 m (49.2 ft)Two *family dwelling* 20 m (65.6 ft)

Maximum Coverage 40%

Minimum Setbacks:

Front yard 7.5 m (24.6 ft)*Rear yard* 9 m (29.5 ft)*Side yard* 1.5 m (4.9 ft)

Maximum Floor Area Ratio 0.5

Maximum Height, Principal *Building* 10 m (32.8 ft)Maximum Number of Principal *Building Storeys* 2.5Maximum number of residential units per *lot* 25.12.3 Conditions of Use

(a) Notwithstanding the provisions of 5.12.2:

(i) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.5 metres (11.5 ft) wide.(ii) For single *family* dwellings having no carport or attached garage and with no access to the rear or the side of the *lot* from a *street* or *lane*, the minimum *side yard* requirement shall be increased to 3 m (9.8 ft) for one *side yard*.(b) For *supportive housing*, the maximum number of persons in care shall not exceed four (4).

- (c) Only one of the three (3) following *accessory uses* is permitted on any *lot*:
bed and breakfast OR *secondary suite* OR *supportive housing*.
- (d) Notwithstanding any other provisions of this bylaw, *secondary suites* are not permitted in a duplex.
- (e) Notwithstanding Section 5.12.1, on *lots* less than 500 m² in area that exist prior to the adoption of this Bylaw, single *family dwelling* is the only permitted *use*.

R3 – SMALL LOT SINGLE FAMILY RESIDENTIAL

5.13 The purpose of this zone is to provide for greater density in areas of the city that are being redeveloped and where small lots already exist.

5.13.1 Permitted usesPrincipal Uses

Single family dwelling

Accessory Uses

Home occupation

5.13.2 Site Development Regulations

Minimum Lot Area	350 m ²	(3767 ft ²)
Minimum Frontage	10 m	(32.8 ft)
Maximum Coverage	50%	
Minimum Setbacks:		
Front yard	5 m	(16.4 ft)
Rear yard	5.5 m	(18.0 ft)
Side yard	1.5 m	(4.9 ft)
Maximum Floor Area Ratio	0.5	
Maximum Height, Principal Building	10 m	(32.8 ft)
Maximum Number of Principal Building Storeys	2.5	

5.13.3 Conditions of Use

Notwithstanding the provisions of 5.13.2,

- (a) On a corner lot, the side yard by the flanking street must be not less than 3.0 metres (9.8 ft) wide.
- (b) For single family dwellings having no carport or attached garage and with no access to the rear or the side of the lot from a street or lane, the minimum side yard requirement shall be increased to 3 m (9.8 ft) for one side yard.
- (c) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a highway other than a lane is 5.8 m (19 ft).

RM1 – LOW DENSITY MULTIPLE FAMILY RESIDENTIAL

5.14 The purpose of this zone is to provide for lower density multiple *family* residential development.

5.14.1 Permitted usesPrincipal Uses*Boarding and lodging**Community care facility**Multiple family dwelling**Single family dwelling**Two family dwelling*Accessory Uses*Home occupation*5.14.2 Site Development Regulations

Minimum Lot Area

<i>Single family dwelling</i>	500 m ²	(5,382 ft ²)
<i>Two family dwelling</i>	700 m ²	(7,535 ft ²)
<i>Four (4) dwelling units or less</i>	900 m ²	(9,688 ft ²)
<i>Over four (4) dwelling units</i>	1,000 m ²	(10,764 ft ²)

Minimum Frontage

<i>Single family dwelling</i>	15 m	49.2 ft
<i>Two family dwelling</i>	20 m	65.6 ft
<i>Four (4) dwelling units or less</i>	25 m	82.0 ft
<i>Over four (4) dwelling units</i>	30 m	98.4 ft

Maximum Coverage 40%

Minimum Setbacks:

<i>Front yard</i>	7.5 m	(24.6 ft)
<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)

Maximum Floor Area Ratio 0.5

Maximum Height, Principal Building 10 m (32.8 ft)

Maximum Number of Principal Building Storeys 2.5

5.14.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.14.2, *useable open space* shall be provided on the *lot* of not less than 45 m² (484.4 ft²) for each *dwelling unit* containing 3 or more bedrooms, and not less than 28 m² (301.4 ft²) for each *dwelling unit* of smaller size.
- (b) *Density bonusing* is available as follows:
 - (i) Where a minimum of ten percent (10%) of the *dwelling units* are designed as *accessible*, the permitted maximum *floor area ratio* of the *building* may be increased by a maximum of 0.1; and

- (ii) Where a minimum of ten percent (10%) of the *dwelling* units are designated as affordable, as specified in a *Housing Agreement* and where the owners enter into a *Housing Agreement* with the City, and where this Agreement is filed with the Land Title Office, the permitted maximum *floor area ratio* of the principal *building* may be increased by a maximum of 0.1; and
- (iii) Where both (i) and (ii) are undertaken, the maximum permitted *lot coverage* may be increased by 5%.
- (c) The principal access to each *dwelling* unit shall be from an outdoor area.
- (d) Groups of single and two *family* or multiple *family* dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (e) *Home occupation* as a permitted *use* is restricted to *office* space for a business which is lawfully carried on at another location.
- (f) Site development for single *family* and two *family* dwellings must be in accordance with the R2 *zone* regulations provided in Sections 5.12.2 and 5.12.3.

RM2 – MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL

5.15 The purpose of this zone is to provide for medium density multiple *family* residential development.

5.15.1 Permitted usesPrincipal Uses*Boarding and lodging**Community care facility**Multiple family dwellings**Single family dwelling**Two family dwelling*Accessory Uses*Home occupation*5.15.2 Site Development Regulations

Minimum Lot Area	840 m ²	(9,043 ft ²)
Minimum Frontage	25 m	(82.0 ft)
Maximum Coverage	50%	
Minimum Setbacks:		
<i>Front yard</i>	6 m	(19.7 ft)
<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	5 m	(16.4 ft)
Maximum Floor Area Ratio	0.8	
Maximum Height, Principal Building	12.5 m	(41.0 ft)
Maximum Number of Principal Building Storeys	3	

5.15.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.15.2, *useable open space* shall be provided on the *lot* of not less than 45 m² (484.4 ft²) for each *dwelling* unit containing 3 or more bedrooms, and not less than 18 m² (193.3 ft²) for each *dwelling* unit of smaller size.
- (b) Groups of single and two *family* or multiple *family* dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (c) *Density bonusing* may be utilized as follows:
 - (i) Where greater than seventy-five (75%) of the required off-street parking is provided *underground* or enclosed underneath the principal building, the maximum floor area ratio may be increased by 0.1, and
 - (ii) Where elevators are provided and a minimum of ten percent (10%) of the *dwelling* units are designed as *accessible*, the maximum permitted floor area ratio may be increased by a maximum of 0.1; and
 - (iii) Where a minimum of ten percent (10%) of the *dwelling* units are designated as affordable, as specified in a *Housing Agreement* and where the owners enter into a *Housing Agreement* with the City, and

where this Agreement is filed with the Land Title Office, the permitted maximum *floor area ratio* of the principal *building* may be increased by a maximum of 0.1.

- (iv) Notwithstanding (i), (ii), and (iii) above, the total increase to the maximum permitted *floor area ratio* deriving from *density bonusing* may not exceed 0.25.
- (e) In multi-*family* residential zones, *home occupation* as a permitted *use* is restricted to *office* space for a business which is lawfully carried on at another location.
- (f) Site development for single *family* and two *family* dwellings must be in accordance with the R2 *zone* regulations provided in Sections 5.12.2 and 5.12.3.

RM3 – HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL

5.16 The purpose of this zone is to provide for higher density multiple *family* residential development.

5.16.1 Permitted uses

Principal Uses

Boarding and lodging

Community care facility

Multiple family dwellings

Single family dwelling

Two family dwelling

Accessory Uses

Home occupation

5.16.2 Site Development Regulations

Minimum Lot Area

Multiple *family dwelling* 1,120 m² (12,056 ft²)

Minimum Frontage

Multiple *family dwelling* 30 m 98.4 ft

Maximum Coverage 50%

Minimum Setbacks:

Front yard 6 m (19.7 ft)

Rear yard 9 m (29.5 ft)

Side yard 5 m (16.4 ft)

Maximum Floor Area Ratio 1.2

Maximum Height, Principal *Building* 14 m (45.9 ft)

Maximum Number of Principal *Building Storeys* 4

5.16.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.16.2, *useable open space* shall be provided on the *lot* at the rate of not less than 45 m² (484.4 ft²) for each *dwelling* unit containing 3 or more bedrooms, and not less than 18 m² (193.3 ft²) for each *dwelling* unit of smaller size.
- (b) Groups of single and two *family* or multiple *family* dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (c) *Density bonusing* may be utilized as follows:
 - (i) Where greater than seventy-five (75%) of the required off-*street* parking is provided *underground* or enclosed underneath the principal *building*, the maximum *floor area ratio* may be increased by 0.1; and
 - (ii) Where elevators are provided and a minimum of ten percent (10%) of the *dwelling* units are designed as *accessible*, the maximum permitted *floor area ratio* may be increased by a maximum of 0.1; and

- (iii) Where a minimum of ten percent (10%) of the *dwelling* units are designated as affordable, as specified in a *Housing Agreement* and where the owners enter into a *Housing Agreement* with the City, and where this Agreement is filed with the Land Title Office, the permitted maximum *floor area ratio* of the principal *building* may be increased by a maximum of 0.1.
- (e) In multi-*family* residential zones, *home occupation* as a permitted use is restricted to *office* space for a business which is lawfully carried on at another location.
- (f) Site development for single *family* and two *family* dwellings must be in accordance with R2 *zone* regulations provided in Sections 5.12.2 and 5.12.3.

MH1 – MOBILE AND MODULAR HOMES

5.17 The purpose of this *zone* is to establish and maintain areas for *mobile* and *modular homes*, allowing for individual strata-titled *lots* or multiple-unit *mobile-* or *modular-home* parks.

5.17.1 Permitted usesPrincipal Uses*Mobile home**Modular home**Modular or mobile home park*Accessory Uses*Common recreation area or building**Home occupation**Single family dwelling (1) for owner or operator of modular or mobile home park*5.17.2 Site Development Regulations for Mobile and Modular Home Parks

Minimum Lot Area	8000 m ²	(1.98 ac)
Minimum Frontage	60 m	(196.9 ft)
Maximum Coverage	40%	
Minimum Setbacks:		
<i>Front yard</i>	7.5 m	(24.6 ft)
<i>Rear yard</i>	7.5 m	(24.6 ft)
<i>Side yard</i>	7.5 m	(24.6 ft)
Maximum Height, Principal Building	6 m	(19.7 ft)
Maximum Number of Principal Building Storeys	1	
Average density of a <i>mobile-</i> or <i>modular-home</i> park shall not exceed	20 sites per ha	8 sites per acre

5.17.3 Site Development Regulations for Mobile and Modular Home Spaces

(a) Whether or not individual *mobile-* or *modular-home* park spaces are strata-titled, the following siting regulations shall apply:

Minimum Frontage

for single wide	11 m	(36 ft)
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for double wide	14 m	(46 ft)
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Minimum Site Area

for single wide	260 m ²	(2800 ft ²)
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for double wide	350 m ²	(3765 ft ²)
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Minimum Setbacks:

<i>Front yard</i>	3 m	(9.8 ft)
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<i>Side yard</i>	1.5 m	(4.9 ft)
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<i>Rear yard</i>	2.5 m	(8.2 ft)
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Maximum Site Coverage	40%	
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(b) *Setbacks* pertaining to each surveyed or clearly and permanently marked *mobile-* or *modular-home* location or established space are in addition to those specified in 5.17.2.

5.17.4 Conditions of Use

- (a) Notwithstanding the provisions of 5.17.2, a *lot* complying with the minimum *lot area* requirements may be subdivided to create *strata lots* for individual mobile or *modular homes* in accordance with the standards for mobile or *modular home spaces*, as set out in 5.17.3 of this zone.
- (b) The yard *setbacks* set forth in the Site Development Regulations, Section 5.17.2, shall be *used* as a buffer area, with *uses* within these *setbacks* limited to the provision of open or *landscaped* areas and access crossings.
- (c) Not less than five percent (5%) of the total *lot area* shall be set aside as a recreation or open space area *accessible* to all residents. This area shall not include any *required yards*.
- (d) For a mobile- or modular-home site located on a corner, the *side yard* against the flanking internal roadway shall be a minimum of 3.5 m (11.5 ft).
- (e) Notwithstanding any other provision of this Bylaw, *accessory buildings* situated upon a mobile- or modular-home space shall not exceed 20 m² (215 ft²) in area nor 4 m (13.1 ft) in height, and may be located not less than 1 m (3.3 ft) from the side or *rear lot line* at the site when located to the rear of the mobile- or modular-home.
- (g) Where a porch is less than 10 m² (107.6 ft²) in area or a carport is attached to a mobile-home, the porch or carport may project up to 1.5 m (4.9 ft) into a required 3 m (9.8 ft) *side yard*.
- (h) Internal roadways shall be a minimum of 8 m (26.2 ft) in width. Each modular-home/mobile-home park space shall have access to a roadway.
- (i) Each mobile- and modular-home space shall have its boundary clearly and permanently marked.
- (j) Notwithstanding minimum width requirements established elsewhere in this Bylaw, the minimum width of a modular-home shall be 5.0 m (16.4 ft).

C1 – NEIGHBOURHOOD COMMERCIAL

5.18 The purpose of this *zone* is to provide for small-scale commercial establishments, typically on a single *lot*, catering to the convenience needs of the immediate neighbourhood.

5.18.1 Permitted usesPrincipal Uses

Artist's studio
 Community care facility
 Live-work
 Medical service
 Office
 Personal service
 Professional service
 Restaurant (not drive-through)
 Retail

Accessory Uses

Dwelling unit(s) above or behind a
 permitted commercial use

Site-Specific Uses

Gasoline service station

5.18.2 Site Development Regulations

Minimum Lot Area	540 m ²	(5813 ft ²)
Minimum Frontage	15 m	(49.2 ft)
Maximum Coverage	50%	
Minimum Setbacks:		
Front yard	6 m	(19.7 ft)
Rear yard	6 m	(19.7 ft)
Side yard	1.5 m	(4.9 ft)
Maximum Height, Principal Building	9 m	(29.5 ft)
Maximum Number of Principal Building Storeys	2	

5.18.3 Conditions of Use

- (a) All business activity shall be conducted within a completely enclosed *building* except for display, restaurant patios, and parking and loading facilities.
- (b) *Dwelling* units located above or behind commercial uses shall comply with the following requirements:
 - (i) A completely separate and independent entrance to the *dwelling* unit shall be provided from a ground floor entrance having access directly onto the public *street*.
 - (ii) All *dwelling* units shall be entirely self-contained.
 - (iii) One off-*street parking space* shall be provided for each *dwelling* unit, located so as not to impair access to the commercial premises or the use of off-*street* loading facilities.
- (d) Where the *gross floor area* of commercial development is less than 200 m²

(2,152.9 ft²), the loading regulations shall not apply.

5.18.4 Site Specific Uses

The following *uses* shall be permitted on a site specific basis:

<u>Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
Gasoline Service Station	4007 Compton Road	Lot M, District Lot 112, Alberni District, Plan VIP43267

C2 – GENERAL COMMERCIAL

5.19 The purpose of this zone is to establish and maintain compact, vibrant commercial areas with a broad range of pedestrian-scale uses.

5.19.1 Permitted usesPrincipal Uses

Amusement establishment
Appliance repair
Artist's studio
Assembly
Automotive sales, repair and servicing
Bakery
Bank or other financial institution
Club or lodge
Community care facility
Day care or other preschool
Gasoline service station
Live-work
Medical service
Multiple family dwelling
Office
Pawn shop
Personal service
Place of worship
Professional service
Public market
Restaurant, including drive-through
Retail

Principal Uses (continued)

School
Seniors housing
Shopping centre
Small appliances and electronics, sales and repair
Social service centre
Tourist service
Veterinary clinic

Accessory Uses

Caretaker's dwelling unit, subject to Section 6.16
Dwelling unit(s) above or behind a permitted commercial use
Home occupation

Site Specific Uses

Liquor, Wine and Beer Store

5.19.2 Site Development Regulations

Minimum Lot Area	800 m ²	(8,611 ft ²)
Minimum Frontage	15 m	(49 ft)
Maximum Coverage	75%	
Minimum Setbacks:		
<i>Front yard</i>	0 m	
<i>Rear yard</i>	3 m	(10 ft)
<i>Side yard</i>	1.5 m	(5 ft)
Maximum Height, Principal Building	9 m	(29.5 ft)
Maximum Number of Principal Building Storeys	2	

5.19.3 Conditions of Use

- (a) Every *use* shall be conducted within a completely enclosed *building* except for:
- parking,
 - loading,
 - restaurant patios,
 - outdoor display,
 - rental, sales or *storage yards*,
 - activities related to the operation of a *drive-through* or *drive-in* facility,
 - activities done at gasoline service station pumps and
 - temporary garden supply *structures*.
- (b) For *shopping centres* abutting a *lot* in an R, RM or P2 *zone*, the required *setback* for a *side yard* shall be increased to 5 m (16.4 ft).
- (c) *Dwelling* units located above or behind commercial *uses* shall comply with the following requirements:
- (i) A completely separate and independent entrance to the *dwelling* unit shall be provided from a ground floor entrance having access directly onto the public *street*.
 - (ii) All *dwelling* units shall be entirely self-contained.
 - (iii) One off-*street parking space* shall be provided for each *dwelling* unit, located so as not to impair access to the commercial premises or the *use* of off-*street* loading facilities.
- (d) Where multiple *family dwelling* units or seniors housing are located below the second *storey*, the Site Development Regulations of the RM3 Higher Density Residential *zone* shall apply.
- (e) No outside storage for *public market use* shall be permitted after market hours.
- (f) In *dwelling* units above or behind commercial *uses*, *home occupation* as a permitted *use* is restricted to *office* space for a business which is lawfully carried on at another location.

5.19.4 Site Specific Uses

The following *uses* shall be permitted on a site specific basis:

<u>Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
Liquor, Wine and Beer Store	3764 10 th Avenue	Lot B, District Lot 1, Alberni District, Plan VIP75178

C3 – SERVICE COMMERCIAL

5.20 The purpose of this *zone* is to establish and maintain areas for *retail* and service operations that are vehicle-oriented or require large storage areas.

5.20.1 Permitted usesPrincipal Uses

Ambulance station
 Amusement establishment
 Appliances and electronics, sales and repair
 Artist's studio
 Automotive sales, repair and servicing
 Bakery
 Bank or other financial institution
 Boat or recreational vehicle sales and repair
 Building supply
 Cartage and delivery services
 Catering establishment
 Club or lodge
 Contractor's shop
 Custom woodworking
 Enclosed storage and warehousing, including mini storage
 Garden shop, nursery and landscape supplies
 Gasoline service station
 Glass shop
 Medical service
 Office

Principal Uses (continued)

Pawn shop
 Personal service
 Petroleum products, wholesale
 Prefabricated buildings sales
 Printing, publishing and allied industry
 Recycling depot
 Restaurant, including drive-through
 Retail
 Signs and displays industry
 Transportation dispatch and depot
 Veterinary clinic
 Wholesale

Accessory Uses

Caretaker's dwelling unit, subject to Section 6.16
 Outdoor storage

Site Specific Uses:

Liquor, wine and beer store

5.20.2 Site Development Regulations

Minimum Lot Area	930 m ²	(10,011 ft ²)
Minimum Frontage	30 m	(98.4 ft)
Maximum Coverage	75%	
Minimum Setbacks:		
Front yard	0 m	
Rear yard	3 m	(9.84 ft)
Side yard	0 m	
Maximum Height, Principal Building	10 m	(32.8 ft)
Maximum Number of Principal Building Storeys	2	

5.20.3 Conditions of Use

- (a) Outdoor storage areas shall be screened or *fenced* on all sides not facing the principal *building* and no material shall be piled so as to be higher than such *screening*.
- (b) All industrial, business, repair or servicing *uses* shall be conducted within a completely enclosed *building* except for outdoor display, rental, sales or outdoor storage areas, activities that are normally done at gasoline service pumps, parking and loading, and activities related to the operation of a *drive-through* or *drive-in* facility.
- (c) No *club or lodge* shall have more than three machines on which mechanical, electrical automatic, digital or computerized games are played for amusement, recreation, competition or entertainment and for which a fee is charged for *use* or for which a coin or token must be inserted.

5.20.4 Site Specific Uses

The following *uses* shall be permitted on a site specific basis:

<u>Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
Liquor, Wine and Beer Store	3684 3rd Avenue	<i>Lot 1, District Lot 1, Alberni District, Plan EPP30558</i>

C4 – HIGHWAY COMMERCIAL

5.21 The purpose of this *zone* is to establish and maintain areas offering a range of large format *retail*, service, and tourist recreational *uses*, with high levels of visibility for vehicular traffic.

5.21.1 Permitted usesPrincipal Uses*Automotive sales, repair and servicing*

Bank or other financial institution

Boat or *recreational vehicle* sales and repair*Campground*Garden shop, nursery and *landscape* supplies

Gasoline service station

Golf driving range

Hotel

Medical service

Miniature golf

*Motel and Motor hotel**Office**Personal service*

Professional service

Restaurant, including drive-through

*Retail**Shopping centre*

Tourist service

Transportation dispatch and depot

Veterinary clinic

Accessory UsesCaretaker's *Dwelling* Unit, subject to Section 6.16

Outdoor storage

Site Specific Uses

Liquor, wine and beer store

Nightclub, Cabaret, Bar & Pub

5.21.2 Site Development Regulations

Minimum <i>Lot Area</i>	930 m ²	(10,011 ft ²)
Minimum <i>Frontage</i>	30 m	(98.4 ft)
Maximum <i>Coverage</i>	40%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	7.5 m	(24.6 ft)
<i>Rear yard</i>	6 m	(19.7 ft)
<i>Side yard</i>	6 m	(19.7 ft)
Maximum Height, <i>Principal Building</i>	9 m	(29.5 ft)
Maximum Number of <i>Principal Building Storeys</i>	2	

5.21.3 Conditions of Use

- (a) All business, repair or servicing *uses* shall be conducted within a completely enclosed *building* except for garden shops, outdoor display, rental, sales or *storage yards*, restaurant patios, activities that are normally done at gasoline service pumps, parking and loading, and activities related to the operation of a *drive-through* or *drive-in* facility.

5.21.4 Conditions of Use: Campgrounds

- (a) An accessory store to serve *campground* patrons is permitted to a maximum *gross floor area* of 120 m² (1292 ft²).
- (b) Except for caretakers' residences, no person, tent or *recreational vehicle* shall occupy a *camping site* within a given *campground* for more than 90 days in any calendar year.
- (c) Notwithstanding the provisions of (b), a maximum of ten percent (10%) of the *camping sites* in any given *campground*, excluding caretakers' residences, may be occupied by the same person, tent or *recreational vehicle* for more than 90 days in any calendar year.
- (d) Each *camping site* for a *recreational vehicle*, trailer or tent shall have an area of not less than 60 m² (646 ft²).
- (e) Washroom facilities shall be not more than 150 m (492 ft) from any *camping site*.
- (f) No washroom facility shall be closer than 4 m (13.1 ft) to any *camping site*.
- (g) A standpipe for potable water shall be not more than 50 m (164 ft) from any *camping site*.
- (h) Internal roads must be of a material that does not produce dust.
- (i) Garbage disposal containers shall be provided and shall be insect-tight, water-tight, and animal-proof.
- (j) A minimum of ten percent (10%) of the *lot* shall be provided for *useable open space*.

5.21.5 Site Specific Uses

The following *uses* shall be permitted on a site specific basis:

<u>Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
Liquor, Wine and Beer Store	3835 Redford Street	Lot 1, District Lot 45, Alberni District, Plan 50735
	4277 Stamp Avenue	Lot A, District Lot 1, Alberni District, Plan 33048
	4850 Beaver Creek Road	Lot A, Block 2, District Lot 11, Alberni District, Plan VIP618B (DD FA60973)

Nightclub, Cabaret, Bar and Pub	4920 Cherry Creek Road	<i>Lot A, District Lot 14, Alberni District, Plan VIP61333</i>
Nightclub, Cabaret, Bar and Pub and a Liquor, Wine and Beer Store	4940 Cherry Creek Road	<i>Lot 1, District Lot 14, Alberni District, Plan VIP51563</i>

C5 – TRANSITIONAL OFFICE

5.22 The purpose of this *zone* is to establish and maintain transitional areas between residential, commercial and industrial *zones*. Permitted *uses* and *buildings* are intended to have little impact on neighbouring residential properties.

5.22.1 Permitted usesPrincipal UsesAccessory Uses*Artist's studio**Community care facility**Live-work*

Medical service

*Office**Personal service*

Single family dwelling (built prior to the adoption of this bylaw), which may include any of the other permitted *uses*

Small appliances and electronics, sales and repair

5.22.2 Site Development Regulations

Minimum Lot Area	540 m ²	(5813 ft ²)
Minimum Frontage	15 m	(49.2 ft)
Maximum Coverage	50%	
Minimum Setbacks:		
<i>Front yard</i>	6 m	(19.7 ft)
<i>Rear yard</i>	6 m	(19.7 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Maximum Height, Principal Building	9 m	(29.5 ft)
Maximum Number of Principal Building Storeys	2	

5.22.3 Conditions of Use

- (a) All business activity shall be conducted within a completely enclosed *building* except for parking and loading facilities.
- (b) Where a *single family dwelling* is the principal permitted *use*, the Site Development Regulations of the R2 *zone* and off-street parking requirements of this Bylaw shall apply.
- (c) Notwithstanding the off-street parking requirements of this Bylaw, no parking shall be located in a required *front yard*.
- (d) Commercial activities on C5 *zoned* property are exempt from the loading regulations (Section 7.7).

C6 – GAMING CENTRE

5.23 The purpose of this *zone* is to establish and maintain areas for gaming facilities and related *uses*.

5.23.1 Permitted usesPrincipal Uses*Gaming Centre*Accessory Uses

Helipad

Light Industrial Storage of non-toxic
and non-flammable material

Lounge

Meeting Rooms

Micro-Brewery

Office

Restaurant

5.23.2 Site Development RegulationsMinimum *Lot Area*

2 ha (4.9 ac)

Minimum *Frontage*

100 m (328 ft)

Maximum *Coverage*

35%

Minimum *Setbacks*:*Front yard*

9 m (29.5 ft)

Rear yard

9 m (29.5 ft)

Side yard

9 m (29.5 ft)

Maximum Height, Principal *Building*

12.5 m (41 ft)

Maximum Number of Principal *Building Storeys*

2

5.23.3 Conditions of Use

- (a) All business activity shall be conducted within a completely enclosed *building* except for restaurant patios, parking and loading facilities.

C7 – CORE BUSINESS

5.24 The purpose of this zone is to establish and maintain vibrant mixed use commercial core areas, with attention to providing goods and services to residents, the travelling public and tourists.

5.24.1 Permitted usesPrincipal Uses

Adult retail
 Amusement establishment
 Appliance repair
 Artist's studio
 Assembly
 Automotive sales, repair and servicing
 Bakery
 Bank or other financial institution
 Boat or recreational vehicle sales and repair
 Club or lodge
 Community care facility
 Day care or other preschool
 Gasoline service station
 Hotel, Motor hotel and Hostel
 Live-work
 Lumber and Building Materials Retailers and Wholesalers
 Medical service
 Multiple family dwelling
 Nightclub, Cabaret, Bar and Pub
 Office
 Parking lot
 Pawn shop
 Personal service
 Place of worship

Principal Uses (continued)

Printing, publishing and allied industry
 Professional service
 Public market
 Restaurant, including drive-through
 Retail
 School
 Seniors housing
 Shopping centre
 Single family or two family dwelling (built prior to the adoption of this bylaw)
 Small appliances and electronics, sales and repair
 Social service centre
 Theatre
 Tourist Services
 Transportation Dispatch and Depot
 Tutoring Service

Accessory Uses

Home Occupation
 Residential above commercial

Site-Specific Uses

Dwelling units at ground level
 Glass shop
 Liquor, wine, and beer store

5.24.2 Site Development Regulations

Minimum Lot Area	540 m ²	(5812.7 ft ²)
Minimum Frontage	15 m	(49.2 ft)
Maximum Coverage	90%	
Minimum Setbacks:		
Front yard	0 m	
Rear yard	3 m	(9.8 ft)
Side yard	0 m	

Maximum Height, Principal <i>Building</i>	14 m	(45.9 ft)
Maximum Number of Principal <i>Building Storeys</i>	4	
Maximum <i>Floor Area Ratio</i>	3.0	

5.24.3 Conditions of Use

- (a) All business *uses* shall be conducted within a completely enclosed *building* except for outdoor display, rental, sales or *storage yards*, restaurant patios, activities that are normally done at gasoline service pumps, parking and loading, and activities related to the operation of a *drive-through* or *drive-in* facility.
- (b) In mixed-use residential and commercial *buildings*, residential *uses* shall be located above the first *storey*, except as provided in (d).
- (c) A shared public access to the residential *dwelling* unit(s) shall be provided separate from any other *use* from a ground floor entrance opening directly onto the public *street*.
- (d) Where multiple *family dwelling* units or seniors housing are located below the second *storey*, the Site Development Regulations of the RM3 Higher Density Residential *zone* shall apply.
- (e) Notwithstanding any other provision of this Bylaw, only one-half (0.5) *parking space* for every residential *dwelling* unit is required above a commercial *use* in a mixed commercial-residential *building*.
- (f) No *club or lodge* shall have more than three machines on which mechanical, electrical automatic, digital or computerized games are played for amusement, recreation, competition or entertainment and for which a fee is charged for *use* or for which a coin or token must be inserted.
- (g) In *dwelling* units above or behind commercial *uses*, *home occupation* as a permitted *use* is restricted to *office* space for a business which is lawfully carried on at another location.

5.24.4 Density Bonusing for Mixed-Use Residential-Commercial Developments:

The maximum height permitted may be increased up to six (6) *storeys* and up to 18 m (60 ft), and the maximum *floor area ratio* permitted may be increased up to 3.5 from that indicated in 5.24.2 where all of the following conditions are met:

- (a) A minimum of one *storey* or sixteen and one-half percent (16.5%) of the *gross floor area* of the *building* is used for commercial purposes;
- (b) Greater than seventy-five percent (75%) of the required parking is provided *underground* or enclosed underneath the principle *building*;
- (c) Elevators are provided to all *storeys* in the *building*;
- (d) A minimum of ten percent (10%) of the *dwelling* units are designed as *accessible*;
- (e) A minimum of ten percent (10%) of the *dwelling* units are designated as affordable, as specified in a *Housing Agreement* and where the owners enter into a *Housing Agreement* with the City, and where this Agreement is filed with

- the Land Title Office; and
- (f) A common meeting room or amenity room containing a minimum of 22 m² (235 ft²) is provided.

5.24.5 Site Specific Uses

The following *uses* shall be permitted on a site specific basis:

<u>Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
Dwelling units at street level	4815 Argyle Street	Parcel A, Block 41, Plan VIP197B, Alberni Land District (Being a consolidation of Lots 8 & 9, See FB348042)
Glass shop	4650 Margaret Street	Lot A, District Lot 1, Alberni District, Plan VIP28247
Liquor, wine, and beer store	5170 Argyle Street	Lots 23 & 24, Block 86, District Lot 1, Alberni District, Plan 197
	4963 Angus Street	That portion of Lot B, District Lot 1, Alberni District, Plan 32610 north of Angus Street
	5086 Johnston Road	Lot 1, District Lot 1, Alberni District, Plan EPP13767

C8 – COMMERCIAL RECREATION

5.25 To establish and maintain areas offering large-scale tourist recreational *uses* and related activities.

5.25.1 Permitted usesPrincipal Uses

Campground
 Golf Driving Ranges
 Miniature Golf
 Parks, Playgrounds and Open Spaces
 Theme Parks, excluding animals
 Water Slides

Accessory Uses

Assembly
 Lounge
 Restaurant
 Retail

5.25.2 Site Development Regulations For Guest Houses

Minimum <i>Lot Area</i>	1.2 ha	(3 acres)
Minimum <i>Frontage</i>	45 m	(150 ft)
Maximum <i>Coverage</i>	35%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	9 m	(29.5 ft)
<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	9 m	(29.5 ft)

5.25.3 Conditions of Use

- (a) The principal *building* on the site shall be a minimum of 100 m² (1076 ft²) in size.
- (b) The sum total of the *gross floor area* for *accessory buildings*, including restaurants, shall not exceed 230 m² (2530 ft²) except that an additional accessory store with a maximum of 120 m² (1292 ft²) is permitted in conjunction with a *campground*.
- (c) All mechanical, electrical or other service equipment located outside or on the roof of a *building* shall be screened from adjacent properties and *streets* by *landscaping*, ornamental *structures* or other means.
- (d) All outdoor storage and refuse receptacle areas shall be screened in accordance with Section 6.8.
- (e) A maximum of one caretaker's residence may be located in conjunction with the permitted *use* on the *lot*, subject to the provisions of Section 6.16.
- (f) Where a campground is the principal permitted *use*, the conditions of *use* contained in Section 5.21.4 (Highway Commercial) shall apply.

C9 – COMMERCIAL GUEST HOUSE

- 5.26 The purpose of this *zone* is to provide accommodation, primarily of a “*Bed and Breakfast*” character to tourists, visitors and vacationers. Development in this *zone* should be of compatible character and not negatively impact surrounding neighbourhoods.

5.26.1 Permitted usesPrincipal Uses

Guest House
Single Family Dwelling
Two Family Dwelling

Accessory Uses

Bed and Breakfast
Secondary suite

5.26.2 Site Development Regulations For Guest Houses

Minimum Lot Area

Up to 4 units	900 m ²	(9688 ft ²)
5 or 6 units	1000 m ²	(10764 ft ²)
7 or 8 units	1100 m ²	(11840 ft ²)
Minimum Frontage	25 m	(82 ft)
Maximum Coverage	35%	
Minimum Setbacks:		
Front yard	7.5 m	(24.6 ft)
Rear yard	9 m	(29.5 ft)
Side yard	1.5 m	(4.9 ft)
Maximum Height, Principal Building	10.5 m	(29.5 ft)
Maximum Number of Principal Building Storeys	3	
Maximum Floor Area Ratio	0.6	

5.26.3 Conditions of Use

- (a) The conditions of *use* pertaining to Guest Houses are specified in 6.14.
- (b) Where a single or two *family dwelling* is located in a GH *zone*, the Site Development Regulations of the R2 *zone* and off-street parking requirements of this Bylaw shall apply.
- (c) For single *family* dwellings and two *family* dwellings having no carport or attached garage with no access to the rear or the side of the *lot* from a *street* or *lane*, the minimum *side yard* requirement shall be increased to 3 m (9.8 ft) for one *side yard* and 3 m (9.8 ft) for both *side yards* for a two *family dwelling*.
- (d) *Secondary suites* are only permitted on those *lots* where a single *family dwelling* is the *principal use*. For clarity, a *secondary suite* is not permitted in conjunction with a guest house or *bed and breakfast use*.

M1 – LIGHT INDUSTRY

5.27 The purpose of this *zone* is to establish and maintain areas containing light industrial *uses*, such as wholesale, warehouse and light *manufacturing* operations.

5.27.1 Permitted usesPrincipal Uses

Automotive sales, repair and servicing
 Boat or recreational vehicle sales and repair
 Building supply
 Cartage and delivery service
 Contractor's shop
 Custom workshop
 Electronics repair
 Enclosed storage and warehousing, including mini storage
 Exterminating service
 Food and beverage processing (excluding the fish, meat and *poultry* products industries)
 Furniture and fixture *manufacturing*
 Garden shop, nursery and *landscape* supplies
 Gasoline service station
 Glass shop
 Health and fitness centre
 Machine shop
 Machinery and equipment sales, rental and repair
 Other light *manufacturing* industry
 Petroleum products, wholesale
 Prefabricated *buildings* sales
 Printing, publishing and allied industry
 Recycling depot

Principal Uses (continued)

Signs and displays industry
 Storage yard
 Transportation dispatch and depot
 Veterinary clinic
 Wholesale (excluding wholesalers of scrap and waste materials)
 Works yard

Accessory Uses

Caretaker's *dwelling* unit, subject to Section 6.16
 Display, storage, and *retail* sales of goods produced on the premises
 Office

Site-Specific Uses

Medical Marijuana Facility

5.27.2 Site Development Regulations

Minimum Lot Area	930 m ²	(10,011 ft ²)
Minimum Frontage	30 m	(98.4 ft)
Maximum Coverage	50%	
Minimum Setbacks:		
Front yard	6 m	(19.7 ft)

<i>Rear yard</i>	3 m	(9.8 ft)
<i>Side yard (total)</i>	6 m	(19.7 ft)
(Permitted on one side)	0 m	
Maximum Height, Principal <i>Building</i>	12.5 m	(41 ft)
Maximum Number of Principal <i>Building Storeys</i>	3	

5.27.3 Conditions of Use

- (a) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluent, dust, fumes, smoke, vibration, noise or glare; nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
- (b) All portions of a required *front yard* not *used* for permitted parking or display areas shall be fully and suitably *landscaped* and properly maintained.
- (c) Outdoor storage areas shall be screened or *fenced* on all sides not facing the principal *building* and no material shall be piled so as to be higher than such *screening*. Required front *screening* shall be situated so as to conform with the *front yard setback* provisions.
- (d) All activities and *uses* shall be conducted within a completely enclosed *building* except for parking, loading, outside storage and product display *uses*.
- (e) Along any *lot* line adjacent to an R, RR, or RM *zone*, a continuous *landscape buffer*, excluding any areas *used* for access, shall be provided and shall be not less than 1.8 m (5.9 ft) in height.

5.27.4 Site Specific Uses

The following *uses* shall be permitted on a site specific basis:

<u>Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
Medical Marihuana Facility	4921 Bute St.	Lot A, District Lot 1, Alberni District, Plan VIP31847

M2 – MEDIUM INDUSTRY

5.28 The purpose of this *zone* is to establish and maintain areas for both light and medium industrial *uses*, including *uses* that require outdoor storage.

5.28.1 Permitted usesPrincipal Uses**All uses permitted in the M1 Zone**

Animal shelter

Automobile wrecking yard

Blacksmithing and welding shop

Bulk fuel storage

Construction and assembly of pre-fabricated
or modular *buildings*Construction, housemoving and excavation
industry *offices*, workshops and storageLarge equipment or machinery sales and
repairs

Machining

Manufacturing, excluding *uses* specifically
listed in M3

Open storage

Scrap and waste materials wholesaler

Truck transport operation

Utility works yard

Wood industry, concerned with
manufacturing or finishing from prepared
lumberAccessory UsesCaretaker's *dwelling* unit, subject to
Section 6.16Display, storage, and *retail* sales of
goods produced on the premises*Office*5.28.2 Site Development Regulations

Minimum <i>Lot Area</i>	930 m ²	(10,011 ft ²)
Minimum <i>Frontage</i>	30 m	(98.4 ft)
Maximum <i>Coverage</i>	60%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	6 m	(19.7 ft)
<i>Rear yard</i>	3 m	(9.8 ft)
<i>Side yard</i> (total)	6 m	(19.7 ft)
(Permitted on one side)	0 m	
Maximum Height, Principal <i>Building</i>	12.5 m	(41 ft)
Maximum Number of Principal <i>Building Storeys</i>	3	

5.28.3 Conditions of Use

- (a) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluent, dust, fumes, smoke, vibration, noise or glare; nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
- (b) Notwithstanding the provisions of 5.28.2, the minimum *lot area* for an *automobile wrecking yard* operation shall be one (1) hectare (2.47 ac).
- (c) All portions of a required *front yard* not *used* for permitted parking or display areas shall be *landscaped*.
- (d) Any part of a *lot used* or intended to be *used* as an outside storage area that is adjacent to a R, RR, or RM *zone* shall be separated by a solid screen from the properties in that *zone*. No material shall be piled so as to be higher than such *screening* within 15 m (50 ft) of the *lot line*.
- (e) Along any *lot line* adjacent to an R, RR or RM *zone*, a continuous *landscape buffer*, excluding any areas *used* for access, shall be provided and shall be not less than 1.8 m (5.9 ft) in height.

M3 – HEAVY INDUSTRY

5.29 The purpose of this *zone* is to establish and maintain areas for heavy industrial and *manufacturing* activities.

5.29.1 Permitted usesPrincipal Uses**All uses permitted in the M2 zone**

Boiler and plate work
 Fabricated metal products
 Fish, meat and *poultry* products industry
Junk yard
 Paper and allied *manufacturing* industry
 Primary metal industry
 Ready-mix concrete
 Sawmill
 Shipbuilding, boatbuilding and repair
 Storage

Accessory Uses

Caretaker's *dwelling* unit, subject to
 Section 6.16
 Display, storage, and *retail* sales of goods
 produced on the premises
Office

5.29.2 Site Development Regulations

Minimum <i>Lot Area</i>	1000 m ²	(10,764 ft ²)
Minimum <i>Frontage</i>	30 m	(98.4 ft)
Maximum <i>Coverage</i>	60%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	6 m	(19.7 ft)
<i>Rear yard</i>	3 m	(9.8 ft)
<i>Side yard</i> (total)	6 m	(19.7 ft)
(Permitted on one side)	0 m	

5.29.3 Conditions of Use

- (a) Any area of a *lot used* as, or intended to be *used* as, an outside storage area that is adjacent to a R, RR, or RM *zone* shall be separated by a solid screen at least 2.5 m (8.2 ft) in height from the properties in that *zone*. No material shall be piled so as to be higher than such *screening* within 15 m (50 ft) of the *lot* line.
- (b) Open storage shall not be permitted in a required *front yard*.
- (c) Any portion of a *lot* in the M3 *zone* which abuts the Alberni Inlet waterfront is exempt from the yard *setback* provisions.

M4 – UTILITIES

- 5.30 The purpose of this *zone* is to establish, maintain and regulate areas directly related to the operation of a railway, railway yard, high voltage transmission utility tower corridor, gas mains and related stations, reservoirs, water and sewer pumpstations and other utilities works, whether or not publicly owned.

5.30.1 Permitted usesPrincipal UsesAccessory Uses

Electric power stations and installations
 Natural gas sub-station
 Parking of equipment
 Railway lines and stations
 Sewer pumpstations, chambers,
 treatment facilities and related
 equipment
 Telegraph and cable systems
 Telephone exchanges
 Transmission lines and sub-stations
 Utility storage
 Waste disposal facility
 Water reservoir, pump station, valve
 station and related equipment
 Works yard

5.30.2 Site Development Regulations

Maximum Coverage	90%	
Minimum Setbacks:		
Front yard	7 m	(22.9 ft)
Rear yard	3 m	(9.8 ft)
Side yard (total)	3 m	(9.8 ft)
Maximum Building Height	7.5 m	(25 ft)

5.30.3 Conditions of Use

- (a) Outdoor storage of mechanical equipment, natural gas substations, pump stations, valve stations and related equipment shall be screened by solid fencing or *landscaping* which obstructs the visibility of the utility installation.

P1 – INSTITUTIONAL

5.31 The purpose of this *zone* is to establish and maintain areas in which institutional *uses* can be accommodated and located in a manner complementary with surrounding *uses*.

5.31.1 Permitted usesPrincipal Uses

Ambulance station
 Arena
Assembly, cultural or recreational facility
 Childcare centre
Community care facility
Dormitory
 Firehall
 Hospital
 Hostel
 Medical service
Office
 Parking lot
Personal service
Place of worship
 Police station
 Pound
School
Supportive housing
Transition house
 Tutoring service

Accessory Uses

Caretaker's *dwelling* unit, subject to
 Section 6.16

5.31.2 Site Development Regulations

Minimum <i>Lot Area</i>	540 m ²	(5813 ft ²)
Minimum <i>Frontage</i>	15 m	(49.2 ft)
Maximum <i>Coverage</i>	40%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	7.5 m	(24.6 ft)
<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Maximum Height, <i>Principal Building</i>	12.5 m	(41 ft)
Maximum Number of <i>Principal Building Storeys</i>	3	

5.31.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.31.2, the total of both *side yards* must be equal or greater than 20% of the *lot width*.

- (b) *Community care facilities* for seniors may include an accessory beauty shop or other provision of other *personal services*, limited to 16m² (172 ft²) in floor area and 2 service chairs, operating between the hours of 8:30 am to 5:00 pm, Monday to Friday and 9:00 am to 12:00 pm on Saturday.
- (c) Notwithstanding the permitted *use* provisions of the P1 *zone*, for the property with the legal description of *Lot 1*, District *Lot 13*, Alberni District, Plan VIP78180, located at 5100 Tebo Ave., the following *accessory uses* are permitted:
 - *Artist's studio*
 - Cabinet making
 - Custom woodworking
 - Furniture repair and upholstery
 - Ornamental metal working
 - Printing, publishing and allied industry
 - Signs and displays industry
 - *Small repair shop*
- (d) Notwithstanding the maximum *coverage* provisions of Section 5.31.2, for the property known as Fir Park Village, located at 4411 Wallace *Street*, legally described as *Lot B*, District *Lot 1*, Alberni District, Plan 32448, a maximum *coverage* of 58% is permitted.

5.31.4 For all *Accessory Uses* referenced in 5.31.3 (c):

- (a) All business activity shall be conducted within a completely enclosed *building* except for parking and loading facilities.
- (b) The total area occupied shall not exceed 1077 m² (11,592 ft²).
- (c) No *retail* activity is permitted as part of any business located on the property.

P2 – PARKS AND RECREATION

- 5.32 The purpose of this *zone* is to preserve natural ravine areas, green belts and other areas deemed environmentally sensitive, to provide protection of the natural setting, ecological systems and aesthetic beauty of the City, and to establish and maintain areas for parks, recreation and community open spaces *uses*.

5.32.1 Permitted usesPrincipal Uses

Assembly, cultural and recreational facility
Cemetery
Fairground
Fish hatchery
Forest management
Golf course
Natural Areas, Open Spaces and Parks
Public Parks and Playgrounds

Accessory Uses

Caretaker's dwelling unit, subject to
Section 6.16
Carnivals, Circuses, Exhibitions,
Horse, Dog and Pony Shows
Office
Picnic Area
Parking lot
Public Toilet

5.32.2 Site Development Regulations

Minimum <i>Lot Area</i>	1000 m ²	(10764 ft ²)
Minimum <i>Frontage</i>	30 m	(98.4 ft)
Maximum <i>Coverage</i>	40%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	6 m	(19.7 ft)
<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Maximum Height, <i>Principal Building</i>	8 m	(26.2 ft)

W1 – WATERFRONT COMMERCIAL

5.33 The purpose of this *zone* is to establish and maintain areas for commercial and *retail* operations, especially those serving marine-based or tourist-oriented activities.

5.33.1 Permitted usesPrincipal Uses

Boat rental operations
 Boat tour and charter operations
 Commercial mooring facilities
 Docks, Wharves, and Floats for the use of water taxis, ferries, float planes and amphibious vessels
 Fish product industry
 Marina
 Marine fuelling operations
 Marine-oriented clubs such as yacht clubs
 Microbrewery
 Nightclub, Cabaret, Bar and Pub
 Observation Tower
Public market
 Restaurant, excluding *drive-in or drive-through*
Retail

Accessory Uses

Loading facility
Office
 Permanent residence on one boat or vessel by one member or employee of any other use permitted within this *zone* for purposes of security and fire protection
 Private floats and wharves
 Storage
 Temporary boat storage
 Temporary or seasonal residence on a boat or vessel for commercial fishing purposes

5.33.2 Site Development Regulations

Maximum Height, Principal <i>Building</i>	8 m	(26.2 ft)
Maximum Number of Principal <i>Building Storeys</i>	2	

5.33.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.33.1,
- (i) Temporary or seasonal boat residence is permitted, provided that the boat or vessel is wharfed at a location where the following on-shore facilities are provided, at a minimum, in separate rooms for females and males:
 - one water-closet;
 - one wash-basin; and
 - one bathtub or shower
 - (ii) Private Floats and Wharves are permitted only where necessary for practical access by boats to commercial enterprises primarily oriented to water *uses* and water traffic.

- (b) Where associated with *retail* sales of live or fresh seafood in the same *building, fish product industry* activity is limited to a maximum *gross floor area* of 235 m² (2530 ft²).
- (c) Marine fuelling operations shall be located not less than 60 m (196.8 ft) from any R or RM zone.

W2 – WATERFRONT INDUSTRIAL

- 5.34 The purpose of this *zone* is to establish and maintain areas for accommodation of industries that are related to the fishing industry, marine transportation, *shipbuilding* and maintenance.

5.34.1 Permitted usesPrincipal Uses

Commercial mooring facilities
 Fish and seafood buying and packing stations
 Fish product industry
 Marine and water traffic oriented:

- Loading facility
- Storage
- Warehouse, and
- Works yard

Marine fuelling operations
Office
Shipbuilding, *boatbuilding* and repair

Accessory Uses

Loading facility
 Permanent residence on one boat or vessel by one member or employee of any other *use* permitted within this *zone* for purposes of security and fire protection
 Private floats and wharves
 Storage
 Temporary boat storage
 Temporary or seasonal residence on a boat or vessel for commercial fishing purposes

5.34.2 Site Development Regulations

Maximum Height, Principal <i>Building</i>	12.5 m	(41 ft)
Maximum Number of Principal <i>Building Storeys</i>	3	

5.34.3 Conditions of Use

- (a) Marine fuelling operations shall be located not less than 60 m (196.8 ft) from any R or RM *zone*.
- (b) *Offices* as a *principal use* shall be permitted only on the upper *storeys* of any waterfront industrial *building*. For clarity, *offices* as a *principal use* shall be permitted only on the second *storey* or higher in a waterfront industrial *building*.

6. General Regulations

6.1 Number of Principal *Buildings* on a Site

No more than one residential *building* shall be located on a *lot*, except as otherwise provided in this Bylaw.

6.2 Location of *Buildings*

6.2.1 No *building* shall be located in any required front, side, or *rear yard* except in accordance with this Bylaw.

6.2.2 No principal *building* shall be located so as to be within more than one *lot*, except where one or more of the *lots* is an air space parcel.

6.3 Location of *Buildings* and *Structures* Adjacent to Watercourses

6.3.1 Unless otherwise required by another level of government, all *buildings*, and *structures* in all *zones* shall be located not less than 15 m (49.2 ft) from the *natural boundary* of a lake, marsh, pond, river, creek, stream, including without limitation:

Rogers Creek;
Dry Creek, east of the Quadrant *Street*;
Ship Creek, east of 3rd Ave;
Lugrin Creek;
Cherry Creek;
Kitsuksis Creek, east of the Kitsuksis Dyke; and
the Somass River, north of Lupsicupsi Point,
or any other natural body of water, except the ocean.

6.3.2 *Buildings* and *structures* shall be located not less than 7.5 m (24.6 ft) from any dyke right-of-way or other flood protection *structure*.

6.3.3 Parking and loading areas and other impervious surfaces shall be located not less than 7.5 m (24.6 ft) from the *natural boundary* of any lake, marsh, pond, river, creek, stream or any other natural body of water, except the Alberni Inlet, and must fulfil the requirements of other levels of government.

6.4 Height Exemptions

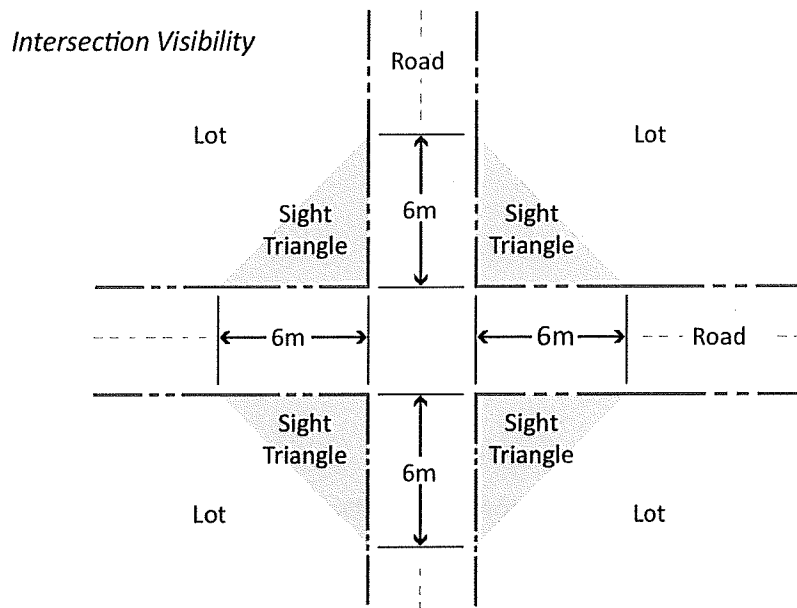
The following *structures* or structural parts shall not be subject to the *building height* requirements of this Bylaw:

- belfries;
- cellular towers;
- chimneys;
- church spires;
- domes;
- elevator and ventilating machinery penthouses
- fire and hose towers;
- flag poles;
- grain storage;
- monuments;
- observation towers;
- radio towers;
- silos;
- solar panels;
- stadiums;
- transmission towers; and
- wind turbines,

provided that no such *structure* shall cover more than twenty percent (20%) of the *lot* or, if located on a *building*, not more than ten percent (10%) of the *roof area* of the principal *building*.

6.5 Visibility at Intersections

Notwithstanding any other section of this Bylaw, on a *corner lot* at any *street* or *lane* intersection, except for a permitted principal *building*, there shall be no obstruction of the line of vision above a height of 1.25 m (4.1 ft) and below a height of 3.0 m (9.8 ft) in the triangular area contained by lines extending to points 6 m along each *lot* line from the corner of the *lot* and a diagonal line connecting those points.



6.6 Minimum Lot Size Exemptions

Notwithstanding other provisions of this Bylaw, zoning restrictions and *lot area* and *frontage* requirements do not apply to a *lot* created for an *unattended public utility use*.

6.7 Fences and Hedges

- 6.7.1 The height of a *fence*, *hedge* or wall shall be determined by measurement from ground level at the average *grade level* within 1 m (3.28 ft) of both sides of such *fence* or wall.
- 6.7.2 Notwithstanding 6.7.1, the height of a *fence*, *hedge* or wall erected along a retaining wall shall be determined by measurement from the ground level at the average *grade* within 1 m (3.28 ft) of the side which is supported by the retaining wall.
- 6.7.3 *Fences*, *hedges* or walls not greater than 1.25 m (4.1 ft) in height are permitted within a required *front yard*.

- 6.7.4** *Fences* or walls not greater than 1.8 m (6 ft) in height are permitted from the rear of the required *front yard setback* to the rear of the property.
- 6.7.5** In the C3 and M zones, *fences* or walls not greater than 2.5 m (8.2 ft) in height are permitted between the *front lot line* and the front of the primary *building* on the *lot*.
- 6.7.6** Open mesh or chain link *fences* not greater than 3.7 m (12.1 ft) in height are permitted anywhere on cemeteries, public playgrounds, parks, playfields, *school* areas or in any M zones.
- 6.7.7** Notwithstanding 6.7.1 through 6.7.6, all *fences*, *hedges* and walls are subject to the provisions of 6.5.
- 6.7.8** There shall be fencing having a minimum height of 1.85 m (6.0 ft) and a maximum height of 2.4 m (8.0 ft) around open swimming pools.

6.8 Landscaping

- 6.8.1** In RM, P1, C, M1 and M2 zones, all areas not *used* for *buildings*, *structures*, parking, loading, access or storage shall be *landscaped*.
- 6.8.2** In all RM, C, and P1 zones, *screening* not less than 1.5 m (4.9 ft) and not greater than 1.85 m (6.0 ft) in height shall be provided on at least three (3) sides of garbage bins, receptacles or storage areas, unless located within a completely enclosed *structure*.
- 6.8.3** Notwithstanding Section 6.7.4, *screening* not less than 1.5 m (4.9 ft) and not more than 2.4 m (8.0 ft) in height shall be provided:
1. along any side or rear boundary of a *lot* in a C zone that abuts an R, RR, RM, or A zone; and
 2. between any RM zone and any parking or access *uses* that abut any R zoned *lot*, along the common *lot* lines.
- 6.8.4** For boulevards: *Landscaping* in the form of grass, unless otherwise approved by the *City Engineer*, shall be provided between the *lot* line and curb or *street* shoulder in the absence of a curb.
- 6.8.5** Notwithstanding 6.8.1 through 6.8.4, all *landscaping* requirements are subject to the provisions of Section 6.5.

6.9 Storage of Vehicles and Equipment

- 6.9.1** No commercial vehicle, truck, bus, construction equipment, dismantled or wrecked automobile, or any similar vehicle, craft, boat, trailer, *recreational vehicle*, or equipment shall be parked or stored in the open on property in any R, RR, or RM zone, except when such vehicles or equipment are engaged in work on or about the premises upon which they are located.

- 6.9.2** Notwithstanding 6.9.1, the following types of vehicles are permitted, and may only be parked or stored in a yard other than a *front yard*:
1. One truck, personnel carrier bus or commercial vehicle not exceeding a length of 9 m (29.5 ft);
 2. Any dismantled or wrecked vehicle for a period of not more than 30 successive days.
- 6.9.3** Notwithstanding 6.9.1, the following types of vehicles and equipment are permitted to be parked or stored in any yard:
1. One boat or vessel not exceeding a length of 9 m (29.5 ft); and
 2. One trailer or *recreational vehicle*.
- 6.9.4** Notwithstanding Section 6.9.3, parking of one trailer or *recreational vehicle*, which may include a boat on a trailer, is permitted in the *front yard* only on a hard or gravelled surface.
- 6.9.5** Notwithstanding 6.9.3, in a C9 *zone* where a room is rented, the occupant of the room may park one boat or vessel not exceeding a length of 9 m (29.5 ft), or one trailer or *recreational vehicle* for the duration of their stay.

6.10 Accessory Buildings

- 6.10.1** *Accessory buildings* shall not be erected unless:
- (a) the principal *building* has been erected; or
 - (b) the principal *building* will be erected simultaneously; or
 - (c) the *principal use* is in effect.
- 6.10.2** An *accessory building* shall not be used as a *dwelling*, except for a permitted caretaker's *dwelling* unit as provided for in Section 6.16.
- 6.10.3** Except as otherwise provided in this Bylaw, *accessory buildings* may be located in required rear and *side yards* provided that no portion of the *building* is located within 1.0 m (3.3 ft) of a rear or *side lot line*.
- 6.10.4** Where a garage or carport is accessed from a *lane*, said *building* shall be located not less than 1.5 m (4.9 ft) from the laneway *lot line*.
- 6.10.5** In R, RR, and RM *zones*, the total floor area of all *accessory buildings* shall not exceed 75 m² (807.3 ft²), and the height of any *accessory building* shall not exceed 5.5 m (18 ft) nor 1 *storey*, subject to 6.10.8 of this Bylaw.
- 6.10.6** In A *zones*, the total floor area of all *accessory buildings* shall not exceed 85 m² (915 ft²), and the height of any *accessory building* shall not exceed 4.5 m (14.8 ft) nor 1 *storey*.

- 6.10.7** In A, R, RR, or RM *zones*, not more than two-thirds of the width of the *rear yard* nor 50% of the *lot area* to the rear of the principal *building* of any *lot* shall be occupied by *accessory buildings*.
- 6.10.8** In A, R, RR, or RM *zones*, where a carport or garage or portion thereof is located in the required *side yard* of the principal *building* and is attached to the principal *building*, the required *side yard* adjoining the garage shall be reduced to 0.9 m (3 ft), whether or not it is an interior or *corner lot*.
- 6.10.9** In all *zones*, on a *corner lot*, an *accessory building* or portion thereof which is located to the rear of the principal *building* shall be subject to the required *side yard setbacks* of the principal *building* whether or not it is attached to the principal *building*.
- 6.10.10** In P, C, M, W, or RM *zones*, an *accessory building* shall not exceed the maximum height of a principal *building*, except as provided in Section 6.10.13.
- 6.10.11** In P, C, M, W, or RM *zones*, where an *accessory building* is located within a required *rear yard*, the *accessory building* shall not exceed 4.5 m (14.8 ft) in height.
- 6.10.12** Notwithstanding 6.10.1 through 6.10.11, all *accessory buildings* are subject to the requirements of Section 6.5.

6.11 Temporary Buildings

- 6.11.1** A *temporary building* or *structure* shall not be used as a *dwelling* unit.
- 6.11.2** A trailer or *recreational vehicle* may be used as a *dwelling* only on a transitory basis and when located in a *campground*.
- 6.11.3** A *temporary building* or *structure* may be erected for construction purposes on a *lot* being developed for a period not to exceed the duration of such construction.
- 6.11.4** The erection of one fabric covered *structure* (as temporary carports, for example) on each *lot* for a maximum of 120 days in each calendar year is permitted
- 6.11.5** Except for *temporary buildings* or *structures* covered in 6.11.2 through 6.11.4:
 - (a) Application shall be made in writing to the *Building Inspector* for a permit to erect a *temporary building* or *structure*; and
 - (b) At the expiration of a permit such *temporary building* or *structure* shall be removed and the site thereof restored as nearly as possible to its former conditions.

6.12 Projections

- 6.12.1** Except in C2 (General Commercial), C3 (Service Commercial), C7 (Core Business), and M zones, certain architectural elements are permitted to project the specified distance into the *required yards*, as follows:

(a) into required front, rear and *side yards*:

<u>Projection</u>	<u>Distance</u>
Steps and wheelchair ramps	not restricted
Eaves and gutters	0.9 m (3 ft)
Cornices and sills	0.6 m (2 ft)
Bay windows and hutches	0.9 m (3 ft)
Chimneys and other heating and ventilating equipment	0.9 m (3 ft)

(b) into required front or *rear yards*:

<u>Projection</u>	<u>Distance</u>
Cantilevered balconies and sunshades	1.25 m (4.1 ft)
<i>Open porches</i>	1.85 m (6.0 ft)
<i>Marquee</i>	1.85 m (6.0 ft)
Canopy	1.85 m (6.0 ft)

(c) into *side yards*:

<u>Projection</u>	<u>Distance</u>
Cantilevered balconies and sunshades	the lessor of 50% of the required <i>side yard</i> or 1.25 m (4.1 ft)
<i>Open porches</i>	the lessor of 50% of the required <i>side yard</i> or 1.85 m (6.0 ft)
<i>Marquee</i>	the lessor of 50% of the required <i>side yard</i> or 1.85 m (6.0 ft)
Canopy	the lessor of 50% of the required <i>side yard</i> or 1.85 m (6.0 ft)

- 6.12.2** Notwithstanding 6.12.1, where a *side yard* is less than 1.5 m (4.9 ft) no projection shall project over 50% of a required *side yard*.

- 6.12.3** Permitted equipment for dispensing flammable or combustible liquids or gas may be located in a required front or *side yard*, provided that no part of any such pump island shall be closer than 4.5 m (14.8 ft) to any front or *side lot line*. Notwithstanding 6.12.1 and 6.12.2, a canopy may be erected over any such pump island provided only that it projects not closer to any *lot line* than 50% of the distance between the pump island and the *lot line*.

- 6.12.4** In *zones* where no yard is required and where the width of the public right-of-way is not less than 10 m (32.8 ft), certain architectural elements may project over the public right-of-way, provided that such architectural elements are located at or above a minimum height above *grade*, as specified in the following:

Projection	Maximum Permitted Projection Distance into R-O-W		Minimum Height Above Grade	
Cornice	0.6 m	(2 ft)	3.65 m	(12 ft)
Eave	0.6 m	(2 ft)	3.65 m	(12 ft)
Gutter	0.6 m	(2 ft)	3.65 m	(12 ft)
Marquee	1.85 m	(6 ft)	2.75 m	(9 ft)
Canopy	1.85 m	(6 ft)	2.75 m	(9 ft)
Sunshade	1.85 m	(6 ft)	2.75 m	(9 ft)

6.13 Swimming Pools

- 6.13.1** Detached and enclosed swimming pools shall be subject to the requirements established in Section 6.10 for *accessory buildings*.
- 6.13.2** Swimming pools shall be located not less than 2.0 m (6.6 ft) from any *lot* line.
- 6.13.3** Unenclosed swimming pools shall be subject to the requirements established in Section 6.7.8, fencing of swimming pools.
- 6.13.4** No swimming pool shall be located within a *front yard*.

6.14 Bed and Breakfast and Guest House Operations

All *Bed and Breakfast* and Guest House establishments shall conform to the following:

- 6.14.1** The operation must be conducted in a single *family dwelling*;
- 6.14.2** The operation must be conducted by permanent residents of the *dwelling*. Guest House operations may utilize a maximum of two (2) non-resident employees who are specifically employed to provide services required by the Guest House.
- 6.14.3** *Bed and breakfast* operations shall have a maximum of two (2) bedrooms for *bed and breakfast* accommodation, with not more than two (2) guests per room;
- 6.14.4** Guest House operations shall have a maximum of eight (8) *sleeping units* for *Bed and Breakfast* accommodations, being provided to a maximum of sixteen (16) guests in total;
- 6.14.5** Breakfast shall be the only meal permitted to be served to guests;

- 6.14.6 One (1) off-street parking space for each bedroom used for the operation must be provided;
- 6.14.7 Tandem parking may be used up to two (2) deep;
- 6.14.8 Guest houses shall provide a landscaped buffer along property lines abutting residential uses.

6.15 Home Occupations

- 6.15.1 A Home Occupation must be conducted entirely within the dwelling unit.
- 6.15.2 Notwithstanding 6.15.1, where the Home Occupation is urban market gardening, the regulations in Section 6.24 apply.
- 6.15.3 A Home Occupation shall involve no internal structural alterations to the dwelling unit and there shall be no exterior indication including storage of materials, other than signage, that the building is being utilized for any purpose other than that of a dwelling unit, and no building, structure, fence or enclosure, other than those in conformity with permitted residential uses in the zone in which it is located, may be erected.
- 6.15.4 Home Occupations shall not produce noise, vibration, smoke, dust, odour, litter or heat other than that normally associated with a dwelling unit, nor shall it create or cause a fire hazard, electrical interference or traffic congestion on the street. Specifically prohibited activities include manufacturing, welding, vehicle or machinery repair or any other light industrial use.
- 6.15.5 The dwelling unit must not be used as a warehouse or retail store.
- 6.15.6 The operation of a Home Occupation shall be limited to the following provisions:
 - (a) Traffic related to the Home Occupation use is prohibited between the hours of 9:00 pm and 8:00 am, except for Home Occupations regulated by the Community Care Facility Act or related regulations.
 - (b) A maximum of one non-resident employee.
 - (c) Operator must hold a valid City of Port Alberni business licence.
 - (d) A Home Occupation must be licenced to and conducted by a permanent resident of the dwelling unit.
 - (e) In R, RR, or A zones, the following regulations also apply:
 - (i) Except for Home Occupations regulated by the Community Care Facility Act or related regulations, the Home Occupation maximum floor area must not exceed 40 m² (430.6 ft²).

- (ii) One non-illuminated fascia sign, up to 0.2 m² (2.15 ft²) in area, is permitted.
- (iii) One customer receiving service at any one time on the *lot*.
- (f) In RM and MH *zones*, the following regulations also apply:
 - (i) A maximum floor area not to exceed 19 m² (204 ft²) per *dwelling* unit;
 - (ii) No signage pertaining to a *Home Occupation* shall be permitted;
 - (iii) No customer service shall be permitted in the residence where the *Home Occupation* is conducted.
- (g) Notwithstanding 6.15.6 (e)(iii) of this Bylaw, the operation of a Tutoring/Instruction Service as a *Home Occupation* shall be limited to a maximum of eight (8) students at any one time.

6.16 Caretaker Accommodation

One (1) single *family dwelling* unit for a caretaker or watchperson is permitted on a *lot* within C2, C3, C4, M, or P *zones* provided:

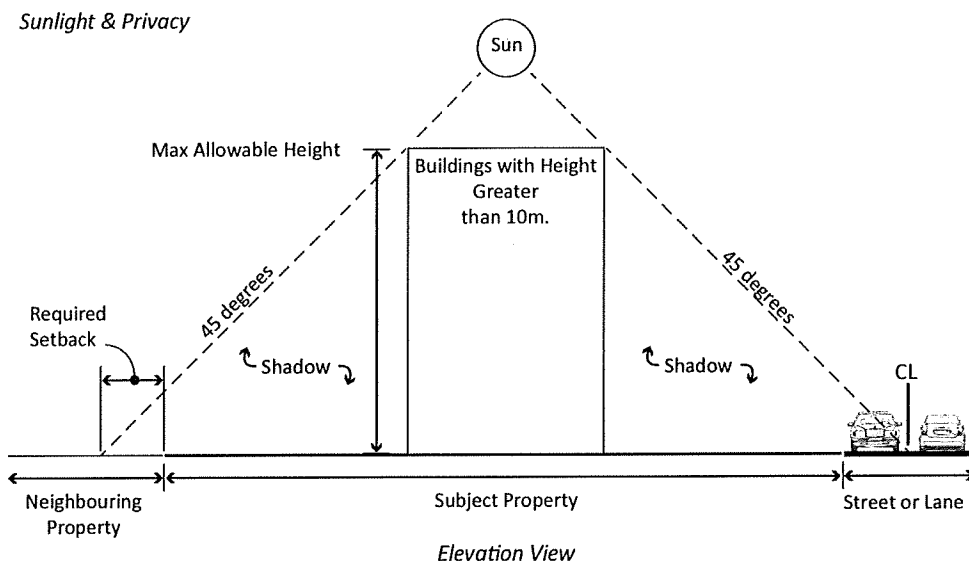
- 6.16.1 All applicable *building* and fire bylaws are met;
- 6.16.2 The *dwelling* shall be a maximum of 60 m² (645.9 sq ft);
- 6.16.3 The *dwelling* unit must be self-contained and separated from any commercial activities; and
- 6.16.4 The caretaker's presence is necessary to the facility operation and/or public safety.

6.17 Floats and Wharves

- 6.17.1 Wharves, floats, piers and boat launching facilities constructed, leased, kept or maintained are permitted in any *zone* abutting the waterfront and subject to the approval of other Government Agencies having jurisdiction.
- 6.17.2 Floats, wharves, piers, and walkways shall be located within the boundaries of a lawful water lease area or licence of occupation area.

6.18 Sunlight Protection and Privacy

In the case of a *building* having a height greater than 10 m (32.8 ft) situated in an A, R, GH or P zone, no portion of such *building* or *structure* shall project above a plane defined by lines extending towards the *building* or *structure* from all points at ground level from the neighbouring property's required *setbacks* or along the centre line of any *street* or *lane* parallel to and abutting the northerly *lot* line of the site on which the *building* or *structure* is situated and inclined at an angle of 45 degrees to horizontal.



6.19 Minimum Dwelling Unit Width

- 6.19.1** The minimum *dwelling* unit width for all Single *Family* residences or two *family* dwellings shall be 5 m (16.4 ft) in width or depth, except for *mobile home* units located within the MH1 *Mobile* and *Modular Homes* zone.
- 6.19.2** Measurement of *dwelling* unit width shall be from the outside surface of an exterior wall and the centre line of a *party wall*.

6.20 Minimum Setback from Provincial Highway No. 4 (Johnston Road)

Development immediately adjacent to Provincial Highway No.4 (Johnston Road and River Road) requires approval of the Ministry of Transportation and Highways for purposes of legislation under their jurisdiction.

6.21 Adult Retail Store

Adult retail stores shall not be located within 0.5 km radius of a day care, school or church.

6.22 Secondary Suites

Secondary suites:

- 6.22.1 May not exceed 90m² in total floor area or 40% of the *habitable floor space* of the *building*, whichever is less;
- 6.22.2 Must be fully contained within the principal residence;
- 6.22.3 Must be provided with a *parking space* additional to the standard *parking space* requirements for the residence; and
- 6.22.4 Are only permitted in an owner-occupied single *family dwelling*.

6.23 Supportive housing

Supportive housing:

- 6.23.1 Must provide a private lockable room for each resident;
- 6.23.2 Must provide separate common areas for residents' dining and socializing;
- 6.23.3 Must provide meals and housekeeping;
- 6.23.4 Must operate in accordance with the Residential Care Regulations of the *Community Care and Assisted Living Act*;
- 6.23.5 Requires a business license to operate.

6.24 Market Gardens, Urban

An urban market garden shall be permitted in all zones provided that:

- 6.24.1 The total area which may be under cultivation on any given parcel shall not exceed more than 600m² in area except where the *lot* size is greater than 2,400m², in which case an *urban market garden* shall not exceed 25% of the *lot area*.
- 6.24.2 Production shall be limited to the growing and harvesting of fruits, vegetables and edible plants, but specifically excludes the growing of mushrooms.
- 6.24.3 On-site sales of edible plants shall be permitted within roadside stands for products grown on site provided that:
 - (a) the size of the roadside stand does not exceed a *Gross floor area* of 9 m²;
 - (b) on-site sales and roadside stands are limited to no more than 120 days within a calendar year; and
 - (c) the roadside stand is located on the property and does not impede sight lines from the driveway.

- 6.24.4 No artificial lighting shall be *used*.
- 6.24.5 No pesticides or herbicides shall be *used*.
- 6.24.6 No uncomposted manure shall be *used*.
- 6.24.7 The *market garden* does not create noise, dust, vibration, odour, smoke, glare, fire hazard, or any other hazard or nuisance, to any greater or more frequent extent than that usually experienced in the applicable *zone* under normal circumstances wherein no *market garden* exists.
- 6.24.8 An *urban market garden* shall not be permitted where a property has farm status classification, as defined under the BC *Assessment Act*.

6.25 Animals in Single *Family Zones*

Animal control in Port Alberni shall be in accordance with the Bylaw No. 4593, Animal Control and Pound Bylaw, 2006 (as replaced or amended from time to time), and the following regulations:

- 6.25.1 The keeping of male *poultry* is prohibited, except on ALR lands or on parcels greater than 2,000 m² (21,528 sq ft) in area;
- 6.25.2 The keeping of female *poultry* is prohibited on *lots* less than 350 m² (3,767 sq ft) in area;
- 6.25.3 The keeping of up to six (6) female *poultry* in enclosed runs is permitted on *lots* less than 2,000 m² (21,528 sq ft) but more than 450 m² (4,844 sq ft) in size. When the *lot* is less than 450 m² (4,844 sq ft), no more than four (4) female *poultry* may be kept;
- 6.25.4 Runs shall provide at least 0.8 m² (8.5 sq ft) of space per bird and coops of at least 0.2 m² (2 sq ft) of space per bird;
- 6.25.5 A *building* or *structure* used for the keeping of *poultry* must not be located in the *front yard*, and must be located at least 3 m (10 ft) from any *lot* line;
- 6.25.6 The keeping of bees on *lots* less than 600 m² (6,458 sq ft) in area is prohibited;
- 6.25.7 The keeping of bees is permitted to a maximum of 2 hives of bees on *lots* between 600 m² and 929 m² (10,000 sq ft) in area, and a maximum of 4 hives of bees on *lots* over 929 m² (10,000 sq ft) in area;
- 6.25.8 Beehives are restricted to *rear yards*;
- 6.25.9 A beehive will be located a minimum of 7.5 m (25 feet) away from the neighbouring property line;

- 6.25.10** The beehive entrance will be directed away from the neighbouring property and situated behind a solid *fence* or *hedge* that is 1.8 m (6 feet) in height running parallel to the property line;
- 6.25.11** All persons wishing to keep bees must be registered with the BC Ministry of Agriculture, and abide by the beekeeping regulations as specified in the provincial *Bee Act* and other related legislation.
- 6.25.12** These regulations do not apply to properties with farm status classification under the *BC Assessment Act*.

7. Parking and Loading Regulations

7.1 Applicability

- 7.1.1** Where any development takes place on any *lot*, off-street parking and loading areas shall be provided and maintained in accordance with the regulations of this Section.
- 7.1.2** A change in *use* or modification of a *building, structure* or *lot* shall result in a recalculation of parking and loading requirements in accordance with this section, which may result in requirements for additional *parking spaces* to be provided.
- 7.1.3** No off-street parking is required in the C7 (Core Business) zone except for:
- (a) *shopping centres*,
 - (b) food stores having a maximum *retail* floor space of greater than 400 m² (4305.7 ft²),
 - (c) residential *dwelling* units, which require 0.5 *parking spaces* per *dwelling* unit, and
 - (d) *hotels*.
- 7.1.4** No off-street parking is required in the W1 Waterfront Commercial zone.

7.2 General

- 7.2.1** All off-street parking facilities or loading areas in excess of the requirements of this Bylaw shall conform to the regulations set forth in this Bylaw.
- 7.2.2** Where a *use* is not specifically mentioned or defined, the required off-street *parking spaces* for that *use* shall be the same as for a similar *use*.
- 7.2.3** Off-street loading areas shall not be considered as nor calculated as off-street parking facilities.
- 7.2.4** Where more than one *use* is located on a *lot* or involves collective parking for more than one *building, structure* or *use*, the total number of spaces shall be the sum of the various classes of *uses* calculated separately, and a space required for one *use* shall not be included in calculations for any other *use*.
- 7.2.5** In the C7 (Core Business) or W2 (Waterfront Industrial) zones, off street parking shall be permitted on the same *lot* or on a different *lot*, provided that:
- (a) the different *lot* is not more than 150 m from the off street parking *use* it serves, measured as the shortest *accessible* walking route; and
 - (b) a covenant pursuant to Section 219 of the *Land Title Act* is registered against the property containing the parking to ensure the required parking is provided.
- 7.2.6** Parking in a required *side yard* is permitted provided that no part of the parking area is less than 1 m (3.3 ft) from the *side lot line*.

7.3 The Use of Parking Facilities

All required off-street parking spaces shall be used only for the purpose of accommodating the vehicles of clients, customers, employees, members, visitors, residents or tenants who make use of the principal building or use for which the parking area is provided, and such parking area shall not be used for off-street loading, driveways, street access, access aisles, commercial repair work or display, sale or storage of goods of any kind.

7.4 Development and Maintenance Standards

7.4.1 All off-street parking spaces shall comply with the minimum dimensions set forth below:

Parking Space Size	Length	Width	Height
Regular	5.5 m (18 ft)	2.6 m (8.5 ft)	2.15 m (7.1 ft)
Small Car	5.0 m (16.4 ft)	2.4 m (7.9 ft)	2.15 m (7.1 ft)
Handicapped	5.8 m (19.0 ft)	3.7 m (12.1 ft)	2.15 m (7.1 ft)
Parallel	6.7 m (22.0 ft)	2.6 m (8.5 ft)	2.15 m (7.1 ft)

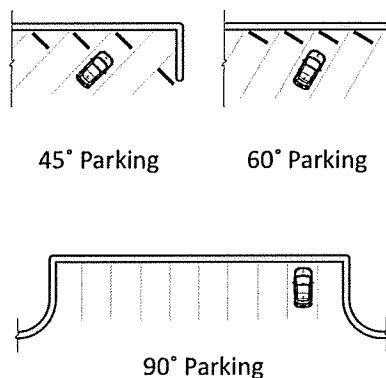
7.4.2 Where a parking space abuts a fence, wall or other structure along its length, the width of the parking space shall be increased by 0.3 m (1 ft) along any side that abuts such fence, wall, building or other structure.

7.4.3 All off-street parking spaces shall have clear access to access aisles.

7.4.4 Minimum access aisles widths shall be:

Parking Angles

Parking Angle	Width of Aisle
up to 45°	3.7 m (12.1 ft)
46° to 60°	5.2m (17 ft)
61° to 90°	6.7 m (22 ft)



7.4.5 Access aisles that are intended for two way traffic flow shall be not less than 6 m (19.7 ft) in width.

- 7.4.6 All *parking lots* shall be provided with adequate vehicle stops and curbs in order to retain all vehicles within the parking area, and to ensure that any *fences, walls, hedges, landscaped areas or buildings* will be protected from any vehicles *using the parking lot*.
- 7.4.7 The *parking lot* of any development that is required to provide more than eight (8) off-street *parking spaces* shall be paved or covered with some other hard, durable and dust-free surface.
- 7.4.8 All *parking lots* that are required to be paved or covered with some other hard surface shall have all *parking spaces* marked with painted lines and traffic flow directions clearly marked.
- 7.4.9 Any lighting *used* to illuminate any *parking lot* shall be arranged so that all direct rays of light are reflected upon such parking area and not on any adjoining property.
- 7.4.10 Where more than ten (10) parking spaces are required, up to twenty percent (20%) of the required *parking spaces* may be small car *parking spaces*. Any small car *parking space* shall be clearly marked as such. For R and MH1 zones, one (1) of the required off-street *parking spaces* shall be a small car *parking space*.
- 7.4.11 All *parking lots* and loading areas shall be graded and drained to ensure the proper disposal of all surface water.
- 7.4.12 Except for single *family* and two *family* residential dwellings, *parking lots* shall be designed such that individual *parking spaces* do not have direct access to any *street*. For the purposes of this provision, a *lane* shall not be considered to be a *street*.
- 7.4.13 The location of *street* access to or from an off-street *parking lot* shall be subject to approval by the *City Engineer*.

7.5 Handicapped Parking Requirements

- 7.5.1 For all RM residential *buildings*, one (1) handicapped *parking space* shall be provided for each *dwelling* unit designed for or intended to be *used* by a handicapped person.
- 7.5.2 Where twenty (20) or more off-street *parking spaces* are required for a *building* or *structure*, handicapped parking shall be provided as follows:
 - (a) 1 handicapped *parking space* for the first twenty (20) required off-street *parking spaces*; and
 - (b) 1 handicapped *parking space* for each additional fifty (50) required off-street *parking spaces* or portion thereof.
- 7.5.3 All handicapped *parking spaces* shall:
 - (a) meet the minimum handicapped *parking space* dimensions as set out in 7.4.1. and shall be subject to the approval of the *Building Inspector*;
 - (b) be clearly identified as a handicapped *parking space*; and
 - (c) be conveniently located to an *accessible* entrance to the *building, structure* or *use*.

- 7.5.4** Each handicapped *parking space* provided shall count as one of the total number of required off-street *parking spaces*.

7.6 Measurement

- 7.6.1** Where *gross floor area* is used as a unit of measurement for the calculation of required *parking spaces*, *gross floor area* shall include the floor area of *accessory buildings* and *basements*, except where they are used for parking, heating or storage.
- 7.6.2** Where the number of employees is *used* as a unit of measurement, the number of employees shall mean the greatest number of persons at work during any season of the year.
- 7.6.3** Where seating accommodation is *used* as a unit of measurement, and such accommodation consists of benches, pews, booths and the like, each 0.5 m (20 inches) of width of such seating accommodation shall be counted as one seat.
- 7.6.4** Where the calculation of parking requirements results in a fractional value, the number of required *parking spaces* shall be rounded up to the nearest whole *parking space*.

7.7 Location and Siting of Loading Facilities

- 7.7.1** Off-street loading areas shall not be located within a required *front yard*.
- 7.7.2** Off-street *loading spaces* shall be designed and located to prevent any vehicle *using* such spaces from encroaching on a public right-of-way.
- 7.7.3** The location of *street* access to or from any off-street loading area shall be subject to approval by the *City Engineer*.
- 7.7.4** Where a *lot* is 15 m (49.2 ft) or greater in width and has a *rear yard* which adjoins a constructed public *lane* for a distance of not less than 15 m (49.2 ft), the *rear yard* may serve as a *loading space*.
- 7.7.5** Where a *lot* is less than 15 m (49.2 ft) in width and has a *rear yard* which adjoins a constructed public *lane*, the *rear yard* may be utilized in conjunction with the *rear yard* of an adjoining *lot* as a *loading space*.

7.8 Required Amount of Off-Street Loading

- 7.8.1** For the purposes of 7.8, *gross floor area* shall include the floor area of *accessory buildings* and *basements*, except where they are *used* for parking, heating, or storage.
- 7.8.2** Where there is more than one *use* or tenant in a *building* or *lot* and all such *uses* and tenants have adequate access to common loading facilities, the required off-street loading shall be determined by calculating the requirements of the sum of the *gross floor area* of the different *uses* and/or tenants.

7.8.3 For *retail*, industry, warehouse and other similar *uses*, not less than 1 off-street loading space shall be provided for every 2000 m² (21,529 ft²), or portion thereof, of gross floor area.

7.8.4 For an *office building*, place of public assembly, hospital, institution, *hotel*, club or lodge, auditorium, *public utility*, school, or other similar *uses*, not less than 1 off-street loading space shall be provided for every 3000 m² (32,293 ft²), or portion thereof, of gross floor area.

7.9 Required Amount of Parking

<u>Residential Use</u>	<u>Required Parking Spaces</u>
Single Family Dwelling	2
Two Family Dwelling	4
Suites	1 space per unit
Supportive housing, and Community Care Facilities with a maximum of 4 residents	1 space per 4 resident rooms, plus the single family requirements
Bed and Breakfast	1 per guest room, plus the single family requirements
Community care facility; Seniors housing	1 space per 3 resident rooms or dwelling units, plus 15% of total number of rooms designated as visitor and staff parking
Mobile-Home, Modular-Home	2 per unit
Multiple Family Dwellings	1.25 per dwelling unit
Dwelling Unit in Commercial Zones* *For C7 (Core Business) zone requirements, see Section 7.1.4 and 5.24.3(e)	1.25 per dwelling unit
Boarding, Lodging House	1 per dwelling or sleeping unit
<u>Institutional Use</u>	<u>Required Parking Spaces</u>
Hospital, Extended Care Housing for Seniors, Personal Care Homes	1 per 2 employees and 1 per 5 beds

<i>Place of Worship</i>	1 per 10 seats plus 1 per 20 m ² (215.3 ft ²) of floor area <i>used for offices, recreation or assembly</i>
Senior High School	1 per employee and 1 per 10 students
Junior High School	1 per employee
Elementary School	1 per employee
Community College	1 per employee and 1 per 5 students
Day Care Facility	1 per employee
Public Assembly Places, Recreational Use	1 per 40 m ² (431 ft ²) of <i>gross floor area</i> or 1 per 4 seats, whichever is greater
<u>Commercial Use</u>	<u>Required Parking Spaces</u>
<i>Public Utility Office</i>	1 per employee
Public Service Office	1 per 35 m ² (377 ft ²) of <i>gross floor area</i>
Gasoline Service Station and Motor Vehicle Repair Shop	1 per 2 employees plus 2 per service bay
Retail Store	1 per 30 m ² (323 ft ²) of <i>retail floor area</i>
Convenience Store	1 per 30 m ² (323 ft ²) of <i>gross floor area</i>
Furniture Store	1 per 200 m ² (2153 ft ²) of <i>retail floor area</i>
Shopping Centre (containing more than 10 stores)	1 per 17 m ² (183 ft ²) of <i>gross leaseable floor space</i>
Automobile Sales and Service	1 per 70 m ² (753 ft ²) of <i>gross floor area</i> plus 1 per service bay plus 1 per 2 employees
Office	1 per 35 m ² (377 ft ²) of <i>gross floor area</i>
Bank or Other Financial Institution	1 per 45 m ² (484 ft ²) of <i>gross floor area</i>
Laundromat	1 per 20 m ² (215 ft ²) of <i>gross floor area</i>
Personal Service Shop	1 per 30 m ² (323 ft ²) of <i>gross floor area</i>

Medical and Dental <i>Office</i> or Clinic	1 per 35 m ² (484 ft ²) of <i>gross floor area</i>
Veterinary <i>Office</i>	1 per 30 m ² (323 ft ²) of <i>gross floor area</i>
Funeral Home	1 per 4 seats
<i>Hotel, Motel</i> or <i>Motor Hotel</i>	1 per unit and 1 per 5 seats in a restaurant and the like or bar and the like
Nightclub, Lounge, Public House, <i>Drive-Through</i> and <i>Drive-In</i> Restaurant	1 per 5 seats 10 minimum for <i>drive-in</i> facility
Warehouse Facility	1 per 200 m ² (2153 ft ²) of <i>gross floor area</i>
Motion Picture Theatre	1 per 10 seats
Billiard and Pool Hall	1 per table
Bowling Alley	3 per lane
<i>Amusement Establishment</i>	1 per 30 m ² (323 ft ²) of <i>gross floor area</i>
Golf Course	40 spaces per 9 holes
Marina	1 per employee plus 1 per 3 berths
Health and Fitness Facility	1 per 15 m ² (161 ft ²) of <i>gross floor area</i>
Restaurant	1 per 4 seats
<u>Industrial Use</u>	<u>Required Parking Spaces</u>
<i>Manufacturing</i> and Industrial Use	1 per 3 employees or 1 per 100 m ² (1076 ft ²) of <i>gross floor area</i> , whichever is the greater
<i>Medical Marihuana Facility</i>	1 per employee or 1 per 190 m ² (2045 ft ²) of <i>gross floor area</i> , whichever is greater
<i>Mini-storage</i> Facility	1 per 200 m ² (2153 ft ²) of <i>gross floor area</i>
Wholesaling	1 per 200 m ² (2153 ft ²) of <i>gross floor area</i>
Storage Area or Yard	1 per 200 m ² (2153 ft ²) of <i>lot area</i>

READ A FIRST TIME THIS 27TH DAY OF JANUARY, 2014.

READ A SECOND TIME AS AMENDED THIS 27TH DAY OF JANUARY, 2014.

A PUBLIC HEARING WAS HELD THIS 19TH DAY OF FEBRUARY, 2014.


READ A THIRD TIME THIS 24TH DAY OF FEBRUARY, 2014.

APPROVAL OF THE MINISTRY OF TRANSPORTATION AND HIGHWAYS ON THIS 4TH DAY OF MARCH, 2014.

FINALLY ADOPTED THIS 10TH DAY OF MARCH, 2014.

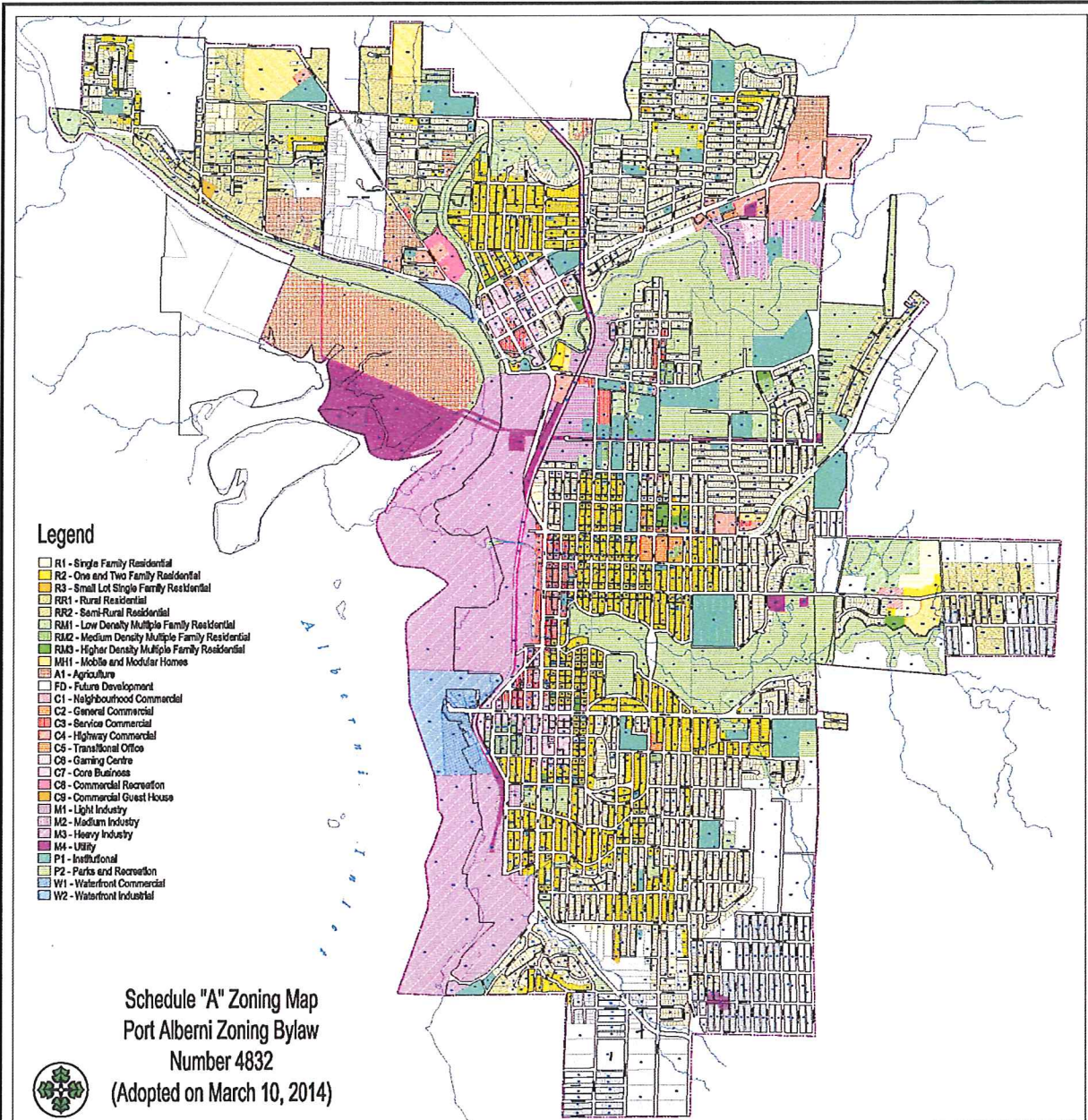


Mayor



City Clerk

Schedule A: Zoning Map



This map has been consolidated to March 10, 2014. All persons making use of this consolidated map are advised that it has no legislative sanction; that the amendments have been embodied for convenience of reference only and that the original bylaw and all amending bylaws must be consulted for all purposes of interpreting and applying the law. Any parts of the original bylaw or original bylaw as amended which have been repealed have not been included in this consolidation.

MAYOR John Douglas
 CITY CLERK Davina Hartwell

Schedule B: Permitted Uses By Zone

Schedule B: Permitted Uses by Zone		A1	FD	RR1	RR2	R1	R2	R3	RM1	RM2	RM3	MH1	C1	C2	C3	C4	C5	C6	C7	C8	C9	M1	M2	M3	M4	P1	P2	W1	W2
P = Principal Permitted use																													
A = Accessory Use																													
SS = Site-Specific Use																													
Rural Uses:																													
Agriculture, except for intensive agricultural uses	P	P	P																										
Aviary	P		P																										
Kenel	P	P	P																										
Farm market operation	A																												
Farm sales	A																												
Housing for farm labour	A																												
Residential Uses:																													
Boarding and lodging								P	P	P													A	A	A		A	A	
Caretaker's dwelling unit														A	A	A							A	A	A		A	A	
Community care facility								P	P	P			P	P			P		P							P			
Dwelling unit(s) above or behind a permitted commercial use														A	A														
Dwelling units at ground level																				SS									
Mobile home												P																	
Modular home												P																	
Modular or mobile home park												P																	
Multiple family dwellings								P	P	P				P						P									
Residential above commercial																				A									
Seniors housing														P						P									
Single family dwelling	P	P	P	P	P	P	P	P	P	P	P	A										P							
Single family dwelling (built prior to the adoption of this bylaw)																	P		P										
Two family dwelling						P		P	P	P												P							
Second single family dwelling or two-family dwelling				SS																									
Bed and breakfast	A	A	A	A	A	A	A															A							
Common recreation area or building												A																	
Home occupation	A	A	A	A	A	A	A	A	A	A	A	A		A						A									
Secondary suite	A	A	A	A	A	A	A															A							
Supportive housing	A		A	A	A	A	A																			P			
Transition housing																										P			
Commercial Uses:																													
Adult retail																				P									
Amusement establishment														P	P					P									
Appliance repair														P						P									
Appliances and electronics, sales and repair															P														
Artist's studio														P	P	P	P		P										
Automotive sales, repair and servicing														P	P	P				P			P	P	P				
Bakery														P	P					P									
Bank or other financial institution														P	P	P				P									
Boat or recreational vehicle sales and repair															P	P				P			P	P	P				
Building supply															P								P	P	P				
Campground																P					P								
Cartage and delivery services															P								P	P	P				
Catering establishment															P														
Club or lodge														P	P					P									
Contractor's shop															P								P	P	P				
Custom woodworking															P														
Custom workshop																													
Day care or other preschool														P						P				P	P	P			

Schedule B: Permitted Uses by Zone																
P = Principal Permitted use A = Accessory Use SS = Site-Specific Use	A1	FD	RR1	RR2	R1	R2	R3	RM1	RM2	RM3	MH1	C1	C2	C3	C4	C5
Display, storage, and retail sales of goods produced on the premises																
Enclosed storage and warehousing, including mini storage																
Gaming Centre																
Garden shop, nursery and landscape supplies	P															
Gasoline service station												SS	P	P	P	P
Glass shop																
Golf driving range																
Guest house	A															
Helipad																
Hostel																
Hotel																
Liquor, wine, and beer store																
Live-work												P	P			
Lounge																
Lumber and Building Materials																
Retailers and Wholesalers																
Medical service												P	P	P	P	P
Meeting rooms																
Micro-brewery																
Miniature golf																
Motel and Motor hotel																
Nightclub, Cabaret, Bar & Pub																
Office												P	P	P	P	P
Outdoor storage																
Parking lot																
Pawn shop																
Personal service												P	P	P	P	P
Petroleum products, wholesale																
Places of worship																
Prefabricated buildings sales																
Printing, publishing and allied industry																
Professional service												P	P	P	P	P
Public market																
Recycling depot																
Restaurant																
Restaurant, including drive-through																
Restaurant (not drive-through)												P	P	P	P	P
Retail												P	P	P	P	P
School																
Shopping centre																
Signs and displays industry																
Small appliances and electronics, sales and repair																
Social service centre																
Theatre																
Theme parks, excluding animals																
Tourist service																
Transportation dispatch and depot																
Tutoring service																
Veterinary clinic												P	P	P	P	P
Water slides																
Wholesale																
Industrial Uses:																
Animal shelter																
Automobile wrecking yard																

Schedule B: Permitted Uses by Zone																
P = Principal Permitted use A = Accessory Use SS = Site-Specific Use	A1	FD	RR1	RR2	R1	R2	R3	RM1	RM2	RM3	MH1	C1	C2	C3	C4	C5
Blacksmithing and welding shop																
Boiler and plate work																
Bulk fuel storage																
Construction and assembly of pre-fabricated or modular buildings																
Construction, housemoving and excavation industry offices, workshops and storage																
Electronics repair																
Electric power stations and installations																
Exterminating service																
Fabricated metal products																
Fish, meat and poultry products industry																
Food and beverage processing (excluding the fish, meat and poultry products industries)																
Furniture and fixture manufacturing																
Health and fitness centre																
Junk yard																
Large equipment or machinery sales and repairs																
Light Industrial Storage of non-toxic and non-flammable material																
Machine shop																
Machinery and equipment sales, rental, and repair																
Machining																
Manufacturing, excluding uses specifically listed in M3																
Medical Marijuana Facility																
Natural gas sub-station																
Open storage																
Other light manufacturing industry																
Paper and allied manufacturing industry																
Parking of equipment																
Primary metal industry																
Railway lines and stations																
Ready-mix concrete																
Sawmill																
Scrap and waste materials wholesaler																
Sewer pumpstations, chambers, treatment facilities and related equipment																
Shipbuilding, boatbuilding and repair																
Storage																
Storage yard																
Telegraph and cable systems																
Telephone exchanges																
Transmission lines and sub-stations																
Truck transport operation																
Utility storage																
Utility works yard																
Waste disposal facility																

Schedule B: Permitted Uses by Zone																
P = Principal Permitted use A = Accessory Use SS = Site-Specific Use	A1	FD	RR1	RR2	R1	R2	R3	RM1	RM2	RM3	MH1	C1	C2	C3	C4	C5
Water reservoir, pump station, valve station and related equipment																
Wholesale (excluding wholesalers of scrap and waste materials)																
Wood industry, concerned with manufacturing or finishing from prepared lumber																
Works yard																
Institutional/Parks and Recreation Uses:																
Ambulance station													P			
Arena																
Assembly												P				
Assembly, cultural or recreational facility																
Carnivals, circuses, exhibitions, horse, dog, and pony shows																
Cemetery																
Childcare centre																
Dormitory																
Fairground																
Firehall																
Fish hatchery																
Forest management																
Golf course																
Hospital																
Natural areas, open spaces and parks																
Parks, playgrounds and open spaces																
Picnic area																
Place of worship																
Police station																
Pound																
Public parks and playgrounds																
Public toilet																
School																
Waterfront Uses:																
Boat rental operations																
Boat tour and charter operations																
Commercial mooring facilities																
Docks, Wharves, and Floats for the use of water taxis, ferries, float planes and amphibious vessels																
Fish and seafood buying and packing stations																
Fish product industry																
Loading facility																
Marina																
Marine fuelling operations																
Marine and water traffic oriented:																
• Loading facility																
• Storage																
• Warehouse, and																
• Works yard																
Marine-oriented clubs such as yacht clubs																
Microbrewery																

[illegible]

