

121 LOCAL COMMERCIAL DISTRICT (C 1)

This District provides for convenience shopping and local services of either the corner store or drive-in shopping centre type and permits only such uses as are customarily provided at a neighbourhood centre.

121. Uses Permitted:

(1) The following Retail outlets:

- (a) Food Stores
- (b) General Merchandise Stores, excluding department store, retail
- (c) Apparel and Shoe Stores
- (d) Drug Stores
- (e) Other Retail Stores excepting retail trade in airplanes, mobile-homes, prefabricated houses and buildings, or secondhand merchandise.

(2) Offices of the following enterprises engaged in Finance, Insurance and Real Estate:

- (a) Banks and Other Deposit Accepting Establishments
- (b) Other Credit Agencies
- (c) Insurance Agencies and Real Estate Industry.

(3) The following Health and Welfare Services:

- (a) Offices of Physicians and Surgeons
- (b) Offices of Para-medical Personnel (Practitioners)
- (c) Offices of Dentists.

(4) The following Personal Services:

- (a) Shoe Repair Shops
- (b) Barber and Beauty Shops
- (c) Self-service Laundries and Dry Cleaners.

(5) The following Accommodation and Food Services:

Restaurants and the like, but excluding establishments primarily engaged in preparing food specialities for off-premises consumption, and excluding drive-in business.

(6) Within a particular C 1 district, one dwelling unit for accommodation of the immediate family of the caretaker, manager or proprietor of the particular premises or centre, provided that:

- (a) It shall be located above or behind the commercial use but where it is located behind the commercial use it shall not be closer than 6.096 meters [20 feet] to the front of the building.
- (b) It is fully separated from the commercial use with the main street access to the dwelling unit being entirely separate from the related commercial use.

(7) Accessory buildings and uses.

121.2 Conditions of Use:

- (1) Every business or undertaking shall be conducted within a completely enclosed building except for parking and loading facilities.
- (2) Goods shall consist primarily of new merchandise and all goods produced on the premises shall be sold at retail on the same premises.
- (3) Side yards shall be provided, the total of both of which shall not be less than 20 per cent of lot width provided that in no case shall the width of any side yard fall below the minimum yard dimensions contained in Schedule

- (4) Off-street parking and off-street loading facilities shall be provided in accordance with Schedule III and IV except for isolated retail stores the retail floor area of which does not exceed 185.806 square meters [2,000 square feet] which premises shall be exempt from this requirement.

121A LONG BEACH RURAL OFFICE (ROC) DISTRICT

This zone may be applied to lands only located within Electoral Area "C" (Long Beach) of the Regional District of Alberni-Clayoquot.

121A.1 Uses Permitted

- (1) Office facilities for enterprises and businesses principally conducted off-site;
- (2) Dwelling Unit - for caretaker accommodation only;
- (3) Accessory Buildings and Uses under Section 6.5, 1 and 3 only;

121A.2 Conditions of Use

- (1) The principal office use/uses are limited to a maximum of 297.3 square metres (3,200 square feet) floor area;
- (2) The caretakers accommodation noted under 121A.1(2) above and authorized under that subsection shall comply with Section 6.9 and 6.11(3) of Zoning By-law in relation to use of Basements and minimum floor area requirements;
- (3) There shall be a separation distance of at least 7.2 metres (25 feet) between the principal building on-site and any accessory building permitted under 121A(3);
- (4) Only one principal building shall be permitted to be erected on-site and for clarity, any caretaker accommodation shall be incorporated into this single structure;
- (5) For the purposes of this Section "Office Facilities" means office space used for the conducting, managing and corporate administration of a business enterprise, between the hours of 9:00am and 7:00pm daily. For clarity, no retail operations and no retail components of any business are permitted to take place on-site;
- (6) The total floor area of accessory buildings shall be limited to a maximum of 92.9 square metres (1,000 square feet);
- (7) Section 6.7 (Home Occupations) of Zoning By-law No. 15 does not apply to the Caretaker Accommodation component within this zone;
- (8) No commercial vehicle, truck, bus, contractors equipment or any similar conveyance or equipment or craft shall be parked or stored in the open, within this District;

This District is designed for intensive pedestrian-oriented commercial, office and hotel development to serve the residents at the community level.

122.1 Uses Permitted:

- (1) The following Manufacturing Industries: Printing, Publishing and Allied Industries excepting Commercial Printing.
- (2) Public transportation depots and Taxicab Operations, excluding maintenance or repair facilities.
- (3) Radio and Television Broadcasting, excepting transmitters.
- (4) Post Office.
- (5) The following Retail outlets:
 - (a) Food Stores
 - (b) General Merchandise Stores
 - (c) Motor Vehicle Dealers, excluding sale of gasoline
 - (d) Apparel and Shoe Stores
 - (e) Hardware Stores
 - (f) Household Furniture and Appliance Stores including Radio, Television, and Appliance Repair Shops
 - (g) Drug Stores
 - (h) Other Retail Stores, excepting retail trade in airplanes, mobile-homes, prefabricated houses and buildings, or secondhand merchandise.
- (6) Offices of enterprises engaged in Finance, Insurance and Real Estate.
- (7) The following Health and Welfare Services:
 - (a) Offices of Physicians and Surgeons
 - (b) Offices of Para-medical Personnel (Practitioners)
 - (c) Offices of Dentists
 - (d) Diagnostic and therapeutic Services
 - (e) Miscellaneous Health Services.
- (8) The following Amusement and Recreational Services:
 - (a) Motion Picture Theatres (excluding drive-in)
 - (b) Motion Picture Production and Distribution
 - (c) Theatrical and other Staged Entertainment Services.
- (9) Services to Business Management
- (10) The following Personal Services:
 - (a) Shoe Repair Shops
 - (b) Barber and Beauty Shops
 - (c) Laundries, Cleaners and Pressers, excluding establishments engaged in bringing in laundry and dry cleaning for on-site treatments, cleaning and processing.
 - (d) Self-service Laundries and Dry Cleaners
 - (e) Miscellaneous Personal Services.
- (11) The following Accommodation and Food Services:
 - (a) Hotels
 - (b) Clubs or lodges
 - (c) Night club, cabaret
 - (d) Restaurants and the like, but excluding establishments primarily engaged in preparing food specialties for off-premises consumption, and excluding drive-in business.

- (12) The following Miscellaneous Services:
- (a) Labour Organizations and Trade Associations
 - (b) Photographic Services.
- (13) Dwelling units where located above the first storey in accordance with subsection 122.2 (2).
- (14) Accessory buildings and uses.
- 122.2 Conditions of Use:
- (1) Every business or undertaking shall be conducted within a completely enclosed building except for parking, loading and display facilities.
 - (2) Dwelling units located above the first storey of a commercial building shall comply with the following requirements:
 - (a) The ground floor of the building shall be used only for commercial purposes.
 - (b) A completely separate public entrance to the apartment accommodation shall be provided from a ground floor entrance opening directly onto the public street.
 - (c) All suites shall be entirely self-contained and all floor areas shall be in accordance with Section 6.11 except that there shall not be more than one suite having more than one bedroom.
 - (d) Each suite shall be provided with a private balcony of minimum floor area of 4.645 square meters [50 square feet] and minimum width of 1.524 meters [5 feet] opening off the living room.
 - (e) One off-street parking space shall be provided for each suite, located so as not to impair access to the commercial premises or the use of off-street loading facilities.

This District provides for the accommodation of commercial uses requiring large areas for the storage and handling of materials, goods and equipment and for low intensity commercial uses.

123.1 Uses Permitted:

- (1) The following Manufacturing Industries
 - (a) Bakery Products Industries
 - (b) Custom Woodworking
 - (c) Household Furniture Manufacturers
 - (d) Printing, Publishing and Allied Industries
 - (e) Signs and Displays Industry.
- (2) Offices, storage buildings, and workshops for the following enterprises within the Construction Industry
 - (a) Building Construction
 - (b) Septic Tank Construction (on site)
 - (c) Special-Trade Contractors excepting Demolition, Excavating, House Moving Contractors.
- (3) The following establishments engaged in Wholesale Trade:
 - (a) Wholesalers of Coal and Coke
 - (b) Offices of Wholesalers of Petroleum Products
 - (c) Wholesalers of Lumber and Building Materials.
- (4) The following Transportation uses:
 - (a) Cartage, Delivery and Express
 - (b) Bus Transport, Interurban and Rural
 - (c) Urban Transit Systems (d) Taxicab Operations
 - (e) Other Transportation.
- (5) Telephone Systems, Telegraph and Cable Systems
- (6) Frozen Food Lockers
- (7) Commercial nurseries and greenhouses
- (8) Animal hospitals
- (9) Auction Rooms.
- (10) The following Retail outlets:
 - (a) Tire, Battery and Accessory Stores.
 - (b) Motor Vehicle Dealers including automobile or boat sales or rental lot
 - (c) Motor Vehicle Repair shops including Auto Body repair shops and Auto Body spray painting shops
 - (d) Hardware Stores
 - (e) Household Furniture and Appliance Stores
 - (f) Radio, Television and Electrical Appliance Repair Shops
 - (g) Second Hand Merchandise Shops
 - (h) Prefabricated house and building dealers.
- (11) The following Health and Welfare Services:
 - (a) Diagnostic and therapeutic Services.

- (12) The following Amusement and Recreation Services
 - (a) Motion Picture Production and Distribution
 - (b) Bowling Alleys and Billiard Parlours
 - (c) Miscellaneous Amusement and Recreation Services.
 - (13) Services to Business Management.
 - (14) The following Personal Services:
 - (a) Shoe Repair Shops
 - (b) Barber and Beauty Shops
 - (c) Laundries, Cleaners and Pressers
 - (d) Self-service Laundries and Dry Cleaners
 - (e) Funeral Services excluding cemeteries and crematoria
 - (f) Miscellaneous Personal Services
 - (15) The following Accommodation and Food Services:
 - (a) Clubs or lodges
 - (b) Restaurants and the like, but excluding drive-in businesses.
 - (16) Miscellaneous Services excluding exterminating service.
 - (17) Accessory Buildings and uses.
- 123.2 Conditions of Use:
- (1) All business, repair or servicing uses shall be conducted within a completely enclosed building except for permitted outdoor display, rental, sales or storage yards, parking and loading facilities.
 - (2) Any part of a lot used or intended to be used as an outside storage areas shall be enclosed by screening on any side not facing directly upon the principal building on the lot, and no material shall be piled to extend above such screening.

124 HIGHWAY COMMERCIAL DISTRICT (C 4)

This District provides for the accommodation of vehicular-oriented commercial uses of low intensity and for services essential to, or dependent upon highway traffic.

124.1 Uses Permitted:

- (1) The following Retailers of Automotive Products:
 - (a) Gasoline Service Stations, including car washing establishments and the incidental sale of bulk petroleum products
 - (b) Motor Vehicle Dealers
 - (c) Motor Vehicle Repair Shops including Auto Body repair shops and Auto Body spray painting shops
 - (d) Boat repair and maintenance, small engine repair and service and boat storage facilities.
- (2) The following Retail outlets, provided that the retail floor area shall not exceed 185.806 square meters [2,000 square feet]:
 - (a) Food Stores
 - (b) General Merchandise Stores
 - (c) Other enterprises oriented to highway traffic, such as garden supplies, or gift shops
 - (d) ship chandlery goods and sale of marine components and equipment.
- (3) The following Personal Services:
 - (a) Barber and Beauty shops
 - (b) Self-service Laundries and Dry Cleaners
 - (c) Tourist guide service.
- (4) The following Other Services Industries:
 - (a) Motor Vehicle Rental facilities.
- (5) Restaurants and the like.
- (6) One dwelling on the same lot as a permitted business or undertaking, for accommodation of the immediate family of the caretaker, manager or proprietor of the particular premises or centre, provided that:
 - (a) Such dwelling may be contained in the same building as uses listed under clauses (2) and (3) above, where such uses are conducted within a completely closed building, in which case the permitted dwelling unit shall be located behind the commercial use and not closer than 6.096 meters [20 feet] to the front of the building, and shall be fully separated from the commercial use with the principal access to the dwelling unit being entirely separate from the related commercial use.
 - (b) In the case of other types of business or undertaking, a permitted dwelling unit shall be located in a structure clearly separated from the related commercial use.
 - (c) Not less than 46.452 square meters [500 square feet] of usable open space shall be provided in conjunction with the dwelling unit.
- (7) Accessory buildings and uses.

124.2 Conditions of Use:

- (1) Every business or undertaking shall be conducted within a completely enclosed building except for drive-in businesses, fruit and vegetable markets, ice dispensaries and vending machines, outdoor garden shops, parking and loading facilities.
- (2) All goods produced on the premises shall be sold at retail on the same premises.

125 MIXED ACCOMMODATION COMMERCIAL (MAC) DISTRICT

This District provides for tourism development primarily intended to provide temporary accommodation on a short term basis to visitors.

125.1 Uses Permitted

- (1) One single family dwelling, only as an ancillary use to the commercial operation authorized under this by-law.
- (2) Cottages.
- (3) Campground.
- (4) Accessory buildings and uses.
- (5) Common use facilities.
- (6) Home occupations, subject to Section 6.7. of By-law No. 15 as amended.

125.2 Conditions of Use

- (1) For the single family dwelling, the minimum floor area on the main floor shall be 83.6 square meters [900 square feet].
- (2) For cottage rental units, the minimum floor area shall be 46.45 square meters [500 square feet] and the maximum floor area shall be 74.32 square meters [800 square feet] per cottage.
- (3) No cottage without Single Family Dwelling shall be constructed within a required front, rear or side yard.
- (4)
 - a) There shall be a distance of at least 10 meters [32.8 feet] between all buildings or structures. This requirement does not apply in the case of any structure which is a common use facility.
 - b) No building or structure shall be located within 20 meters [65.6 feet] of the natural high water of a water course. The area between the high water mark and the 20 meter [65.6 feet] shall be called the "buffer area".
 - c) A boat launch, access road, hiking or jogging trails and open space are permitted in the buffer area.

125.3 Density

- a) One cottage shall be permitted for every 2 000 square meters [21,528 square feet] of the area of a lot zoned mixed accommodation commercial.
- b) One campsite shall be permitted for every 1 000 square meters [10,764 square feet] of the area of a lot zoned mixed accommodation commercial.

125.4 "Common use facilities" for the purposes of this section means:

- a) structures required to contain fire, emergency or garbage collection equipment;
- b) gazebos, barbecue and picnic shelters and pits;
- c) recreational facilities such as playing fields and tennis courts;

125.5 Accessory uses and buildings shall be limited to:

- a) parking of 2 vehicles per campsite; and 2 parking spaces;
- b) one (1) storage building for grounds maintenance purposes to a maximum size of 60.96 square meters [656 square feet];
- c) boat launch;
- d) screened compounds for the storage of recreational vehicles, boats or boat trailers;
- e) one (1) accessory common building. For the purposes of this zoning district an accessory common building is only permitted as an ancillary use containing convenience store, laundromats, drying room etc. and only one accessory common building is permitted.
- f) For the purposes of this by-law a trailer or travel trailer designed to shelter human occupancy shall be considered a vehicle.

125.6 In the case of cottages permitted under Section 3.2 no building shall

- a) exceed 4.26 meters [14 feet] in height;
- (2) have a maximum floor area greater than 74.322 square meters (800 square feet);
- c) be constructed within 10 meters [32.8 feet] of any lot line;

125.7 An accessory common building shall not:

- a) exceed 2 (two) stories, or a maximum of 10 meters (32.80 feet) in height;
- b) have a maximum floor area greater than 148.64 square meters (1,600 square feet);
- c) be used for other than common meeting areas, recreational areas, laundromats, drying room or small convenience store;
- d) where an accessory common building is used for a convenience store, the maximum floor area of the accessory common building used as a small convenience store shall not exceed 22.29 square meters [240 square feet];
- e) be used for purposes of accommodation or occupancy by any person.

125.8 Campgrounds shall be established or extended in accordance with the following regulations and standards:

1. Layout Standards

A. Camping Spaces

- 1. Every camping space shall have a minimum area of not less than 55 square meter [592 square feet].
- 2. Every camping space shall have a maximum slope of 5%.
- 3. No camping space shall be located within:
 - a) 2.0 meters [6.56 feet] of an internal access road; and
 - b) the setback areas in the applicable zones established pursuant to Section 14 of this by-law.
- 4. Each camping space shall have one conveniently located parking space adjacent to the internal access road and may be sited in the area allotted for the 2.0 meter [6.56 feet] setback.
- 5. No recreation vehicle or tent shall be located other than on a camping space.

B. Buffer Area

- 1. Within a setback area established pursuant to this by-law the following may be located:
 - 1) A boat launch or amenity areas;
 - 2) a wall or a campground identification sign not exceeding 1.5 square meters [16 square feet] in area;
 - 3) such parts of such a system as may be underground;
 - 4) vehicle parking; or
 - 5) internal access roads that directly traverse the setback area to connect the internal access road system of the campground to a highway.

C. Internal Access Roads

- 1. All internal roads in the campground shall be of hard durable surface so as not to produce dust.

2. The minimum internal access road width requirement shall be 6.0 meters [19.6 square feet].
3. Dead-end internal access roads and cul-de-sacs shall have a turning circle radius of 12.0 meters [39.37 square feet].

D. Parking

Every campground shall provide for:

- a) one parking space for each employee; and
- b) three parking spaces for the owner's or manager's residence.

2. Servicing

A. Sewage Disposal

Sewage disposal shall be by a community sewer system or a septic disposal system constructed to the standards of the relevant provincial enactments.

B. Washroom Facilities

Washroom facilities shall be provided in every campground, and:

- a) shall be located in a separate building or buildings except for the multi-use building;
- b) shall be located a maximum of 150 meters [492 feet] from any camping space and a minimum of 4.5 meters [14.76 feet] from any camping space;

C. Sewage Disposal Station

One sewage disposal station for use by recreational vehicles shall:

- a) be established in every campground that contains more than 30 camping spaces; and
- b) be located in an area apart from any internal access road and to allow easy and convenient access by recreational vehicles for the purpose of disposing of the contents of such vehicle's sewage storage tanks; and
- c) constructed in accordance with relevant provincial enactments.

D. Water System

Every campground that contains more than 30 camping spaces shall be serviced by a community water system or a water supply system built to the standards of the relevant provincial enactments and provide:

- a) a minimum of 0.18 cubic meters [6.35 cubic feet] per day of potable water per camping space;
- b) 20% of all camping spaces in the campground shall be equipped with a water hookup for recreational vehicles.

E. Garbage Disposal

Each container shall be durable, insect-proof, water-tight and rodent-proof.

125.9 There may be a provision for temporary recreational vehicle and/or boat storage. The maximum area that can be used for temporary boat storage is 5% of the area of the lot zoned Mixed Accommodation Commercial.

125.10 All compounds for recreational vehicle storage and boat/boat trailer storage must be enclosed by a fence, not exceeding 2 meters [6 foot 6 inches] in height, except for necessary access and egress points, gated appropriately and must be screened or bermed.

This District provides for the orderly development of resort and motel accommodation for transient motorists, tourists, and vacationers, in proper relationship to thoroughfares and waterways, surrounding uses, and natural amenities .

126.1 Uses Permitted:

- (1) Motels and Motor Hotels.
- (2) One single family dwelling per legal lot.
- (3) Accessory buildings and uses.

126.2 Conditions of Use:

- (1) Usable Open space shall be provided on the lot in a ratio of not less than 9.29 square meters [100 square feet] for each rental unit and 46.452 square meters [500 square feet] for a permitted single family dwelling.
- (2) Any part of a lot not used for building, parking or vehicular access shall be fully and suitably landscaped and properly maintained.
- (3) All motels shall have an administration building or an office which may be located within a permitted single family dwelling provided it has a separate, suitably identified entrance.
- (4) Where a café or restaurant is included as an accessory use to a motel development, not more than 3 seats shall be provided for each motel unit located on the lot.

127 RECREATION COMMERCIAL DISTRICT (C 7)

This District provides for low intensity private recreational uses which require large areas for development and only minor water supply and sewerage.

127.1 Uses Permitted:

- (1) Archery ranges.
- (2) Drive-in theatres.
- (3) Facilities ancillary to canoeing, hiking, hunting, skiing, and similar outdoor recreations.
- (4) Golf driving ranges.
- (5) Gun clubs.
- (6) Private bowling greens, tennis courts and similar outdoor recreational uses.
- (7) Race tracks (automobile, horse, go-cart) and grandstands.
- (8) Riding academies.
- (9) Accessory buildings and uses.

128 CAMPGROUND COMMERCIAL DISTRICT (C 8)

This District provides for facilities to accommodate tourists and vacationers in tents and recreational vehicles in areas which are particularly located and suited to such use.

128.1 Uses Permitted:

- (1) Campgrounds.
- (2) Operator's residential plot.
- (3) Accessory buildings and uses.

128.2 Conditions of Use:

The use, design and operation of all buildings, facilities and services shall comply with the requirements of the Camp-site Regulations, 1967 pursuant to the Health Act.

129 SPECIAL ENTERTAINMENT COMMERCIAL DISTRICT (C 9)

129.1 Uses Permitted

- a) Restaurants, but excluding establishments primarily engaged in food specialties for off-premises or drive-in business.
- b) Amusement Arcade.
- c) Public Swimming Pool.
- d) One dwelling unit.

129.2 Conditions of Use:

- a) Any dwelling unit shall be constructed solely for the manager/caretaker of the special entertainment uses permitted in this zone.
- b) No more than one principal structure or building per use shall be permitted.

129.3 Special Setbacks:

- a) No buildings, structure or parking area shall be located within 30 meters [98.4 feet] of any property line fronting onto a public road right-of-way in existence on or before April 28th, 1982 and 6 meters [19.68 feet] from any other property or zone boundary line except as provided for under Section 6.5 of Zoning By-law No. 15.

129.4 Bulk and Site Regulations:

- a) Unless otherwise stated in this zone the Bulk and Site Regulations specified for the Tourism Commercial (C 6) District Zone in Schedule II of Zoning By-law No. 15 shall apply.

129A NEIGHBOURHOOD COMMERCIAL (C 10) DISTRICT

This district provides for small-scale commercial development, primarily in isolated locations.

129A.1 Uses Permitted:

- (1) One retail outlet per legal lot. The following retail uses are permitted:
 - (a) Food Stores;
 - (b) General Merchandise Stores;
 - (c) Ship chandlery goods and sale of marine components and equipment.
- (2) Upland location of gasoline storage tanks for marine fuelling outlets on adjacent foreshore.
- (3) One dwelling on the same lot as a permitted business, for the accommodation of staff, or the immediate family of the caretaker, manager or proprietor of the permitted business.
- (4) Accessory buildings.

129A.2 Conditions of Use:

- (1) The retail floor area of a permitted retail outlet shall not exceed 185.806 square metres (2,000 square feet).
- (2) The required setbacks between gasoline storage tanks and buildings on the same property and between gasoline storage tanks and property lines shall be as determined by the Fire Commissioner.
- (3) A permitted dwelling unit may be located either:
 - (a) in the same building as the retail use permitted under Section 129A.1(1) above. In such a case, the permitted dwelling unit shall be located behind the commercial use and not closer than 6.096 metres (20 feet) to the front of the building. It shall be fully separate from the commercial use with the principal access to the dwelling unit being entirely separate from the related commercial use; or
 - (b) a permitted dwelling unit may be located in a structure clearly separate from the related commercial use. In such a case, the separation distance between the retail use and the dwelling shall be a minimum of 9.144 metres (30 feet).
- (4) Not less than 46.452 square metres (500 square feet) of usable open space shall be provided in conjunction with the dwelling unit.
- (5) The use of permitted accessory building shall be limited to storage and the housing of required utilities such as a generator, light plant, pump house, etc.

130 WILDERNESS CAMPGROUND DISTRICT (CW)

This District provides for establishment of campgrounds in isolated locations with minimal facilities, to accommodate tourists and vacationers in tents and/or self-contained recreational vehicles.

130.1 Uses Permitted

- (1) Campgrounds
- (2) One service building

130.2 Conditions of Use

- (1) Wilderness Campground (CW) Districts shall be located outwith areas served by or capable of being serviced by community services such as water systems, and at least 10 kilometres [6.2 miles] from a paved highway.
- (2) There are no minimum servicing requirements.
- (3) The maximum density shall not exceed 80 campsites per hectare.

131 INDUSTRIAL PARK DISTRICT (M 1)

This District provides for the accommodation of light manufacturing, warehousing and wholesaling functions under development standards and conditions designed to minimise conflicts with surrounding uses.

131.1 Uses Permitted:

- (1) The following Manufacturing Industries:
 - (a) Food and Beverage Industries, excluding the Fish Products Industry and Meat and Poultry Products Industries.
 - (b) Knitting Mills, Textile, Leather, Rubber and Plastic Products, Tobacco Products, and Clothing Industries.
 - (c) Coffin and Casket Industry, Wooden Box Factories, and those Miscellaneous Wood Industries concerned with manufacturing or finishing from prepared lumber.
 - (d) Furniture and Fixture Industries.
 - (e) Printing, Publishing and Allied Industries, excepting enterprises engaged in Publishing Only.
 - (f) Machinery, Electrical Products, Transportation Equipment and Metal Fabricating Industries, excepting Boiler and Plate works and the Fabricated Structural Metal Industry.
 - (g) Glass and Glass Products Manufacturers.
 - (h) Miscellaneous Manufacturing Industries.
- (2) Offices, storage buildings, and workshops for the following enterprises within the Construction Industry:
 - (a) Building Construction
 - (b) Septic tank construction (on site).
 - (c) Special-Trade Contractors excepting Demolition, excavating, House Moving Contractors.
- (3) Wholesale Trade, excluding Wholesalers of Lumber and Building Materials, Wholesalers of Scrap and Waste Materials.
- (4) Other Storage and Warehousing, excluding open storage as a principal use.
- (5) Electric Power, Gas, Water Utilities, and government agencies, work yards.
- (6) Cartage, Delivery and Express Facilities.
- (7) Retailers of Automotive Products, excluding sale of gasoline but including an automobile or boat sales or rental lot.
- (8) Engineering and Scientific Service laboratories.
- (9) Laundries, Cleaners and Pressers (except Self-service).
- (10) The following Miscellaneous Services:
 - (a) Blacksmithing and Welding Shops
 - (b) Services to Buildings and Dwellings
 - (c) Machinery and Equipment Rental;
 - (d) Motor Vehicle repair shops including Auto Body repair shops and Auto Body spray painting shops.
- (11) Accessory buildings and uses, including display, storage, and retail sales of goods produced on the premises.

131.2 Conditions of Use:

- (1) All permitted uses shall be housed completely within an enclosed building, except for permitted outdoor display, rental, sales or storage yards, parking and loading facilities.
- (2) 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 effluents, 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.
- (3) Any part of a lot used or intended to be used as an outside storage area shall be enclosed by screening on any side not

facing directly upon the principal building on the lot, and no material shall be piled to extend above such screening. Required front screening shall be so situated as to conform with the front yard setback provisions.

- (4) All those portions of a required front yard not used for permitted parking or display areas shall be fully and suitably landscaped and properly maintained.
- (5) Where the side line of the lot abuts a lot in an R or RM District, or is separated by a street or lane therefrom, all those portions of a required side yard not used for permitted parking shall be fully and suitably landscaped and properly maintained.

132 LIGHT INDUSTRIAL DISTRICT (M 2)

This District provides for the accommodation of general industrial activities under conditions designed to minimize conflicts with surrounding uses:

132.1 Uses Permitted:

- (1) Uses permitted in the Industrial Park District (M 1).
- (2) Offices, storage buildings, and workshops for that part of the Construction Industry not permitted in the Industrial Park District (M 1).
- (3) Wholesalers of Lumber and Building Materials including screening and grinding of sand and gravel.
- (4) Open storage as a principal use.
- (5) Truck Transport.
- (6) Commercial nurseries and greenhouses.
- (7) Accessory buildings and uses, including display, storage and retail sale of goods produced on the premises.

132.2 Conditions of Use:

- (1) 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.
- (2) Where a lot or any part thereof is used or intended to be used as an outside storage area, that portion of such storage area which fronts upon or adjoins a public street, a lot in an R or RM district or is separated by a lane therefrom, shall be screened and no material located within 15.39 meters [50 feet] of the screen shall be piled to extend above such screening. Required front screening shall be so situated as to conform with the front yard setback provisions.

132A LIGHT INDUSTRIAL (M2A) DISTRICT

This District provides for the accommodation of general industrial activities under conditions designed to minimize conflicts with surrounding uses:

132A.1 Uses Permitted:

- (1) Uses permitted in the Industrial Park District (M 1).
- (2) Offices, storage buildings, and workshops for that part of the Construction Industry not permitted in the Industrial Park District (M 1).
- (3) Wholesalers of Lumber and Building Materials including screening and grinding of sand and gravel.
- (4) Open storage as a principal use.
- (5) Truck Transport.
- (6) Commercial nurseries and greenhouses.
- (7) Accessory buildings and uses, including display, storage and retail sale of goods produced on the premises.
- (8) Ready-Mix Concrete Manufactures.

132A.2 Conditions of Use:

- (1) 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.
- (2) Where a lot or any part thereof is used or intended to be used as an outside storage area, that portion of such storage area which fronts upon or adjoins a public street, a lot in an R or RM district or is separated by a lane therefrom, shall be screened and no material located within 15.39 meters [50 feet] of the screen shall be piled to extend above such screening. Required front screening shall be so situated as to conform with the front yard setback provisions.

133 HEAVY INDUSTRIAL DISTRICT (M 3)

This District provides for the accommodation of special types of industry and heavy industrial activities.

133.1 Uses Permitted:

- (1) Uses permitted in the Light Industrial District (M 2).
- (2) The following Manufacturing Industries:
 - (a) Fish Products Industry, Meal and Poultry Products Industries.
 - (b) Those Wood Industries not permitted in the Light Industrial District (M 2).
 - (c) Paper and Allied Industries.
 - (d) Primary Metal Industries.
 - (e) Boiler and Plate Works, Fabricated Structural Metal Industry.
 - (f) Non-Metallic Mineral Products Industries not permitted in the Light Industrial District (M 2).
 - (g) Petroleum and Coal Products Industries.
 - (h) Chemical and Chemical Products Industries, provided that where explosives are manufactured or stored, outside safety distance regulations pursuant to the Explosives Act shall be observed as though a place of public assembly were located adjacent to all lot lines.
 - (i) sand and gravel and other natural resource extraction and processing incidental to such, and similar operations.
- (3) Wholesalers of Scrap and Waste Materials, provided that autowrecking and junk yard shall be located 30.48 meters [100 feet] or more from the zoning boundary or an R or RM district and are completely enclosed by a solid view-obscuring 2.438 meter [8 foot] fence or wall. No material shall be piled to a greater height than that of the surrounding fence or wall.
- (4) Accessory buildings and uses, including display, storage and retail sales of goods produced on the premises.

133.2 Conditions of Use:

- (1) 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, dust, liquid effluent, fumes, smoke, vibration, noise, glare, nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
- (2) Where a lot or any part thereof is used or intended to be used as an outside storage area, that portion of such storage area which fronts upon or adjoins a public street, a lot in an R or RM district or is separated by a lane therefrom, shall be screened and no material located within 15.39 meters [50 feet] of the screen shall be piled to extend above such screening.
- (3) Nothing shall be done which is not in accordance with the provisions of the Health Act.

134 INDUSTRIAL OPEN STORAGE DISTRICT (M 4)

This District provides for the accommodation of industrial storage and materials handling operations requiring extensive areas, little or no shelter, protection, retention works, or municipal services.

134.1 Uses Permitted:

- (1) Storage, of logs, lumber, chips, including facilities for the transfer of logs to and from the water, and for dry-land log sorting.
- (2) Storage of ore, concentrates, refined products.
- (3) Storage of gravel, sand, quarried material.

134.2 Conditions of Use:

- (1) 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, dust, liquid effluent, fumes, smoke, vibration, noise, glare, nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue congestion.
- (2) Where a lot or any part thereof is used or intended to be used as an outside storage area, that portion of such storage area which fronts upon or adjoins a public street, a lot in an R or RM district or is separated by a lane therefrom, no material shall be located within 15.24 meters [50 feet] of the property line.

135 STORAGE WAREHOUSE (SW 1) DISTRICT

This District provides for the accommodation of storage and warehousing functions in accordance with development standards, guidelines and conditions designed to minimize conflict with surrounding uses as well as to minimize impacts on and within areas of visual and aesthetic sensitivity.

135.1 Uses Permitted

- (1) Storage and Warehousing, excluding open storage.
- (2) Dwelling for caretaker or watchman provided that such dwelling is located on the same lot as the storage/warehouse facility it is intended to serve.
- (3) Accessory buildings and uses, including office facility as ancillary to the main use and parking and loading facilities.

135.2 Conditions of Use

- (1) All permitted uses shall be housed completely within an enclosed building except for permitted parking/loading and unloading facilities.
- (2) Landscaping shall be provided along lot lines to acceptable standards and in no case shall be less than 5 meters [16 feet] in width except for necessary vehicular access/egress points.
- (3) Car parking/loading and unloading facilities may be located within either front or rear yard setbacks; however no such facilities shall be located within the minimum 5 meter [16 feet] landscape strip specified.

135A MIXED STORAGE (SW-2) DISTRICT

This district provides for warehousing and for both open and closed storage for non-industrial purposes.

135A.1 Uses Permitted

- (1) Warehousing and closed storage.
- (2) Open storage for boats, trucks, trailers, campers and similar items, but excluding works yards and the storage of industrial products and industrial materials such as those permitted under the Industrial Open Storage (M-4) District.
- (3) One dwelling for a caretaker or watchman.
- (4) Accessory buildings and uses including an office facility ancillary to the main use and parking and loading facilities.

135A.2 Conditions of Use

- (1) Where any lot or part thereof is used or intended to be used as an open storage area, that portion of such storage area which fronts upon or adjoins a public street, a lot in an R, RM, A1 or A2 district or is separated by a lane therefrom, shall be screened to a minimum height of 2 meters (6.5 feet) and no items stored within 15.39 meters (50 feet) of the screen shall extend above such screening.

136 HAZARDOUS MATERIAL STORAGE (M-5) DISTRICT

This district provides for the storage of environmentally hazardous materials, produced as by-products from industrial processes or used directly or indirectly in industrial processes, in isolation and off-site from the lands upon which such industrial processes are, in the main, conducted, under conditions placed to minimize conflicts with uses adjacent to and in proximity to any site so used:

136.1 Uses Permitted

- (1) The storage of hazardous or noxious materials including, but not limited to PCB contaminated oils or fluids, corrosive chemicals.
- (2) One guardroom facility on-site.
- (3) One caretaker accommodation on site.

136.2 Conditions of Use

- (1) No outside storage of any hazardous material or any container or thing in which such hazardous material is contained shall be permitted:
- (2) A hazardous material storage site shall be enclosed by a security fence no less than 2.4 meters [8 feet] in height constructed of chain link or similar material. The security fence shall contain one entrance only and the entrance shall be fitted with a security gate of no less than 2.4 meters [8 feet] and the security gate shall be constructed of chain link or similar material.
- (3) On any site so used, a gravelled or paved area shall be placed/constructed for a distance of not less than 9.14 meters [30 feet] from all sides of the storage facility constructed on the site;
- (4) Construction of such a storage facility shall include an impervious and sealed barrier constructed to such a height that it is capable of retaining 150% of the volume of material stored without external spillage occurring.
- (5) No hazardous material storage site shall be located within 1.5 kilometres [1 mile] of any 'R' District.
- (6) Any building in which hazardous material is stored or contained shall be constructed of bullet-proof material.

137 INDUSTRIAL FOUNDRY (M 6) DISTRICT

This district provides for the operation of foundries.

137.1 Uses Permitted

- 1) Foundries
- 2) Accessory buildings and uses including office facilities as ancillary to the main use and parking and loading facilities and outside storage

137.2 Conditions of Use

- (1) 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, dust, liquid effluent, fumes, smoke, vibration, noise, glare, nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion
- (2) Where any lot or any part thereof is used or intended as an outside storage area in a location which is not serviced by storm sewers, provision must be made for containment and treatment of run-off and approved by the Waste Management Branch of the Ministry of Environment.
- (3) Where a lot or any part thereof is used or intended to be used as an outside storage area, that portion of such storage area which fronts upon or adjoins a public street, a lot in an R or RM district or is separated by a lane therefrom, shall be screened and no material located within 15.39 meters [50 feet] of the screen shall be piled to extend above such screening.
- (4) Nothing shall be done which is not in accordance with the provisions of the Health Act

138 WASTE DISPOSAL (WD-2) DISTRICT

This District provides for waste disposal sites and similar uses operated by both private and public sectors and is intended to minimise conflicts with adjacent land uses.

138.1 Uses Permitted

- (1) Sanitary landfill sites, industrial landfill sites, waste disposal grounds, utility storage and similar uses.
- (2) One caretaker accommodation on site.
- (3) Accessory buildings and uses.

138.2 Conditions of Use

- (1) Nothing shall be done in any part of this district within 60 meters [197 feet] of any other district, recreation area, public roadway or navigable waterway, which is or will become a nuisance or reduce enjoyment of the use of surroundings land. The use and operation being proposed is to be conducted so it will not cause nor permit any objectionable or dangerous conditions outside the property, including but not limited to:

Noise, vibration, dust, smoke and other kinds of particulate matter, odour, toxic and noxious matter, fire and explosive hazard, heat, humidity and glare

- (2) Operation of a sanitary landfill, industrial landfill or waste disposal site or similar use shall also be subject to the operator holding a valid permit from the Waste Management Branch of the Ministry of Environment and/or any other authority having jurisdiction.

139 SAWMILL (M-7) DISTRICT

139.1 Uses Permitted

- (1) One sawmill on permanent foundations or one portable sawmill per legal parcel.
- (2) One mobile home for the purpose of housing a caretaker or watchman.
- (3) Accessory Buildings and Uses for both Industrial and Residential purposes.

139.2 Conditions of Use

- (1) 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 any thing be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
- (2) Where a lot or any part thereof is used or intended to be used as an outside storage area, that portion of such storage area which fronts upon or adjoins a public street, a lot in an R or RM district or is separated by a lane therefrom, shall be screened and no material located within 15.39 meters [50 feet] of the screen shall be piled to extend above such screening. Required front screening shall be so situated so as to conform with the front yard setback provisions.

140 GRAVEL EXTRACTION (M-8) DISTRICT

The intent of this district is to provide for small to medium scale natural resource extraction compatible with agricultural and forestry uses in rural areas.

140.1 Uses Permitted

1. Extraction of sand and gravel and similar natural resources, including screening and crushing as secondary uses on an intermittent basis, but excluding other processing incidental to such operations.
2. Accessory Buildings for office, workshop or storage purposes.
3. Caretaker Accommodation, subject to the conditions of Section 6.8 .

140.2 Conditions of Use

1. Nothing shall be done in any part of this district within 30 metres (98.4 feet) of any other district, recreation area, public roadway or navigable waterway which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, dust, liquid effluent, fumes, smoke, vibration, noise or glare nor shall anything be done which causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
2. A buffer with a minimum depth of five metres shall be maintained around all areas of excavation, with the exception of points of access and egress. Buffers shall be vegetated and planted and bermed where necessary to screen the site from roads and adjoining properties.

141 INSTITUTIONAL DISTRICT (P 1)

This District provides for the proper location and regulation of religious, fraternal, private educational, and private hospital facilities in the community.

141.1 Uses Permitted:

- (1) Cemeteries and crematoria, provided that no part of any crematorium building shall be located at a lesser distance than 30.18 meters [100 feet] from any street or lot line.
- (2) Children's Institutions.
- (3) Hospitals.
- (4) Institutions of a religious, fraternal, philanthropic or charitable nature including clubs and lodges, church camps and retreats.
- (5) Kindergartens.
- (6) Private and parochial schools.
- (7) Rest homes and private hospitals.
- (8) Dormitory units, or groups of dormitory units provided they are located on the same lot and serve a children's institution, hospital, rest home or private hospital, or school or church camp or universities and similar educational establishments.
- (9) Dwellings or dwelling units, provided they are located on the same lot as, and serve a rest home or private hospital or universities and similar educational establishments.
- (10) A dwelling or a dwelling unit for a minister, caretaker or watchman provided that such dwelling or dwelling unit is located on the same lot as the institution which it serves.
- (11) Accessory buildings and uses.
- (12) Child and Family Daycare Centres.
- (13) Universities and similar educational establishments.
- (14) One Single Family Dwelling per legal lot.

142 PARK AND PUBLIC USE DISTRICT (P 2)

This District provides for the location and development of administration, cultural, educational, governmental, recreational and other related services and facilities which serve the community.

142.1 Uses Permitted:

- (1) Assembly, cultural and recreational facilities, including armouries, art galleries, auditoriums, bowling greens, community centres, cultural centres (art, drama and music), curling rinks, gymnasiums, meeting halls, museums, public libraries, skating rinks and arenas, stadiums, swimming pools and tennis courts and historic sites
- (2) Fair grounds.
- (3) The following Health and Welfare Services, which may be operated privately:
 - (a) Clinic, operated by physicians in group practice
 - (b) Diagnostic and therapeutic Services
 - (c) Miscellaneous Health Services.
- (4) Hospitals, public.
- (5) Parking and boat mooring areas and facilities, as a principal use.
- (6) Post Office.
- (7) Public Administration and Defence, offices.
- (8) Public parks and playgrounds.
- (9) Public schools.
- (10) Public services and utilities including: electric power stations and installations, fire halls, police stations, pounds, sewage disposal facilities, telegraph and cable systems, telephone exchanges, utility storage, waste disposal, works yards and similar uses.
- (11) A dwelling or dwelling unit for a caretaker, watchman or other persons similarly employed, when considered to be essential to the operation of the facility.
- (12) Accessory buildings and uses.
- (13) Permanent and/or seasonal accommodation for employees of public parks, public schools and similar institutional uses.
- (14) One Single Family Dwelling per legal lot.
- (15) Campgrounds located on land owned by a public agency.

143 MARINE RECREATION (MR) DISTRICT (amended 2003)

This District provides for seasonal recreational use. It is intended that lands in this District be located in proximity to the ocean or ocean inlets. It is further intended that the use of land in this District be of a nature that requires a minimum of infrastructure. Water supply and sewage disposal is to be provided by property owners in accordance with provincial enactments. The Regional District shall not supply or be responsible for the supply or provision of any services including water supply, sewer, telephone, power, gas or fire protection or school transportation services on lands so zoned. No person shall use any lot or construct or use any building except in accordance with the following:

143.1 Uses Permitted

143.1(1) Seasonal recreational use.

143.1(2) Common use facilities.

143.1(3) Accessory uses in accordance with Section 143.3.

143.2 Conditions of Use

143.2(1) Seasonal recreational use shall be limited to not more than 180 days in one calendar year, regardless of whether the use is continuous or intermittent;

143.2(2) "Common use facilities" means:

- a) structures required to contain fire, emergency or garbage collection equipment or community centre social activities;
- b) screened compounds for the storage of recreational vehicles, boats or boat trailers;
- c) gazebos and/or barbecue and picnic shelters and pits;
- d) boat launch facilities;
- e) common recreational facilities such as playing fields and tennis courts;
- f) common washroom/toilet facilities subject to formal approval of sewage disposal method by the Ministry of Health or by the Ministry of Water, Land and Air Protection;
- g) public parking areas; and
- h) covered storage facilities within compounds outlined in (2)(b) above.

143.3 Accessory Uses

(1) The following accessory uses are permitted in this zoning district:

- a) one (1) storage building having a maximum floor area of 160 square feet (14.86 square metres);
- b) one (1) common services building having a maximum floor area of 25 square feet (2.32 square metres).

(2) In addition to the uses permitted under 143.3(1), land within this zoning district may be used for one (1) of the following accessory use options:

- i) trailer/portico accessory use; or
- ii) cabin accessory use.

(3) For the purposes of this section:

- a) "Portico accessory use" means:
 - i) parking of not more than three vehicles one of which may be a recreation vehicle; and
 - ii) one (1) portico, being a structure having a ground cover not exceeding a maximum 420 square feet (39.01 square metres) or the area of any permitted recreational trailer or travel trailer placed on site;
- b) "Cabin accessory use" means:
 - i) parking of not more than two (2) vehicles;
 - ii) in the case of a lot having a lot area greater than 6000 square feet (557.41 square metres), a cabin not exceeding 560 square feet (52.02 square metres) in floor area;

- iii) in the case of a lot having a lot area greater than 9400 square feet (873.29 square metres), a cabin not exceeding 768 square feet (71.35 square metres);
 - c) "Ground cover" means the total of the gross horizontal area of land covered by a portico permitted under Section 143.3(2)(a) measured in relation to the point on the ground directly below the outermost perimeter of the portico;
 - d) "Height" means the vertical distance between the topmost part of the structure to average natural grade taken within 3 feet (0.9 metres) around the perimeter of the base of the building or structure.
- (4) For certainty, a trailer/portico accessory use and a cabin accessory use are not permitted on the same parcel and one (1) recreational or travel trailer may only be stored on a lot where an owner does not use the lot for a cabin accessory use.
- (5) A portico permitted under Section 143.3:
 - i) shall not exceed 420 square feet (39.01 square metres) of ground cover;
 - ii) shall be freestanding;
 - iii) shall not be used for storage of any kind, including storage of firewood, household goods;
 - iv) shall not exceed the lesser of 18 feet in height (5.53 metres) or the height of a permitted recreational (or travel) trailer plus 3 feet (0.9 metres);
 - v) shall be post and beam construction and open ended on all sides; and
 - vi) may be constructed upon permanent foundations or provide tie downs for a permitted recreational (or travel) trailer.
- (6) No person shall construct or cause to be constructed on any lot within this zoning district any foundations other than foundations for buildings or structures permitted under the following:
 - a) a type of common use facility referred to in Section 143.2(2)(a), (b), (e), (f) or (h);
 - b) a storage building referred to in Section 143.3(1)(a);
 - c) a common services building referred to in Section 143.3(1)(b);
 - d) a portico referred to in Section 143.3(2)(a); and
 - e) a cabin referred to in Section 143.3(2)(b).
- (7) A building or structure permitted under Section 143.2 or 143.3 shall not be constructed within:
 - i) 20 feet (6.096 metres) of any front or rear lot line; or
 - ii) within 10 feet (3.04 metres) of any side lot line,

except for a common services building referred to in Section 143.3(1)(b) where such building is not less than 3.25 feet (1.0 metre) from all lot lines.
- (8) For certainty:
 - a) Sections 6.5 and 6.7 of Zoning Bylaw 15 do not apply to this zoning district;
 - b) common services buildings are the only buildings that may be placed within front yards within this zoning district.
- (9) A common use facility permitted under Section 143.2(2), a storage building referred to in Section 143.3(1)(a) or a common services building referred to in Section 143.3(1)(b) shall not:
 - i) exceed one (1) storey or 18 feet (5.53 metres) in height; or
 - ii) be used for any type of human accommodation or human occupancy.
- (10) A cabin erected as a "cabin accessory use" shall not exceed one and one-half (1½) storeys or 18 feet (5.53 metres) in height.

143.4 Density

The maximum density of use and development permitted shall be limited to:

- a) one (1) family;
- b) one (1) recreational trailer or travel trailer or one (1) single cabin; or

- c) two (2) vehicle parking spaces, except as permitted under Section 143.3(2)(a) and Section 143.3(3)(a)(I) where three (3) such spaces are permitted;

per parcel.

143.5 Definitions and General Conditions

- (1) For the purposes of this zoning district the following words have the following meaning:

"Family" means one or more persons related by blood or marriage or common law marriage or a group of not more than 3 unrelated persons living together as a single housekeeping unit. Family also includes domestic servants or not more than 2 (two) roomers/boarders.

"Seasonal Recreational Use" means periodic non-permanent use for seasonal vacations and recreational purposes and not as the principal residence of the owners or occupiers of the lot.

"Common services building" means an enclosed service building containing elements of infrastructure that are appropriate on the lot, including but not limited to common generator equipment and common battery banks and photo voltaics apparatus and geothermal heat exchange systems and equipment:

"Half storey" means a habitable space or loft constructed above the first floor (or main floor) level within the roof space used exclusively for sleeping purposes and limited in total floor area to no more than 50% of permitted cabin floor area, on the first or main floor level.

- (2) All compounds for recreational vehicle storage and boat/boat trailer storage must be enclosed by a fence, not exceeding 2 metres [6 foot 6 inches] in height, except for necessary access and egress points, gated appropriately.
- (3) No individual or collective pressurized water system is permitted serving any trailer or travel trailer or any other facility or accessory building or any group of such within the development;
- (4) For the purpose of Section 143.5(3), a pressurized water supply/system shall include all forms of water distribution through pipe or conduit by use of a motor driven pump or pressure head excluding that contained within a trailer or travel trailer as an integral component or similar systems used within cabins permitted under Section 143.3(2)(b) and excluding internally sited gravity feed systems;

"Common" wells only shall be permitted under the following conditions;

- a) restricted to hand pump activating mechanisms only; and
- b) limited and restricted to one common well per block or per group of 20 lots maximum."

- (5) Despite Section 143.3(1)(b), the floor area of a common services building that contains works providing services to more than one lot may be increased by 25 square feet (2.32 square metres) for each lot serviced by the building, to a maximum of 160 square feet (14.86 square metres).

151 WATERFRONT CONSERVATION DISTRICT (W 1)

This District provides:

- i) for the protection and conservation of those portions of sea coast, lake shore, and river or creek banks that are considered to be best retained close to their natural state;
- ii) for the protection of aquatic lands and foreshore lands covered by water, either tidal or non-tidal by limiting uses legally permitted within/on such lands and related to or on the water surface.

151.1 Uses Permitted:

Uses permitted on those parts of this district located within an upland area:

- (1) Parks, playgrounds, campgrounds and recreational facilities operated by Municipal or other Governmental authorities only;
- (2) Yards accessory to residential use;
- (3) Passive and amenity open space and landscaping;

Uses permitted on those parts of this district located within an intertidal area:

- (4) Navigational aids;
- (5) Fisheries Management and Environmental Protection Activities;
- (6) Accessory riparian uses including private dock/wharf facilities for accessory residential use purposes only;
- (7) Marine transportation and Water Recreation Uses.

151.2 Conditions of Use:

- (1) "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 on the soil of the bed of the body of water a character distinct from that of its banks, and vegetation, as well in the nature of the soil itself.
- (2) "Upland" means land located, or lying higher or above the natural boundary of a body of water.
- (3) Any camping use permitted within this district shall be limited to a maximum of five consecutive days per individual or per family unit in a tent, trailer or camper/recreation vehicle.

152 WATERFRONT RESIDENTIAL DISTRICT (W 2)

This District provides for restrictions and minimum standards governing areas where the surface of water is used for residential purposes and where on-shore facilities are provided relative to waterfront residential uses.

152.1 Uses Permitted:

- (1) Houseboats or float houses.
- (2) Temporary or seasonal residence on a boat or vessel.

152.2 Conditions of Use:

- (1) For each group of houseboats or float houses and for each location where boats or vessels are wharfed for temporary or seasonal residence the following on-shore facilities shall be provided as a minimum in separate rooms: for females - two water-closets, two wash basins, and one bathtub or shower; for males - one urinal and one water-closet and two wash-basins and one bathtub or shower.
- (4) Minimum mooring area for a house-boat or float house shall be 185.806 square meters [2,000 square feet].
- (3) Minimum distance between the sides or ends of adjacent houseboats or float houses shall be 3.048 meters [10 meters].
- (4) At least one side of each houseboat or float house shall abut open water at least 12.192 meters [40 feet] wide and open continuously to navigable waters.
- (5) For each houseboat or float house there shall be provided one off-street parking space within a distance of 182.88 meters [600 feet].
- (6) Each houseboat or float house shall be serviced by a sanitary sewer which shall be connected to a municipal sanitary sewer unless a permit for the installation of a septic tank on an adjoining land lot has been obtained from the Health Authority and such permit shall not be issued unless the topography, usable area for sewage control, and surface drainage of the lot will permit the satisfactory operation of a septic tank.

154 WATERFRONT COMMERCIAL DISTRICT (W 4)

This District provides for the accommodation of a broad range of commercial enterprises primarily oriented to water users and water traffic.

154.1 Uses Permitted:

- (1) Boat rental operations including temporary boat storage.
- (2) Restaurants and the like (excluding drive-in business).
- (3) Commercial mooring facilities or marinas.
- (4) Docks, wharves, and floats for the use of water taxis, ferries, float planes and amphibious vessels.
- (5) Marine fuelling operations provided that these shall be located not less than 60.96 meters [200 feet] from any residence or from any R or W 2 district.
- (6) Marine-oriented clubs such as yacht clubs.
- (7) Retail sale of live or fresh fish including shellfish.
- (8) Retail sale of fishing supplies, live or fresh bait, and other marine equipment.
- (9) Private floats and wharves necessary for practical access by boats to commercial enterprises primarily oriented to water users and water traffic.
- (10) Dredging operations necessary for the construction, or maintenance of the above uses.
- (11) Permanent residence on one boat or vessel by one member or employee of a yacht club, or a proprietor or employee of any other use permitted within this District for purposes of security and fire protection.
- (12) Temporary or seasonal residence on a boat or vessel for commercial fishing purposes, provided that the vessel is wharfed at a location where the following on-shore facilities are provided as a minimum in separate rooms; one urinal and one water-closet and two wash-basins and one bathtub or shower.

154.2 Conditions of Use:

- (1) All structures and floats shall be set back at least 3.048 meters [10 feet] within the boundaries of a water lease or licence of occupation granted or approved by the Department of Lands, Forest and Water Resources.
- (2) Retail activities permitted in this District shall take place primarily within a building or structure.
- (3) No boatbuilding or commercial repair business shall be conducted in this District.
- (4) No boathouses or boat shelters shall be permitted in this zone; provided, however, that this restriction shall not be deemed to apply to floating boat shelters which in addition to complying with the foregoing provisions of this Section shall also conform to the following regulations:
 - (i) Where more than one floating boat shelter is permitted, all floating boat shelters shall be planned, erected, and constructed in groups of not less than 3 (nor more than 8) together and the component units of such groupings shall be a uniform length and height; provided further that a space of not less than 24.384 meters [80 feet] shall be maintained between the sides of a boat shelter groupings where there is a total of 9 or more floating boat shelters in line with each other;
 - (ii) No floating boat shelter shall exceed a maximum height of 4.876 meters [16 feet] above the surface of the water nor shall any boat shelter exceed a maximum length of 13.716 meters [45 feet].
 - (iii) All floating boat shelters shall be of permanent construction.

155 WATERFRONT INDUSTRIAL DISTRICT (W 5)

This District provides for the accommodation of industries that are related to the fishing industry, marine transportation, shipbuilding and maintenance.

155.1 Uses Permitted

- (1) Marine fuelling.
- (2) Mooring or wharfing of commercial vessels.
- (3) Repair and maintenance shops oriented to marine use and water traffic.
- (4) Shipbuilding, boatbuilding and repair.
- (5) Warehouses, works yards, storage and loading facilities oriented to marine use and water traffic.
- (6) Fish Products Industry, except reduction, oil extracting, or the processing or storage of offal.

155.2 Conditions of Use:

- (1) 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, dust, liquid effluent, 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.

156 MARINE FUELLING (W-6) DISTRICT

This district provides for marine fuel outlets and moorage, primarily in isolated locations.

156.1 Uses Permitted:

- (1) Marine fuelling operations.
- (2) Commercial mooring facilities.
- (3) Docks, wharves and floats for the use of water taxis, ferries, float planes and amphibious vessels.
- (4) Private floats and wharves necessary for practical access by boats to commercial enterprises primarily oriented to water uses and water traffic.

156.2 Conditions of Use:

- (1) Marine fuelling operations shall be located not less than 60.96 metres (200 feet) from any residence or from any R or W-2 district.
- (2) All structures and floats shall be set back at least 3.048 metres (10 feet) within the boundaries of a water lease or licence of occupation granted or approved by the Ministry of Crown Lands or the Port Alberni Harbour Commission.
- (3) No boathouses or boat shelters shall be permitted in this zone; provided, however, that this restriction shall not be deemed to apply to floating boat shelters which shall conform to the following regulations:
 - (i) Where more than one floating boat shelter is permitted, all floating boat shelters shall be planned, erected and constructed in groups of not less than three (nor more than eight) together, and the component units of such groupings shall be a uniform length and height; provided further that a space of not less than 24.384 metre (80 feet) shall be maintained between the sides of boat shelter grouping where there is a total of nine or more floating boat shelters in line with each other.
 - (ii) No floating boat shelter shall exceed a maximum height of 4.876 metres (16 feet) above the surface of the water nor shall any boat shelter exceed a maximum length of 13.716 metres (45 feet).
 - (iii) All floating boat shelters shall be of permanent construction.

157 MARINA (MAR1) DISTRICT

This district provides for a limited range of commercial services oriented to water users and water traffic in vessels subject to conditions.

157.1 Uses Permitted

The following uses and no others are permitted in this zone :

- (1) Marina Use

157.2 Conditions of Use

- (1) No floating shelter for watercraft/vessels shall exceed a maximum height of 3.658 metres (12 feet) above the surface of the water nor shall any such shelter exceed a maximum length of 7.620 metres (25 feet).
- (2) Marine fueling operations shall be located not less than 60.96 metres (200 feet) from any residence or from any A, R, RA, RMH, P or W-2 district.
- (3) Pump-out facilities for sewage disposal shall be located not less than 30.48 metres (100 feet) from any residence or from any residential zoning district.
- (4) Maximum collective retail commercial use floor area is 186 square metres (2,000 square feet)

158 WATERFRONT (WF1) DISTRICT

This district provides primarily for water based recreational activities and foreshore uses accessory to adjoining residential uses.

158.1 Uses Permitted

The following uses and no others are permitted in this district :

- (1) Marine Transportation
- (2) Navigational aids
- (3) Water recreation use
- (4) Accessory riparian use
- (5) Private float plane moorage, taxiing, take-off and alighting
- (6) Water bomber moorage, taxiing, take-off and alighting
- (7) Activities ordinarily incidental to fisheries management and environmental protection
- (8) Pumping stations, pressure reducing stations and similar uses up to a maximum area of 0.2 hectares (0.5 acres)
- (9) Dock facilities accessory to uses specified in (1) to (8) above.

158.2 Conditions of Use

- (1) No floating shelter for watercraft shall exceed a maximum height of 3.658 metres (12 feet) above the surface of the water nor shall any such shelter exceed a maximum length of 7.620 metres (25 feet).
- (2) Notwithstanding 158.1 (1) - (9) above, permanent or seasonal residential use and transient commercial overnight accommodation in a vessel or watercraft or float home is not permitted within this district.

Notwithstanding 158.1(1) to (9) above, moorage of float homes is not permitted within this District.

159 WATERFRONT (WF2) DISTRICT

This district provides primarily for a wide range of water based recreational activities and foreshore accessory uses

159.1 Uses Permitted

The following uses and no others are permitted in this district :

- (1) Boat/Vessel or watercraft and Float Plane navigation
- (2) Navigational aids
- (3) Water recreation use
- (4) Seasonal residential use or transient commercial overnight accommodation on a vessel, float home or similar craft
- (5) Watercraft/Boat moorage as a principal use.
- (6) Private float plane moorage, taxiing, take-off and alighting
- (7) Water bomber moorage, taxiing, take-off and alighting
- (8) Activities ordinarily incidental to fisheries management and environmental protection
- (9) Pumping stations, pressure reducing stations and similar uses up to a maximum area of 0.2 hectares (0.5 acres).

159.2 Conditions of Use

- (1) No floating shelter for watercraft shall exceed a maximum height of 3.658 metres (12 feet) above the surface of the water nor shall any such shelter exceed a maximum length of 7.620 metres (25 feet).
- (2) For clarity, "Water Recreation Use" within this district will include transient commercial overnight accommodation on a vessel or watercraft.
- (3) In this zone transient commercial accommodation on a vessel or watercraft shall be limited to a maximum of 7 consecutive days per individual or per family unit.

160 MARINA TWO (MAR2) DISTRICT

This district provides for a range of commercial services oriented to water users and water traffic in vessels with uses more limited than the Marina (MAR1) District.

160.1 Uses Permitted

Subject to Section 160.2, the following uses and no others are permitted in this zone:

- (1) Marina Use

160.2 Float Home Use Not Permitted

The moorage of float homes and transient overnight accommodation in float homes are not permitted uses in this District.

160.3 Conditions of Use

- (1) No floating shelter for watercraft/vessels shall exceed a maximum height of 3.659 meters (12 feet) above the surface of the water nor shall any such shelter exceed a maximum length of 7.620 meters (25 feet).
- (2) Marine fueling operations shall be located not less than 60.96 meters (200 feet) from any residence or from any A, R, RA, RMH, P or W2 District;
- (3) Pump-out facilities for sewage disposal shall be located not less than 30.48 meters (100 feet) from any residence or from any residential zoning district.
- (4) Maximum collective retail commercial use floor area is 186 square meters (2,000 square feet);

161 COMPREHENSIVE DEVELOPMENT (CD1) DISTRICT (Mixed Residential/Commercial and Recreational Uses)

This District provides for a mix of land uses including residential (with various types and tenures) commercial and recreational use. Much of the natural setting will be incorporated into the development taking place. The district will be developed as sub areas CD1A, CD1B and CD1C.

161.1 Overall Maximum Density Permitted

As determined by sewage disposal and potable water supply limitations, the maximum density permitted shall not exceed 8 units of either dwelling units or units for other accommodations, per hectare, of total land area being development above the surface of the water. For purposes of this section, the following shall be equivalent to one dwelling unit:

- 2 sleeping units in a Lodge or Guesthouse;
- 6 campsites; or
- Recreational vehicle Use spaces in a campground;

161.1.1 Definitions Specific to the CD1 District

Within this section the following words have the following meanings:

"Lodge" means a single building in which accommodation to visitors or seasonal workers is provided in separate accommodation units, and may include one or more of the following:

- a) restaurant and the like; or
- b) instructional facilities

"Cottage" means a dwelling or two dwelling unit built upon a continuous foundation where each unit is occupied as a secondary, vacation or recreation home. The maximum floor space of each cottage dwelling unit is 150 sq. m. and the minimum floor space is 50 sq. m.

161.1.2 Application to Strata Plan Developments

For greater clarity, a lot within the CD1 district includes a strata plan.

161.2 Fishing Lodge and Associated Cottages (CD1A)

The sub area is designed for tourists and recreation seekers interested in fishing and convenient access to the waterfront. Main uses include a central lodge and associated cottage facilities. This area is intended for seasonal residences designed to accommodate vacationing families, fishermen along with some support commercial or recreational uses for those maintaining permanent residence elsewhere;

161.2.1 Uses Permitted

- (1) Single or Two Family Dwelling Cottages;
- (2) Guesthouse;
- (3) Lodge Building; which includes food and beverage service and instructional facilities, having a floor space not greater than 4000 sq. m. in size;
- (4) Motel and Motor Hotel, having a floor space of not greater than 2000 sq. m
- (5) Project Sales Office;
- (6) Tourist Guide Service;
- (7) Marina
- (8) Campground containing not greater than 40 campground spaces;
- (9) Parks and Playgrounds;
- (10) Marine Repair;
- (11) Recreation Equipment Sales;
- (12) Boat Launch Facilities;
- (13) Daycare or Nursery accessory to a residence;
- (14) Parking Areas
- (15) Accessory Buildings and Uses.

161.2.2 Bulk and Site Regulations

Minimum Lot Area:

Single Family Cottage	600 sq m
Two Family Cottage	650 sq m
Campground	1.0 ha
Other Uses	600 sq m

Maximum Lot Coverage

Lodge	45%
All other buildings or structures	35% of the lot area, except for campgrounds where lot coverage does not apply.

Maximum Density: Floor Area Ratio:

All of Area CD1A	.10, except for campgrounds where floor area ratios do not apply.
Cottage Lots	.45

Minimum Setback from Property Lines:

Front Yard	7.5 m from any property line that abuts a street
Side Yard	1.5 m, from an interior lot line provided the sum of both sides is not less than 4.5m
Rear Lot Line	4.0m

Minimum setbacks from Natural Boundary of a water body - 0m if use has a water orientation and the development proposed is supported by an environmental impact study, otherwise 15m.

Maximum Height of buildings	16m
Single or Two-Family Cottages	8m

Notwithstanding the permitted uses of Campground and Motel and Motor Hotel, there shall be no more than 2 Campgrounds and no more than 1 Motel or Motor Hotel in the CDIA Sub-Zone.

161.3 Marina Center (CD1B)

This sub area provides for uses which serve as resort area community center providing a range of day to day services for those on retreats or vacations. This area provides convenient access to the waterfront.

161.3.1 Uses Permitted

- (1) Marina;
- (2) Food Stores which may contain dwelling units above the main floor, where a maximum of one dwelling unit may be used as a year around residence;
- (3) General merchandise which may contain dwelling units above the main floor, where a maximum of one dwelling unit may be used as a year around residence;
- (4) Dry cleaners and self-service laundries;
- (5) Restaurants and the like, but excluding establishments primarily engaged in preparing food specialties for off-premises consumption, and excluding drive-in business;
- (6) Tourist guide centers;
- (7) Liquor stores;
- (8) Gasoline service station;
- (9) Resort Offices
- (10) Interpretation Center;
- (11) Float homes to a maximum of 24, where a sewage dump is provided;
- (12) Boat launch facilities;
- (13) Closed Storage
- (14) Parks and Playgrounds
- (15) Parking Areas
- (16) Accessory building and uses;
- (17) Conference Center, *having a maximum floor space of 600 sq. m..*

161.3.2 Bulk and Site Regulations

Minimum Lot Area

Float Home area	100 sq m
Other Uses	650 sq m

Maximum Lot Coverage - 45% of the lot area

Maximum Density: Floor Area Ratio

All of Area CD1B .45

Minimum Setbacks from Property Lines:

Front Yard	7.5m
Side yard	1.5m from an interior lot line provided the sum of both sides is not less than 4.5m
Rear Yard	7.0m

Minimum Setbacks from Natural Boundary of a water body - 0 m, if the use has a water orientation and the development proposed is supported by an Environmental Impact Study, otherwise 15m.

Maximum Height	12.5m
Float Homes	8.0m measured from the surface of the water

161.4 Residential Resort Neighborhood (CD1C)

The sub area provides for accommodations in an aesthetic neighborhood-like setting with convenient access to the waterfront. Dwelling units are primarily intended for seasonal or temporary occupation.

161.4.1 Uses Permitted

- (1) Single Family Dwellings;
- (2) Two Family Dwellings;
- (3) Multiple Family Dwellings;
- (4) Daycare or Nursery accessory to a residence or community center;
- (5) Community Centre Building;
- (6) Parks and Playgrounds;
- (7) Parking areas;
- (8) Accessory Buildings and Uses

161.4.2 Bulk and Site Regulations:

Maximum lot coverage

Single Family Dwellings	35%
Two Family Dwellings	40%
Multiple Family Dwellings	45%
Community Centre	45%

Minimum Lot Area;

Single Family Dwellings	600 sq m
Two Family Dwellings	700 sq m
Multiple Family Dwellings	900 sq m
Community Center	100 sq m

Maximum Density: Floor Area Ratio

Single Family Dwellings	.40
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Two Family Dwellings	.45
Multiple Family Dwellings	.50

Minimum Setbacks from Property Lines:

Front Yard	3.0m from a property line which abuts a street, except that the garage and those portions of a building or structure which exceed a vertical measurement of 4.9m from the grade must be a minimum of 6.0m from any property line which abuts a street.	
Side Yard	Single and Two Family Dwelling is not less than 4.5m	1.5m provided the sum of both side yards
Multiple Family Dwellings	0.0m	
Community Centre	1.5m	
Rear Yard	all uses	6.0m

Minimum setbacks from natural boundary of a water body - 0 m, if the use has a water orientation and is supported by an Environmental Impact Study, otherwise 15 m.

Maximum Height:

Single or Two Family Dwellings	8.0m
Multiple Family Dwellings	12.5m

161.5 Off Street Parking in all Areas of the CD1 Zone

- 161.5.1 Required off-street parking shall be provided in accordance with the off-street parking requirements of Section 300, Schedule No. III, Off Street Parking Regulations in this bylaw.
- 161.5.2 Parking must be provided on the same lot on which the use which generates the parking is carried on.
- 161.5.3 The Board may consider a variance to the requirements of section 161.5.2 where the owner can provide the required parking spaces on another lot (the second lot where parking spaces are located within 150 meters of the nearest point of the building or structure in which the use occurs and such parking is secured by a covenant under section 219 of the Land Title Act in favor of the Regional District reserving the use of an area on the second lot separately from the land on which the use which generates the parking is carried out.

SCHEDULE NO. II - BULK AND SITE REGULATIONS (all measurements shown in imperial)

200 Subject to all other provisions of this By-law and to the provisions of Section 43 of the Highway Act, the following bulk regulations governing the maximum height of buildings, minimum lot area and width, maximum lot coverage and minimum front, side and rear yards shall apply except where in the absence of a public water supply and/or sewage disposal system, the parcel area requirements stipulated by the Medical Health Officer shall determine

BULK AND SITE REGULATIONS

Zoning District or Use	Minimum Lot Width (Feet)	Minimum Lot Area (Sq. Ft) (See Also Page ___)	Maximum Lot Coverage	Minimum Setbacks (Feet)			Maximum Height	
				Front	Rear	Side	Storeys	Feet
¹ **A 1	165	2 acres	-	25	30	5	2½	35
² **A 2	330	5 acres	-	50	30	15	2½	35
A 3	330	10 acres	-	50	30	15	2½	35
A 4	660	40 acres	-	50	30	15	2½	35
A 5	165	2 acres	-	25	30	15	2½	-
HS	90	1 SFD 1 acre 2 SFD's 2 acres	33%	25	30	15	2½	35
RAB S/F Dwellings Abattoirs	147.6	1 acre	25%	4049.2	3049	1549	2½ 1	-
GH	120	1 acre	25%	40	30	15	2½	35
MAC	328.08	2.47	-	32.8	32.8	32.8	1	33
A3-1	660	40 acres	-	50	30	15	2 ½	35
R 1	60	7200	33%	25	30	5*	2½	35
R 2 - Single Family	50	6000	33%	25	30	5*	2½	35
Two Family	66	7920	33%	25	30	5*	2½	35
RA 1	90	18000	25%	40	30	15	2½	35
RA 2	120	1 acre	25%	40	30	15	2½	35
³ RA 3	98.425	25834.23	15%	49.21	32.8	16.4	2½	33
RM 1	120	12000	40%	25	35	12	2	30
RM 2	75	9000	50%	20	30	15	3	40
RMH	200	2 acres	-	25	25	25	2	30
RVH	100	20000	10%	35	35	15	2	30
RC	90	0.5 acres	30%	40	30	15	2½	35
SC	N/A	see Section 110A.3	2%	49.2	49.2	32.8	2	24
BRC	90	0.5 acres	30%	40	30	15	2½	35
ARC	200	3 acres	10%	40	30	15	2½	35
C 1	50	6000	50%	20	20	5*	2	30
ROC	120	32000	5%	40	25	15	2½	35
C 2	50	6000	90%	0	10	0	3	40
C 3	100	10000	60%	0	10	0	2	30
C 4	100	10000	40%	30	20	20	2	30
C 6	120	15000	-	20	20	15	2	30
C 7	200	2 acres	-	25	30	15	2	40
C 8	200	2 acres	-	25	30	15	2	30
C 9	120	15000	-	20	20	15	2	30
CW	120	1 acre	-	25	30	15	1	24
C 10	100	10000	40%	30	20	20	2	30
M 1	100	10000	50%	20	10	Total of both side yds. not less than 20 ft.	3	40
M 2	100	10000	60%	10	10		3	40
M2A	100	10000	60%	10	10		-	-
M 3	100	10000	60%	10	10		-	-
M 4	100	1 acre	-	20	20	20	-	-
M 5	164.04	.62 acres	40%	33	33	33	1	24
M 6	100	10000	60%	10	10	Total of both side yards not less than 20 ft.	3	40
WD 2	328.08	4.94 acres	-	40	30	15	2½	35

				Additional setback of 60m for Waste Disposal Grounds				
M 7	328	5 acres	50%	49.2	49.2	49.2	2 ½	35
M 8	164	5 acres	80%	49.2	49.2	49.2	1	25
M 8 Caretaker Accommodation				24.6	24.6	24.6	2 ½	35
P 1	100	12000	40%	25	30	20	2	30
Minimum side yard setback for single family dwellings (in P1)						15		
P 2	50	6000	40%	20	30	5	3	40
W 1	-	-	-	-	-	-	-	-
W 2	-	-	-	-	-	-	1	12
W 4	-	-	-	-	-	-	2	25
SW 1	100	20000	40%	25	15	15	2	35
SW2	100	20000	60%	25	15	15	2	35
W 5	-	-	-	-	-	-	3	40
W 6	-	-	-	-	-	-	2	30
MAR1	0	0	0%	10	10	10		12
WF1	0	0	0%	0	0	0		12 Max. Leng th: 25
WF2	0	0	0%	0	0	0		12 Max. Leng th 25
MAR2	0	0	0	10	10	10		12

1: Ancillary Lot Area Requirements may apply refer to Section 101.2

2: Ancillary Lot Area Requirements may apply refer to Section 102.2

3: Ancillary Lot Area Requirements may apply refer to Section 120.3

* See also additional yard regulations for this zoning district, contained in Schedule I.

** Provided that where a flanking road up to 33 feet wide is established from the parcel, minimum width and area may be reduced by the width and area established as road allowance. Only one such road allowance from a lot in the A 1 district and two from a lot in the A 2 district will so qualify.

SCHEDULE NO. III - OFF-STREET PARKING REGULATIONS

300 Subject to the provisions of Section 300.1 and to more stringent regulations pursuant to the Controlled Access Highways Act where applicable, when any development takes place on any lot, off-street parking shall be provided and maintained in accordance with the regulations contained in this Schedule.

300.1 Existing Buildings, Structures and Uses:

The regulations contained in this Schedule shall not apply to buildings, structures or uses existing on the effective date of this By-law, except that:

- (1) Off-street parking shall be provided and maintained in accordance with this Schedule for any addition to such existing building or structure, or any change or addition to such existing use.
- (2) Off-street parking existing on the effective date of this By-law shall not be reduced below the applicable off-street parking requirements of this Schedule.

300.2 Voluntary Establishment of Parking facilities:

Where off-street parking facilities are provided when not required, the location, design and operation of such facilities shall comply with all the regulations of this Schedule .

300.3 Units of Measurement:

- (1) Where gross floor area is used as a unit measurement for the calculation of required parking spaces, it shall include the floor area of accessory buildings and basements, except where they are used for parking, heating or storage .
- (2) Where number of employees is used as a unit of measurement, it shall mean the greatest number of persons at work, at any time of the day or night, in a particular building or for a particular use during any season of the year.
- (3) Where seating accommodation is used as a unit of measurement, and such accommodation consists of benches, pews, booths and the like, each 50.8 centimeters [20 inches] of width of such seating accommodation shall be counted as one seat.
- (4) When the calculation of parking requirements results in a fractional parking space, one parking space shall be provided to meet this fractional requirement.
- (5) For Marina Use, where a berth is used as a unit of measurement, one berth is equivalent to 7.62 metres (25 feet) of linear dock space.

300.4 Required Off-Street Parking Spaces:

- (1) Off-street vehicular parking or garage spaces shall be provided in accordance with the standards in this Schedule.
- (2) Where a use is not specifically mentioned, the required off-street parking spaces shall be the same as for a similar use.

USE	REQUIRED PARKING SPACES
(1) Single Family, two-family and row-housing dwellings	1.5 for each dwelling unit
(2) Multiple Family dwellings	1.5 for each dwelling unit
(3) Dwellings or dwelling units related to commercial or other premises	1.5 for each dwelling unit
(4) Boarding, lodging houses	1 for each 2 sleeping units
(4a) Guesthouses	1.1 for each sleeping unit plus 1.5 for operator's use
(5) Senior Citizens housing	1 for each 3 dwelling units
(6) Children's Institutions, dormitories	1 for each 3 employees, plus 1 for each 6 beds

(7)	Hospitals, sanatoria and private hospitals	1 for each 2 staff doctors, plus 1 for each 4 employees, plus 1 for each 5 beds
(8)	Churches	1 for each 10 seats, plus 1 for each 18.581 square meters [200 square feet] of gross floor area used for assembly within a church building and church hall
(9)	Schools, public or private:	
	(a) Kindergartens, Elementary and Junior High Schools	1 for each staff member
	(b) Senior High Schools	1 for each staff member, plus 1 for each 10 students
(10)	Hotels and Motels	1.1 for each dwelling or sleeping unit in addition to those required in (17)
(11)	Places of public assembly including arenas, armouries, art galleries, assembly halls, auditoriums, clubs, lodges and fraternal building, community centres, dance halls, exhibition halls, funeral parlours and undertaking establishments, gymnasiums, meeting halls, museums, public libraries, stadiums, theatres and similar uses	1 for each 10 seats, or 1 for each 9.290 square meters [100 square feet] of floor area in areas without fixed seats which are used or intended to be used for public assembly, excluding playing surfaces.
(12)	Recreational uses, including miniature golf courses, health centres, reducing salons, steam baths, roller rinks, swimming pools, and similar uses	1 for each 46.452 square meters [500 square feet] of gross floor area, plus 1 for each 10 spectator seats
(13)	Billiard and pool halls	1 for each table
(14)	Bowling alleys	2 for each alley
(15)	Banks, business administrative and professional offices	1 for each 46.452 square meters [500 square feet] of gross floor area
(16)	Medical or dental offices and clinics	1 for each 46.452 square meters [500 square feet] of gross floor area
(17)	Restaurants and eating establishments, lunch counters, tea rooms, diners, beer parlours, cocktail lounges, bars, night clubs and other similar establishments for the sale and consumption of food or beverages on the premises excepting those within a W 4 district	1 for each 3 seats
(18)	Retail stores and Personal Service establishments, with commercial floor area exceeding 185.806 square meters [2,000 square feet]	1 for each 27.871 square meters (300 square feet) of floor area.
(19)	Gasoline Service Station	1 for each 2 employees, plus 1 for service bay
(20)	Manufacturing and industrial buildings and uses, display yards, research laboratories, servicing and repair establishments or other similar uses	1 for each 3 employees, or 1 for each 92.903 square meters [1,000 square feet] of gross floor area, whichever is greater, plus 1 for each 92.903 square meters [1,000 square feet] of floor area and/or of lot area used for display, rental or retail sales purposes.
(21)	Warehousing, storage buildings, wholesale establishments or other similar uses	1 for each 3 employees or 1 for each 185.806 square meters [2,000 square feet] of gross floor area, whichever is greatest
(22)	Petting farms	One parking space for every 400 square meters [4,305 square feet] of area occupied by the petting farm and permitted accessory uses under the "Petting Farm (A-5)" zone, plus one parking space for every two employees non-resident in the on-site single family dwelling, plus two parking spaces for the owner/operators' dwelling
(23)	Marina Uses	One parking space for every employee, plus one for every three berths.

300.5 Use of Parking Facilities:

- (1) All required off-street parking spaces shall be used only for the purpose of accommodating the vehicles of clients, customers, employees, members, 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, access or egress, commercial repair work, display, sale or storage of goods of any kind.
- (2) Except in the case of dwellings located in residential districts, off-street parking spaces may be provided and used collectively by two or more buildings or uses, provided that the total number of parking spaces when used together is not less than the sum of the requirements for the various individual uses.
- (3) Notwithstanding Section 300.5 (1), parking spaces located in an A, R, or RM Districts shall be used solely for the parking of private non-commercial vehicles.

300.6 Location and Siting of Parking Facilities:

- (1) No parking shall be located within a required frontyard except that in a C or M district where a principal building is set back from the required frontyard, parking may be provided in such required front yard, providing that the total landscaped area between the front line of the lot and the front line of the building is not decreased below that which would otherwise be required if such parking in the front yard was not allowed.
- (2) No parking area shall be located within a required side yard.
- (3) For residential buildings the parking facilities for all residents shall be wholly provided on the same lot as the building required to be served.
- (4) No part of any parking area shall be located closer than 3.658 meters [12 feet] to any multiple family dwelling.
- (5) In respect of SW District parking areas shall be permitted within required front yard setbacks provided that a minimum 5 meter [16 foot] landscaped area is maintained between front lot line and front building line.

300.7 Development and Maintenance Standards:

- (1) The location of all points of ingress and egress to a parking area shall be subject to the approval of the Building Inspector.
- (2) All off-street parking spaces shall have a clear length of not less than 5.486 meters [18 feet], a clear width of not less than 2.59 meters [8 feet 6 inches], and a clear height of not less than 2.133 meters [7 feet]. When a parking space adjoins a fence or structure over 0.305 meters [1 foot] in height, the width of the parking space shall be increased by 0.305 meters [1 foot] on the side or sides which abut such fence or structure to enable the opening of vehicular doors.
- (3) Adequate provision shall be made for individual ingress or egress by vehicles to all parking spaces at all times by means of unobstructed manoeuvring aisles. Manoeuvring aisles, which may include a lane, of not less than the following widths shall be provided:

Parking Angles in Degrees	Minimum Width of Aisle
over 60 and up to 90	6.705 meters [22 feet]
over 45 and up to 60	5.181 meters [17 feet]
up to 45	3.657 meters [12 feet]

Any permitted manoeuvring aisle less than 6.096 meters [20 feet] wide shall be indicated as suitable only for one way traffic flow.

- (4) All parking areas shall be provided with adequate curbs in order to retain all vehicles within such permitted parking area, and to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.
- (5) All parking areas for more than 10 vehicles shall be surfaced with an asphalt, concrete or similar pavement so as to provide

a surface that is durable and dust-free and shall be so graded and drained as to properly dispose of all surface water.

- (6) Any lighting used to illuminate any parking area or parking garage shall be so arranged that all direct rays of light are reflected upon such parking area, and not on any adjoining premises.
- (7) The provisions of clauses (4) and (5) may be waived where a lot is part of a substantial area not accessible to vehicles, provided that an off-street parking area is received for development in accordance with this Schedule, such development to be completed within six months of the provision of vehicular access.

SCHEDULE NO. IV - OFF-STREET LOADING REGULATIONS

400 Subject to the provisions Of Section 400.1 when any development takes place in any lot, off-street parking shall be provided and maintained in accordance with the regulations contained in this Schedule.

400.1 Existing Buildings, Structures and Uses:

The regulations contained in this Schedule shall not apply to buildings, structures, or uses existing on the effective date of this By-law, except that:

- (1) Off-street loading shall be provided and maintained in accordance with this Schedule where there is a change in the principal use, or where the total floor area is increased in excess of 10 percent over the existing floor area.
- (2) Off-street loading existing on the effective date of this By-law shall not be reduced below the applicable off-street loading requirements of this Schedule.

400.2 Unit of Measurement:

When calculating off-street loading requirements, the gross floor area shall include the floor area of accessory buildings, or basements, except where they are used for parking or heating.

400.3 Mixed Occupancies:

In the case of mixed uses, the total requirements for off-street loading facilities shall be the sum of the requirements for the various uses computed separately.

400.4 Required Off-Street Loading Spaces:

- (1) On every site used as a retail store, business, industry, warehouse or other similar use, the minimum number of spaces shall be as follows:

Total Gross Floor Area of Building(s)	Spaces Required
(a) Less than 464.515 square meters [5,000 square feet]	1
(b) 464.515 square meters [5,000 square feet] to 2 322.576 square meters [25.000 square feet]	2
(c) where the total gross floor area of building(s) exceeds 5 574 square meters [60,000 square feet] meters, each additional 5 574 square meters [60,000 square feet] or fraction thereof shall require one off-street loading space.	3

- (2) On every site used as an office building, place of public assembly, hospital, institution, hotel, club or lodge, auditorium, public utility, school or other similar, the minimum number of spaces shall be as follows:

Total Gross Floor Area of Building(s)	Spaces Required
(a) Less than 2 787.091 square meters	1

[30,000 square feet]

- (b) 2 787.091 square meters [30,000 square feet] to 5 574.182 square meters [60,000 square feet] 2
- (c) Each additional 5 574.182 square meters [60,000 square feet] or fraction thereof 1

400.5 Location and Siting of Loading Facilities:

Off-street loading spaces and facilities shall be located on the same lot as the use served, but not within the required front yard nor closer than 7.620 meters [25 feet] to the nearest point of intersection of any two street allowances.

400.6 Development and Maintenance Standards:

- (1) The location of all points of ingress and egress to a loading area shall be subject to approval of the Building Inspector.
- (2) All off-street loading and unloading spaces shall be of adequate size, and with adequate access thereto, to accommodate the types of vehicles which will be loading and unloading, but in no case shall be insufficient to accommodate a vehicle 9.144 meters [30 feet] in length, 2.438 meters [8 feet] in width and 3.657 meters [12 feet] in height.
- (3) All loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted loading areas, and to ensure that required fences, walls, hedges or landscaped areas, as well as any buildings, will be protected from parked vehicles.
- (4) Each loading space shall be surfaced with an asphalt, concrete, or similar pavement so as to provide a durable, dust-free surface, and shall be so graded and drained as to properly dispose of all surface water.
- (5) Any lighting used to illuminate any loading area shall be so arranged that all direct rays of light are reflected upon the loading area, and not on any adjoining premises.
- (6) The provisions of clauses (3) and (4) may be waived where a lot is part of a substantial area not accessible to vehicles, provided that an off-street loading area is reserved for development in accordance with this Schedule, such development to be completed within six months of the provision of vehicular access.
- (7) The provisions of clause (4) may be waived where a lot is part of a substantial area where public highways are not hard surfaced, provided that each loading space shall be kept dust-free, and shall be surfaced in accordance with clause (4) within six months of the provision of hard surfacing to the vicinity of the lot.

SCHEDULE NO. V - DEVELOPMENT AREAS

500. Within the area to which this By-law applies, development areas may be declared from time to time and appended to this Schedule. Within such development areas the Regional Board may enter into land use contracts pursuant to Section 702A of the Municipal Act.

501. DEVELOPMENT AREA #1

501.1 The following area is hereby designated a development area:

NW 1/4 Sec. 20 and SW 1/4 Sec. 29, Twp. 1, Barclay District, except thereout the area covered by Plan 14636.

501.2 Within this area the Regional Board may enter into land use contracts for the purpose of allowing construction and operation of a marine biological and research station including marine laboratory facilities, staff and student accommodations, recreation facilities, and the like.

502. DEVELOPMENT AREA #2

502.1 The following area is hereby designated a development area:

Lots 8 - 14, NE 1/4 Sec. 20, Twp. 1, Barclay District, Plan 3770; the west 200 feet of Part (C of T 75222-I) of NE 1/4 Sec. 20.

502.2 Within this area the Regional Board may enter into land use contracts for the purpose of encouraging the accommodation of tourists and the provision of access to the water for tourists and residents.

503. DEVELOPMENT AREA #3

503.1 The following area is hereby declared a development area:

Burlo Island and waters lying immediately west thereof, south of the northerly boundary of Lot C, SE 1/4 Sec. 19, Barclay District, Plan 2915.

503.2 Within this area the Regional Board may enter into land use contracts for development not likely to hinder the establishment of Stage III of Pacific Rim National Park.

504. DEVELOPMENT AREA #4

504.1 the following area is hereby designated a development area:

That portion of the remainder of DL 469 lying west of the Ucluelet-Tofino Highway.

504.2 In entering into a land use contract within this development area, the Regional Board and the intending developer shall be mindful of any potential and intended development of the adjoining Ucluth Indian Reserve No. 6.

505. DEVELOPMENT AREA #5

505.1 A development area is hereby declared, consisting of District Lots 277 and 278, Clayoquot District, and adjoining foreshore within 150 feet of the said District Lots.

505.2 Within this development area the Regional Board may enter into land use contracts subject to the following guidelines:

- (1) All development shall, in addition to being in accordance with the aims of the Regional District of Alberni-Clayoquot Official Regional Plan By-law 1970, be for the primary purpose of accommodating and enhancing the visit of tourists to the region.
- (2) All development shall be according to competently drawn plans indicating the precise location of all building, roads, landscaped areas, services, and the like and which shall show the intended appearance of the completed development.
- (3) The Regional Board may require the posting of a performance bond and may require that it remain posted until the development has been completed in accordance with all the provision set forth in (2).

506 DEVELOPMENT AREA #6

506.1 A development area is hereby declared, consisting of District Lot 125, Clayoquot District.

506.2 Within this development area the Regional Board may enter into land use contracts subject to the following guidelines:

- (1) Development may be for purposes of accommodating tourists, of providing services to users of the beach, of allowing development of seasonal residence sites, or the like, but may not include industrial works or commercial establishments out of character with the public enjoyment of the beach.
- (2) Development shall not inhibit public access to the beach at the north and south limits of the District Lot.

507 DEVELOPMENT AREA #7

507.1 A development area is hereby declared, consisting of the following lands and the intervening roads: Blocks 8, 22, 23, 24, 25 and 26 of DL 19, Alberni District, Plan 1749; Block 2, 3 and 4 of DL 138, Alberni District, Plan 1119A; an unsubdivided portion of the remainder of DL 136, Alberni District, lying north of a line drawn from the southwest of DL 136 nine hundred feet in a northeasterly direction parallel to the southern boundary of Lot A, DL 136, Plan 18037 and from that point northerly to the southeast corner of Lot A, Plan 18037: Lot 1, DL 136, Alberni District, Plan 13663 and all parcels created from that Lot except thereout the Cemetery.

507.2 Within this development area the Regional Board may enter into land use contracts subject to the following guidelines:

- (1) All development shall be primarily for light industrial uses, such as those permitted within the Industrial Park (1) District;
- (2) Notwithstanding (1), development of suitable types of commercial activity is not ruled out;
- (3) Until such time as sewerage is made available only those development shall be allowed whose requirement for water supply and sewerage are minimal.
- (4) Near the Cemetery and existing motel development, special area shall be taken to ensure that new development is sympathetic to existing development.