

REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT

ZONING BYLAW NO. P1333, 2015

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BYLAW NO. P1333

A Bylaw to regulate land use and subdivision within Electoral Areas 'A', 'B', 'C', 'D', 'E' and 'F' of the Regional District of Alberni-Clayoquot

The Board of Directors of the Regional District of Alberni-Clayoquot, in open meeting assembled, enacts as follows:

PART 1 ADMINISTRATION

1.1 Title

This Bylaw may be cited for all purposes as the "Regional District of Alberni-Clayoquot Zoning Bylaw 2017, Bylaw No. P1333.

1.2 Repeal of Bylaws

Bylaw No. 15, cited as the "Alberni-Clayoquot Zoning Bylaw 1971," and all its amendments are repealed.

1.3 Application

The provisions of this Bylaw apply to those parts of the Regional District of Alberni-Clayoquot that are not contained within the City of Port Alberni, District of Tofino, District of Ucluelet, Huu-ay-aht First Nations, Uchucklesaht Tribe, Toquaht Nation and Yuuʔuʔiʔatʔ Government lands.

1.4 Bylaw Administration

1.4.1 Unless supplemented by other Regional District of Alberni-Clayoquot bylaws, the following are designated officers with the authority to administer this Bylaw:

- 1) *Regional District's* Chief Administrative Officer;
- 2) *Regional District's* Manager of Planning and Development;
- 3) *Regional District's* Bylaw Enforcement Officer.

1.5 Inspection and Enforcement

The designated officers of the Regional District of Alberni-Clayoquot are hereby authorized to:

- 1.5.1 Enter upon any property or premises, at all reasonable times, to ascertain whether the provisions of this Bylaw are being complied with;
- 1.5.2 Enforce this Bylaw and carry out inspections regarding the *use* and occupancy of buildings and property;
- 1.5.3 Give notice to the owner of any property directing the owner or occupant to correct any condition which constitutes a violation of this Bylaw;
- 1.5.4 In the event of failure to comply with such notice within the time specified, cause such work to be done, and the cost of such work shall be recoverable by the Regional District of Alberni-Clayoquot under the authority of Part 12, Division 1, of the *Local Government Act*;
- 1.5.5 In the event of default of payment of such assessed costs, place a charge upon the property, to be collected in the same manner as the property taxes.

1.6 Non-conformity

Any *building* or *structure* that conforms to the *use*, but that does not conform as to size, shape or siting at the time of adoption of this Bylaw, may be altered, repaired or extended provide that the alteration, repair or extension complies with the regulations specified for the *zone* in which it is located.

1.7 Compliance

No land, *buildings* or *structures*, including the surface of water, shall be used or occupied, no land shall be subdivided, and no *building* or *structure* or part thereof shall be constructed, moved or altered, unless in conformity with this Bylaw.

1.8 Violation

Any person who does any act or thing or permits any act or thing to be done in contravention of this Bylaw or who neglects to do or refrains from doing any act or thing which is required to be done by any of the provisions of this Bylaw is deemed to have violated the provisions of this Bylaw.

1.9 Penalty

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

1.10 Permits and Licences

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

1.11 Severability

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

1.12 Comprehensive Development Areas

Areas that are designated as *Comprehensive Development Areas* (CDAs) in Official Community Plans shall retain their current zoning until such time as the property owner has drafted development plans, discussed plans and procedures with *Regional District* staff and completed an application to rezone to a specific and unique comprehensive development *zone*.

PART 2 INTERPRETATION

2.1 Definitions

In this Bylaw unless the context otherwise requires:

- ABATTOIR** means a *building* or *structure* designed to accommodate the penning and slaughtering of live animals and the preliminary processing of animal carcasses and may include some packing and treating of the product on the premises.
- ACCESS AISLE** means a travelling *lane* in a *parking area* or *parking lot* which is immediately adjacent to a *parking space*, is used for and is necessary for turning, backing or driving a motor vehicle into such *parking space* but is not used for the parking or storage of motor vehicles.
- ACCESSORY** means customarily associated with and ancillary but clearly incidental and subordinate to a lawfully-established, conforming *principal use* on the same *lot*.
- ACCESSORY BUILDING** means a *building*, the *use* of which is ancillary to, subordinate to and exclusively devoted to that of a principal *building* situated on the same *lot* or the *principal use* being made of the *lot*.
- ACCESSORY DWELLING UNIT (ADU)** means a second *dwelling unit* in accordance with Section 3.11 of this Bylaw.
- ACCESSORY USE** means a *use* which customarily is ancillary to, subordinate to and exclusively devoted to a principal *building* or a *principal use* on the *lot* upon which such *accessory use* is located.
- AGRI-TOURISM** means, according to the ALR Regulations, a tourist activity, service or facility *accessory* to land that is classified as a farm under the *Assessment Act*.
- AGRICULTURE USE** means farming and includes growing, rearing and harvesting agricultural products; growing crops; fruit and berry production; growing trees and shrubs; forest management and related *uses*; raising, housing and grazing *livestock*, *poultry*, fur-bearing animals and bees; animal feeding and holding areas; storage of crops; and the processing of the primary agricultural products harvested, reared or produced on that farm, but excludes abnormally intensive *livestock* feeding operations, *animal care* and, on land that is not in the ALR, *intensive agriculture use*.

ANIMAL CARE means the treatment or hospitalization of animals in a *building, structure* or premises intended for that purpose and includes veterinary clinic, animal hospital and facilities for boarding or breeding *household animals or pets*.

APARTMENT BUILDING means a type of *multiple-family dwelling* divided into not less than three *dwelling units* with shared entrances, exits and other essential facilities and services, as distinct from a *hotel or motel* unit.

AQUACULTURE means the commercial cultivation, rearing, harvesting and processing of aquatic organisms on land or in tidal or non-tidal waters and sale as food or a food product for human or animal consumption.

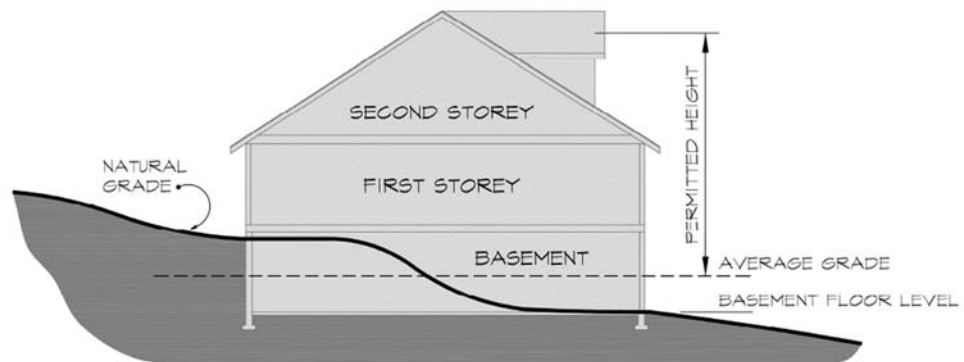
ASSEMBLY means *use of a lot, building or structure* for the gathering or meeting of persons for charitable, philanthropic, cultural, political, educational or other similar purpose.

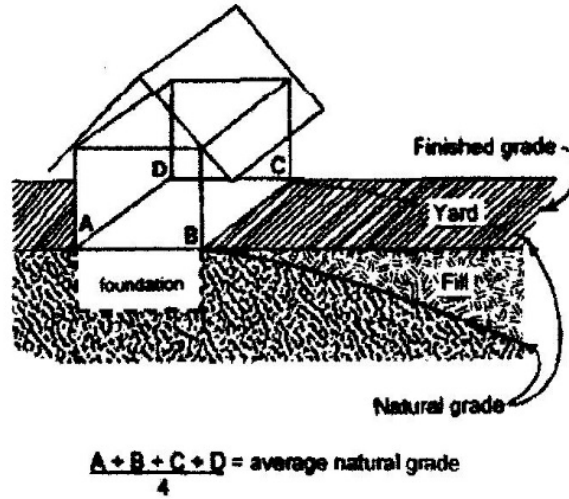
AUCTION ROOM means a room or place of where general *retail* or wholesale auctioneering is carried out.

AUTOMOBILE OR BOAT SALES OR RENTAL LOT means an open area used for the display, sales or rental of new or used passenger motor vehicles, boats, *mobile-homes* or *trailers* in operable condition, and where no repair work is done except minor incidental repair of vehicles to be displayed, sold or rented on the premises.

AVERAGE NATURAL GRADE means:

- 1) the average existing grade elevation, prior to any grading or construction, calculated on the vacant *lot* or around the perimeter of the *building or structure* at or directly below its outermost exterior walls, measure as the average of each point of the *building* where two exterior walls of a *building or structure* contact each other and the ground.
- 2) In the case of *buildings and structures* on the surface of water, *average natural grade* shall be the high water mark on a *building or structure* fixed to the bed of the water and the water mark of any floating *building or structure*.





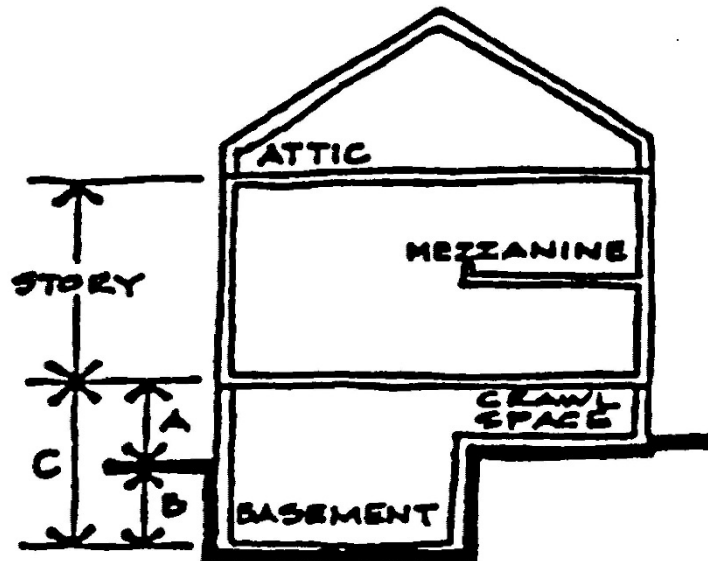
BAMFIELD

means the area designated as Plan Area on Map No. 1 in the Bamfield OCP, Bylaw No. 1309, and inserted here for convenience.

Insert Bamfield Map No. 1

BASEMENT

means a *storey* in a *building*, a portion of which is below grade, but which has at least one half of its *height* from finished floor to finished ceiling above adjacent *finished grade*.



**WHEN A IS LESS THAN B
- C IS A CELLAR**

BED AND BREAKFAST

means an *accessory use* by guests of *guest bedrooms* in a *single-family dwelling* for the temporary accommodation and where breakfast is usually the only meal which is served, and the preparation of meals within the *guest bedrooms* is prohibited.

BOARDING AND LODGING

means a *single-family dwelling* in which more than two *guest bedrooms* are rented, with or without meals being provided, to more than two and not exceeding four persons, other than members of the *family* of the tenant or owner and excludes the preparation of meals within the rented units, with the tenant or owner residing in the building. This is a residential *use* rather than vacation rental or temporary accommodation.

BUILDING

means a *structure*, which is designed, erected or intended for the support, enclosure or protection of persons or property. When a *structure* is divided by *party walls* located upon *lot* lines, then each portion of such *structure* shall be deemed to be a separate *building*.

CABIN

means a separate *single-family dwelling unit* that may be built on continuous and full foundations or on slab and intended to be occupied on a *temporary* basis by the owner, visitors or seasonal workers or, where permitted by this Bylaw, as an *accessory dwelling unit*.



CAMPGROUND

means land operated and occupied at any point throughout the year as temporary accommodation for *recreational vehicles*, wheeled *trailers* or tents. A *campground* does not include a *manufactured-home* or *mobile-home park*, *motel* or *hotel*.

CAMPING SITE

means a part of a *campground* where one wheeled *trailer*, *recreational vehicle* or tent is intended to be located.

CARETAKER USE

means a *dwelling unit* used to provide year-round or full-time accommodation for a maximum of five persons, as an *accessory use* to *seasonal dwelling use*, commercial or industrial *use*.

CARETAKER'S RESIDENCE

means a *single-family dwelling* used or intended to be used for *caretaker use*.

CARRIAGE HOME

means an *accessory dwelling unit* attached to or located on the second *storey* of an *accessory building* with its own external access, separate from that of the access to the *accessory building*.



Carriage House, with separate entrance, located above garage

CARTAGE AND DELIVERY

means *use* of land, a *building* or *structure* by businesses engaged in local trucking, parcel delivery and similar operations, but excludes the operation of freight trucking terminals.

CELLAR

means a *storey* in a *building*, a portion of which is below grade, and which has at least one half of its *height* from finished floor to finished ceiling below adjacent *finished grade* and is not intended to be occupied as *habitable space*. Also see illustration in definition of *Basement*.

CLUB OR LODGE

means a *building* or rooms in a *building* used by an association or organization for *assembly* for fraternal, social or recreational purposes and which shall be operated for the *use* of club members and their guests only.

CLUSTERING

means designing to concentrate *single-family dwellings* on a *lot* or *lots* in order to preserve *open space*, sensitive ecosystems, natural or archaeological features.



COMMERCIAL VEHICLE

means a vehicle engaged in carrying or which is designed to carry goods, wares or merchandise and which is licensed as a *commercial vehicle* under the appropriate municipal or provincial laws or regulations.

COMMUNAL SEWER SYSTEM

means a sewer system with at least two connections and which is not owned or maintained by local government or an improvement district.

COMMUNAL WATER SYSTEM

means a water system with at least two connections and which is not owned or maintained by local government or an improvement district.

COMMUNITY CARE FACILITY

means any facility licensed or having an interim permit under the *Community Care and Assisted Living Act* or related regulations, including hospice, all facilities providing residential care for three or more children, youth, adults or seniors, and all other facilities caring for three or more children who are not related to the operator by blood or marriage. This includes group *daycare*, *family daycare*, nursery *school* and child-minding facilities, facilities for out-of-school care, specialized *daycare* facilities and facilities for residential care for children.

COMMUNITY GARDEN

means the *use* of land for gardens and cultivated by a group of people, utilized either individual or shared plots on private or public land. The land may produce vegetables, fruit and ornamentals.

COMMUNITY SEWER SYSTEM

means a sewer system with at least five connections and which is owned or maintained by local government or an improvement district.

COMMUNITY WATER SYSTEM

means a water system with at least five connections and which is owned or maintained by local government or an improvement district.

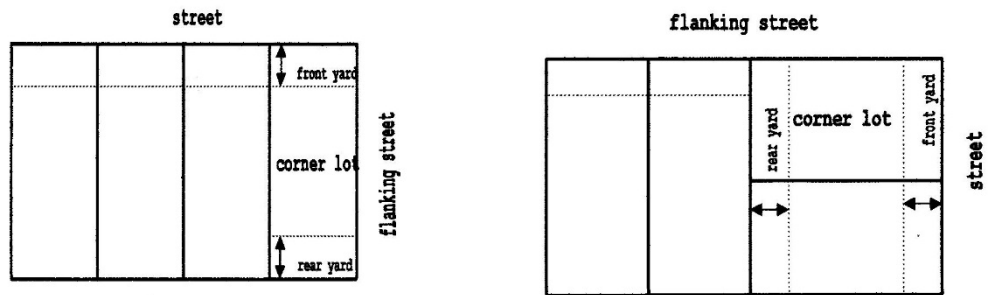
CONVENIENCE STORE	means a commercial <i>retail</i> outlet not exceeding 200 m ² in gross <i>retail floor area</i> selling food, beverage and other household convenience items for off-site consumption.
CORNER LOT	means a <i>lot</i> at the intersection or junction of two or more <i>streets</i> , highways or <i>lanes</i> . See illustration under the definition of <i>Lot</i> .
COTTAGE	means the same as <i>Cabin</i> .
CRAFT DISTILLERY	means a business, licensed by the Province of British Columbia, that produces alcoholic beverages by distillation or by infusion by distillation, and may include a tasting room and <i>retail</i> sales of the product produced on the <i>lot</i> . It includes wineries, cideries and craft or artisan breweries. Such activities are subject to licensing by the provincial Liquor Control and Licensing Branch and, if in the ALR, to the regulations of the <i>Agricultural Land Commission Act</i> .
DAYCARE	means the provincially-licensed <i>use</i> of land and principal <i>building</i> for care and supervision of children through a prescribed program.
DECK	means a <i>structure</i> with no roof or walls except for visual partitions and railings, abutting a <i>dwelling unit</i> and constructed on piers or foundations above-grade for <i>use</i> as an outdoor living area.
DENSITY AVERAGING	means calculating the density that would be permitted on a <i>lot</i> and allocating it to or clustering it on that portion of the <i>lot</i> that is most suitable for development.
DISPLAY YARD	means an open area used for the display, assembly or construction of new or used vehicles, equipment, machinery or boats in operable condition, which are continually available for sale or rental, and where no repair work is done except minor incidental repair of vehicles to be displayed, sold or rented on the premises.
DORMITORY UNIT	means a <i>building</i> or portion thereof in which bedrooms are provided and rented by an institution, agency or industry, and which is regulated and maintained by such body. It may include commercial dining facilities.
DRIVE-IN	means a commercial building with facilities for accommodating and servicing customers travelling in motor vehicles, where customers remain in their vehicles and obtain goods and services, such as dry-cleaning, coffee and food, but does not include car washing, <i>drive-in</i> theatres or gasoline service stations.
DUPLEX	means any <i>building</i> divided by a party wall into two <i>dwelling units</i> , each with its own entrance and each of which is occupied or intended to be occupied as the permanent residence of one person or <i>family</i>

DWELLING UNIT means *habitable space* consisting of one or more rooms which constitute one self-contained unit with a separate entrance and complete living facilities, occupied or intended to be occupied as a permanent home or residence by one or more persons, including permanent provisions for living, sleeping, cooking, eating and sanitation.

FAMILY means an individual or two or more persons related by blood, marriage or adoption, or a group of not more than five unrelated non-transient persons, living together as a single non-profit group.

FINISHED GRADE means the top surface of an area after construction and landscaping is completed, such as the top of a *road*, lawn, driveway or walkway.

FLANKING STREET means the *street* abutting a *corner lot* on a side other than the front.



FLOAT HOME means a house-like *structure* built on a flotation system capable of or intended for overnight *use*, occupancy or accommodation. A *float home* is intended generally to be anchored in place and is often serviced from shore.

FLOATING BOAT SHELTER means a building or structure constructed on the water adjacent to a dock, pier or wharf and intended for the protection of a boat and boating equipment.



FLOOR AREA

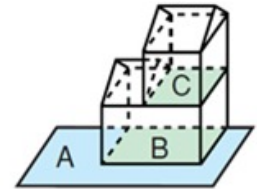
means the total horizontal area of all rooms and space in a *building* and shall be measured between the interior finished surfaces of those walls forming the perimeter of the rooms and space.

FLOOR AREA RATIO

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

● Floor-Area Ratio (FAR)

$$\text{FAR}(\%) = \frac{\text{total floor area (B+C)}}{\text{site area (A)}} \times 100$$



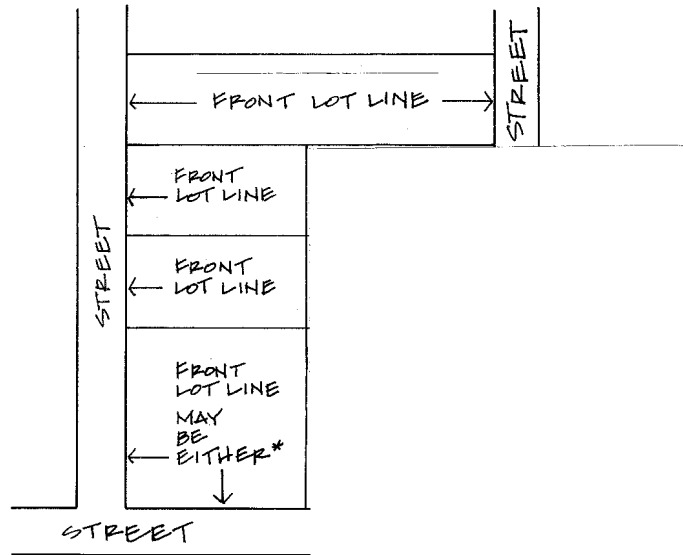
FORESHORE

means the land in tidal areas lying between the *natural boundary* of the water and the mean low tide.

FRONT LOT LINE

means the boundary line between a *lot* and a *street* on which the *lot* abuts.

- 1) In the case of a *corner lot*, a *lot* line shall be considered a *front lot line* if the adjacent *lot* fronts on the same *street*. In the case of a *corner lot*, there shall be only one *front lot line*. See illustration below.
- 2) In the case of a *through lot*, the *lot* lines abutting on two parallel or approximately parallel *streets* shall both be considered as *front lot lines*.
- 3) In the case of a water-access-only *lot* as determined by plan of subdivision, the *lot* line nearest to or adjacent to the water shall be considered the front line of a *lot*.
- 4) In the case of a *lot* which abuts a *street* and water, the *lot* line adjacent to the *waterway* is designated as the *front lot line*.
- 5) Where the *lot* does not have a *lot* line that abuts a *road* or *water*, the front line of the *lot* shall be as determined by the Manager of Planning and Development.
- 6) Where a *lot* is divided by a public way such as a dedicated *road, lane* or walkway, both sides of such public way shall be considered as *front lot lines*.



FRONTAGE

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

GARAGE

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

GARDEN APARTMENT

means a *dwelling unit* in a *multi-family dwelling* that has direct access to a garden or lawn.

GRADUATED HEIGHT

means the additional *height* by which an *accessory building* or *structure* may be increased when the *required side and rear yard* requirements established by this Bylaw, for the *zone* within which the *accessory building* or *structure* is located, are exceeded.

GROSS FLOOR AREA

means, in the case of a *dwelling unit* or residential space in a mixed-use *building*, the aggregate areas of all *habitable space*, including a *basement*, measured from the exterior faces of the exterior walls, but excluding any detached *accessory buildings*, a breezeway, unenclosed sunroom, porch, veranda, attic, or *cellar*.

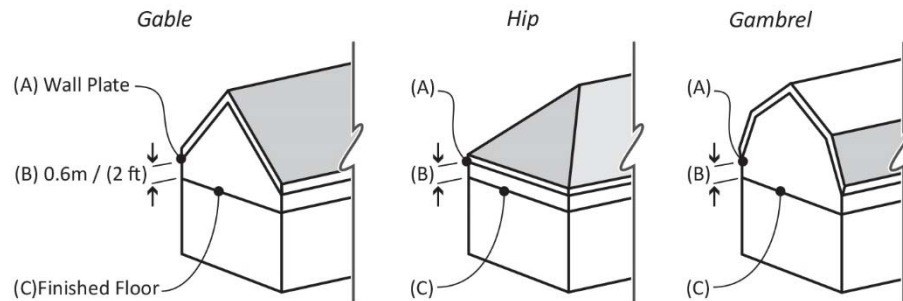
In the case of a non-residential *building*, *gross floor area* shall mean the aggregate area of all floors measured from the outside of the exterior walls.

GUEST BEDROOM means a bedroom in a *single-family dwelling, building, bed-and-breakfast, boarding and lodging, motel or hotel* for the overnight accommodations of paying guests, boarders, lodgers or visitors.

GUESTHOUSE means a *single-family dwelling* in which a minimum of two and a maximum of six rooms are rented to more than four but not more than twelve persons other than members of the *family* of the owner, lessee or tenant and excludes provision of cooking facilities or preparation of meals within the rented units. A *guesthouse* shall include a sitting room, one kitchen and a dining room for the *use* of guests.

HABITABLE SPACE means a room or rooms within a *dwelling unit or building* designed for living, sleeping, eating or food preparation, including a living room, dining room, bedroom and kitchen.

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



HAZARDOUS MATERIAL

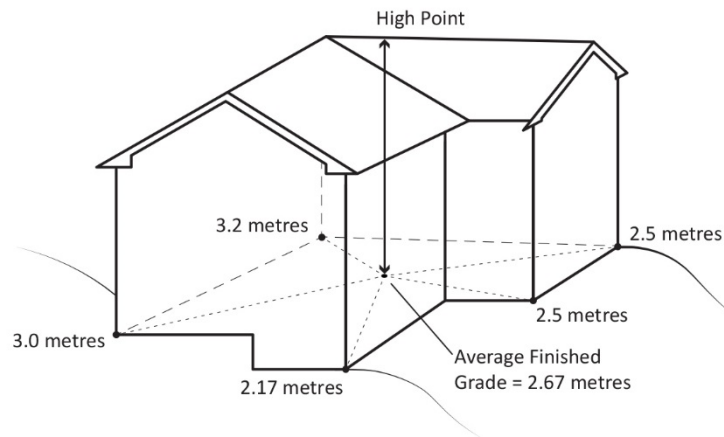
means explosives including the following:

- 1) Gases, compressed, deeply-refrigerated, liquefied or dissolved under pressure,
- 2) Flammable and combustible liquids,
- 3) Flammable solids, substances liable to spontaneous combustion and substances that, on contact with water, emit flammable gases,
- 4) Oxidizing substances, organic peroxides,
- 5) Poisonous (toxic) and infectious substances,
- 6) Radioactive materials and prescribed substances,
- 7) Corrosives,
- 8) Miscellaneous products, substances or organisms that are considered to be dangerous to life, health, property or the environment.

HEAVY INDUSTRY means a *use* providing for *manufacturing, processing, assembling, distributing or maintaining* resources, goods or materials and may include bulk storage, scrap salvage, motor vehicle salvage, wood processing, meat and seafood processing, automobile service stations and *retail sales accessory* to a permitted *use*

HEIGHT

means the vertical distance from peak or highest point of roof to average *height* (not curb level) of all outside corners of *building* or *structure* at *finished grade*.



HOME INDUSTRY

means a business or industry that is ancillary and secondary to a permitted *residential use* in accordance with the provisions of Section 3.15 of this Bylaw.

HOME OCCUPATION

means an occupation, business or *use* including any homecraft, professional practice or business which is ancillary and secondary to a permitted *residential use* in accordance with the provisions of Section 3.14 of this Bylaw.

HOTEL

means a commercial *building* containing more than six *guest bedrooms* to provide temporary accommodation. No *bedroom* shall contain private cooking facilities and in no case shall *guest bedrooms* be used for any other commercial *use*. *Guest bedrooms* shall have separate entrances through a common hallway or lobby.

HOUSEBOAT

means a flat-bottomed vessel, watercraft or boat that is fitted for *use* as a floating *dwelling unit* and that can be motored from location to location, but is not intended or used for permanent *residential use*.

HOUSEHOLD ANIMAL

means a domesticated animal such as a cow, horse, goat or *poultry* kept by a household and used, or the product of which is used, primarily and directly by the household and not for sale or business purposes.

INTENSIVE AGRICULTURE USE

means the *use* of land, *buildings* and *structures* by a business, institution or user for

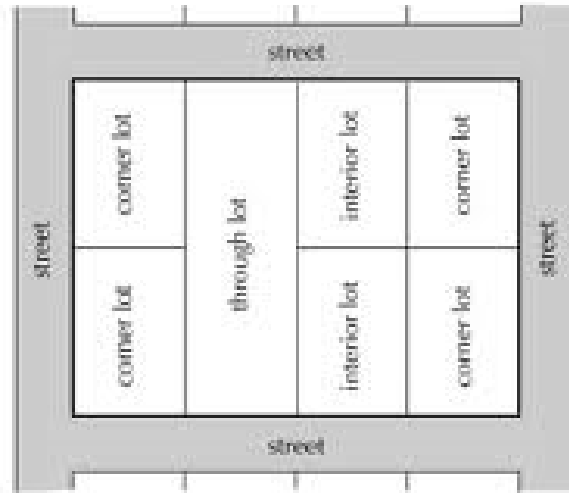
- 1) the growing of mushrooms;
- 2) the continuous confinement of *poultry*, *livestock* or fur-bearing animals.

INTERIOR LOT

means a *lot* other than a *corner lot*.

KENNEL	means any <i>building, structure</i> , compound, group of pens or cages or land on or in which five or more dogs or cats are or are intended to be trained, cared for, bred, boarded or kept for any purpose whatsoever, and shall include any <i>building</i> or part thereof in which two or more dogs are kept for breeding purposes.
LANDSCAPING AND LANDSCAPED	means the planting and maintenance of lawns, shrubs and trees and the addition of fencing, walks, drives, or <i>structures</i> and materials so as to enhance the appearance of a property or, where necessary, to effectively screen a <i>lot, storage yard</i> or other <i>use</i> .
LANE	means a thoroughfare or highway which affords only a secondary means of access to a <i>lot</i> , at the <i>side lot line</i> or <i>rear lot line</i> .
LIGHT INDUSTRY	means a <i>use</i> providing for the fabricating, <i>manufacturing</i> , warehousing, testing, servicing, repairing or maintaining of goods or materials, <i>medical marijuana facility</i> and may include <i>retail</i> and wholesale sales <i>accessory</i> to the <i>principal use</i> but specifically excludes resource processing, asphalt batch plant, sawmill, metal fabrication, motor vehicle salvage, scrap salvage, wrecking yards, bulk storage and wood, meat and seafood processing.
LIVESTOCK	means animals used for agricultural purposes and sold, or the products of which are sold, and includes cattle, horses, mules, donkeys, buffalo, water buffalo, sheep, goats, <i>ratites</i> , llamas, alpacas, swine, rabbits, fish and fur-bearing animals.
LOADING SPACE	means an off- <i>street</i> space on the same <i>lot</i> as the <i>building</i> , or contiguous to a group of <i>buildings</i> , for the temporary parking of a <i>commercial vehicle</i> while loading or unloading merchandise or materials and which abuts a <i>street, lane</i> or other appropriate means of access.
LODGE	See <i>Club or Lodge</i> , except for the Comprehensive Development <i>zones</i> , where “lodge” has a <i>zone-specific</i> definition.
LOT	means any <i>lot</i> , block or other area, created under the <i>Land Title Act</i> , the <i>Strata Property Act</i> or the <i>Land Act</i> , in which land is held or into which it is subdivided. It does not include a highway, common strata <i>road</i> access or a <i>building strata lot</i> . Each <i>lot</i> has an individual legal description and is capable of being registered in the Land Title Office.

ILLUSTRATION OF LOT TYPES



- LOT AREA** means the total horizontal area within the *lot* lines of a *lot*, but excludes any panhandle used to access the balance of the *lot*.
- LOT COVERAGE** means the combined area covered by all *buildings* or *structures*, including *accessory buildings* and *accessory dwelling units* on the *lot*, or any projecting portions thereof, measured at the *height* of the lowest *storey* above grade, but excluding canopies, marquees and sun shades, eaves and gutters, fire escapes, porches, steps and similar projections. *Lot coverage* is calculated as a percentage of the *lot area*.
- LOT DEPTH** means the average horizontal distance between the *front lot line* and *rear lot line* measured at right angles to the *front lot line*, but excludes a panhandle.
- LOT WIDTH** means the average horizontal distance between *side lot lines* measured at right angles to the *lot depth* connecting the *front* and *rear lot lines*.
- LOWEST FLOOR** means the lowest floor of the lowest enclosed area of a *building*, except for unfinished or flood-resistant enclosures used solely for parking of vehicles, *building* access or storage.
- MAJOR STREAM** means any *stream* designated as “major” in the appropriate Official Community Plan and includes the following: Alberni Inlet, China Creek, Somass River, Stamp River, Kennedy River, Taylor River, Bamfield Inlet, Grappler Inlet and Ucluelet Inlet.
- MANUFACTURED HOME** means any prefabricated *structure*, whether ordinarily equipped with wheels or not, that is built on a permanent chassis, largely assembled in the factory and transported to a *lot* for use as a *dwelling unit*. It is designed to conform to Canadian Standards Association (CSA) Z240-MH series standard (as updated from time to time) and may be moved from one

place to another by being towed or carried. It can be used as a permanent *dwelling unit* when it is placed on a suitable foundation, connected to utilities and meets the requirements of the BC Building Code. It does not include *trailers* and *recreational vehicles*.



MANUFACTURING means large-scale processing of raw materials to produce goods or products and includes assembly of component parts. Does not include boiler and plate work, cement *manufacturing*, metal fabrication, paper *manufacturing*, sawmilling, pulp-milling or ship-building.

MARINA USE means water-oriented activities such as commercial moorage, float and boat ramps, boat houses or shelters, rental of watercraft, and ancillary services such as marine fuel sales, pump-out facilities for sewage disposal, facilities for disposal of waste oil and bilge water, washroom, off-street parking, boat repair, commercial *retail uses*, *office* space and incidental temporary accommodation on a vessel or watercraft. It does not include watercraft sales, incidental commercial accommodation in a watercraft or vessel or *seasonal dwelling use* in a *float home* or vessel.

MARINE TRANSPORTATION means the movement of a person or persons by watercraft or vessel, but does not include temporary accommodation.

MEDICAL MARIJUANA FACILITY means a *building* or *structure*, approved and licensed by Health Canada, for the production, growing and incidental processing of medical marijuana, but specifically excludes storefront or *retail* outlet distribution of medical marijuana.

MEDICAL SERVICES means health professions and services such as, but not restricted to doctors, dentists, chiropractors, osteopaths, registered nurses, physio and massage therapists; includes clinics and health labs, but excludes *medical marijuana facilities*.

MINI-STORAGE means a *building* with self-contained storage rental units, with independent external entrances, for the storage of general household or personal goods and vehicles.

MINOR STREAM means any named or unnamed *stream* not designated as a *major stream*.

MINOR UTILITY means a system, works, plant or service such as:

- 1) pumping stations, pressure-reducing stations, switching stations, radio repeater stations, microwave towers, weather stations and similar *uses* having a maximum area of 0.2 hectares;
- 2) rights-of-way for railways, conduits, transmission lines, gas pipelines and similar *uses*;

but does not include *uses* permitted under Section 4.72, the Community Service (CS) *zone* or subsection 4.20.1 12) of the Resource (RE) *zone*.

MOBILE HOME means the same as *Manufactured Home*.

MODULAR HOME means a factory-built home, other than a *manufactured* or *mobile home*, which is not equipped with a permanent hitch or other device that would allow it to be attached or towed behind a motor vehicle, and which does not have permanently attached to its body or frame any wheels or axles, and meeting the CSA-A277 standard. It does not include *trailers* or *recreational vehicles*.



MOTEL means a *building*, or group of *buildings* on the same *lot*, of more than six *guest bedrooms* or *dwelling units* of temporary accommodation is provided, none of which shall be used for *retail use*. Each *guest bedroom* or *dwelling unit* shall have a separate exterior entrance. Each *guest bedroom* or *dwelling unit* shall be self-contained, having its own bathroom, and may contain basic cooking facilities. Each bedroom or *dwelling unit* shall have its own *parking space* conveniently located on or near the *lot*. A *motel* may include a café or restaurant and such ancillary facilities as self-service laundry.

MOTOR VEHICLE REPAIR SHOP means a *building* used or intended to be used for minor or major repairs to and servicing of motor vehicles, *trailers* and parts thereof and auto-body spray-painting.

MULTIPLE-FAMILY DWELLING	means any <i>building</i> consisting of three or more <i>dwelling</i> units, each of which is occupied or intended to be occupied as the permanent residence of one person or <i>family</i> .
NATURAL BOUNDARY	means the visible high-water mark of any lake, river, <i>stream</i> or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, <i>stream</i> or other body of water, a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.
OFFICE	means the <i>use</i> of a room or group of rooms within a <i>building</i> to conduct the affairs of a business, profession, service, industry or government, but excludes <i>medical services</i> and <i>personal services</i> .
OPEN SPACE	means an area consisting largely of open areas, which may include <i>communal water systems</i> , <i>communal sewer systems</i> , <i>roads</i> , trails, transmission lines, recreational areas, natural areas, playgrounds, playing fields or similar <i>uses</i> , but does not include a <i>campground</i> .
PARKING AREA OR LOT	means an open area of land, other than a <i>street</i> or <i>lane</i> , used for the parking of vehicles.
PARKING SPACE	means a space for the parking of one vehicle, excluding driveways, ramps and <i>access aisles</i> .
PERSONAL SERVICE	means a business or activity primarily engaged in providing services involving the care of a person or his or her personal goods, apparel or <i>pets</i> . <i>Personal services</i> usually include the following: dry cleaning, laundry including cleaning and pressing service, linen supply, diaper service, beauty shops, barbershops, shoe repair, funeral home, fitness centres, massage or body parlours and spas, esthetics, reducing salons, health clubs, clothing rental, locker rental and domestic services, but can include animal grooming services.
PET	means a domesticated animal kept by a household and used or the product of which is used primarily and directly by the household and not for sale or business purposes, and includes dogs and cats, but specifically excludes <i>livestock</i> .
PETTING FARM	means an operation designed for the display of domesticated animals such as horses, cattle, llamas, sheep, goats, swine, rabbits and <i>poultry</i> to the public and providing an area for direct contact between the public and the animals.
PLACE OF WORSHIP	means a church, temple, mosque and synagogue, but excludes <i>schools</i> .

POULTRY means domesticated birds kept for eggs, meat, feathers, hide or other related purposes and includes Cornish hens, layers, meat birds, breeding stock, replacement pullets, roasters and ducks. On properties zoned to permit *agriculture*, also includes geese, turkeys, game birds and *ratites*.

PRINCIPAL USE means the main purpose for which land, *buildings* or *structures* are ordinarily used.

RATITE means a bird that has small or rudimentary wings and no keel to the breastbone, and includes ostriches, rheas, and emus.

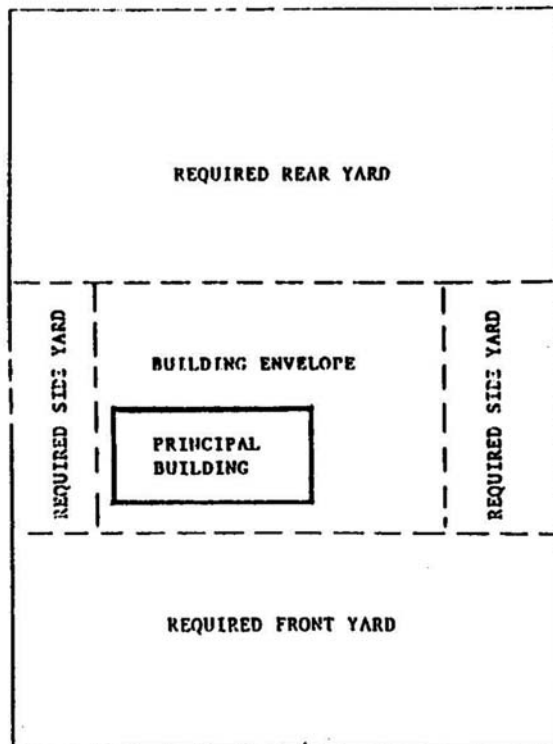
REAR LOT LINE means the boundary line of a *lot* furthest from and opposite to the *front lot line*, except that there shall not be more than one *rear lot line*.

RECREATIONAL VEHICLE means a vehicle which provides sleeping and other facilities for a person or persons, while travelling or vacationing, whether designed to be towed behind a motor vehicle or self-propelled.

REGIONAL BOARD means the governing and executive body of the Regional District of Alberni-Clayoquot.

REGIONAL DISTRICT means the Regional District of Alberni-Clayoquot

REQUIRED YARD means the minimum front, rear or side yard *setback* specified for each *zone*.



STREET

RESIDENTIAL FLOOR AREA	means the sum of the internal private <i>floor areas</i> of all <i>dwelling units</i> in all <i>buildings</i> on a <i>lot</i> including <i>basements</i> located within a <i>dwelling unit</i> and areas occupied by internal walls and partitions within a <i>dwelling unit</i> , but excluding balconies, common stairwells, common corridors, <i>cellars</i> , <i>parking areas</i> and common recreation or service facilities.
RESIDENTIAL	means the occupancy or <i>use</i> of a <i>building</i> or part thereof as a <i>dwelling unit</i> , as the residence of a person or family who intend to return when absent, and excluded temporary accommodation.
RETAIL	means a <i>use</i> or <i>building</i> or part thereof in which foods, wares, merchandise, substances, articles or things are offered or kept for sale directly to the public.
RIDING ACADEMY	means a stable for the accommodation of horses for hire or for a riding club.
ROAD	means a public highway, <i>street</i> or thoroughfare which affords the principal means of access to abutting <i>lots</i> .
ROOF AREA	means the horizontal area of a roof regardless of the style or slope of the roof.
ROW HOUSING	means a block of a least three and not more than eight side-by-side <i>dwelling units</i> , each having a separate entrance and separate yard space, and attached at the side by a party wall to the adjacent <i>dwelling unit</i> .
SCHOOL	means an institution or organization providing an educational program offered by a district pursuant to the <i>School Act</i> , an independent <i>school</i> pursuant to the <i>Independent School Act</i> , or a college or community college constituted and established pursuant to a provincial statute, and may include boarding <i>schools</i> and <i>schools</i> for philanthropic or religious purposes.
SCREENING or SCREENED	means a continuous tight board fence or wall uniformly finished or a compact evergreen hedge or combination thereof, the <i>height</i> of which is determined by the <i>zone</i> in which the property is located, and supplemented with <i>landscaping</i> , that would effectively screen the property which it encloses, and is broken only by access driveways and walkways.
SEASONAL DWELLING	means a <i>dwelling unit</i> used for a secondary, vacation or recreational home for a maximum of 180 days per year.
SECONDARY SUITE	means a secondary suite as defined by the <i>British Columbia Building Code</i>

SETBACK	means the required minimum horizontal distance between a <i>building, structure</i> or <i>use</i> and each of the respective <i>lot</i> lines. See also <i>Required Yard</i> . No <i>building, structure</i> or <i>use</i> shall be located within a <i>setback</i> unless permitted by this Bylaw.
SETBACK FROM A STREAM	means the required minimum horizontal distance between a <i>building, structure</i> or <i>use</i> and the <i>natural boundary</i> of the <i>stream</i> .
SETBACK FROM THE OCEAN	means the required minimum horizontal distance between a <i>building, structure</i> or <i>use</i> and the <i>natural boundary</i> of the ocean and applies to the Bamfield area only.
SIDE LOT LINE	means a boundary line of a <i>lot</i> connecting front and <i>rear lot lines</i> .
SINGLE-FAMILY DWELLING	means any <i>building</i> consisting of one <i>dwelling unit</i> which is occupied or intended to be occupied as the permanent residence of one person or <i>family</i> , and may include a <i>secondary suite</i> provided the conditions for an <i>Accessory Dwelling Unit</i> are met.
SITE	means an individual <i>camping site</i> in a <i>campground</i> and an individual <i>manufactured-home</i> site in a <i>manufactured-home</i> park.
SOUTH LONG BEACH OCP AREA	means the area designated as Plan Area on Map 1 in the South Long Beach OCP, Bylaw No.1166, and inserted here for convenience.
	Insert SLB OCP Map 1
STORAGE BUILDING	means a <i>building</i> where the <i>principal use</i> is the storage of goods, wares, merchandise, substances, articles or other items and has no <i>habitable space</i> .
STORAGE YARD	means an area outside of an enclosed <i>building</i> where contractors' or construction materials and equipment, solid fuels, lumber and new <i>building</i> materials, monuments and stone products, public service and <i>utility</i> equipment, or other materials, goods, products, vehicles, equipment or machinery are stored, baled, piled, handled, sold or distributed, as a principal or an <i>accessory use</i> . A <i>storage yard</i> does not include an automobile wrecking yard, a <i>display yard</i> or a junk yard.
STOREY	means a space between two floors, or between any floor and the upper surface of the floor next above, except that the topmost <i>storey</i> shall be that portion of a <i>building</i> included between the upper surface of the topmost floor and the ceiling above. A <i>basement</i> which contains <i>habitable rooms</i> or living space shall be considered as a <i>storey</i> .
STRATA LOT	means a <i>lot</i> shown on a strata plan. means

STREAM	<p>1) a natural watercourse, including a natural glacier course, or a natural body of water, whether or not the stream channel of the stream has been modified, or</p> <p>2) a natural source of water supply,</p> <p>including, without limitation, a lake, pond, river, creek, spring, ravine, gulch, wetland or glacier, whether or not usually containing water, including ice, but does not include an aquifer.</p>
STREET	means the same as <i>road</i> .
STRUCTURE	means anything constructed or erected, the <i>use</i> of which requires location on the ground or attachment to something having location on the ground, but shall not include walls or fences that do not exceed the <i>height</i> permitted in the <i>zone</i> in which they are located.
TEMPORARY BUILDING	means a <i>building</i> in accordance with Section 3.12 of this Bylaw.
TEMPORARY FARM WORKER(S)	means an individual or individuals who carry out agriculture work on a temporary, seasonal basis on a farm operation and are registered with a federal government temporary worker program. (<i>from MoA's "Guide for Bylaw Development in Farming Areas".</i>)
TEMPORARY FARM WORKER HOUSING	means accommodation that is used solely for the purpose of providing cooking, sanitary and sleeping facilities to temporarily house <i>temporary farm worker(s)</i> on a farm operation as necessary for the agricultural labour needs of a farm operation or other farms, if permitted. (<i>from "Guide for Bylaw Development ..."</i>)
THROUGH LOT	means a <i>lot</i> abutting on two parallel or approximately parallel <i>streets</i> . See illustration under <i>Lot</i> .
TRAILER	means any portable <i>structure</i> or vehicle used or designed and equipped to be used for living or sleeping purposes while traveling or vacationing and which is designed or intended to be mobile on land, whether self-propelled or towed.
TWO-FAMILY DWELLING	means the same as <i>Duplex</i>
UPLAND	means land located or lying higher or above the <i>natural boundary</i> of a body of water.

USABLE OPEN SPACE	means a level, unobstructed area or areas, available for safe and convenient <i>use</i> by all the <i>building's</i> users and occupants, having no dimension less than 6.0 m and no slope greater than 10 percent, and providing for greenery, recreational space and other leisure activities normally carried on outdoors. Usable <i>open space</i> shall exclude areas used for off-street parking, off-street loading, service driveways, public walkways and <i>required front yards</i> . Not more than half of the usable <i>open space</i> required for any <i>dwelling unit</i> may include <i>roof areas</i> or roof gardens where no dimension is less than 6.0 m, private balconies where no dimension is less than 1.5 m and private patios where no dimension is less than 2.4 m.
USE	means the purpose for which any <i>lot</i> , parcel, tract of land, <i>building</i> or <i>structure</i> is designed, arranged or intended, or for which it is occupied or maintained.
UTILITY	means a system, works, plant, operative stationary equipment or service which furnishes services and facilities, available to or for the <i>use</i> of all the inhabitants of the service area, including but not restricted to: <ol style="list-style-type: none"> 1) communication by way of telephone or cable or satellite; 2) public transportation by bus or trolley coach; 3) production, transmission, delivery or furnishing of water, gas or electricity to the public at large; and 4) collection and disposal of sewage, garbage and other wastes.
WATER RECREATION USE	means <i>uses</i> and activities such as swimming, fishing, water-skiing, all forms of sub-aqua and diving activities, boating, sailing, kayaking, canoeing, paddle-boarding, board-sailing and similar <i>uses</i> , but excludes any activity having an element of permanent or <i>seasonal dwelling use</i> or temporary accommodation on a vessel, watercraft, <i>float home</i> or similar craft.
WATERFRONT	means land that borders a body of water and, in tidal areas, that is <i>upland</i> of the <i>natural boundary</i> of the water.
WINERIES OR CIDERIES	See <i>Craft Distillery</i> .
ZONE	means an area or district delineated on the Schedule A Zoning Map and established and designated by this Bylaw for a specific <i>use(s)</i> .

2.2 Use of Italics

Words that are italicized in this Bylaw, other than federal and provincial Acts and Regulations, are defined in Section 2.1 – Definitions for convenience only.

PART 3 GENERAL REGULATIONS

3.1 General Compliance

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

3.2 Permitted Uses

3.2.1 No land, *building* or *structure* may be used for a *use* that is not specifically listed under the headings “Permitted principal *uses*” or “Permitted *accessory uses*” in the *zone* in which the land, *building* or *structure* is located, and no *building* or *structure* may be placed, constructed, sunk into, erected, moved, sited, altered or enlarged for any *use* other than a specifically permitted *use* in that *zone*. For greater certainty:

- 1) A *use* listed under “Permitted *accessory uses*” is only permitted if a *use* listed under “Permitted principal *uses*” is lawfully established and ongoing.
- 2) A *use* not specifically permitted in a *zone* is prohibited from that *zone*.
- 3) A *use* not specifically permitted in this Bylaw is prohibited from the regional district.

3.2.2 Exemptions from the restrictions of subsection 3.2.1 include the following *uses*, which are permitted in all *zones*:

- 1) parks, trails and playgrounds;
- 2) *roads*;
- 3) *off-street parking*;
- 4) *minor utilities*;
- 5) *community gardens*;
- 6) agriculture, provided that minimum *lot areas* for specific agricultural *uses* are complied with;
- 7) natural areas.

3.2.3 Exemptions from the minimum *lot area* and width requirements of this Bylaw:

- 1) *minor utilities*;
- 2) wharves, piers, docks, floats and boat-launching facilities constructed, leased, kept or maintained for the general public;
- 3) shelters for moored boats;
- 4) walkways parallel to the *foreshore*;
- 5) walkways perpendicular to the *foreshore* only where necessary to gain access from a float or wharf or otherwise inaccessible property abutting the *foreshore*.

3.3 Lot Regulations

- 3.3.1 Minimum *lot area* and *lot width* requirements of this Bylaw are intended to apply to the creation of new lots; they do not apply to a subdivision that:
- 1) combines two or more *lots* into a single *lot*, or
 - 2) does not increase the number of *lots* and adjusts the boundary between adjoining *lots*, provided that the boundary change does not result in a reduction of either *lot* by 20% or more of the original *lot area*.
- 3.3.2 Minimum *lot areas*, minimum *frontage* and minimum width requirements are set out for the purposes of subdivision only. Any *lot* existing prior to the adoption of this Bylaw which, at the time of adoption of this Bylaw, fails to meet the minimum *lot area*, *frontage* requirements or width requirements of a *zone* as set out in this Bylaw, shall not, by reason thereof, be deemed to be non-conforming or unlawful. However, any *use* of the *lot* shall comply with the regulations specified for the *zone* in which it is located.
- 3.3.3 In Residential *zones* and on pie-shaped or other irregularly-shaped *lots*, *frontage* may be reduced below the minimum prescribed widths, provided that the average *lot width* throughout a depth of 30 metres measured at 5-metre intervals along a perpendicular line from the centre of the *lot* on the *frontage street* complies with the required minimum *lot width*.
- 3.3.4 Subject to compliance with *zone*-specific regulations in this Bylaw, the following *waterfront* access facilities are permitted in all *zones* of this Bylaw:
- 1) wharves, piers, docks, floats and boat-launching facilities constructed, leased, kept or maintained for the general public;
 - 2) shelters for moored boats;
 - 3) walkways parallel to the *foreshore*;
 - 4) walkways perpendicular to the *foreshore* only where necessary to gain access from a float or wharf or otherwise inaccessible property abutting the *foreshore*.
- 3.3.5 *Uses* permitted in subsection 3.3.4 above shall be subject to the following regulations:
- 1) No private wharf, pier, float or boat-launching facility shall extend any further from the shore than is necessary for boat access and moorage.
 - 2) No section of a wharf, pier, float or boat-launching facility shall be more than 5.0 metres wide.
 - 3) Where an unlighted wharf, pier, float or boat-launching facility is likely to constitute a navigational nuisance, adequate lighting may be required.

Informational note: Please refer also to the requirements of Bylaws No. 1121 and P1276.

3.4 Location and Siting of Structures

- 3.4.1 No *building* or *structure* shall be constructed, reconstructed, altered, moved or extended by the owner, occupier, or any other person so that it contravenes the requirements, as provided in this Bylaw, for the *zone* in which it is located.
- 3.4.2 No *building* or *structure* shall be constructed, reconstructed, altered, moved or extended
- 1) on ground less than 0.6 metres above the 200-year-flood level where this level can be determined, or 3.0 metres above the *natural boundary* of a lake or any other natural watercourse in the immediate flood hazard area; or
 - 2) within 15 metres of a *minor stream* and 30 metres of a *major stream*; or
 - 3) unless otherwise specified in this Bylaw, within 15 metres of the natural boundary of the ocean; or
 - 4) within 7.5 metres of the natural boundary of the ocean in the Bamfield area; or
 - 5) These restrictions do not apply to:
 - i. industrial and commercial *buildings* and *structures* where the *use* of the *waterfront* is a necessary subsidiary part of the business activity;
 - ii. simple *structures* used for the storage of boats and their ancillary equipment.

3.5 Height of Buildings and Structures

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

- 1) spires of churches or other places of worship
- 2) belfries
- 3) domes
- 4) chimneys
- 5) monuments
- 6) silos
- 7) flag poles
- 8) masts
- 9) aerials
- 10) monitors
- 11) stadiums
- 12) water tanks
- 13) fire and hose towers
- 14) observation towers
- 15) transmission towers

- 16) radio towers
- 17) cooling towers
- 18) *drive-in* theatre projection screens
- 19) elevator and ventilating machinery penthouses
- 20) cell towers

provided that the *structure* shall not cover more than 20 percent of the *lot* or, if located on a *building*, not more than 10 percent of the *roof area* of the *building*.

3.6 Projections

3.6.1 The following features may project into a *required front, side* and *rear yard*:

- 1) steps and wheelchair ramps;
- 2) eaves, gutters, cornices, sills, bay windows, chimneys, ornamental features or other similar features, provided that the projection does not exceed 1.0 metres or 0.6 metres in the case of a *required side yard* of less than 1.5 metres in width;
- 3) marquees, canopies open porches and *decks*, provided that, if the projection is into a *required side yard*, it does not exceed 1.8 metres or 50 percent of the width of that *required side yard*;
- 4) balconies, awnings and sun shades, provided that the projection does not exceed 1.2 metres and is not supported by columns;
- 5) an uncovered patio or terrace (either open or enclosed) in any *required yard* in a Residential *zone*, subject to the fence *height* limitations as specified in Section 3.7 of this Bylaw. An awning or sun umbrella is permitted on a patio or terrace.
- 6) arbors and trellises, fish ponds, ornaments, flag poles or similar landscape features;
- 7) an uncovered swimming pool, provided that the pool is
 - i. not located in the *required front yard*,
 - ii. not nearer than 3.0 metres to any *lot* line, and
 - iii. fenced and fitted with a safety gate.
- 8) a covered or roofed swimming pool, provided that the pool is
 - i. not located in the *required front yard*,
 - ii. not nearer than 3.0 metres to any *lot* line,
 - iii. fenced and fitted with a safety gate, and
 - iv. subject to compliance with the regulations governing *accessory buildings* contained in Section 3.11 of this Bylaw;
- 9) gasoline service pumps or pump islands in a *required front, rear* or *side yard*, provided that the pump or pump island is located no closer than 4.5 metres to any *lot* line. Canopies erected above a pump or pump island may project more than 1.8 metres into a *required front yard*, provided the canopy is located no closer than 4.3 metres to any *lot* line.

Informational note: Please refer to additional *setback from water* requirements in the respective *zones*.

3.7 Vision Clearance at Intersections and Fences

- 3.7.1 No fences, walls or other *structures*, other than a permitted principal *building*, shall be more than 1.0 metre high and no hedge, bush, shrub, tree or other plant shall be allowed to grow so that it obstructs vision clearance in the area bounded by
- 1) the intersecting *lot* lines at a *street* corner and a straight line adjoining points along the *lot* lines 10.0 metres from their point of intersection, or
 - 2) the intersection *lot* lines at a lane corner and a straight line joining points along the *lot* lines 6.0 metres from their point of intersection. A lane intersection includes the intersection of a lane with any other lane or with a *street*.
- 3.7.2 Except in Rural and Resource *zones*, the following *height* limitations apply to fences, walls and *structures* other than a *building*, provided any required *screening* is maintained:
- 1) If located in a *required front yard*, fences shall not exceed a *height* of 1.4 metres.
 - 2) If located in a *required side or rear yard*, fences shall not exceed a *height* of 2.0 metres except as specified in the respective *zones*.
 - 3) If located in a “Community Service Zone” or “Industrial Zone”, open-mesh or chain-link type fences shall not exceed a *height* of 3.7 metres.
- 3.7.3 The *height* of a fence, wall or hedge shall be measured from the ground at the *average natural grade* within 1.0 metre of both sides of the fence, wall or hedge.
- 3.7.4 Any portion of a retaining wall that projects above the surface of the ground which it supports shall be considered as a fence and shall be subject to the regulations of this section.
- 3.7.5 Where a retaining wall has been constructed along a *lot* line, the *height* of a fence, wall or hedge shall be measured from the surface of the ground which the retaining wall supports at the *average natural grade* with 1.0 metre of the retaining wall.

Informational note: Please refer to additional fencing requirements in the respective *zones*.

3.8 Conversion of Buildings

Buildings may be converted, altered or remodelled for another *use* provided that:

- 1) the *building* is structurally suitable for the proposed conversion; and

- 2) the converted *building* shall conform to all the provisions and regulations specified for the *zone* in which it is located.

3.9 Utilities Required

- 3.9.1 The *Regional District* may prohibit the erection of a *building* from commencing until firm arrangements have been made to supply the *building* with electrical power, water, sewerage, access and other facilities.
- 3.9.2 No *building* or *structure* shall be constructed, erected or occupied on any *lot* that is not serviced by a municipal, *communal* or *community sewer system* until a permit is issued under the provisions of the provincial Regulations governing sewage disposal.

3.10 Accessory Buildings, Structures and Uses

- 3.10.1 *Accessory buildings* shall not be constructed unless
 - 1) a principal *building* has been erected;
 - 2) a principal *building* will be erected simultaneously; or
 - 3) a *principal use* is in effect.
- 3.10.2 An *accessory building* shall not be used as a *dwelling unit*, except as otherwise permitted as an *accessory dwelling unit* by the provisions of this Bylaw.
- 3.10.3 Except as otherwise provided in this Bylaw, *accessory buildings* may be located in *required rear* and *side yards* provided that no portion of the *building* is located within 1.0 metre of a rear or *side lot line*.
- 3.10.4 A *building* or *structure* that is attached to a principal *building* by at least 66% of the length of any of its sides and has no direct access to the outside is not considered to be an *accessory building*, but is rather an extension or addition to the principal *building*. Unless otherwise specified in this Bylaw, the required *setback* from the *side lot lines* shall not be less than 1.0 metre.
- 3.10.5 Except as otherwise provided in this Bylaw, an *accessory building* shall not exceed 3.6 metres in *height*.
- 3.10.6 In *zones* where *graduated height* is permitted, the *height* of an *accessory building* or *structure* may be increased by 0.3 metres vertical distance for every 0.6 metre increase in excess of the minimum *side* and *rear yard setbacks* established by this Bylaw to a maximum of two *storeys*.
- 3.10.7 On a *corner lot* an *accessory building* shall not be located closer to the *flanking street* than the principal *building* on the same *lot* nor closer than the required *setback* from

the *flanking street* of the principal *building* on an adjoining *lot* or, where the *lots* are separated by a lane, the *lot* on the opposite side of the lane.

3.10.8 A *structure* for sheltering a boat may be located between the principal *building* and a waterway giving boat access, regardless of its location in a *required front, rear or side yard*.

3.10.9 An *accessory building* shall not exceed 3.6 metres in *height* if it is located within a *required rear yard*.

3.10.10 The total combined *gross floor area* of all *accessory buildings* and *structures* is restricted to

- 1) the greater of 5% of the area of the *lot* or
- 2) 400 square metres in Residential 1 and Residential 2 *zones* and to 5% of the area of the *lot* in all other *zones*
- 3) unless otherwise specified in this Bylaw.

Informational note: Please refer to additional *accessory building* and *use* requirements in the respective *zones*.

3.11 Accessory Dwelling Units

3.11.1 One *accessory dwelling unit* may be in any of the following forms:

- 1) a *secondary suite* within or attached to a *single-family dwelling* or *two-family dwelling*,
- 2) a *carriage home* above a *garage* or other *accessory building*,
- 3) a separate *cabin* on the same *lot* as the principal *dwelling unit*.

3.11.2 One *accessory dwelling unit* may be permitted where all the following conditions are met:

- 1) the *lot* is within an Official Community Plan area;
- 2) the *lot* is in a Rural 1, Rural 2 or Rural 3 or a Residential 1, Residential 2 or Residential 3 *zone*;
- 3) the *lot* contains a principal *dwelling unit* or the *accessory dwelling unit* will be constructed simultaneously with a proposed principal *dwelling unit*;
- 4) the *accessory dwelling unit* is occupied or intended to be occupied as the permanent residence of a person or family;
- 5) the *lot* is not less than 0.4 hectare in size or, in the Electoral Area "C" *South Long Beach OCP area*, 1.0 hectare;
- 6) the *accessory dwelling unit* meets all Building Code requirements; and
- 7) the *lot* meets health requirements for sewage disposal and potable water.

- 3.11.3 1) An *accessory dwelling unit* shall have a *floor area* of not more than 80 square metres in size, or if located within or attached to the principal *dwelling unit*, not more than 40% of the habitable *floor area* of the *building*, whichever is less, in all Electoral Areas except Electoral Area 'C'.
- 2) In Electoral Area 'C' an *accessory dwelling unit* shall have a *floor area* of not more than 70 square metres or, if located within or attached to the principal *dwelling unit*, not more than 40% of the habitable *floor area* of the *building*, whichever is less.
- 3.11.4 No more than one *accessory dwelling unit* is permitted on any *lot*.
- 3.11.5 An *accessory dwelling unit* may only be one *storey* and not more than 3.7 metres in *height* unless otherwise provided for in this Bylaw.
- 3.11.6 An *accessory dwelling unit* shall not be located, unless otherwise provided for in this Bylaw:
- 1) within a *required front yard*, or
- 2) within 3 metres of a *side or rear lot line*.
- 3.11.7 An *accessory dwelling unit*, if located within the principal *dwelling unit* or within an *accessory building*, shall have its entrance.
- 3.11.8 An *accessory dwelling unit* shall include facilities for storing, preparing and cooking food, sanitary facilities and a bedroom.
- 3.11.9 No person may occupy an *accessory dwelling unit* unless an occupancy permit has been issued for it.
- 3.11.10 One off-street *parking space* shall be provided for the exclusive use of the occupant(s) of the *accessory dwelling unit*.
- 3.11.11 An *accessory dwelling unit* may not be a separate strata unit.
- 3.11.12 On *lots* greater than 0.8 hectares in size, one *accessory dwelling unit* **OR** one *manufactured home* of at least 60 square metres may be permitted in addition to a *single-family dwelling* provided that:
- 1) there is only one principal *building* located on the property and it is occupied as a *single-family dwelling*;
- 2) the *setbacks* for the *accessory dwelling unit* or *manufactured home* are the same as the requirements for the principal *dwelling unit*; and
- 3) the *accessory dwelling unit* or *manufactured home* shall be occupied by no more than 2 people.

3.11.13 *Caretaker use* that is *accessory* to a *non-residential principal use* may be permitted in the following circumstances:

- 1) as specified in the respective *zones* in this Bylaw, or
- 2) where the premises cannot be effectively secured or where the public safety might be endangered by lack of supervision.
- 3) Authorized accommodation shall conform to the requirements of this Bylaw in all respects and to the requirements of the Building Bylaw.

Informational note: For clarity, *accessory dwelling units* are for use as a primary residence, not for use as a vacation rental. Please refer to additional *accessory dwelling unit* requirements in the respective *zones*.

3.12 Temporary Buildings

3.12.1 No *temporary building* or *structure* may be constructed or erected without a permit.

3.12.2 A *temporary building* is not intended to be permanent and, other than a *garage* or other *accessory building*, shall not have its exterior walls supported on continuous concrete or masonry foundations or walls.

3.12.3 *Temporary buildings* include boat shelters, bunkhouses, skid shacks, huts, custom-built manufactured or mobile units or any other similar type of portable *building* or *structure*, whether or not it is placed on foundations or affixed to the land in any way.

3.12.4 A *temporary building* or *structure* shall not be used as a *dwelling unit* for longer than 24 hours, with the following exceptions:

- 1) Where a principal *dwelling unit* is under construction on a *lot* that is at least 0.4 hectares in size, one *temporary building* may be occupied as a *dwelling unit* for a period not to exceed the construction period, provided that
 - i. the *temporary building* is and continues to be habitable and
 - ii. a *manufactured home* is not located on the *lot*.
- 2) Such *temporary building* shall be removed upon completion of construction of the principal *dwelling unit* or upon the expiry and non-renewal of the building permit for the principal *dwelling unit*.
- 3) A *temporary building* or *structure* may be erected for the storage of construction materials and tools on a *lot* being developed for a period not to exceed the construction period.

3.13 Recreational Vehicles and Manufactured Homes

- 3.13.1 A *recreational vehicle* may be used as a *dwelling unit* on a transitory basis only, when located in an authorized *campground*.
- 3.13.2 Where a principal *dwelling unit* is under construction on a *lot* that is at least 0.4 hectares in size, one *manufactured home* may be occupied as a *dwelling unit* for a period not to exceed the construction period, provided that
- 1) the *manufactured home* is and continues to be habitable and
 - 2) a *temporary building* is not located on the *lot*.
 - 3) Such *manufactured home* shall be removed upon completion of construction of the principal *dwelling unit* or upon the expiry and non-renewal of the building permit for the principal *dwelling unit*.

3.14 Home Occupation

- 3.14.1 A *home occupation* or business shall be conducted entirely within a principal *dwelling unit* or *accessory building* or in a combination of both, with the exception of a *daycare*, which may have an outdoor play area.
- 3.14.2 The *home occupation use* shall occupy no more than 40 square metres.
- 3.14.3 No more than three persons, at least one of whom must reside in the *dwelling unit*, may be engaged in the *home occupation*.
- 3.14.4 There shall be no external production or storage of materials, containers or finished goods, except for the temporary storage of harvested crops.
- 3.14.5 There shall be no indication, other than a single non-illuminated sign of a maximum 1.0 square metre, that the property and its *building* are being utilized for any purposes other than *residential use*.
- 3.14.6 A *home occupation* shall not involve the use of mechanical equipment other than equipment similar to that ordinarily employed for *residential purposes*.
- 3.14.7 The premises must not be used for *manufacturing*, any other *light industry*, *warehousing* or *retail uses*.
- 3.14.8 The *home occupation* must not produce noise, vibration, smoke, dust, odour, litter or heat other than that normally associated with a *dwelling unit* and must not create or cause any fire hazard, electrical interference or traffic congestion in the *street*.
- 3.14.9 Parking for all vehicles in connection with a *home occupation* shall be located on the *lot* used for the *home occupation*.

- 3.14.11 The operation of a kindergarten, *daycare* or *pre-school* as a *home occupation* shall be for a maximum of eight children at any one time or as permitted by provincial licence.
- 3.14.12 The operation of a *boarding and lodging* as a *home occupation* shall be for a maximum of four boarders or lodgers.
- 3.14.13 The operation of a *dance school* as a *home occupation* shall be limited to a maximum of eight students at any one time.

3.15 Home Industry

Lots zoned for *home industry* are intended to provide space for the incubation of small, new *industrial uses*. *Home industry uses* require larger *lots* and more buffering than are required for *home occupation uses* as some of the industrial activities may be conducted outdoors.

- 3.15.1 A *home industry* may be conducted in an *accessory building or structure* or outside, but not in a *dwelling unit*.
- 3.15.2 The minimum *lot area* for *home industry use* is 2 hectares.
- 3.15.3 The maximum total area of *home industry use* on a *lot* is 200 square metres.
- 3.15.4 No more than four persons, at least two of whom must reside in the *dwelling unit*, may be engaged in the *home industry*.
- 3.15.5 A suitable fully *landscaped* 10-metre in depth, *screened* and buffered area shall be provided between *home industry uses* and adjacent properties.
- 3.15.6 The minimum *setback* from all *lot lines* for *home industry use* is
- 1) 15 metres provided the *use* is contained within an *accessory building or structure* or
 - 2) 30 metres if the *use* is not contained within a *building or structure*.

Informational note: Please refer to additional *home industry* requirements in the respective *zones*.

3.16 Upland Aquaculture

- 3.16.1 The minimum *setback* for all *buildings*, nursery facilities and grow-out ponds from all *lot lines* is 15.0 metres.
- 3.16.2 *Aquaculture* shall be conducted within a *building* except for necessary nursery facilities and grow-out ponds.

- 3.16.3 The perimeter of all *upland aquaculture* facilities must be enclosed by a chain-link type fence of not less than 1.5 metres in height. All gates must be self-closing with locking mechanisms located on the inside of the gate to prevent public access.
- 3.16.4 The perimeter fence shall be located within a *setback* that is 3.0 to 6.0 metres from the pond's edge.
- 3.16.5 Best practices, including landscape buffering, shall be used to prevent any annoyance or nuisance, such as unsightliness, the emission of odours and noise including generator or pump noise and the *use* of floodlighting, to residents or visitors to the surrounding area.

Informational note: Please refer to additional *upland aquaculture* requirements in the respective *zones*.

3.17 Keeping Animals

- 3.17.1 In all *zones* where *agriculture use* or *animal care* is not a permitted use, keeping animals shall be deemed to be an *accessory use*, and the following regulations apply:
- 1) on *lots* with a *lot area* of less than 0.24 hectare, the keeping of *pets* is permitted;
 - 2) on *lots* with a *lot area* of 0.24 hectare or greater, the keeping of *pets* and *household animals* is permitted;
 - 3) on *lots* with a *lot area* of 1.0 hectare or greater, the keeping of *pets*, *household animals* and *livestock* is permitted;
 - 4) on *lots* in Rural and Resource *zones* with a *lot area* of at least 2.0 hectares, any number of *livestock* may be kept for commercial or domestic purposes, including *pets*, *household animals*, and *kennels*, provided that provisions are made to reduce excessive noise.
- 3.17.2 An area of at least 0.2 hectare shall be maintained for the *use* of each *household animal* (other than *poultry*) or *livestock*.
- 3.17.3 A *building* or *structure* used for the keeping of *household animals* or *livestock* must be located at least 15.0 metres from all *lot lines*, *watercourses* and *dwelling units*.
- 3.17.4 A beehive shall be located at least 7.5 metres from all *lot lines*.
- 3.17.5 All persons wishing to keep bees must be registered with the BC Ministry of Agriculture and must abide by the beekeeping regulations as specified in the provincial and federal Regulations.
- 3.17.6 Animal waste shall be managed in accordance with current good practices, as required by federal and provincial Regulations.
- 3.17.7 These regulations do not apply to properties with farm status classification under the *BC Assessment Act* or lands located within the ALR.

Informational note: Please refer to additional keeping animals requirements in the respective *zones*.

3.18 Off-street Parking

3.18.1 For all *uses, buildings and structures* identified in this section and in the *zones*, *off-street* parking and *off-street* loading must be provided and maintained in accordance with the regulations in this Bylaw. For greater certainty:

- 1) For the purpose of computing the number of *off-street parking spaces* and *off-street* loading spaces, any fraction must be rounded up to the nearest whole number.
- 2) If a *use, building or structure* is not listed in the *off-street* parking requirements table or the *off-street* loading requirements table, the respective number of required spaces is calculated on the basis of the most similar *use, building or structure* that is listed.

3.18.2 The number of *parking spaces* required shall be as shown below:

Use, Building or Structure	Off-Street Parking Spaces Required
<i>Abattoir</i>	2.0 spaces
<i>Accessory dwelling unit</i>	1.0 space per ADU
<i>Airport</i>	1.0 space per 10.0 m ² of waiting room
<i>Animal care</i>	1.0 space per 20.0 m ² of <i>floor area</i>
<i>Apartment building</i>	1.5 spaces per <i>dwelling unit</i>
<i>Assembly</i> such as art galleries, museums, libraries and studios	1.0 per 40 m ² of <i>floor area</i>
<i>Assembly</i> such as arenas, <i>assembly</i> or meeting halls, auditoriums, <i>clubs, lodges</i> and fraternal <i>buildings</i> , community centres, dance halls, exhibition halls, funeral parlours and undertaking businesses, gymnasiums, stadiums, theatres and similar <i>uses</i>	1.0 space per 10 seats or 1.0 space per 9,000 m ² of <i>gross floor area</i> , whichever is greater?
<i>Auction room</i>	1.0 space per 28 sq. metres of <i>gross floor area</i>
<i>Bed and breakfast</i>	1.1 spaces per <i>bedroom</i> plus 1.5 for owner or operator's <i>use</i>
Billiard/pool parlour	1.0 space per billiard/pool table
<i>Boarding and lodging</i>	1.0 space per 2 <i>guest bedrooms</i>
Bowling alley	2.0 spaces per bowling lane
<i>Campground</i>	2.0 spaces per <i>camping site</i> plus 1.0 space per employee
<i>Camping site</i>	2.0 spaces
<i>Community care facility</i>	1.0 space per 3 beds plus 1.0 space per 3 employees
<i>Caretaker's residence</i>	2.0 spaces
Institution or <i>dormitory unit</i>	1.0 space per 3 employees plus 1.0 per 6 beds

<i>Club or lodge</i>	1.0 space per 10 seats or 1.0 per 9,200 m ² of <i>floor area</i> in areas without fixed seats
Commercial nursery or greenhouse	1.0 space per 15.0 m ² of sales <i>building</i>
Communication service	1.0 space per 28.0 m ² of <i>gross floor area</i>
Community service such as police, fire station or community hall	1.0 space per 40 m ² of <i>gross floor area</i>
<i>Convenience store</i>	1.0 space per 15.0 m ² of <i>gross floor area</i>
<i>Cottage</i> intended for tourist or temporary accommodation	1.0 space per <i>cottage</i>
<i>Duplex or two-family dwelling</i>	1.5 spaces per <i>dwelling unit</i>
<i>Dwelling, single-family</i>	2.0 spaces per <i>dwelling unit</i>
<i>Dwelling, seasonal</i> if not accessed from a constructed <i>road</i>	No off- <i>street</i> parking required
<i>Dwelling unit</i> in a commercial or mixed-use <i>building</i>	1.5 spaces per <i>dwelling unit</i>
<i>Dwelling unit, multiple-family</i>	1.5 spaces per <i>dwelling unit</i>
<i>Fitness centre</i>	1.0 space per 10.0 m ² of fitness or gymnasium <i>floor area</i>
<i>Float home</i>	1.0 space
Fuel service station	1.0 for each 2 employees plus 1.0 per service bay
<i>Guesthouse</i>	1.1 spaces per <i>bedroom</i> plus 1.5 for owner or operator's <i>use</i>
Health, welfare and <i>medical services</i>	1.0 space per 46.5 m ² of <i>floor area</i>
<i>Heavy industry</i>	1.0 space per employee
<i>Home industry</i>	1.0 space per non-resident employee
<i>Home occupation</i>	1.0 space per non-resident employee
<i>Hotel</i>	1.1 spaces per <i>dwelling unit</i> or <i>bedroom</i> plus 1.0 space for each 3 seats in dining or drinking facilities
Hospital or sanatorium	1.0 space per 2 staff doctors plus 1.0 per 4 employees plus 1.0 per 5 beds
<i>Houseboat</i>	1.0 space
<i>Kennel</i>	2.0 spaces
<i>Manufactured or mobile home</i>	1.5 spaces per home
<i>Manufacturing</i> or production facilities, including industrial <i>buildings, structures</i> and <i>uses, display yards</i> , research laboratories, servicing and repair businesses and similar <i>uses</i>	1.0 space per 3 employees
<i>Marina</i>	1.0 space per employee plus 1.0 per 3 berths
<i>Medical marijuana facility</i>	1.0 space per employee
<i>Medical services</i>	1.0 space per 46.5 m ² of <i>gross floor area</i>
<i>Motel</i>	1.1 space per <i>guest bedroom</i> plus 1.0 space for each 3 seats in dining or drinking facilities
<i>Motor vehicle repair shop</i>	1.0 space per 3 employees or 1.0 per 92,903 m ² of <i>gross floor area</i> , whichever is greater

<i>Office</i>	1.0 space per 46.5 m ² of <i>gross floor area</i>
<i>Office in industrial building</i>	1.0 space per 27.8 m ² of <i>gross floor area</i>
<i>Office in recreation building</i>	2.0 spaces
Park (active sports, playing fields)	25.0 spaces per playing field
<i>Personal service</i>	1.0 space per 28.0 m ² of <i>gross floor area</i>
<i>Petting farm</i>	1.0 space per 400 m ² of area occupied by the <i>petting farm</i> and permitted <i>accessory uses</i> plus 1.0 space for every 2 non-resident employee plus 2.0 spaces for the owner or operator's use
<i>Place of worship</i> or hall	1.0 space per 10 seats plus 1.0 per 18.58 m ² of <i>gross floor area</i> used for <i>assembly</i> within a <i>place of worship</i> or hall
Recreational use including golf course, miniature golf course, health centres, steam baths, roller rinks, swimming pools and similar uses	1.0 space per 46.5 m ² of <i>gross floor area</i> plus 1.0 per 10 spectator seats
Restaurants, bistros, cafés, other eateries, beer parlours, bars, pubs, lounges, night-clubs and other similar businesses, and entertainment services	1.0 space for each 3 seats
<i>Retail</i>	1.0 space per 28 sq. metres of <i>gross floor area</i>
<i>Riding academy</i>	1.0 space per 5 horse stalls
<i>Row housing</i>	1.5 spaces per <i>dwelling unit</i>
<i>School</i> such as an elementary and junior high school	1.0 space per staff member
<i>School</i> such as a senior high school, college or other adult education	1.0 space per staff member plus 1.0 per 10 students
<i>Seasonal dwelling</i>	1.5 spaces per <i>seasonal dwelling</i>
<i>Guest bedroom</i>	1.0 space per <i>guest bedroom</i> plus 1.5 for owner or operator's use
Warehouse, storage building, mini-storage, storage yard, wholesale businesses and other similar uses	1.0 space per 3 employees or 1.0 per 185,806 m ² of <i>gross floor area</i> , whichever is greater
<i>Winery or cidery</i>	1.0 space per 28 sq. metres of <i>gross floor area</i> of <i>retail space</i>

- 3.18.2 A change in use or modification of a *building, structure* or *lot* shall result in a recalculation of parking requirements in accordance with this section, which may result in requirements for additional or fewer *parking spaces* to be provided.
- 3.18.3 Where the number of employees is used as a unit of measurement for the calculation of required *parking spaces*, it shall mean 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.

- 3.18.4 Where seating accommodation is used as a unit of measurement and where such accommodation consists of benches, pews, booths and similar seating, each 50 centimetres of width of such seating shall be counted as one seat.
- 3.18.5 When the calculation of parking requirements results in a fractional *parking space*, one *parking space* shall be provided to meet this fractional requirement.
- 3.18.6 Where a *building, structure* or *use* is not specifically mentioned or defined, the required *off-street parking spaces* for that *use* shall be the same as for a similar *use*.
- 3.18.7 All required *off-street parking spaces* shall be used only for the purpose of accommodating the vehicles of clients, customers, employees, members, visitors, residents or tenants who make *use* of the principal *building, structure* or *use* for which the *parking area* is provided. Such *parking area* shall not be used for *off-street* loading, driveways, *street access, access aisles*, commercial repair work or display, sale or storage of goods of any kind.
- 3.18.8 Where more than one *building, structure* or *use* is located on a *lot* or involves collective parking for more than one *use, building, or structure*, the total number of *parking spaces* shall be the sum of the various classes of *buildings, structures* or *uses*, including *accessory buildings, structures* and *uses*, calculated separately, and a space required for one *building, structure* or *use* shall not be included in calculations for any other *building, structure* or *use*.
- 3.18.9 No truck, bus, other *commercial vehicle*, contractor's equipment, dismantled or wrecked or unlicensed vehicle, boat, *trailer* or any similar vehicle, conveyance, craft or equipment shall be parked or stored outside a *garage, building* or *structure* in any Residential *zone*, except the following, which may only be parked or stored in a location other than the *required front yard*:
- 1) Not more than two of the following:
 - i. Trucks or *commercial vehicles* not exceeding .89 of a tonne rate capacity, or
 - ii. Personnel carriers not exceeding a carrying capacity of 18 passengers;
 - 2) Trucks, *commercial vehicles* or equipment required for construction, repair servicing or maintenance of the premises;
 - 3) Any dismantled, wrecked or unlicensed vehicle for a period of not more than 30 successive days;
 - 4) Boats or craft, unless the *required front yard* adjoins a waterway giving boat access, in which case one boat or craft may be stored in this *required front yard*;
 - 5) One *trailer* or boat-trailer;
 - 6) One *recreational vehicle*, where the location of an existing residence precludes vehicular access to the rear yard or where open storage in the rear yard is precluded because of the presence of sewage disposal facilities.

3.18.10 Parking shall not be located within a *required front yard* unless permitted by the specific *zone* regulations.

3.18.11 Parking in a *required side yard* is permitted provided that no part of the *parking area* is less than one metre from the *side lot line*.

3.18.12 All parking requirements for a *residential building, structure or use* shall be provided on the same *lot* as the *building*.

3.18.13 All off-street *parking spaces* shall comply with the following minimum dimensions:

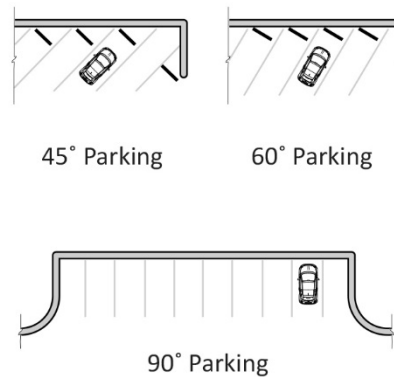
- 1) Length 5.5 m
- 2) Width 2.6 m
- 3) Height 2.15 m

3.18.14 Where a *parking space* abuts a fence, wall or other *structure* that is more than 0.3 metre in height, the width of the *parking space* shall be increased by 0.3 metre along any side that abuts such fence, wall, *building* or other *structure* to enable the opening of vehicular doors.

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

3.18.16 Minimum *access aisle* widths shall be:

<u>Parking Angles</u>	<u>Width of Aisle</u>
Up to 45°	3.7 metres
46° to 60°	5.2 metres
61° to 90°	6.7 metres



3.18.17 *Access aisles* that are intended for two-way traffic flow shall be not less than 6 metres in width.

3.18.20 All *parking lots* and *parking areas* shall be provided with adequate vehicle stops and curbs in order to retain all vehicles within the *parking lot* or *parking area*, and to ensure that any fences, walls, hedges, *landscaped areas* or *buildings* will be protected from any vehicles using the *parking lot* or *parking area*.

3.18.21 For any *building, structure or use* that is required to provide more than ten (10) off-street *parking spaces*, the *parking lot* or *parking area* and *access aisles* of shall be paved

or covered with some other hard, durable and dust-free surface and shall be graded to provide proper drainage for surface water.

3.18.22 Any lighting *used* to illuminate any *parking lot* shall be arranged so that all direct rays of light are reflected upon the *parking area* and not on any adjoining property.

3.18.23 The provisions of subsections 3.18.16 and 3.18.18 are inapplicable if the *lot* is part of a substantial area that is not accessible to vehicles, provided that an *off-street parking area* is provided in accordance with this Bylaw for the *building, structure* or *use*.

Informational note: Please refer to additional *off-street parking* and *parking space* requirements in the respective *zones*.

3.19 Off-street Loading

3.19.1 Where any *building, structure* or *use* is established on any *lot*, *off-street* loading areas shall be provided and maintained for the permitted *building, structure* or *use* in accordance with the regulations of this section. The number of *loading spaces* required shall be as shown below:

<i>Building, Structure or Use</i>	<i>Off-Street Loading Spaces Required</i>
<i>Retail store, wholesale business, warehouse and other similar uses of less than 465 m²</i>	1.0 space
<i>Retail store, wholesale business, warehouse and other similar uses of 465 to 2,323 m²</i>	2.0 spaces
<i>Retail store, wholesale business, warehouse and other similar uses of 2,324 to 5,574 m²</i>	3.0 spaces
<i>Retail store, wholesale business, warehouse and other similar uses of more than 5,574 m²</i>	3.0 spaces plus 1.0 additional space per 5,574 m ² or fraction thereof
<i>Office,, place of assembly, place of worship, hospital, institution, hotel, club or lodge, auditorium, utility, school or other similar uses of less than 2,787 m²</i>	1.0 space
<i>Office, place of assembly, place of worship, hospital, institution, hotel, club or lodge, auditorium, utility, school or other similar uses of 2,787 to 5,575 m²</i>	2.0 spaces
<i>Office, place of assembly, place of worship, hospital, institution, hotel, club or lodge, auditorium, utility, school or other similar uses of more than 5,575 m²</i>	2.0 spaces plus 1.0 additional space per 5,574 m ² or fraction thereof
<i>Light industry, heavy industry and airport use</i>	1.0 space per 2,000 m ² or portion thereof in all <i>buildings</i> located on the <i>lot</i> , except where a <i>use, building</i> or <i>structure</i> requires fewer than 4.0

	<i>parking spaces, then no loading space is required</i>
--	--

- 3.19.2 A change or modification of a *building, structure* or *use* shall result in a recalculation of loading requirements in accordance with this section, which may result in requirements for additional or fewer *parking spaces* to be provided.
- 3.19.3 Where more than one *building, structure* or *use* is located on a *lot* or involves collective loading for more than one *use, building* or *structure*, the total number of *loading spaces* shall be the sum of the various classes of *buildings, structures* or *uses* calculated separately, and a space required for one *building, structure* or *use* shall not be included in calculations for any other *building, structure* or *use*.
- 3.19.4 All required off-*street loading spaces* shall be located on the same *lot* as the *building, structure* or *use* that they serve.
- 3.19.5 *Loading spaces* and facilities shall not be located within a *required front yard* or less than 7.6 metres from the nearest point of intersection of the *lot* lines of any two *street* allowances.
- 3.19.6 All off-*street* loading and unloading spaces shall be designed to accommodate a vehicle at least 9.0 metres in length, 2.5 metres in width and 3.7 metres in *height*.
- 3.19.7 All loading spaces shall be provided with adequate vehicle stops and curbs in order to retain all vehicles within the loading area, and to ensure that any fences, walls, hedges, *landscaped areas* or *buildings* will be protected from any vehicles using the loading area.
- 3.19.8 The loading spaces and access aisles shall be paved or covered with some other hard, durable and dust-free surface and shall be graded to provide proper drainage for surface water.
- 3.19.9 Any lighting *used* to illuminate any loading spaces shall be arranged so that all direct rays of light are reflected upon the loading area and not on any adjoining property.
- 3.19.10 The provisions of subsection 3.19.7 and 3.19.8 are inapplicable if the *lot* is part of a substantial area that is not accessible to vehicles, provided that an off-*street* loading area is provided in accordance with this Bylaw for the *building, structure* or *use* that will be completed within six months of the provision of vehicular access.
- 3.19.11 The provisions of subsection 3.19.8 is inapplicable if the *lot* is part of a substantial area where public highways are not hard-surfaced, provided that the loading area is kept dust-free and is surfaced in accordance with subsection 3.10.9 within six months of the provision of hard-surfacing to the vicinity of the *lot*.

Informational note: Please refer to additional off-*street* loading requirements in the respective

zones.

PART 4 ZONE USE AND REGULATIONS

4.1 Establishment of Zones

For the purposes of this Bylaw, the lands and waters within the unincorporated limits of Regional District of Alberni-Clayoquot are classified into twelve zoning categories. Within each category there are a number of *zones*. These are listed below. Where *sub-zones* exist, they are described immediately following the relevant *zone* regulations and appear in the Table of Contents of this Bylaw.

Map Symbol	Zone Category
---------------	---------------

Rural Zones

RU1	Small-scale rural <i>use</i> and agriculture
RU2	Medium-scale rural <i>use</i> and agriculture
RU3	Larger-scale rural <i>use</i> and agriculture

Resource Zones

RE	Resource
----	----------

Residential Zones

R1	Small- <i>lot</i> single-family <i>residential</i>
R2	Larger- <i>lot</i> single-family <i>residential</i>
R3	Duplex or two-family <i>residential</i>
R4	Multi-family <i>residential</i>
R5	Manufactured (mobile) homes
R6	Small-scale cottage <i>residential</i>

Recreational Residential Zones

RR1	Recreation <i>residential</i>
RR2	Salmon Beach recreational <i>residential</i>

Commercial Zones

C1	General and service commercial
C2	Commercial accommodation
C3	Commercial recreation

Mixed-Use Zones

MU	Mixed-use <i>residential</i> and commercial accommodation
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Industrial Zones

I1	Light industry and business parks
I2	General industry
I3	Industrial storage
I4	Heavy industry
I5	Industrial waste

Parks and Recreation Zones

P1	Parks and passive recreation
P2	Parks, camping and active recreation

Community Service Zones

CS	Community service, institutional and civic <i>use</i>
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Airport Zones

AP	Airport
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Water Zones

W1	Open water and foreshore recreation
W2	Resource-based water <i>use</i>
W3	Water conservation
W4	Water commercial
W5	Water industrial

Comprehensive Development Zones

CD1	Great Central Lake comprehensive development
CD1A	Fish lodge and cottages
CD1B	Marine centre
CD1C	<i>Residential</i> resort neighbourhood
CRCD1	Country <i>residential</i> comprehensive development 1
CRCD2	Country <i>residential</i> comprehensive development 2

4.2 Zoning Maps

The location and extent of each *zone* established by this Bylaw is shown on the “Zoning Maps” of the Regional District of Alberni-Clayoquot and which form part of this Bylaw. This paper copy represents the official version of the location and extent of the *zones* on adoptions, but the electronic version on file at the Regional District of Alberni-Clayoquot offices will be the official version for legal interpretation purposes and future updating; noting:

- 1) Where there is a conflict between the electronic version and the attached paper version as of the date of adoption of this Bylaw, the paper version prevails;

- 2) The base or underlying layers of unofficial information (e.g., subdivisions, road layouts, etc.) on the Zoning Map may be updated to reflect *development* without further amendment to this Bylaw; but
- 3) The location and extent of *zones* may only be updated in accordance with official amendments to this Bylaw, adopted by bylaw.

4.3 Zone Boundaries

- 4.3.1 Where a *zone* boundary is shown on the zoning maps as following a *road* allowance or a *stream*, the centre-line of such *road* allowance or *stream* shall be the *zone* boundary.
- 4.3.2 Where a *zone* boundary is shown on the zoning maps as following the boundary of or encompassing waters designated by statute as Navigable Waters, the lowest low water mark of the water body shall be the *zone* boundary.
- 4.3.3 Where a *zone* boundary does not follow a legally defined line, and where distances are not specifically indicated, the location of such boundary shall be determined by the use of a scale ruler on the Zoning Maps.

4.4 Zone Abbreviations

Where *zone* abbreviations are used within the text of this Bylaw, they have the same meaning as the full textual name of the *zone* has.

4.5 Restricted Use

Subject to all other provisions of this Bylaw, land within each *zone* may only be used and *buildings* and *structures* erected and used for the purposes specified in the relevant *zone*.

4.6 Sub-Zones

Where a slight variation or anomaly legally exists on any *lot* within a *zone* category, that *lot* is considered a variation on the *zone* category rather than a different *zone*. The regulations of the *zone* category apply unless superseded under the specific *sub-zone*.

4.7 Zone Group Numbering

Each category of *use* or type of *zone* has been allocated a group of ten numbers, so that Rural *zones* start with number 4.10, Resource *zones* with 4.20, Residential *zones* with 4.30, etc.

4.10 Rural 1 Zone (RU1)

This *zone* provides for smaller and niche-market farms, truck-gardening, orchard or nursery cultivation, greenhouses and other *agriculture uses* that do not require extensive tracts of land.

4.10.1 Permitted *Principal Uses*:

- 1) *Agriculture use*
- 2) *Single-family dwelling*
- 3) On *lots* with a minimum *lot area* of 2.4 hectares:
 - i. *Medical marijuana facilities*
- 4) On *lots* with a minimum *lot area* of 16 hectares and on *lots* in the ALR:
 - i. *Intensive agriculture use*

4.10.2 Permitted *Accessory Uses*:

- 1) *Accessory buildings, structures and uses*
- 2) *Home occupation*
- 3) *Animal care*
- 4) Sales of farm produce to consumers
- 5) On *lots* with a minimum *lot area* of 0.4 hectares:
 - i. *Accessory dwelling unit*
 - ii. *Temporary farm worker housing*
- 6) On *lots* with a minimum *lot area* of 0.8 hectare:
 - i. *Petting farm*
 - ii. *Upland aquaculture*
- 7) On *lots* with a minimum *lot area* of 2 hectares:
 - i. *Home industry*
- 8) On land that is classified as a farm:
 - i. Temporary or seasonal *agri-tourism* activities

4.10.3 *Lot Regulations*:

- | | |
|---|--------|
| 1) Minimum <i>lot area</i> | 0.8 ha |
| 2) Minimum <i>lot area</i> with <i>communal</i> or <i>community water and sewer system</i> in <i>Bamfield</i> | 0.1 ha |
| 3) Minimum <i>lot width</i> | 50 m |

4.10.4 *Density*:

- | | |
|---|--|
| 1) Maximum density | 1 <i>single-family dwelling</i> per <i>lot</i> |
| 2) Maximum density on <i>lots</i> 1.6 ha or greater | 2 <i>dwelling units</i> : either 2 <i>single-family dwellings</i> <u>or</u> 1 <i>single-family dwelling</i> and 1 <i>accessory dwelling unit</i> |

3) Maximum <i>lot coverage</i>	30%
4.10.5 Maximum Size (<i>Gross Floor Area</i>):	N/A
4.10.6 Maximum Height:	
1) Principal <i>building</i>	10 m
2) <i>Accessory buildings and structures</i>	6 m
3) <i>Graduated height for accessory buildings and structures</i>	0.3 m for each additional 1.2 m in side and rear <i>setbacks</i>
4) <i>Medical marijuana facility</i>	6 m
4.10.7 Minimum <i>Setbacks</i>:	
1) Front for all <i>buildings</i>	15 m
2) Rear for principal <i>building</i>	9 m
3) Rear for <i>accessory buildings and structures</i>	4.5 m
4) Side for all <i>buildings</i>	4.5 m
5) From a <i>minor stream</i> for all <i>buildings, structures and uses</i>	15 m
6) From a <i>major stream</i> for all <i>buildings, structures and uses</i>	30 m
7) <i>Setback from the ocean</i> for all <i>buildings, structures and uses</i>	7.5 m
8) From all <i>lot lines</i> for <i>home industry use</i> contained in an <i>accessory building or structure</i>	15 m
9) From all <i>lot lines</i> for <i>home industry use</i> not contained in an <i>accessory building or structure</i>	30 m
10) From all <i>lot lines</i> for <i>medical marijuana facility</i>	30 m
11) From a Residential <i>zone</i> for <i>intensive agriculture</i>	50 m
12) From any <i>stream</i> for <i>intensive agriculture</i>	30 m
13) From a <i>lot line</i> that abuts a <i>road, intensive agriculture</i>	15 m
4.10.8 Exceptions in Particular Locations:	
On those lands in Rural 1 <i>zones</i> that are identified on the zoning maps by a letter in brackets, the following additional regulations apply and, where relevant, supersede the RU1 regulations:	

RU1(a) Sub-Zone

This *Sub-Zone* is intended to provide for small-scale, custom slaughtering of animals on properties located in rural or agricultural areas.

- 1) Permitted *principal uses* are restricted to the following:
 - i. One (1) *abattoir*
 - ii. *Agriculture use*
 - iii. *Single-family dwelling*
- 2) Permitted *accessory uses* are restricted to those that are *accessory* only to a permitted *single-family dwelling* and *agriculture use*.
- 3) The density is limited to one (1) *single-family dwelling* on a *lot* where the entire *lot* is zoned RU1(a). Where a property is split-zoned and a *dwelling unit* is permitted under the other *zone*, no *dwelling unit* shall be permitted with the RU1(a) portion of the *lot*.
- 4) The maximum *lot coverage* is 25%.
- 5) The *lot* regulations are varied as follows:

i. Minimum <i>lot area</i>	0.4 ha
ii. Minimum <i>lot width</i>	45 m
- 6) The maximum size (gross floor area) of an *abattoir* is 250 m².
- 7) The maximum *height* of an *abattoir* is 3.8 m.
- 8) The maximum *height* of an *accessory building* is 6 m.
- 9) The minimum *setbacks* for an *abattoir* are:

i. Front	1234 m
ii. Rear	930 m
iii. Side	472 m

RU1(b) Sub-Zone

This *sub-zone* is intended for home-site severance from the parent parcel within the ALR.

- 1) *Accessory uses* are restricted to the following:
 - i. *Home occupation*
 - ii. *Accessory buildings, structures and uses*
- 2) The *lot* regulations are varied as follows:
 - i. The minimum *lot area* is 0.4 hectare.

- ii. The minimum *lot width* is 27 m.
- 3) The maximum density, on *lots* 0.8 hectare or greater, is two (2) *dwelling units*: either two *single-family dwellings* or one *single-family dwelling* and one *accessory dwelling unit*.
- 4) The maximum *lot coverage* is 33%.
- 5) *Single-family dwellings* must be separated by a distance of not less than 9.0 metres.

RU1(c) Sub-Zone

This *sub-zone* applies to Lot 1, Barclay District, VIP3077, Section 20, Township 1, known as Rance Island, in *Bamfield* only. It is intended to reflect the terms of a former land-use contract that permits the property owner to pursue a boat-building and boat-repair business.

- 1) The following additional *accessory uses* are permitted:
 - i. Boat-building and boat-repair within an enclosed *building* and outside within 15.24 metres of the *building*
 - ii. Storage of small watercraft
- 2) The following additional regulation applies:
 - i. Any *foreshore building, structure, use* or work ancillary to the business of boat-building and boat-repair shall be permitted only within the boundaries of a water lease approved and granted by the relevant provincial authority.

4.11 Rural 2 Zone (RU2)

4.11.1 Permitted *Principal Uses*:

- 1) *Agriculture use*
- 2) *Single-family dwelling*
- 3) *Craft distilleries*, provided that a vineyard, orchard or crop of at least 0.8 hectares in area is under continuous cultivation on the *lot*
- 4) Golf course
- 5) On *lots* with a minimum *lot area* of 2.4 hectares:
 - i. *Medical marijuana facilities*
- 6) On *lots* with a minimum *lot area* of 16 hectares and on *lots* in the ALR:
 - i. *Intensive agriculture use*

4.11.2 Permitted *Accessory Uses*:

- 1) *Accessory buildings, structures and uses*
- 2) *Home occupation*
- 3) Only if the *principal use* is *agriculture or single-family dwelling*:
 - i. *Animal care*

- ii. *Livestock* kept for commercial *uses*, as well as *kennels*, provided that provision is made to reduce excessive noise
 - iii. Sales of farm produce to consumers
 - iv. Airfields, airports, enterprises engaged in air transport and services
 - v. Arboreta, botanical gardens, wildlife refuges and similar *uses*
- 4) Only if the *principal use* is *agriculture*:
- i. *Temporary farm worker housing*
- 5) Parks and playgrounds for public *use*
- 6) Only if the *principal use* is a *craft distillery*:
- i. sales of wine, cider, beer or alcoholic beverage produced on the *lot* or *lots* comprising a farm and related products, provided that the *retail* area does not exceed the greater of 46.5 square metres or 5 percent of the *floor area* of the *craft distillery*, *craft distillery* tours, and outdoor seating or picnic areas.
- 7) Radio transmission towers
- 12) On *lots* with a minimum *lot area* of 0.4 hectare:
- i. *Accessory dwelling unit*
- 13) On *lots* with a minimum *lot area* of 2 hectares:
- i. *Home industry*
- 14) On land that is classified as a farm:
- i. Temporary or seasonal *agri-tourism* activities
 - ii. Not more than two *dormitory units*, provided that they are demonstrated to be essential to the operation of a farm located on that same property

4.11.3 Lot Regulations:

- | | |
|-----------------------------|-------|
| 1) Minimum <i>lot area</i> | 2 ha |
| 2) Minimum <i>lot width</i> | 100 m |

4.11.4 Density:

- | | |
|---|---|
| 1) Maximum density | 1 <i>single-family dwelling</i> per <i>lot</i> |
| 2) Maximum density on <i>lots</i> 4 ha or greater | 2 <i>dwelling units</i> : either 2 <i>single-family dwellings</i> or 1 <i>single-family dwelling</i> and 1 <i>accessory dwelling unit</i> |
| 3) Maximum <i>lot coverage</i> | 30% |

4.11.5 Maximum Size (*Gross Floor Area*):

N/A

4.11.6 Maximum Height:

- | | |
|---|------|
| 1) Principal <i>building</i> | 10 m |
| 2) <i>Accessory buildings</i> and <i>structures</i> | 6 m |

- | | |
|---|--|
| 3) <i>Graduated height for accessory buildings and structures</i> | 0.3 m for each additional 1.2 m in side and rear <i>setbacks</i> |
| 4) <i>Medical marijuana facility</i> | 6 m |

4.11.7 Minimum *Setbacks*:

- | | |
|--|-------|
| 1) Front for all <i>buildings</i> | 15 m |
| 2) Rear for principal <i>building</i> | 9 m |
| 3) Rear for <i>accessory buildings and structures</i> | 4.5 m |
| 4) Side for all <i>buildings</i> | 4.5 m |
| 5) From a <i>minor stream</i> for all <i>buildings, structures and uses</i> | 15 m |
| 6) From a <i>major stream</i> for all <i>buildings, structures and uses</i> | 30 m |
| 7) <i>Setback from the ocean</i> for all <i>buildings, structures and uses</i> | 7.5 m |
| 8) From all <i>lot lines</i> for <i>home industry use</i> contained in an <i>accessory building or structure</i> | 15 m |
| 9) From all <i>lot lines</i> for <i>home industry use</i> not contained in an <i>accessory building or structure</i> | 30 m |
| 10) From all <i>lot lines</i> for <i>medical marijuana facility</i> | 30 m |
| 11) From a Residential <i>zone</i> for <i>intensive agriculture</i> | 50 m |
| 12) From any <i>stream</i> for <i>intensive agriculture</i> | 30 m |
| 13) From a <i>lot line</i> that abuts a <i>road, intensive agriculture</i> | 15 m |

4.12 Rural 3 Zone (RU3)

This *zone* provides for, and encourages, the development of large-scale agricultural activities and farm operations on large rural *lots*.

4.12.1 Permitted *Principal Uses*:

- 1) *Agriculture use*
- 2) *Single-family dwelling*
- 3) *Craft distilleries* provided that a vineyard, orchard or crop of at least 0.8 hectares in area is under continuous cultivation on the *lot*
- 4) On *lots* with a minimum *lot area* of 2.4 hectares:
 - i. *Medical marijuana facilities*
- 5) On *lots* with a minimum *lot area* of 16 hectares and on *lots* in the ALR:

i. *Intensive agriculture use*

4.12.2 Permitted Accessory Uses:

- 1) *Accessory buildings, structures and uses*
- 2) *Home occupation*
- 3) Sales of farm produce to consumers
- 4) Airfields, airports, enterprises engaged in air transport and services
- 5) Arboreta, botanical gardens, wildlife refuges and similar *uses*
- 6) Fishing and trapping
- 7) Harvesting, transport and storage of forest resources and the erection of necessary facilities such as portable sawmills, but excluding other processing and activities not directly related such as the transfer of logs to and from the water or large-scale dry-land sorting
- 8) Harvesting of wild crops such as salal, ferns, moss, berries and tree seeds
- 9) *Temporary farm worker housing*
- 10) Not more than two *dormitory units*, provided that they are demonstrated to be essential to the operation of a farm.
- 11) Only if the *principal use* is a *craft distillery*: sales of wine, cider, beer or alcoholic beverage produced on the *lot* or *lots* comprising a farm and related products, provided that the *retail* area does not exceed the greater of 46.5 square metres or 5 percent of the *floor area* of the *craft distillery*, and *craft distillery* tours
- 12) *Upland aquaculture*
- 13) On *lots* with a minimum *lot area* of 0.4 hectare:
 - i. *Accessory dwelling unit*
- 14) On *lots* with a minimum *lot area* of 2 hectares:
 - i. *Home industry*
- 15) On land that is classified as a farm:
 - i. Temporary or seasonal *agri-tourism* activities

4.12.3 Lot Regulations:

- | | |
|-----------------------------|-------|
| 1) Minimum <i>lot area</i> | 4 ha |
| 2) Minimum <i>lot width</i> | 100 m |

4.12.4 Density:

- | | |
|---|---|
| 1) Maximum density | 1 <i>single-family dwelling</i> per <i>lot</i> |
| 2) Maximum density on <i>lots</i> 8 ha or greater | 2 <i>dwelling units</i> : either 2 <i>single-family dwellings</i> or 1 <i>single-family dwelling</i> and 1 <i>accessory dwelling unit</i> |
| 3) Maximum <i>lot coverage</i> | 30% |

4.12.5 Maximum Size (*Gross Floor Area*): N/A

4.12.6 Maximum Height:

- | | |
|---|--|
| 1) Principal <i>building</i> | 10 m |
| 2) <i>Accessory buildings and structures</i> | 10 m |
| 3) <i>Graduated height for accessory buildings and structures</i> | 0.3 m for each additional 1.2 m in side and rear <i>setbacks</i> |
| 4) <i>Medical marijuana facility</i> | 6 m |

4.12.7 Minimum Setbacks:

- | | |
|--|-------|
| 1) Front for all <i>buildings</i> | 15 m |
| 2) Rear for principal <i>building</i> | 9 m |
| 3) Rear for <i>accessory buildings and structures</i> | 4.5 m |
| 4) Side for all <i>buildings</i> | 4.5 m |
| 5) From a <i>minor stream</i> for all <i>buildings, structures and uses</i> | 15 m |
| 6) From a <i>major stream</i> for all <i>buildings, structures and uses</i> | 30 m |
| 7) <i>Setback from the ocean</i> for all <i>buildings, structures and uses</i> | 7.5 m |
| 8) From all <i>lot lines</i> for <i>home industry use</i> contained in an <i>accessory building or structure</i> | 15 m |
| 9) From all <i>lot lines</i> for <i>home industry use</i> not contained in an <i>accessory building or structure</i> | 30 m |
| 10) From all <i>lot lines</i> for <i>medical marijuana facility</i> | 30 m |
| 11) From a Residential <i>zone</i> for <i>intensive agriculture</i> | 50 m |
| 12) From any <i>stream</i> for <i>intensive agriculture</i> | 30 m |
| 13) From a <i>lot line</i> that abuts a <i>road</i> for <i>intensive agriculture</i> | 15 m |

4.12.8 Exceptions in Particular Locations:

On those lands in Rural 3 *zones* that are identified on the zoning maps by a letter in brackets, the following additional regulations apply and, where relevant, supersede the RU3 regulations:

RU3(a) Sub-Zone

This *sub-zone* is intended only for District Lot 109, Alberni District.

- 1) *Medical marijuana facility* is not a permitted *use*.

- 2) The *lot* regulations are varied as follows:
 - i. The minimum *lot area* is 16 ha.
 - ii. The minimum *lot width* is 200 m.
- 3) The maximum density is three *single-family dwellings*, subject to approval from the Agricultural Land Commission if the land is in the ALR.

RU3(b) Sub-Zone

This *sub-zone* was designed to allow fish farms to construct on-land employee accommodation to support *aquaculture uses*.

- 1) *Medical marijuana facility* is not a permitted *use*.
- 2) Temporary accommodation in the form of *mobile or manufactured homes* is not a permitted *use*.
- 3) On-land employee-only accommodation to support surrounding *aquaculture uses* is an additional permitted *accessory use*.

RU3(c) Sub-Zone

This *sub-zone* applies only to Lot 5A, District Lot 468, Clayoquot District, on Willowbrae Road and is intended to place a former land-use contract permitting wood processing.

- 1) *Medical marijuana facilities* are not a permitted *use*.
- 2) Permitted *principal uses* include the following:
 - i. Shake-and-shingle mill *use* including a lumber saw
- 3) Permitted *accessory uses* include the following:
 - i. *Retail* sales of products processed on *lot*
 - ii. Indoor and outdoor storage
 - iii. Waste disposal necessary to the operation of the mill
 - iv. *Single-family dwelling*
- 4) The following additional conditions of *use* apply:
 - i. Outdoor storage and the stockpiling of solid waste materials shall not be located within *setback* areas of a minimum of 12 metres from the *lot* line adjoining Willowbrae Road and a minimum of 90 metres from the southeast corner of the *lot* or on the *foreshore*.
 - ii. A continuous planted *screening* of a minimum depth of 12 metres shall be maintained along all *lot* lines except for the access on Willowbrae Road and along the boundary of Ucluelet Inlet. The *screening* shall cover that portion of the *lot* within 104 metres of the southeast corner of the *lot*.
 - iii. The *single-family dwelling* must be located a minimum of 104 metres from the southeast corner of the *lot*.

4.20 Resource Zone (RE)

4.20.1 Permitted *Principal Uses*:

- 1) Forestry and silviculture
- 2) Harvesting, transport, storage of forest resources, including log storage grounds and the operation of primary processing such as portable sawmills, but excluding other processing activities not directly related, such as equipment repair depots
- 3) Harvesting of wild crops such as salal, ferns, moss, berries and tree seeds
- 4) Extraction of natural resources such as sand, gravel, minerals and ore.
- 5) *Agriculture use*
- 6) *Single-family dwelling*
- 7) *Upland aquaculture*
- 8) *Aquaculture*-related activities including hatchery and nursery facilities, grow-out ponds and pens, storage, ancillary parking and employee accommodation, but excluding processing
- 9) Airfields, airports, enterprises engaged in air transport and services
- 10) *Craft distilleries* provided that a vineyard, orchard or crop of at least 0.8 hectares in area is under continuous cultivation on the same farm or legal parcel
- 11) Park and playground
- 12) Services and *utilities* including *buildings accessory* to the following uses: sewage disposal, *utility* storage, waste disposal grounds and similar uses
- 13) Rights-of-way for railways, conduits and transmission lines
- 14) Water resource *buildings, structures* and *uses* including intake, storage, transmission conduits and hydro-electric works

4.20.2 Permitted *Accessory Use*:

- 1) *Accessory buildings, structures* and *uses*
- 2) *Home occupation*
- 3) *Buildings accessory* to park and playground *uses*
- 4) Only where a property is being used as a logging camp, for primary processing as a portable sawmill, for other permitted *uses* in accordance with the regulations of this Bylaw or is classified as farm land in accordance with the *Taxation Act*:
 - i. temporary accommodation in the form of *mobile* or *manufactured homes* or *dormitory units* for employees. Where such *uses* cease to be essential to the operation, they shall be removed.
- 5) Processing incidental to the operation of mines, quarries and other natural resource extraction industries
- 6) Only if the *principal use* is a *craft distillery*: sales of wine, cider, beer or alcoholic beverage produced on the *lot* or *lots* comprising a farm and related products, provided that the *retail* area does not exceed the greater of 46.5 square metres or 5 percent of the *floor area* of the *craft distillery*
- 7) On *lots* with a minimum *lot area* of 2 hectares:

- i. *Home industry*
- 8) On land that is classified as a farm:
 - i. Temporary or seasonal *agri-tourism* activities

4.20.3 Lot Regulations:

- 1) Minimum *lot area* 16 ha
- 2) Minimum *lot width* 200 m

4.20.4 Density:

- 1) Maximum density 1 *single-family dwelling* per lot
- 2) Maximum density on *lots* 32 ha or greater 2 *dwelling units*: either 2 *single-family dwellings* or 1 *single-family dwelling* and 1 *accessory dwelling unit*
- 3) Maximum *lot coverage* 30%

4.20.5 Maximum Size (*Gross Floor Area*):

N/A

4.20.6 Maximum Height:

- 1) Principal *building* 10 m
- 2) *Accessory buildings* and *structures* 6 m
- 3) *Graduated height* for *accessory buildings* and *structures* 0.3 m for each additional 1.2 m in side and rear *setbacks*

4.20.7 Minimum *Setbacks*:

- 1) Front for all *buildings* and *structures* 15 m
- 2) Rear for principal *building* 9 m
- 3) Rear for *accessory buildings* and *structures* 4.5 m
- 4) Side for all *buildings* and *structures* 4.5 m
- 5) From a *minor stream* for all *buildings*, *structures* and *uses* 15 m
- 6) From a *major stream* for all *buildings*, *structures* and *uses* 30 m
- 7) *Setback from the ocean* for all *buildings*, *structures* and *uses* 7.5 m
- 8) From all *lot lines* for *home industry use* contained in an *accessory building* or *structure* 15 m

- | | |
|---|------|
| 9) From all <i>lot</i> lines for <i>home industry use</i> not contained in an <i>accessory building</i> or <i>structure</i> | 30 m |
| 10) From all <i>lot</i> lines for gravel processing | 30 m |
| 11) From any other <i>zone</i> , recreation area, roadway or navigable waterway for any <i>use</i> that is or could become an annoyance or nuisance or reduce the enjoyment of the use of the surrounding land, such as unsightliness, the emissions of odours, dust, liquid effluent, fumes, smoke vibration, noise or glare, to residents or visitors to the surrounding area | 60 m |

4.20.8 Exemptions from RE Lot Regulations:

- 1) Rights-of-way, licences of occupation or leases created for *uses* permitted in this *zone*
- 2) Permitted log storage grounds
- 3) Permitted sand and gravel extraction operations

4.30 Residential 1 Zone (R1)

4.30.1 Permitted *Principal Uses*:

- 1) *Single-family dwelling*

4.30.2 Permitted *Accessory Uses*:

- 1) *Home occupation*
- 2) *Agriculture use*
- 3) *Accessory buildings, structures and uses*
- 4) On *lots* with a *lot* a minimum *lot area* of 0.4 hectare:
 - i. *One accessory dwelling unit*

4.30.3 Lot Regulations:

- | | |
|--|---------|
| 1) Minimum <i>lot area</i> | 0.24 ha |
| 2) Minimum <i>lot area</i> with <i>communal</i> or <i>community water</i> and <i>sewer system</i> in <i>Bamfield</i> | 0.1 ha |
| 3) Minimum <i>lot width</i> | 18 m |

4.30.4 Density:

- | | |
|--------------------------------|--|
| 1) Maximum density | 1 <i>single-family dwelling</i> per <i>lot</i> |
| 2) Maximum <i>lot coverage</i> | 30% |

- | | |
|---|---|
| 3) Maximum <i>lot coverage</i> for <i>accessory buildings</i> and <i>structures</i> | The greater of 5% or 400 m ² |
|---|---|

4.30.5 Maximum Size (Gross Floor Area): N/A

4.30.6 Maximum Height:

- | | |
|---|--|
| 1) Principal <i>building</i> | 10 m |
| 2) <i>Accessory buildings</i> and <i>structures</i> | 4 m |
| 3) <i>Graduated height</i> for <i>accessory buildings</i> and <i>structures</i> | 0.3 m for each additional 1.2 m in side and rear <i>setbacks</i> |

4.30.7 Minimum Setbacks:

- | | |
|--|-------|
| i. Front for all <i>buildings</i> | 12 m |
| ii. Rear for principal <i>building</i> | 9 m |
| iii. Rear for <i>accessory buildings</i> and <i>structures</i> | 1 m |
| iv. Side for principal <i>building</i> | 4.5 m |
| v. Side for <i>accessory buildings</i> and <i>structures</i> | 1 m |
| vi. From a <i>minor stream</i> for all <i>buildings, structures</i> and <i>uses</i> | 15 m |
| vii. From a <i>major stream</i> for all <i>buildings, structures</i> and <i>uses</i> | 30 m |
| viii. <i>Setback from the ocean</i> for all <i>buildings, structures</i> and <i>uses</i> | 7.5 m |

4.30.8 Exceptions in Particular Locations:

On those lands in Residential *zones* that are identified on the zoning maps by a letter in brackets, the following additional regulations apply and, where relevant, supersede the R1 regulations:

R1(a) Sub-Zone

This *sub-zone* is intended to provide for varied *setback* and *lot coverage* requirements.

- | | |
|--|------|
| 1) The minimum <i>lot width</i> is 30 m or 27% of <i>lot depth</i> . | |
| 2) The maximum <i>lot coverage</i> is 15%. | |
| 3) The minimum <i>setbacks</i> are varied as follows: | |
| i. Front | 15 m |
| ii. Rear | 10 m |
| iii. Side | 5 m |

- iv. From any stream, for a septic field 60 m

4.31 Residential 2 Zone (R2)

4.31.1 Permitted *Principal Uses*:

- 1) *Single-family dwelling*

4.31.2 Permitted *Accessory Uses*:

- 1) *Home occupation*
- 2) *Agriculture use*
- 3) *Accessory buildings, structures and uses*
- 1) On lots with a minimum *lot area* of 0.4 hectare:
 - i. *One accessory dwelling unit*

4.31.3 *Lot Regulations*:

- 1) Minimum *lot area* 0.4 ha
- 2) Minimum *lot area* without *communal or community water and sewer system in Bamfield* 0.24 ha
- 3) Minimum *lot area* with *communal or community water and sewer system in Bamfield* 0.1 ha
- 4) Minimum *lot width* 36 m

4.31.4 *Density*:

- 1) Maximum density 1 *single-family dwelling per lot*
- 2) Maximum *lot coverage* 30%
- 3) Maximum *lot coverage* for *accessory buildings and structures* The greater of 5% or 400 m²

4.31.5 *Maximum Size (Gross Floor Area)*: N/A

4.31.6 *Maximum Height*:

- 1) *Principal building* 10 m
- 2) *Accessory buildings and structures* 4 m
- 3) *Graduated height, accessory buildings and structures* 0.3 m for each additional 1.2 m in side and rear *setbacks*

4.31.7 *Minimum Setbacks*:

- | | |
|--|-------|
| 1) Front for all <i>buildings</i> | 12 m |
| 2) Rear for principal <i>building</i> | 9 m |
| 3) Rear for <i>accessory buildings and structures</i> | 1 m |
| 4) Side for principal <i>building</i> | 4.5 m |
| 5) Side for <i>accessory buildings and structures</i> | 1 m |
| 6) From a <i>minor stream</i> for all <i>buildings, structures and uses</i> | 15 m |
| 7) From a <i>major stream</i> for all <i>buildings, structures and uses</i> | 30 m |
| 8) <i>Setback from the ocean</i> for all <i>buildings, structures and uses</i> | 7.5 m |

4.31.5 Exceptions in Particular Locations:

On those lands in Residential 2 zones that are identified on the zoning maps by a letter in brackets, the following additional regulations apply and, where relevant, supersede the R2 regulations:

R2(a) Sub-Zone

This *sub-zone* is intended to provide temporary accommodation, primarily of a “*bed-and-breakfast*” character.

- 1) One *single-family dwelling* or one *guesthouse* is permitted as a *principal use*.
- 2) The minimum *lot width* is 37 metres.
- 3) For a *guesthouse*, the minimum *floor area* on the main floor shall be 84 square metres.
- 4) The following additional conditions of *use* apply:
 - i. *Accessory uses* for the *guesthouse* shall not include restaurants, bistros, cafés and other eateries, dining rooms or lounges open to the general public. Dining facilities provided shall be for the exclusive use of overnight guests of the *bed and breakfast*.
 - ii. Where accommodation is provided for the *family* of a *guesthouse* operator, it shall be located within the *guesthouse*.

4.32 Residential 3 Zone (R3)

This *zone* provides for *duplex* or *two-family dwellings*.

4.32.1 Permitted *Principal Uses*:

- 1) *Residential use*
- 2) *Duplex*

4.32.2 Permitted *Accessory Uses*:

- 1) *Home occupation*

- 2) *Agriculture use*
- 3) *Accessory buildings, structures and uses*
- 4) On lots with a minimum lot area of 0.4 hectare:
 - i. *One accessory dwelling unit*

4.32.3 Lot Regulations:

- | | |
|---|---------|
| 1) Minimum lot area | 0.24 ha |
| 2) Minimum lot area with communal or community water and sewer system in Bamfield | 0.1 ha |
| 3) Minimum lot width | 36 m |

4.32.4 Density:

- | | |
|-------------------------|--------------------------|
| 1) Maximum density | 2 dwelling units per lot |
| 2) Maximum lot coverage | 30% |

4.32.5 Maximum Size (Gross Floor Area):

- | | |
|--------------------------------------|--|
| | N/A |
| 1) All accessory buildings, combined | 5% of the lot area or 62 m ² , whichever is greater |

4.32.6 Maximum Height:

- | | |
|---|---|
| 1) Principal building | 10 m |
| 2) Accessory buildings and structures | 4 m |
| 3) Graduated height, accessory buildings and structures | 0.3 m for each additional 1.2 m in side and rear setbacks |

4.32.7 Minimum Setbacks:

- | | |
|---|-------|
| 1) Front for all buildings | 12 m |
| 2) Rear for principal building | 9 m |
| 3) Rear for accessory buildings and structures | 1 m |
| 4) Side for principal building | 4.5 m |
| 5) Side for accessory buildings and structures | 1 m |
| 6) From a minor stream for all buildings, structures and uses | 15 m |
| 7) From a major stream for all buildings, structures and uses | 30 m |

- 8) *Setback from the ocean for all buildings, structures and uses* 7.5 m

4.32.8 Conditions of Use:

- 1) *Accessory buildings, structures and uses* are permitted only where the *principal use* is residential.
- 2) An *accessory dwelling unit* is permitted only when the *principal use* is a *single-family dwelling*.

4.33 Residential 4 Zone (R4)

This zone provides for *multiple-family dwellings*.

4.33.1 Permitted Principal Uses:

- 1) *Single-family dwelling*
- 2) *Duplex*
- 3) *Apartment building*
- 4) *Row housing*

4.33.2 Permitted Accessory Uses:

- 1) *Agriculture use*
- 2) *Accessory buildings, structures and uses*
- 3) *Boarding and lodging*

4.33.3 Lot Regulations:

- | | |
|--|--------|
| 1) Minimum <i>lot area</i> | 1 ha |
| 2) Minimum <i>lot area</i> with <i>communal</i> or <i>community water</i> and <i>sewer system</i> in <i>Bamfield</i> | 0.1 ha |
| 3) Minimum <i>lot width</i> | 36 m |

4.33.4 Density:

- | | |
|---|---|
| 1) Maximum density | 10 <i>dwelling units</i> per <i>lot</i> or 1 <i>dwelling unit</i> per 500 sq m of <i>lot area</i> , whichever is greater |
| 2) For <i>garden apartment building use</i> , maximum total <i>residential floor area</i> of all principal <i>buildings</i> | Half that portion of the <i>lot area</i> that is located at least 3.6 m from the centre-line or centre of any lane |
| 3) For <i>apartment building use</i> , maximum total <i>residential floor area</i> of all principal <i>buildings</i> | 80 percent of that portion of the <i>lot area</i> that is located at least 3.6 m from the centre-line or centre of any lane |

4) Maximum <i>lot coverage</i>	30%
4.33.5 Maximum Size (<i>Gross Floor Area</i>):	N/A
1) All <i>accessory buildings</i> , combined	5% of the <i>lot area</i> or 62 m ² , whichever is greater
4.33.6 Maximum Height:	
1) Principal <i>building</i>	10 m
2) <i>Accessory buildings and structures</i>	4 m
3) <i>Graduated height, accessory buildings and structures</i>	0.3 m for each additional 1.2 m in side and rear <i>setbacks</i>
4.33.7 Minimum <i>Setbacks</i>:	
1) Front for all <i>buildings</i>	12 m
2) Rear for principal <i>building</i>	9 m
3) Rear for <i>accessory buildings and structures</i>	1 m
4) Side for principal <i>building</i>	4.5 m
5) Side for <i>accessory buildings and structures</i>	1 m
6) From a <i>minor stream</i> for all <i>buildings, structures and uses</i>	15 m
7) From a <i>major stream</i> for all <i>buildings, structures and uses</i>	30 m
8) <i>Setback from the ocean</i> for all <i>buildings, structures and uses</i>	7.5 m
4.33.8 Conditions of Use:	
1) The principal access to each <i>building</i> shall be from an outdoor or unenclosed area.	
2) Access to each <i>dwelling unit</i> in an <i>apartment building</i> shall be provided from a common hall or walkway and shall be designed and located to avoid passing within 3 metres of a window of a <i>habitable room</i> of any other <i>dwelling unit</i> unless an effective screen protects the privacy of the room.	
3) Balconies that allow access from one <i>dwelling unit</i> to another are not permitted.	

4.34 Residential 5 Zone (R5)

This *zone* provides for the accommodation of *mobile or manufactured homes* in courts or parks. The *Regional District* derives authority to regulation *manufactured home parks* from Part 9 of the *Local Government Act*.

4.34.1 Permitted *Principal Uses*:

- 1) Mobile or *manufactured home*
- 2) *Single-family dwelling*

4.34.2 Permitted Accessory Uses:

- 1) *Accessory buildings, structures and uses*

4.34.3 Manufactured-Home Park and Site Regulations:

- | | |
|---|--------------------|
| 1) Minimum <i>manufactured-home park size</i> | 1 ha |
| 2) Minimum <i>manufactured-home park width</i> | 60 m |
| 3) Minimum width of internal roadway | 7.6 m |
| 4) Minimum continuous <i>site frontage</i> on an internal roadway | 4.5 m |
| 5) Minimum <i>site area</i> for a single-wide <i>manufactured home</i> | 260 m ² |
| 6) Minimum <i>width of site area</i> for single-wide <i>manufactured home</i> | 11 m |
| 7) Minimum <i>site area</i> for a double-wide <i>manufactured home</i> | 345 m ² |
| 8) Minimum <i>width of site area</i> for double-wide <i>manufactured home</i> | 15 m |

4.34.4 Density:

- | | |
|--|-----------------|
| 1) Maximum density | 20 sites per ha |
| 2) Minimum number of <i>strata lots</i> when a <i>manufactured-home park</i> is subdivided in accordance with the <i>Strata Property Act</i> | 10 |

4.34.5 Maximum Size (Gross Floor Area):

N/A

4.34.6 Maximum Height:

- | | |
|--|---|
| 1) All <i>dwelling units</i> | 9 m |
| 2) <i>Accessory buildings and structures</i> | 4 m |
| 3) <i>Graduated height, accessory buildings and structures</i> | 0.3 m for each additional 1.2 m in side and rear setbacks |

4.34.7 Minimum Setbacks:

1) Front for <i>manufactured-home park</i>	7.6 m
2) Rear for <i>manufactured-home park</i>	7.6 m
3) Side for <i>manufactured-home park</i>	7.6 m
4) Front for <i>manufactured home and accessory buildings and structures</i> from <i>site boundary</i>	3 m
5) Rear for <i>manufactured home</i> from <i>site boundary</i>	2 m
6) Side for <i>manufactured home</i> from <i>site boundary</i>	1.5 m
7) Side for <i>manufactured home and accessory buildings and structures</i> from a <i>lot line</i> that abuts a <i>flanking street</i>	7.6 m
8) Rear for <i>accessory buildings and structures</i> from <i>site boundary</i>	1 m
9) Rear for <i>accessory buildings and structures</i> if adjoining property if zoned R1, R2, R3 or R4	3 m
10) Side for <i>accessory buildings and structures</i> from <i>site boundary</i>	1 m
11) Minimum combined width of any two adjoining <i>required side yards</i>	6 m
12) From a <i>minor stream</i> for all <i>buildings, structures and uses</i>	15 m
13) From a <i>major stream</i> for all <i>buildings, structures and uses</i>	30 m
14) <i>Setback from the ocean</i> for all <i>buildings, structures and uses</i>	7.5 m

4.34.8 Conditions of Use:

- 1) The *single-family dwelling* must be on the same *lot* and must be occupied by the owner, caretaker or watchman.
- 2) Adequate on-site sewage disposal and domestic water shall be provided for all *dwelling units*.
- 3) The use, design and operation of all *buildings, sites, facilities and services* shall comply with the requirements of applicable agency regulations such as the *Manufactured Home Park Act* and Regulations and the *Public Health Act*.
- 4) Each *site* shall have all its boundaries clearly and permanently marked on the ground.
- 5) All *sites* shall have unobstructed, but not necessarily direct, access to a *street*.
- 6) All driveways shall be at least 6.0 metres in width, shall be hard-surfaced or graveled and shall be lighted at night to a minimum luminance of 2.152 lumens or 0.00322 watts.

- 7) A maximum of 50 percent (50%) of the area of a *manufactured-home* park may be comprised of the combination of the following areas:
 - i. all *buildings*,
 - ii. all *manufactured-home sites* of 344 square metres or less, and
 - iii. an area of 344 square metres within each *manufactured-home site* greater than 344 square metres.
- 8) Electrical energy at 115/230 nominal voltage shall be made available to each *manufactured home* site, and electrical energy outlets shall be maintained to the satisfaction of the Electrical Energy Inspector.

4.34.9 Exceptions in Particular Locations:

On those lands in Residential 5 *zones* that are identified on the zoning maps by a letter in brackets, the following additional regulations apply and, where relevant, supersede the R5 regulations:

R5(a) Sub-Zone

This *sub-zone* applies only to Greenridge/Larsen Manufactured Home Park, 4935 Broughton Street, and is intended to reflect the terms of a former land-use contract for an adult-oriented *manufactured home* park.

- 1) *Principal uses* and density within this *sub-zone* are limited to a maximum of 33 *manufactured homes*.

R5(b) Sub-Zone

This *sub-zone* applies only to Jay-Lee Manufactured Home Park, 2917 Alberni Highway, and is intended to reflect the terms of a former land-use contract for a *manufactured home* park.

- 1) *Principal uses* and density within this *sub-zone* are limited to a maximum of 24 *manufactured homes* and 2 *single-family dwellings*.
- 2) As a condition of *use*, 10-metre-deep *screening* consisting of a continuous evergreen hedge shall be maintained along the entire *lot* line adjoining Edland Road, except for vehicle access points to the property.

R5(c) Sub-Zone

This *sub-zone* applies only to Cougar Manufactured Home Park, 3258 Alberni Highway, and is intended to reflect the terms of a former land-use contract for a *manufactured home* park.

- 1) *Principal uses* and density within this *sub-zone* are limited to a maximum of 16 *manufactured homes*.
- 2) The following additional conditions of *use* apply:
 - i. A 45.7-metre *setback* from Roger Creek shall be retained in its natural state as potential park land reserve or greenspace.

4.35 Residential 6 Zone (R6)

This *zone* provides for small-scale *cottages* in *single-family* neighbourhoods, with the intention of providing temporary accommodation on a short-term basis to visitors and seasonal workers.

4.35.1 Permitted *Principal Uses*:

- 1) *Single-family dwelling*

4.35.2 Permitted *Accessory Uses*:

- 1) *Cottages*
- 2) *Home occupation*
- 3) *Agriculture use*
- 4) *Accessory buildings, structures and uses*

4.35.3 *Lot Regulations*:

- | | |
|--|---------|
| 1) Minimum <i>lot area</i> | 0.24 ha |
| 2) Minimum <i>lot area</i> with <i>communal</i> or <i>community water</i> and <i>sewer system</i> in <i>Bamfield</i> | 0.1 ha |
| 3) Minimum <i>lot width</i> | 27 m |
| 4) Minimum distance between <i>dwelling units</i> | 9 m |

4.35.4 *Density*:

- | | |
|--------------------------------|---|
| 1) Maximum density | 1 <i>single-family dwelling</i> plus 1 <i>cottage</i> per 1000 m ² of <i>lot area</i> , up to a maximum of 4 <i>cottages</i> |
| 2) Maximum <i>lot coverage</i> | 30% |

4.35.5 *Maximum Size (Gross Floor Area)*:

- | | |
|---|-------------------|
| 1) Minimum, <i>principal buildings</i> | 84 m ² |
| 2) Minimum, <i>cottages</i> | 28 m ² |
| 3) Maximum, main floor of <i>cottages</i> | 47 m ² |

4.35.6 *Maximum Height*:

- | | |
|--|----------|
| 1) <i>Principal building</i> | 10 m |
| 2) <i>Cottages</i> | 1 storey |
| 3) <i>Accessory buildings and structures</i> | 4 m |

- 4) *Graduated height, accessory buildings and structures* 0.3 m for each additional 1.2 m in side and rear setbacks

4.35.7 Minimum Setbacks:

- | | |
|--|-------|
| 1) Front for all <i>cottages, buildings and structures</i> | 12 m |
| 2) Rear for principal <i>building and cottages</i> | 9 m |
| 3) Rear for <i>accessory buildings and structures</i> | 1 m |
| 4) Side for principal <i>building and cottages</i> | 4.5 m |
| 5) Side for <i>accessory buildings and structures</i> | 1 m |
| 6) Side for all <i>cottages, buildings and structures</i> from a <i>lot</i> line that abuts a <i>flanking street</i> | 4.5 m |
| 7) From a <i>minor stream</i> for all <i>buildings, structures and uses</i> | 15 m |
| 8) From a <i>major stream</i> for all <i>buildings, structures and uses</i> | 30 m |
| 9) <i>Setback from the ocean</i> for all <i>buildings, structures and uses</i> | 7.5 m |

4.35.8 Conditions of Use:

- 1) On any *lot* with a *lot area* of less than 0.8 hectare and with two *single-family dwelling units* on it, *cottages* are not permitted.

4.35.9 Exceptions in Particular Locations:

On those lands in Residential 6 *zones* that are identified on the zoning maps by a letter in brackets, the following additional regulations apply and, where relevant, supersede the R6 regulations:

R6(a) Sub-Zone

This *sub-zone* provides restrictions on the number of detached *accessory dwelling units* or *cottages* that may be developed in some locations in *Bamfield*.

- 1) The following additional condition of *use* applies:
- i. On any *lot* with a *lot area* of less than 0.2 hectare, *cottages* are not permitted.
- 2) The R6 *zone lot* regulations and density for *cottages* are varied as follows:
- i. Minimum *floor area* 33 m²

- ii. Maximum number of *cottages* on *lots* with a *lot area* between 0.2 and 0.3 hectare 1
- iii. Maximum number of *cottages* on *lots* with a *lot area* between 0.3 and 0.4 hectare 2
- iv. Maximum number of *cottages* on *lots* with a *lot area* greater than 0.4 hectare 3

R6(b) Sub-Zone

This *sub-zone* provides for low-impact *cottages* on a Taylor Arm island that is compatible with rural *uses* and is primarily intended to provide temporary accommodation on a temporary basis to visitors and seasonal workers.

- 1) The R6 *zone lot* regulations and density for *cottages* are varied as follows:
 - i. Minimum *lot area* 1.2 ha
 - ii. Minimum *lot width* 60 m
 - iii. Maximum *lot coverage* 10%
 - iv. Maximum *building height* 6.7 m
 - v. Minimum *floor area* on the main floor 33 m²
 - vi. Maximum *floor area* on the main floor 70 m²
 - vii. Maximum *floor area* of *half storey* or loft 50% of main *floor area*
- 2) The following additional conditions of *use* apply:
 - i. The *half storey* or loft in a *cottage* may be used only for sleeping.
 - ii. On any *lot* with a *lot area* of less than 1.2 hectare and with two *single-family dwellings* on it, *cottages* are not permitted.

4.40 Recreational Residential 1 Zone (RR1)

This *zone* provides for *seasonal dwellings* or recreation homes principally intended to accommodate families in the summer season or sport fishermen and hunters in other seasons, particularly in areas which are unsuitable for year-round residence because of inadequate services and community facilities.

4.40.1 Permitted *Principal Uses*:

- 1) *Seasonal dwelling*

4.40.2 Permitted *Accessory Uses*:

- 1) *Agriculture use*
- 2) *Accessory buildings, structures and uses*

4.40.3 Lot Regulations:

- | | |
|---|---------|
| 1) Minimum <i>lot area</i> | 0.24 ha |
| 2) Minimum <i>lot area</i> with <i>communal or community water and sewer system in Bamfield</i> | 0.1 ha |
| 3) Minimum <i>lot width</i> | 30 m |

4.40.4 Density:

- | | |
|--------------------------------|------------------------------------|
| 1) Maximum density | 1 <i>seasonal dwelling per lot</i> |
| 2) Maximum <i>lot coverage</i> | 20% |

4.40.5 Maximum Size (*Gross Floor Area*):

- | | |
|---|---------------------------|
| 1) Minimum <i>floor area</i> | 17 m ² |
| 2) Maximum total combined <i>gross floor area</i> , all <i>accessory buildings and structures</i> | 5% of the <i>lot area</i> |

4.40.6 Maximum Height:

- | | |
|--|--|
| 1) <i>Seasonal dwelling</i> | 10 m |
| 2) <i>Accessory buildings and structures</i> | 4 m |
| 3) <i>Graduated height, accessory buildings and structures</i> | 0.3 m for each additional 1.2 m in side and rear <i>setbacks</i> |

4.40.7 Minimum *Setbacks*:

- | | |
|---|-------|
| 1) Front for all <i>buildings</i> | 10 m |
| 2) Rear for <i>seasonal dwelling</i> | 10 m |
| 3) Rear for <i>accessory buildings and structures</i> | 1 m |
| 4) Side for <i>seasonal dwelling</i> | 4.5 m |
| 5) Side for <i>accessory buildings and structures</i> | 1 m |
| 6) From a <i>minor stream</i> for all <i>buildings, structures and uses</i> | 15 m |
| 7) From a <i>major stream</i> for all <i>buildings, structures and uses</i> | 30 m |

- 8) *Setback from the ocean for all buildings, structures and uses* 7.5 m

4.40.8 Conditions of Use:

- 1) The *seasonal dwelling* shall not be occupied as a permanent residence.
- 2) Neither the *Regional District* nor *utility* providers shall be expected or required to provide any public *utilities* or any other works or services to *lots* in this *zone*.

4.40.9 Exceptions in Particular Locations:

On those lands in Recreation Residential *zones* that are identified on the zoning maps by a letter in brackets, the following additional regulations apply and, where relevant, supersede the RR1 regulations:

RR1(a) Sub-Zone

This *sub-zone* provides for small-scale *cottages* in the Hot Springs Cove area, intended to provide temporary accommodation primarily during summer months. The *lot* regulations and density are varied as follows:

- 1) *Residential use* is restricted to one *seasonal dwelling*.
- 2) The following additional *accessory uses* are permitted:
 - i. *Caretaker use*
 - ii. *Recreational use*
- 3) *Lot Regulations*:

i. Minimum <i>lot area</i>	0.8 ha
ii. Minimum <i>lot area</i> for subdivision purposes	0.8 ha
- 4) *Density*:

i. Maximum density	1 <i>seasonal dwelling</i> per <i>strata lot</i>
ii. Per 80 hectares	50 <i>seasonal dwellings</i> and 1 <i>caretaker's residence</i>
iii. Maximum <i>lot coverage</i>	2%
- 5) *Gross floor Area*:

i. Minimum <i>floor area, seasonal dwelling</i>	24 m ²
ii. Maximum <i>floor area, seasonal dwelling</i>	52 m ²
iii. Minimum <i>floor area, caretaker's residence</i>	52 m ²

- iv. Minimum width, *caretaker's residence* 5 m
 - v. Maximum, *accessory buildings* 28 m²
 - vi. Maximum total combined *gross floor area of caretaker's residence and accessory buildings and structures* 62 m² or 5% of the *lot area*, whichever is greater
- 6) Maximum Height:
- i. *Seasonal dwelling* 7 m
 - ii. *Caretaker's residence* 10 m
 - iii. *Accessory buildings and structures* 5 m
- 7) Minimum *Setbacks*:
- i. From *lot lines or strata lot lines for all buildings* 10 m
 - ii. Between buildings 5 m
 - iii. From water 15 m
- 8) Neither the *Regional District* nor *utility* providers shall be expected or required to provide any public *utilities* or any other works or services to *lots* in this *zone*.

RR1(b) Sub-Zone

This *sub-zone* applies to Wickaninnish Island Estates, District Lot 1161, Clayoquot District, only and is intended to reflect the terms of a former land-use contract for the island. The contract provided for temporary accommodation and year-round *caretaker's residence* without any services provided by the *Regional District*. The RR1 *uses* and density are varied as follows:

- 1) Additional permitted *principal uses*:
 - i. Common amenity *building*
 - ii. Guest cabins
- 2) Greenhouses are an additional permitted *accessory use*.
- 3) Maximum density:
 - i. 35 *seasonal dwellings*
 - ii. 4 guest *cabins*
 - iii. Only 1 of the *dwelling units* may be used as a year-round *caretaker's residence*.

RR1(c) Sub-Zone

This *sub-zone* applies Headquarters Bay Section 77 only and is intended to reflect the terms of a former land-use contract for the property. The contract permitted the

provision of temporary accommodation for people seeking a wilderness experience. The RR1 regulations are varied as described below.

- 1) Permitted *residential use* and density are restricted to the following:
 - i. A maximum of 41 *lots*, each with one *seasonal dwelling* or *manufactured home*
 - ii. A *caretaker's residence* may be constructed for year-round occupancy on one of the *lots*.
- 2) Additional *accessory uses* include boat launch and moorage facilities.
- 3) *Lot* regulations are varied as follows:
 - i. Minimum *site area* 2 ha
 - ii. Minimum *floor area* of *seasonal dwellings* 19 m²
 - iii. Maximum *floor area* of *seasonal dwellings* 111 m²
 - iv. Minimum *setback* from *natural boundary* of Alberni Inlet 11 m
 - v. Minimum elevation of the bottom of the *lowest floor* 4 m above the *natural boundary* of Alberni Inlet
- 4) The following conditions of *use* apply:
 - i. No boat launch or moorage facilities shall be constructed without a *foreshore* lease from the relevant provincial authority.
 - ii. All services are the responsibility of the owners of the property. Neither the *Regional District* nor *utility* providers shall be expected or required to provide any public *utilities* or any other works or services to the property.

4.41 Recreational Residential 2 Zone (RR2)

This *zone* provides for seasonal recreational *use*. It is intended for lands that are located at Salmon Beach and requiring minimal infrastructure, which is to be provided by the property owner.

Definitions specific to this zone:

CABIN ACCESSORY means the following:

USE

- 1) parking of not more than two (2) vehicles,
- 2) in the case of a *lot* having a *lot area* greater than 557.41 square metres, a *cabin* not exceeding 52.02 square metres in *floor area*
- 3) in the case of a *lot* having a *lot area* greater than 873.29 square metres, a *cabin* not exceeding 71.35 square metres, and

- 4) which may include a *deck* or *decks* with a maximum combined horizontal area of 92.9 square metres and one (1) *porch*.

COMMON-SERVICES BUILDING means an enclosed service *building* containing elements of infrastructure that are appropriate on the *lot*, including but not restricted to common generator equipment, common battery banks, photovoltaic apparatus and geothermal heat-exchange systems and equipment.

COMMON-USE FACILITIES means the following:

- 1) *structures* required to contain fire, emergency or garbage collection equipment or community centre social activities,
- 2) *screened* compounds for the storage of *recreational vehicles*, boats and boat-trailers,
- 3) gazebos and barbecue and picnic shelters and pits,
- 4) boat launch facilities,
- 5) common recreational facilities such as playing fields and tennis courts,
- 6) common washroom/toilet facilities subject to formal approval of sewage disposal method by the appropriate provincial authority,
- 7) common *parking areas*, and
- 8) covered storage facilities within compounds described in point 2) above.

GROUND COVER means the total of the gross horizontal area of land covered by a permitted portico, measured in relation to the point on the ground directly below the outermost perimeter of the portico.

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

HEIGHT means the vertical distance between the topmost part of the *structure* to *average natural grade* taken with 0.9 metres around the perimeter of the base of the *building* or *structure*.

PORCH means a *structure* abutting a *cabin*, having a roof but with sides that are open and unenclosed for at least 50 percent of the perimeter except for removable screens.

PORTICO ACCESSORY USE means the following:

- 1) parking of not more than three vehicles, one of which may be a *recreational vehicle*,
- 2) one portico, being a *structure* having a *ground cover* not exceeding 39.01 square metres or the area of any permitted *trailer* placed on *lot*, and
- 3) a *deck* or *decks* with a maximum combined horizontal area of 92.9 square metres.

SEASONAL RECREATIONAL USE means periodic non-permanent *use* for seasonal vacations and recreational *uses* and not as the principal residence.

4.41.1 Permitted *Principal Uses*:

- 1) *seasonal recreational use*

4.41.2 Permitted *Accessory Uses*:

- 1) *common-use facilities*
- 2) one (1) *storage building* having a maximum *floor area* of 14.86 square metres and a maximum *height* of 3.66 metres
- 3) one (1) *common-services building* having a maximum *floor area* of 2.32 square metres
- 4) one (1) *trailer* and *portico accessory use* or one (1) *cabin accessory use*

4.41.3 Lot Regulations:

- 1) Minimum *lot area* 0.24 ha

4.41.4 Density:

- 1) Maximum density per *lot*
 - (a) 1 *trailer* or, provided the *lot area* is at least 557 m², 1 *cabin*, or
 - (b) 2 vehicle *parking spaces*, except as permitted for *portico accessory use*

4.41.5 Maximum Size (*Gross Floor Area*):

- 1) Maximum on *lots* of 557.47 m² to 873.0 m² 52.02 m²
- 2) Maximum on *lots* of 873.29 m² or greater 71.35 m²
- 3) Maximum combined area of all *decks* on a *cabin* 92.9 m²
- 4) *Porch* on a *cabin* 22.3 m²
- 5) *Storage building* 14.86 m²
- 6) *Common-services building* 2.32 m² per lot serviced to a maximum of 14.85 m²
- 7) *Ground cover* 39.01 m² or area of any permitted *trailer* on the site

4.41.6 Maximum *Height*:

- 1) *Cabin* 1.5 *storeys* or 5.54 m

- | | |
|--|---|
| 2) <i>Common-use facilities, storage buildings and common-services buildings</i> | 1 storey or 3.66 m |
| 3) <i>Accessory buildings</i> | 3.7 m |
| 4) <i>Portico</i> | 5.53 m or the <i>height</i> of a <i>trailer</i> plus 0.9 m, whichever is less |
| 5) Fence around compound for vehicle storage | 2 m |

4.41.7 Minimum Setbacks:

- | | |
|--|-------|
| 1) Front for all <i>common-use facilities</i> and all <i>accessory buildings, cabins, porticos</i> and <i>uses</i> | 6.1 m |
| 2) Rear for all <i>common-use facilities</i> and all <i>accessory buildings, cabins, porticos</i> and <i>uses</i> | 6.1 m |
| 3) Side for all <i>common-use facilities</i> and all <i>accessory buildings, cabins, porticos</i> and <i>uses</i> | 3 m |
| 4) From all <i>lot</i> lines, <i>common-services building</i> | 1 m |

4.41.8 Conditions of Use:

- 1) *Seasonal recreational use* shall not be occupied for more than a maximum of 180 days in each calendar year, whether the *use* is continuous or intermittent.
- 2) A *trailer* and *portico accessory use* and a *cabin accessory use* are not permitted on the same *lot*.
- 3) One *trailer* may only be stored on a *lot* where an owner does not use the *lot* for a *cabin accessory use*.
- 4) A *portico* shall be freestanding.
- 5) A *portico* shall be post-and-beam construction and open-ended on all sides.
- 6) A *portico* shall be constructed upon permanent foundations or provide tie-downs for a permitted *recreational vehicle* or *trailer*.
- 7) The *portico* shall not be used for storage of any kind, including storage of firewood and household goods, but may be used for the parking of vehicles and a *recreational vehicle* or a *trailer*.
- 8) Foundations may be constructed only for the following permitted *uses* as defined above:
 - i. *common-use facility*
 - ii. *storage building*
 - iii. *common-services building*
 - iv. *portico* for *portico accessory use*
 - v. *cabin* for *cabin accessory use*
- 9) A *common-use facility, storage building* or *common-services building* shall not be used for accommodation or human occupancy.

- 10) All compounds for the storage of *recreational vehicles, trailers*, boats and boat-trailers must be enclosed by a fence of a maximum *height* of 2 metres, except for necessary access and egress points, gated appropriately.
- 11) No individual or collective pressurized-water system is permitted serving any *recreational vehicle* or any other facility or *accessory building* or any group of such within the development.
- 12) A pressurized-water-supply system shall include all forms of water distribution through pipes or conduits by *use* of a motor-driven pump or pressure head excluding that contained within a *trailer* as an integral component or similar systems used within *cabins* permitted by the RR2 regulations and excluding internally-sited gravity-feed systems.
- 13) Common wells shall be permitted only under the following conditions:
 - i. restricted to hand-pump-activating mechanisms only, and
 - ii. limited to one (1) common well per block or per group of a maximum of 20 *lots*.
- 14) Sections 3.10, Accessory Buildings, structures and uses, and 3.14, Home Occupation, of this Bylaw do not apply to the Recreational Residential 2 (RR2) *zone*.
- 15) Neither the *Regional District* nor *utility* providers shall be expected or required to provide any public *utilities* or any other works or services to *lots* in this *zone*.

4.50 Commercial 1 Zone (C1)

This *zone* is intended to provide the flexibility required for local shopping and services in rural communities to serve the residents and visitors at the community level. It allows a variety of commercial uses, from *convenience stores* to *drive-in shopping-centre*-type and pedestrian-oriented commercial and *office buildings, structures* and *uses*.

4.50.1 Permitted *Principal Uses*:

- 1) *Retail uses* excluding vehicle dealerships if the *lot area* is less than 0.4 hectare
- 2) *Offices*
- 3) Health, welfare and *medical services*
- 4) Facilities for *personal services*
- 5) Facilities for health and fitness including but not restricted to:
 - i. yoga and dance studios
 - ii. spas
 - iii. fitness clubs and similar facilities
- 6) Transportation-related services
- 7) Entertainment and recreational services
- 8) On *lots* with a minimum *lot area* of 0.4 hectare, the following additional *principal uses* are permitted:
 - i. Fuel stations with maintenance and repair facilities
- 9) The following additional *retail uses*:

- i. vehicle dealerships including *automobile, recreational vehicle and boat sales and rental lots*
 - ii. *modular home and building* dealers
- 10) Facilities for service providers including but not restricted to:
- i. *motor vehicle repair shops*
 - ii. car-washing businesses
 - iii. sale of bulk petroleum products
 - iv. boat repair and maintenance shops
 - v. *auction rooms*
 - vi. frozen-food lockers

4.50.2 Permitted Accessory Uses:

- 1) *Accessory dwelling unit*
- 2) *Caretaker's residence*
- 3) *Accessory buildings, structures and uses*

4.50.3 Lot Regulations:

- 1) Minimum *lot area* 0.24 ha
- 2) Minimum *lot area with communal or community water and sewer system in Bamfield* 0.1 ha
- 3) Minimum *lot width* 15 m

4.50.4 Density:

- 1) Maximum number of residential units 2
- 2) Maximum *lot coverage* 75%

4.50.5 Maximum Size (*Gross Floor Area*):

N/A

4.50.6 Maximum *Height*:

- 1) Principal *building* 12 m
- 2) *Accessory buildings and structures* 10 m
- 3) *Graduated height, accessory buildings and structures* 0.3 m for each additional 1.2 m in side and rear *setbacks*

4.50.7 Minimum *Setbacks*:

- 1) Front for all *buildings, structures and uses* 6 m
- 2) Rear for all *buildings, structures and uses* 6 m
- 3) Side for all *buildings, structures and uses* 1 m

- | | | |
|----|--|-------|
| 4) | From <i>minor stream</i> for all <i>buildings, structures and uses</i> | 15 m |
| 5) | From <i>major stream</i> for all <i>buildings, structures and uses</i> | 30 m |
| 6) | From the ocean, all <i>buildings, structures and uses</i> | 7.5 m |
| 7) | From the front of the principal commercial <i>building</i> , a separate <i>dwelling unit</i> located behind the principal commercial <i>building</i> | 6 m |

4.50.8 Conditions of Use:

- 1) The *accessory dwelling unit* may be located in the same *building* above commercial *use* or in a separate *building* located behind the commercial *building*.
- 2) *Accessory dwelling unit* located above commercial *uses* shall comply with the following requirements:
 - i. The ground floor of the *building* shall be used only for commercial *uses*.
 - ii. Any *accessory dwelling unit* or *units* shall be provided with an entrance that is entirely separate from the commercial *use* and that accesses directly onto the *street*.
 - iii. All *accessory dwelling units* shall be entirely self-contained.
- 3) All commercial *uses* shall be conducted within a *building* except for permitted outdoor display, rental, sales, *storage yards*, parking and loading facilities.
- 4) Any part of a *lot* used or intended to be used as a *storage yard* shall be enclosed by *screening* on all sides not facing directly upon the principal *building* on the *lot*, and no material shall be piled or stacked to extend above such *screening*.
- 5) Parking for any *dwelling unit* or *units* shall be located so that it does not impede access to the commercial premises or use or off-*street* loading facilities.
- 6) Parking may be provided within the *required front yard*, provided that the total *landscaped* area between the *front lot line* and the *front line of the building* is not less than that which otherwise would be required if parking were not permitted in the *required front yard*.

4.50.9 Exceptions in Particular Locations:

On those lands in Commercial 1 *zones* that are identified on the zoning maps by a letter in brackets, the following additional regulations apply and, where relevant, supersede the C1 regulations:

C1(a) Sub-Zone

This *sub-zone* applies only to the property at 8551 and 8571 Bothwell Road, known as the Fish and Duck Pub and Marina, and is intended to reflect the terms of a former land-use contract for a neighbourhood pub.

- 1) The only *principal use* is neighbourhood pub.

- 2) *Accessory uses* are restricted to the following:
 - i. *Single-family dwelling*
 - ii. *Secondary suite* attached to the pub for *caretaker use*
 - iii. *Accessory buildings, structures and uses*
 - iv. *Seasonal cottage* rental
 - v. *Retail* sales of fishing gear and supplies
 - vi. *Houseboat* and waterski rental *office*
 - vii. *Houseboat* maintenance, service and repair
 - viii. Storage of permitted equipment
 - ix. Boat fuel pumps
 - x. Pump-and-haul facilities

- 3) The following additional *lot* regulation applies:
 - I. The maximum collective *retail commercial use floor area* is 186 square metres.

- 4) The maximum density for seasonal *cottages* is five.

C1(b) Sub-Zone

This *sub-zone* applies only to Lot 11 and Remainder of Lot 12, District Lot 18, Alberni District, on the Alberni Highway at Athol Road and is intended to reflect the terms of a former land-use contract that permitted RU1, R1 and C1 *uses*.

- 1) Permitted *principal uses* are those permitted in the RU1, R1 and C1 *zones*.

- 2) Permitted *accessory uses* are those permitted in the RU1, R1 and C1 *zones*.

- 3) The following additional conditions of *use* apply:
 - i. *Uses* permitted in RU1 *zones* are restricted to those portions of the property adjoining Athol Road, except for area described in subsection ii below, and adjoining the Alberni Highway for a depth of 15 metres from the exterior *lot* lines and along the interior *lot* line for a distance of 22.86 metres from the eastern *side lot line* and a depth of 38.1 metres from the *front lot line* on the Alberni Highway.
 - ii. *Uses* permitted in R1 *zones* are restricted to an area of 1,137 square metres with 22.86 metres of *frontage* on Athol Road commencing 15.8 metres from the northern *lot* line of Lot 11 and continuing for a distance of 22.86 metres along Athol Road.
 - iii. *Uses* permitted in C1 *zones* are restricted to the interior and northeastern portions of the properties, outside the areas where RU1 and R1 *uses* are permitted.
 - iv. A continuous *screening* of a compact evergreen hedge not less than 1.8 metres in *height* shall be maintained along the northern *lot* line of Lot 11

and the eastern *lot* lines of Lot 11 and the Remainder of Lot 12 where C1 *uses* are permitted.

C1(c) Sub-Zone

This *sub-zone* applies only to Lot 7, District Lot 469, Clayoquot District, Plan 25529, on the Tofino-Ucluelet Highway at Lee Road and is intended to permit *office* and administration space for local enterprises.

- 1) Permitted *principal use* is restricted to the following:
 - i. *Office* facilities for enterprises and businesses principally conducted off-site

- 2) The following *lot* regulations apply:
 - i. Minimum *lot area* 0.3 ha
 - ii. Minimum *lot width* 37 m

- 3) The maximum *lot coverage* is 5%.

- 4) The following maximum size (*gross floor area*) provisions apply:
 - i. Principal *building* 297 m²
 - ii. Combined total, all *accessory buildings* 93 m²

- 5) The maximum *height* provisions apply:
 - i. Principal *building* 12 m
 - ii. *Accessory buildings and structures* 10 m
 - iii. *Graduated height, accessory buildings and structures* 0.3 m for each additional 1.2 m in side and rear *setbacks*

- 6) The following *setbacks* apply:
 - i. Front for all *buildings, structures and uses* 6 m
 - ii. Rear for all *buildings, structures and uses* 6 m
 - iii. Side for all *buildings, structures and uses* 1 m
 - iv. From a *minor stream* 15 m
 - v. From a *major stream* 30 m
 - vi. From a principal *building, any accessory building or structure* 7 m

- 7) The following conditions of *use* apply:
 - i. *Accessory residential use* is restricted to a *caretaker use*.

- ii. Only one principal *building* is permitted and, for clarity, if there is a *caretaker's residence*, it must be incorporated into this *building*.
- iii. No *commercial vehicle*, truck, bus, contractors' equipment or any similar conveyance, equipment or craft may be parked or stored in the open.

4.51 Commercial 2 Zone (C2)

This *zone* is intended to provide for *hotels, motels* and recreational rental accommodation facilities and for pedestrian-oriented commercial, *hotel* and *office uses*. The *zone* is not intended for full-time, year-round *residential use* except to support temporary accommodation or commercial *uses*.

4.51.1 Permitted *Principal Uses*:

- 1) *Hotels*
- 2) *Motels*
- 3) *Lodges*

4.51.2 Permitted *Accessory Uses*:

- 1) *Accessory dwelling use*
- 2) *Caretaker use*
- 3) *Accessory buildings, structures and uses*
- 4) Restaurants, bistros, cafés and other eateries
- 5) Gift stores
- 6) Health, fitness and spa facilities
- 7) Liquor stores

4.51.3 *Lot Regulations*:

- | | |
|---|---------|
| 1) Minimum <i>lot area</i> | 0.24 ha |
| 2) Minimum <i>lot area</i> with <i>communal</i> or <i>community water and sewer system</i> in <i>Bamfield</i> | 0.1 ha |
| 3) Minimum <i>lot width</i> | 15 m |

4.51.4 *Density*:

- | | |
|--|----|
| 1) Maximum total number of <i>guest bedrooms</i> for temporary accommodation | 40 |
| 2) Maximum number of <i>guest bedrooms</i> for temporary accommodation per hectare | 20 |

4.51.5 *Maximum Size (Gross Floor Area)*:

- | | |
|--|--------------------|
| 1) Total combined <i>retail commercial use</i> | 186 m ² |
|--|--------------------|

4.51.6 *Maximum Height*:

- | | |
|---|--|
| 1) Principal <i>building</i> | 12 m |
| 2) <i>Accessory buildings and structures</i> | 10 m |
| 3) <i>Graduated height, accessory building and structures</i> | 0.3 m for each additional
1.2 m in side and rear
<i>setbacks</i> |

4.51.7 Minimum Setbacks:

- | | |
|---|-------|
| 1) Front for all <i>buildings, structures and uses</i> | 6 m |
| 2) Rear for all <i>buildings, structures and uses</i> | 6 m |
| 3) Side for all <i>buildings, structures and uses</i> | 1 m |
| 4) From <i>minor stream</i> | 15 m |
| 5) From <i>major stream</i> | 30 m |
| 6) From <i>the ocean</i> | 7.5 m |
| 7) From principal <i>building, all accessory buildings and structures</i> | 7 m |

4.51.8 Conditions of Use:

- 1) *Accessory dwelling unit* shall:
 - i. be completely separate from the commercial *use*,
 - ii. have its own the access, completely separate from the commercial *use*, and
 - iii. have its access provided from a ground-floor entrance.

- 2) The ground floor of the *building* shall be used only for commercial *uses*.

- 3) All *guest bedrooms* for temporary accommodation shall be entirely self-contained and shall comply with the following requirements:
 - i. A maximum of one *guest bedroom* may have more than one bedroom.
 - ii. Each unit shall be provided with a private balcony of minimum *floor area* of 4,645 square metres and minimum width of 1.5 metres opening off the living-room.
 - iii. One *off-street parking space* shall be provided for each unit, located so as not to impair or interfere with access to the commercial premises or the *use* of *off-street* loading facilities.

- 4) All those portions of the *required front yard* not used for permitted parking shall be fully and suitably *landscaped* and properly maintained.

- 5) Parking for any *dwelling unit* or *units* shall be located so that it does not impede access to the commercial premises or *use* of *off-street* loading facilities.

- 6) All business and *uses* shall be conducted within a *building* except for parking, loading and display facilities.

4.52 Commercial Recreation Zone (C3)

This *zone* provides for low-intensity recreational *uses* which require large areas for development and only minor water supply and sewerage.

4.52.1 Permitted *Principal Uses*:

- 1) Archery ranges
- 2) *Drive-in* theatres
- 3) Facilities ancillary to canoeing, kayaking, cross-country skiing, hiking, hunting, and similar outdoor recreational *use*
- 4) Golf course and clubhouse
- 5) Golf driving ranges
- 6) Gun clubs
- 7) Bowling greens, tennis courts, basketball courts
- 8) *Riding academy*
- 9) Zip-lines

4.52.2 Permitted *Accessory Uses*:

- 1) *Accessory buildings, structures and uses*

4.52.3 *Lot Regulations*:

- | | |
|-----------------------------|--------|
| 1) Minimum <i>lot area</i> | 0.8 ha |
| 2) Minimum <i>lot width</i> | 200 m |

4.52.4 **Density:** N/A

4.52.5 **Maximum Size (*Gross Floor Area*):** N/A

4.52.6 *Maximum Height*:

- | | |
|--|--|
| 1) Maximum <i>building height</i> | 12 m |
| 2) Maximum <i>building height</i> | 10 m |
| 3) <i>Graduated height, accessory buildings and structures</i> | 0.3 m for each additional 1.2 m in side and rear <i>setbacks</i> |

4.52.7 *Minimum Setbacks*:

- | | |
|--|-----|
| 1) Front for all <i>buildings, structures and uses</i> | 6 m |
| 2) Rear for all <i>buildings, structures and uses</i> | 6 m |

- | | |
|---|------|
| 3) Side for all <i>buildings, structures and uses</i> | 1 m |
| 4) From <i>minor stream</i> | 15 m |
| 5) From <i>major stream</i> | 30 m |
| 6) From principal <i>building, all accessory buildings and structures</i> | 7 m |

4.53 Commercial Campground Zone (C4)

4.53.1 Permitted *Principal Uses*:

- 1) *Campground*

4.53.2 Permitted *Accessory Uses*:

- 1) *Caretaker's residence*
- 2) *Accessory buildings, structures and uses*

4.53.3 *Lot Regulations*:

- | | |
|--|------|
| 1) Minimum <i>lot area, residential and cottage use</i> | 1 ha |
| 2) Minimum <i>lot width, residential and cottage use</i> | 60 m |

4.53.6 *Maximum Height*:

- | | |
|--|--|
| 1) <i>Caretaker's residence</i> | 9 m |
| 2) <i>Accessory buildings and structures</i> | 10 m |
| 3) <i>Graduated height, accessory buildings and structures</i> | 0.3 m for each additional 1.2 m in side and rear <i>setbacks</i> |

4.53.7 *Minimum Setbacks*:

- | | |
|--|-----|
| 1) Front for all <i>buildings, structures and uses</i> | 6 m |
| 2) Rear for all <i>buildings, structures and uses</i> | 6 m |
| 3) Side for all <i>buildings, structures and uses</i> | 1 m |

4.53.9 *Exceptions in Particular Locations*:

On those lands in Commercial Campground zones that are identified on the zoning maps by a letter in brackets, the following additional regulations apply and, where relevant, supersede the C4 regulations:

C4(a) Sub-Zone

This *sub-zone* provides facilities to accommodate tents and *recreational vehicles* in areas that are particularly located and suited to such *uses*, without the requirement for a *single-family dwelling* as a principal use.

- 1) The following additional conditions of *use* apply:
 - i. A *camping site* shall not be occupied by the same *recreational vehicle* for more than 180 days in any calendar year.
 - ii. *Recreational vehicles* shall be located only on established *camping sites*.
 - iii. Where a *campground* is subdivided, the subdivision created shall contain no more than 26 *camping sites*, and each *camping site* shall be a minimum of 83.91 square metres in area.
 - iv. In the MU(a) *zone*, *accessory buildings*, structures and *uses* includes *office* facilities, washroom and shower facilities, parking and play area, gazebos, picnic shelters, garbage containment, boat and boat-trailer parking.

4.54 Mixed-Use Zone (MU)

This *zone* provides for *residential use* which may be combined with commercial tourism *buildings, structures* and *uses* that is primarily intended to provide temporary accommodation to visitors.

Definitions specific to this zone:

ACCESSORY COMMON BUILDING	means an <i>accessory building</i> , the <i>use</i> of which is restricted to: <ol style="list-style-type: none">1) common meeting rooms2) recreational rooms3) <i>convenience store</i>4) laundromat and drying room
BUFFER AREA	means the area between the high-water mark and a line 20 metres upland from it.
COMMUNAL FACILITIES	means: <ol style="list-style-type: none">1) structures required to contain fire, emergency or garbage-collection equipment2) gazebos, barbecue and picnic shelters and pits3) recreational facilities such as playing fields and tennis courts

4.54.1 Permitted Principal Uses:

- 1) *Single-family dwelling*

4.54.2 Permitted Accessory Uses:

- 1) *Campground*
- 2) *Cottage*
- 3) *Accessory buildings, structures* and *uses*

- 4) *Communal facilities*
- 5) *One accessory common building*
- 6) *Home occupation*

4.54.3 Lot Regulations:

- 1) *Minimum lot area, residential and cottage use* 1 ha
- 2) *Minimum lot width, residential and cottage use* 100 m
- 3) *Minimum area, camping site* 55 m²

4.54.4 Density:

- 1) *Maximum density for single-family dwelling* 1
- 2) *Maximum density for cottage use* 1 cottage per 2000 m² of lot area
- 3) *Maximum density for camping site use* 1 camping site per 1000 m² of lot area or 10 per ha
- 4) *Maximum number of camping sites* 100
- 5) *Maximum lot coverage* 75%
- 6) *Maximum area for temporary recreational vehicle, trailer, boat-trailer and boat storage* 5% of the lot area

4.54.5 Maximum Size (Gross Floor Area):

- 1) *Minimum gross floor area for single-family dwelling* 83.6 m²
- 2) *Storage building* 61 m²
- 3) *Accessory common building* 149 m²
- 4) *Convenience store in an accessory common building* 22 m²
- 5) *Maximum, cottage* 74 m²
- 6) *Minimum, cottage* 46 m²

4.54.6 Maximum Height:

- 4) *Principal building* 12 m
- 5) *Cottage* 4.3 m
- 6) *Accessory buildings and structures* 10 m

- | | |
|--|--|
| 7) <i>Graduated height, accessory buildings and structures</i> | 0.3 m for each additional 1.2 m in side and rear <i>setbacks</i> |
| 8) <i>Storage building</i> | 3.6 m |
| 9) <i>Accessory common building</i> | 10 m |

4.54.7 Minimum Setbacks:

- | | |
|---|-------------|
| 4) Front for all <i>buildings, structures and uses except cottage</i> | 6 m |
| 5) Rear for all <i>buildings, structures and uses except cottage</i> | 6 m |
| 6) Side for all <i>buildings, structures and uses except cottage</i> | 1 m |
| 7) From all <i>lot lines, cottage</i> | 10 m |
| 8) From <i>minor stream</i> for all <i>buildings, structures and uses</i> | 15 m |
| 9) From <i>major stream</i> for all <i>buildings, structures and uses</i> | 30 m |
| 10) Between all <i>buildings and structures</i> other than <i>communal facilities</i> | 10 m |
| 11) From all <i>lot lines</i> for <i>camping sites</i> | 10.0 metres |
| 12) From an internal access <i>road</i> for <i>camping sites</i> | 2 m |
| 13) Minimum distance between washroom facilities and any <i>camping site</i> | 4.5 m |
| 14) Maximum distance between washroom facilities and any <i>camping site</i> | 150 m |

4.54.8 Conditions of Use:

- 1) *Lots* zoned MU in *Bamfield* are exempt from the minimum *lot area* regulation.
- 2) *Cottages* shall not be constructed within the *required front, rear or side yard* of a *single-family dwelling*.
- 3) Within the *buffer area*, only the following uses are permitted:
 - i. boat launch or amenity area
 - ii. access *road*
 - iii. hiking or jogging trails
 - iv. open space
 - v. a wall or *campground* identification sign not exceeding 1.5 square metres in area

- vi. vehicle parking
 - vii. internal access *roads* that directly traverse the *setback* area to connect the internal access *road* system of the *campground* to a highway.
- 4) Commercial *accessory buildings, structures* and *uses* shall be restricted to:
 - i. parking of two vehicles for each *camping site*
 - ii. one *storage building* for grounds maintenance purposes
 - iii. boat launch
 - iv. *screened* compounds for the storage of *recreational vehicles, trailers, boats* and boat-trailers
 - 5) For clarity, an *accessory common building* shall not be used for the purpose of accommodation or human occupancy.
 - 6) Within the MU *zone*, a *trailer* and a *recreational vehicle* designed for human occupancy shall be considered a vehicle.
 - 7) At least one of the two *parking spaces* for each *camping site* shall be conveniently located adjacent to the internal access *road* and may be sited within the 2-metre *setback* area.
 - 8) No *trailer, recreational vehicle* or tent shall be located anywhere other than on a *camping site*.
 - 9) Internal access *road* shall conform to the following standards:
 - i. be constructed of hard durable surface so not to produce dust,
 - ii. be a minimum of 6.0 metres in width, and
 - iii. be looped or have a turning circle radius of 12.0 metres.
 - 10) Sewage disposal shall be provided by a *community* or *communal sewer system* or a septic disposal system constructed and operated to the standards of the relevant provincial Regulations.
 - 11) One sewage disposal station shall be provided for *use by recreational vehicles* and shall:
 - i. be established in every *campground* that contains more than 30 *camping sites*,
 - ii. be located in an area apart from an internal access *road* and to allow easy and convenient access by *recreational vehicles* for the purpose of disposing of the contents of the vehicle's sewage storage tanks.
 - 12) Washroom facilities shall be provided within the *campground* and shall be located in a separate *building* or *buildings* or in the *accessory common building*.
 - 13) A *campground* that contains more than 30 *camping sites* shall be serviced by a *community* or *communal water system* or a water-supply system built to the standards of the relevant provincial Regulations and shall provide the following:
 - i. a minimum of 0.18 cubic metres per day of potable water per *camping site*,
 - ii. a water hookup for *recreational vehicles* in 20% of all *camping sites*.
 - 14) Garbage disposal containers shall be provided, and each container shall be durable and insect-, rodent- and bear-proof.
 - 15) All compounds for the storage of *recreational vehicles, trailers, boats* or boat-trailers shall be fenced, *screened* or bermed and gated appropriately.

- 16) Where a principal *building* is set back from the *required front yard*, parking may be provided in the *required front yard*, provided that the total *landscaped* area within that portion of the *required front yard* between the *front lot line* and the *front line of the building* is not less than that which otherwise would be required if parking were not permitted in the *required front yard*.

4.60 Light Industrial (I1)

This *zone* provides for industrial and business parks, light *manufacturing*, warehousing and wholesaling *buildings, structures* and *uses*.

4.60.1 Permitted *Principal Uses*:

- 1) The following industries:
 - i. food and beverage industries, excluding the fish-products industry and meat and *poultry* products industries
 - ii. furniture and fixture industries
 - iii. miscellaneous wood industries that entail *manufacturing* or finishing from prepared lumber
 - iv. printing, publishing and allied industries
 - v. machinery, electrical products, transportation equipment and metal fabricating industries, excluding boiler and plate works and the fabricated structural metal industry
 - vi. glass and glass products *manufacturing*
 - vii. miscellaneous *manufacturing* industries
- 2) *Offices, storage buildings* and workshops for the following construction industry enterprises:
 - i. *building* construction
 - ii. septic-tank construction (on-site)
 - iii. special-trade contractors, excluding demolition, excavation and house-moving contractors
- 3) Wholesale businesses, excluding wholesalers of lumber and *building* materials and wholesalers of scrap and waste materials
- 4) *Mini-storage* facilities
- 5) Electrical power, gas, water *utilities*, works yards and service providers
- 6) *Cartage, delivery* and express facilities
- 7) *Retail* of automotive products, including *automobile or boat sales or rental*, but excluding sale of gasoline
- 8) Engineering and research facilities
- 9) Laundries, cleaners and pressers, excluding self-service
- 10) The following miscellaneous services:
 - i. welding shops
 - ii. services to *buildings* and *dwelling units*
 - iii. machinery and equipment rental
 - iv. *motor vehicle repair shops*

11) On *lots* with a minimum *lot area* of 1.6 hectares:

i. *Medical marijuana facilities*

4.60.2 Permitted Accessory Uses:

- 1) *Accessory buildings, structures and uses* including display, storage and *retail* sales of goods produced on the premises
- 2) Open storage
- 3) *Single-family dwelling*

4.60.3 Lot Regulations:

- | | |
|-----------------------------|---------|
| 1) Minimum <i>lot area</i> | 0.24 ha |
| 2) Minimum <i>lot width</i> | 30 m |

4.60.4 Density:

- | | |
|--------------------------------|-----|
| 1) Maximum <i>lot coverage</i> | 60% |
|--------------------------------|-----|

4.60.5 Maximum Size (*Gross Floor Area*):

N/A

4.60.6 Maximum Height:

- | | |
|--|--|
| 1) Principal <i>building</i> | 12 m |
| 2) <i>Accessory buildings and structures</i> | 10 m |
| 3) <i>Graduated height, accessory buildings and structures</i> | 0.3 m for each additional 1.2 m in side and rear <i>setbacks</i> |
| 4) <i>Medical marijuana facilities</i> | 6 m |

4.60.7 Minimum Setbacks:

- | | |
|---|------|
| 1) Front for all <i>buildings, structures and uses</i> | 3 m |
| 2) Rear for all <i>buildings, structures and uses</i> | 3 m |
| 3) Side for all <i>buildings, structures and uses</i> | 1 m |
| 4) From <i>minor stream</i> for all <i>buildings, structures and uses</i> | 15 m |
| 5) From <i>major stream</i> for all <i>buildings, structures and uses</i> | 30 m |
| 6) From all <i>lot lines</i> for <i>medical marijuana facility</i> | 30 m |
| 7) From a Residential zone for <i>intensive agriculture</i> | 50 m |

- | | |
|---|------|
| 8) From all <i>streams</i> for <i>intensive agriculture</i> | 30 m |
| 9) From a <i>lot</i> line that abuts a <i>road</i> for <i>intensive agriculture</i> | 15 m |

4.60.8 Conditions of Use:

- 1) All permitted *uses* shall be housed completed within an enclosed *building*, except for outdoor display, rental, sales or *storage yards*, parking and loading facilities.
- 2) Nothing shall be done that 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 that 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 yard* 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*.
- 4) All those portions of a *required front yard* not used for permitted parking or *display yard* shall be fully and suitably *landscaped* and properly maintained.
- 5) Where the *side lot line* abuts a *lot* in a Residential *zone* or is separated by a *street* or a *lane* therefrom, all those portions of a *required side yard* not used for permitted parking shall be full and suitably *landscaped* and properly maintained.
- 6) Parking and loading facilities may be provided in the *required front yard* or *rear yard*, provided that, if in the front, a *landscaped* area of at least 5.0 metres in depth is maintained within the portion of the *lot* between the *front lot line* and the front of the *building*.

4.60.9 Exceptions in Particular Locations:

On those lands in Light Industrial *zones* that are identified on the zoning maps by a letter in brackets, the following additional regulations apply and, where relevant, supersede the I1 regulations:

I1(a) Sub-Zone

This *sub-zone* provides for all *uses* permitted in the I1 *zone* as well as additional light industrial *uses*, including open storage as a *principal use*.

- 1) The following additional *principal uses* are permitted:
 - i. *Offices, storage buildings* and workshops for the construction industry not permitted in the I1 *zone*
 - ii. Wholesalers of lumber and *building materials*
 - iii. *Screening* and grinding of sand and gravel
 - iv. Open storage
 - v. Truck transport
 - vi. Commercial nurseries and greenhouses
 - vii. Ready-mix concrete production

- 2) Where a *lot* or any part thereof is used or intended to be used as an outside *storage yard*, that portion of the *storage yard* that fronts on or adjoins a *street*, a *lot* in a Residential *zone* or is separated by a *lane* therefrom shall be *screened*, and no material located within 15.39 metres of the *screening* shall be permitted to extend above the *screening*.

4.61 General Industrial Zone (I2)

This *zone* provides for warehousing, enclosed storage and materials-handling operations.

4.61.1 Permitted *Principal Uses*:

- 1) Warehousing and *storage building*
- 2) *Mini-storage*

4.61.2 Permitted *Accessory Uses*:

- 1) *Accessory buildings, structures* and *uses* including *office* facilities ancillary to the *principal use* and parking and loading facilities
- 2) *Single-family dwelling*

4.61.3 *Lot Regulations*:

- | | |
|-----------------------------|---------|
| 1) Minimum <i>lot area</i> | 0.24 ha |
| 2) Minimum <i>lot width</i> | 30 m |

4.61.4 *Density*:

- | | |
|--------------------------------|-----|
| 1) Maximum <i>lot coverage</i> | 60% |
|--------------------------------|-----|

4.61.5 *Maximum Size (Gross Floor Area)*:

N/A

4.61.6 *Maximum Height*:

- | | |
|--|--|
| 1) <i>Principal building</i> | 12 m |
| 2) Maximum <i>building height, accessory buildings</i> and <i>structures</i> | 10 m |
| 3) <i>Graduated height, accessory buildings</i> and <i>structures</i> | 0.3 m for each additional
1.2 m in side and rear
<i>setbacks</i> |

4.61.7 *Minimum Setbacks*:

- | | |
|---|-----|
| 1) Front for all <i>buildings, structures</i> and <i>uses</i> | 3 m |
| 2) Rear for all <i>buildings, structures</i> and <i>uses</i> | 3 m |
| 3) Side for all <i>buildings, structures</i> and <i>uses</i> | 1 m |

- 4) From *minor stream* for all *buildings, structures and uses* 15 m
- 5) From *major stream* for all *buildings, structures and uses* 30 m

4.61.3 Conditions of Use:

- 1) All permitted *uses* shall be housed completely within a *storage building* except for permitted parking and loading facilities.
- 2) *Landscaping* shall be provided along *lot* lines to acceptable standard for a minimum of 5.0 metres in depth except for necessary vehicular access and egress.
- 3) Parking and loading facilities may be provided in the *required front yard or rear yard*, provided that, if in the front, a *landscaped* area of at least 5.0 metres in depth is maintained within the portion of the *lot* between the *front lot line* and the front of the *building*.

4.62 Industrial Storage Zone (I3)

This *sub-zone* provides for open and enclosed storage of industrial goods, logs and resource-materials-handling operations.

4.62.1 Permitted Principal Uses:

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

4.62.2 Permitted Accessory Uses:

- 1) *Accessory buildings, structures and uses*
- 2) *Single-family dwelling*

4.62.3 Lot Regulations:

- 1) Minimum *lot area* 0.4 ha
- 2) Minimum *lot width* 30 m

4.62.4 Density:

- 1) Maximum *lot coverage* 60%

4.62.5 Maximum Size (Gross Floor Area):

N/A

4.62.6 Maximum Height:

- 1) *Accessory buildings and structures* 10 m
- 2) *Graduated height, accessory buildings and structures* 0.3 m for each additional 1.2 m in side and rear *setbacks*

4.62.7 Minimum Setbacks:

- | | |
|--|------|
| 1) Front for principal <i>uses</i> | 6 m |
| 2) Rear for principal <i>uses</i> | 6 m |
| 3) Side for principal <i>uses</i> | 6 m |
| 4) Front for all <i>buildings</i> and <i>structures</i> | 3 m |
| 5) Rear for all <i>buildings</i> and <i>structures</i> | 3 m |
| 6) Side for all <i>buildings</i> and <i>structures</i> | 1 m |
| 7) From <i>minor stream</i> for all <i>buildings, structures</i> and <i>uses</i> | 15 m |
| 8) From <i>major stream</i> for all <i>buildings, structures</i> and <i>uses</i> | 30 m |

4.62.8 Conditions of Use:

- 1) Nothing shall be done that 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 that creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
- 2) No *storage* is permitted within 15.24 metres of a *lot* line abutting a *street, lane, a Residential zone* or a *Rural zone*.
- 3) Parking and loading facilities may be provided in the *required front yard* or *rear yard*, provided that, if in the front, a *landscaped* area of at least 5.0 metres in depth is maintained within the portion of the *lot* between the *front lot line* and the front of the *building*.

4.62.9 Exceptions in Particular Locations:

On those lands in Industrial Storage *zones* that are identified on the zoning maps by a letter in brackets, the following additional regulations apply and, where relevant, supersede the I3 regulations:

I3(a) Sub-Zone

This *sub-zone* provides for open storage of industrial and non-industrial materials on smaller Industrial *lots*.

- 1) Permitted *principal uses* are restricted to the following:
 - i. warehousing and *storage building*
 - ii. open storage of boats, trucks, *trailers*, campers and similar items
- 2) Any portion of the *lot* used or intended to be used for open storage and adjoining a *street, a lot* in a Residential or Rural *zone* or separated by a *lane* therefrom shall be *screened* to a minimum *height* of 2.0 metres.
- 3) The minimum *lot area* shall be 0.24 hectare.
- 4) The minimum *setback from the ocean* shall be 7.5 metres.

4.63 Heavy Industrial Zone (I4)

This zone provides for special types of industry and heavy industrial activities and *uses*.

4.63.1 Permitted *Principal Uses*:

- 1) *Principal uses* permitted in Light Industrial (I1) zone
- 2) The following production or *manufacturing* industries:
 - i. all wood industries
 - ii. paper, printing, publishing and allied industries
 - iii. machinery, electrical products, transportation equipment and metal fabricating industries, including boiler and plate works, foundries and the fabricated structural metal industry
 - iv. fish products industries, meal and *poultry* products industries
 - v. primary metal industries
 - vi. all non-metallic mineral products industries
 - vii. petroleum and coal products industries
 - viii. chemical and chemical products industries, provided that where explosives are *manufactured* or stored, outside-safety-distance regulations pursuant to the federal *Explosives Act* shall be observed as though a place of public *assembly* were located adjacent to all *lot* lines
- 2) Sand, gravel and other natural resource extraction and processing, including *screening*, crushing and grinding of sand and gravel, and similar operations
- 3) *Offices*, *storage buildings* and workshops for all construction industry activities
- 4) Storage and warehousing, including open storage and *mini-storage*
- 5) One sawmill on permanent foundations or one portable sawmill
- 6) Wholesale businesses, including wholesalers of lumber and *building* materials and wholesalers of scrap and waste materials
- 7) Truck transport
- 8) Commercial nurseries and greenhouses
- 9) Blacksmithing

4.63.2 Permitted *Accessory Uses*:

- 1) *Accessory buildings, structures and uses* including *office*, display, storage, workshop and *retail* sales of goods produced on the premises
- 2) *Single-family dwelling* or *manufactured home*

4.63.3 *Lot Regulations*:

- | | |
|-----------------------------|---------|
| 1) Minimum <i>lot area</i> | 0.24 ha |
| 2) Minimum <i>lot width</i> | 30 m |

4.63.4 *Density*:

- | | |
|--------------------------------|-----|
| 1) Maximum <i>lot coverage</i> | 60% |
|--------------------------------|-----|

4.63.5 *Maximum Size (Gross Floor Area)*:

N/A

4.63.6 Maximum Height:

- | | |
|--|--|
| 1) Principal <i>building</i> | 12 m |
| 2) <i>Accessory buildings and structures</i> | 10 m |
| 3) <i>Graduated height, accessory buildings and structures</i> | 0.3 m for each additional 1.2 m in side and rear <i>setbacks</i> |

4.63.7 Minimum Setbacks:

- | | |
|---|------|
| 1) Front for all <i>buildings, structures and uses</i> | 3 m |
| 2) Rear for all <i>buildings, structures and uses</i> | 3 m |
| 3) Side for all <i>buildings, structures and uses</i> | 1 m |
| 4) From <i>minor stream</i> for all <i>buildings, structures and uses</i> | 15 m |
| 5) From <i>major stream</i> for all <i>buildings, structures and uses</i> | 30 m |

4.63.3 Conditions of Use:

- 1) Nothing shall be done that 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 that creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
- 2) Where any *lot* or part thereof is used or intended to be used as an open *storage yard*, any portion of the *lot* fronting on or adjoining a *street*, a *lot* in a Residential *zone* or separated by a *lane* therefrom shall be *screened*, and no material shall be located within 15.39 metres of the *screening* shall be piled to extend above the *screening*.
- 3) A buffer of a minimum 5.0 metres shall be maintained around all areas of excavation, with the exception of points of access and egress. Buffers shall be vegetated, planted and bermed where necessary to screen the *site* from *roads* and adjoining properties.
- 4) Where any *lot* or portion of a *lot* is used as an outside *storage yard* for metal materials in a location that is not serviced by storm sewers, provision shall be made for containment and treatment of run-off.
- 5) Parking and loading facilities may be provided in the *required front yard or rear yard*, provided that, if in the front, a *landscaped* area of at least 5.0 metres in depth is maintained within the portion of the *lot* between the *front lot line* and the front of the *building*.

4.64 Industrial Waste Zone (I5)

This *zone* provides for the storage of environmentally *hazardous materials* produced as by-products of industrial processes or used directly or indirectly in industrial processes off-site.

4.64.1 Permitted *Principal Uses*:

- 1) Storage of *hazardous* or *noxious materials* including, but not restricted to PCB-contaminated oils or fluids, corrosive chemicals
- 2) On *lots* with a minimum *lot area* of 2.0 hectares, the following additional *principal uses* are permitted:
 - i. Sanitary landfill sites, industrial landfill sites and waste disposal grounds
 - ii. *utility* storage and similar *uses*

4.64.2 Permitted *Accessory Uses*:

- 1) *Caretaker use*
- 2) *Single-family dwelling or manufactured home*
- 3) *Accessory buildings, structures and uses*

4.64.3 *Lot Regulations*:

- | | |
|-----------------------------|---------|
| 1) Minimum <i>lot area</i> | 0.24 ha |
| 2) Minimum <i>lot width</i> | 50 m |

4.64.4 *Density*:

- | | |
|--------------------------------|-----|
| 1) Maximum <i>lot coverage</i> | 60% |
|--------------------------------|-----|

4.64.5 *Maximum Size (Gross Floor Area)*:

N/A

4.64.6 *Maximum Height*:

- | | |
|--|--|
| 1) <i>Principal building</i> | 12 m |
| 2) <i>Accessory buildings and structures</i> | 10 m |
| 3) <i>Graduated height, accessory buildings and structures</i> | 0.3 m for each additional 1.2 m in side and rear <i>setbacks</i> |

4.64.7 *Minimum Setbacks*:

- | | |
|---|------|
| 1) Front, rear and side for all <i>buildings, structures and uses</i> | 15 m |
| 2) From <i>minor stream</i> for all <i>buildings, structures and uses</i> | 15 m |
| 3) From <i>major stream</i> for all <i>buildings, structures and uses</i> | 30 m |

4.64.8 Conditions of Use:

- 1) No outside storage of any *hazardous* or *noxious material* or any container or thing in which *hazardous materials* is contained shall be permitted.
- 2) A *hazardous* or *noxious materials* storage lot shall be enclosed by a security fence not less than 2.4 metres in *height* and constructed of chain-link or similar material. The security fence shall contain one entrance only, fitted with a security gate of not less than 2.4 metres and also constructed of chain-link or similar material.
- 3) On any *hazardous* or *noxious materials* lot, a graveled or paved area shall be located not less than 9.14 metres from all sides of the storage.
- 4) Construction of a *hazardous* or *noxious materials* storage 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* or *noxious material* storage lot shall be located within 1.5 kilometres of any Residential zone.
- 6) Nothing shall be done in any part of this zone within 60 metres of any other zone, highway or navigable waterway that is or will become a nuisance or reduce enjoyment of the use of the surrounding areas. The use and operation of the lot and facility shall be conducted so that it will not cause or permit objectionable or dangerous conditions outside the property, including but not restricted to noise, vibration, dust, fumes, glare, heat, humidity, odour, toxic or noxious emissions, fire or explosive hazard, smoke or other kinds of particulate matter.
- 7) Parking and loading facilities may be provided in the *required front yard* or *rear yard*, provided that, if in the front, a *landscaped* area of at least 5.0 metres in depth is maintained within the portion of the lot between the *front lot line* and the front of the *building*.

4.70 Parks and Recreation 1 Zone (P1)

This zone provides for the establishment and maintenance of parks, green space, nature reserves, greenways and the preservation of environmentally-sensitive areas. Only passive recreational use is permitted.

4.70.1 Permitted Principal Uses:

- 1) Parks
- 2) *Open space*
- 3) Natural areas
- 4) Nature interpretation facilities

4.70.2 Permitted Accessory Uses:

- 1) *Accessory buildings, structures and uses*
- 2) Trails
- 3) Picnic area
 - i. *Parking area*

4.70.3 Maximum Height:

- 1) *Accessory buildings and structures* 10 m

4.70.4 Minimum Setbacks:

- 1) From all lot lines 6 m
- 2) From a *minor stream* for all *buildings, structures and uses* 15 m
- 3) From a *major stream* for all *buildings, structures and uses* 30 m
- 4) *Setback from the ocean* for all *buildings, structures and uses* 7.5 m

Exceptions in Particular Locations:

On those lands in Parks and Recreation 1 *zones* that are identified on the zoning maps by a letter in brackets, the following additional regulations apply and, where relevant, supersede the P1 regulations:

P1(a) Sub-Zone

This *sub-zone* applies only to the Stopper Islands and is intended to reflect the wishes and concerns of the Toquaht Nation.

- 1) Permitted *uses* are restricted to the following:
 - i. natural areas
 - ii. heritage conservation

4.71 Parks and Recreation 2 Zone (P2)

This *zone* provides for the maintenance of parks, green space, *campgrounds* and other low-impact recreational *use*.

4.71.1 Permitted Principal Uses:

- 1) Parks
- 2) *Open space*
- 3) Natural areas

4.71.2 Permitted Accessory Uses:

- 1) *Accessory buildings, structures and uses*
- 2) Trails
- 3) Picnic area
- 4) *Parking area*
- 5) Playground
- 6) *Campground* including *wilderness campground*
- 7) Park administration *offices*

4.71.3 Lot Regulations:

1) Minimum <i>lot area</i>	0.24 ha
2) Minimum <i>lot width</i>	50 m
4.71.4 Density:	
1) Maximum density	80 <i>camping sites</i> per ha
2) Maximum <i>lot coverage</i>	40%
4.71.5 Maximum Size (<i>Gross Floor Area</i>):	N/A
4.71.6 Maximum Height:	
1) <i>Accessory buildings and structures</i>	10 m
4.71.7 Minimum <i>Setbacks</i>:	
1) Front for all <i>buildings, structures and uses</i>	6 m
2) Rear for all <i>buildings, structures and uses</i>	6 m
3) Side for all <i>buildings, structures and uses</i>	
4) From <i>minor stream</i> for all <i>buildings, structures and uses</i>	15 m
5) From <i>major stream</i> for all <i>buildings, structures and uses</i>	30 m
6) <i>From the ocean</i> for all <i>buildings, structures and uses</i>	7.5 m

4.72 Community Service Zone (CS)

This *zone* provides for the establishment and maintenance of community services, cultural, administrative, educational, recreational, institutional and civic *uses* and facilities that serve the community.

4.72.1 Permitted *Principal Uses*:

- 1) *Assembly*
- 2) Art galleries, museums, cultural centres (art, drama and music), libraries, conservatories and music halls
- 3) Recreational *use* including armouries, auditoriums, gymnasiums, bowling greens, curling rinks, skating rinks, swimming pools and tennis courts
- 4) Community centres and meeting halls
- 5) Historic sites
- 6) Fairgrounds
- 7) Health, welfare and *medical services*
- 8) Hospital

- 9) *Community care facility*
- 10) *Post office*
- 11) *Public administration offices*
- 12) *Parks and playgrounds*
- 13) *Educational institutions including schools, universities*
- 14) *Parking and boat mooring areas and facilities*
- 15) *Public services and utilities including electric power stations and installations, fire halls, police stations, pounds, sewage disposal facilities, cable systems, utility storage, waste disposal and works yards*
- 16) *Campgrounds*
- 17) *On lots with a minimum lot area of 0.11 hectare, the following additional principal uses are permitted:*
 - i. *Cemeteries and crematoria, provided that no part of any crematorium building shall be located less than 30 metres from any street or lot line*
 - ii. *Institutions of a religious, fraternal, philanthropic or charitable nature including places of worship, clubs and lodges, church camps and retreats*
 - iii. *Family care and daycare centres*

4.72.2 Permitted Accessory Uses:

- 1) *Accessory buildings, structures and uses*
- 2) *Single-family dwelling or secondary suite within a principal building*

4.72.3 Lot Regulations:

- | | |
|--|---------|
| 1) <i>Minimum lot area</i> | 0.24 ha |
| 2) <i>Minimum lot area with communal or community water and sewer system in Bamfield</i> | 0.1 ha |
| 3) <i>Minimum lot width</i> | 15 m |

4.72.4 Density:

- | | |
|--------------------------------|-----|
| 1) <i>Maximum lot coverage</i> | 40% |
|--------------------------------|-----|

4.72.5 Maximum Size (Gross Floor Area):

N/A

4.72.6 Maximum Height:

- | | |
|--|------|
| 1) <i>All buildings and structures</i> | 10 m |
|--|------|

4.72.7 Minimum Setbacks:

- | | |
|--|------|
| 1) <i>Front for all buildings, structures and uses except park use</i> | 6 m |
| 2) <i>Rear for all buildings, structures and uses except park use</i> | 3 m |
| 3) <i>Side for all buildings, structures and uses except park use</i> | 6 m |
| 4) <i>From minor stream for all buildings, structures and uses</i> | 15 m |

- 5) From *major* stream for all *buildings, structures* and *uses* 30 m
- 6) From the ocean for all *buildings, structures* and *uses* 7.5 m

4.72.8 Conditions of Use:

- 1) Where the *principal use* is a hospital, university or similar educational institution, additional *dwelling units* are permitted as an *accessory use* on the same *lot*.
- 2) Where the *principal use* is a hospital, *school*, church camp, university or similar educational institution, *dormitory units* or groups of *dormitory units* are permitted as an *accessory use* on the same *lot*.

4.73 Airport Zone (AP)

This *zone* provides for airport, airport-related and other compatible *uses*.

4.73.1 Permitted *Principal Uses*:

- 1) Airport base
- 2) Heliport
- 3) Airport service facilities
- 4) Passenger terminal
- 5) Aircraft fuel depot
- 6) Aircraft hangars
- 7) Aircraft servicing and maintenance
- 8) *Utilities* and communication services
- 9) Emergency services
- 10) Hospital, health facilities and *medical services*
- 11) Aviation training, trade *schools*, high *school* and biosphere-related *schools*
- 12) Scientific, electronic and technological research
- 13) Taxi dispatchers, bus depots
- 14) Aviation-related light industrial *uses*
- 15) National and Provincial Parks *offices* and support facilities
- 16) Department of National Defence *uses*
- 17) Meteorological station and metrological facilities
- 18) *Manufacturing, assembly, disassembly, processing* or packaging of materials and goods
- 19) Vehicle rental and ancillary servicing
- 20) Marine value-added facilities
- 21) Vehicle and equipment repairs and maintenance
- 22) *Offices*
- 23) Agriculture, market gardening, *community gardens*
- 24) Forestry and silviculture
- 25) Forestry value-added facilities
- 26) Golf course and clubhouse
- 27) Camping and parking for *recreational vehicles*

- 28) Arena, swimming pool, curling rink
- 29) Vegetative-waste composting site
- 30) Natural resource extraction

4.73.2 Permitted Accessory Uses:

- 1) Aircraft sales
- 2) *Storage yard*, cold storage, warehousing
- 3) *Hotel, motel*
- 4) Conference centre
- 5) *Residential use*, including staff rental housing
- 6) *Caretaker use*
- 7) Restaurants, bistros, cafés and other eateries
- 8) *Retail* store not exceeding 125 square metres
- 9) Commercial laundry
- 10) Recycling facilities
- 11) Seasonal exhibition *use*
- 12) Surfboard and bicycle rentals, sales and repairs
- 13) Museum

4.73.3 Lot Regulations:

- 1) Minimum *lot area*, leasehold *lot* 500 m²

4.73.4 Density:

- 1) Maximum *lot coverage*, leasehold *lot* 65%

4.73.5 Maximum Size (*Gross Floor Area*):

N/A

4.73.6 Maximum Height:

- 1) All *buildings* and *structures* TCA Regulations

4.73.7 Minimum Setbacks:

- 1) From Pacific Rim Park Reserve boundary, all *buildings, structures* and *uses* 30 m
- 2) From Pacific Rim Highway, all *buildings, structures* and *uses* 60 m
- 3) From a runway or taxiway, all *buildings, structures* and *uses* TCA Regulations
- 4) Front for from leasehold *lot* line, all *buildings, structures* and *uses* 15 m
- 5) Rear from leasehold *lot* line for all *buildings, structures* and *uses* 15 m

- | | |
|---|--|
| 6) Side for from leasehold <i>lot</i> line, all <i>buildings, structures and uses</i> | 15 m |
| 7) From any internal leasehold <i>lot</i> line, all <i>buildings, structures and uses</i> | 3 m |
| 8) From another <i>building</i> , all <i>buildings, structures and uses</i> | 5 m |
| 9) From the top of bank of a ravine, all <i>buildings, structures and uses</i> | 30 m without an environmental assessment |
| 10) Minimum <i>setback</i> from <i>minor stream</i> for all <i>buildings, structures and uses</i> | 15 m |
| 11) Minimum <i>setback</i> from <i>major stream</i> for all <i>buildings, structures and uses</i> | 30 m |

4.73.8 Conditions of Use:

- 1) All development must be planned, designed and constructed to avoid creating a hazard to flights, such as attracting birds, rodents or other animals to the property.
- 2) All illuminated storage and *parking areas* must have lighting placed in such a manner that all direct rays of light are restricted to the storage or *parking areas* by using full cut-off lighting fixtures which reduce the amount of light escaping above the plane of horizontal or similar lights that achieve the same result in order to reduce light pollution.

4.73.9 Exceptions in Particular Locations:

On those lands in Airport *zones* that are identified on the zoning maps by a letter in brackets, the following additional regulations apply and, where relevant, supersede the AP regulations:

AP(a) Sub-Zone

This *sub-zone* is intended for less intensive *uses*.

- 1) Permitted *uses* are restricted to the following:
 - i. Passive recreation such as walking trails
 - ii. Agriculture
 - iii. Forestry, silviculture
 - iv. Transportation of natural resources
 - v. Water runway

4.80 Water 1 Zone (W1)

This *zone* applies to water and provides for water-based recreational *use*, shipping, open water and *foreshore uses accessory* to adjoining *upland residential uses*.

4.80.1 Permitted *Principal Uses*:

- 1) *Marine transportation* and shipping
- 2) Movement of boats, vessels or watercraft and float-planes
- 3) Navigational aids
- 4) *Water recreation use*
- 5) Float plane moorage and taxiing
- 6) Water-bomber moorage and taxiing
- 7) *Floating boat shelters*
- 8) Pumping stations, pressure-reducing stations and similar uses
- 9) Fisheries management and environmental protection

4.80.2 Permitted *Accessory Uses*:

- 1) *Accessory riparian use*
- 2) Dock facilities *accessory* to permitted *principal uses*
- 3) Where the *principal use* is fisheries management or environmental protection: *accessory buildings, structures and uses*

4.80.3 *Lot Regulations*:

- 1) Maximum area of pump stations, pressure-reducing stations and similar uses 0.2 ha

4.80.4 *Density*:

N/A

4.80.5 *Maximum Size (Gross Floor Area)*:

- 1) Maximum length of any *structure* including *floating boat shelter* 7.6 m

4.80.6 *Maximum Height*:

- 1) Maximum *height* above the surface of the water for any *structure* including *floating boat shelter* 3.7 m

4.80.7 *Minimum Setbacks*:

N/A

4.80.8 *Conditions of Use*:

- 1) Permanent or seasonal *residential use* and temporary commercial overnight moorage or accommodation on a vessel, watercraft, *float home* or *houseboat* are not permitted within this *zone*.

4.80.9 *Exceptions in Particular Locations*:

On those lands in Water 1 *zones* that are identified on the zoning maps by a letter in brackets, the following additional regulations apply and, where relevant, supersede the W1 regulations:

W1(a) Sub-Zone

This *sub-zone* provides for a wide range of water-based and recreational *use, foreshore accessory uses, overnight moorage and accommodation on the water.*

- 1) Seasonal *residential use, commercial overnight moorage and accommodation on a boat, vessel, float home or watercraft are permitted uses.*
- 2) As a condition of *use* in this *sub-zone, overnight moorage and commercial accommodation on a boat, vessel or watercraft shall be limited to a maximum of 7 consecutive days per individual or group.*

4.81 Water 2 Zone (W2)

This *zone* applies to water and provides for resource-based and recreational *use.*

4.81.1 Permitted *Principal Uses:*

- 1) *Marine transportation and shipping*
- 2) *Movement of boats, vessels or watercraft and float-planes*
- 3) *Navigational aids*
- 4) *Transportation and storage of forest resources, including log booming, dumping and storage grounds*
- 5) *Water resource development including intake, storage and transmission conduits and hydro-electric works*
- 6) *Foreshore and water-based aquaculture including hatchery and nursery facilities, group-out ponds and pens*
- 7) *Water recreation use*
- 8) *Boat, vessel or watercraft moorage*
- 9) *Float-plane moorage and taxiing*
- 10) *Water-bomber moorage and taxiing*
- 11) *Pumping stations, pressure-reducing stations and similar uses*
- 12) *Activities ordinarily incidental to fisheries management and environmental protection*
- 13) *Floating boat shelters*

4.81.2 *Lot Regulations:*

- 1) *Maximum area of pump stations, pressure-reducing stations and similar uses* 0.2 ha

4.81.4 *Density:* N/A

4.81.5 *Maximum Size (Gross Floor Area):*

- 1) *Maximum length of any structure including floating boat shelter* 7.6 m

4.81.6 *Maximum Height:*

- 1) Maximum *height* above the surface of the water for any *structure* including *floating boat shelter* 3.7 m

4.81.7 Minimum Setbacks: N/A

4.81.8 Conditions of Use:

- 1) Nothing shall be done within 60 metres of any other *zone*, recreation area, roadway or navigable waterway that is or could become an annoyance or nuisance or reduce the enjoyment of the use of the surrounding land, such as unsightliness, the emission of odours, dust, liquid effluent, fumes, smoke, vibration, noise or glare, to residents or visitors to the surrounding area. In addition, nothing shall be done that creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
- 2) Rights-of-way, licences of occupation or leases created for *uses* permitted in this *zone* are exempt from the minimum *lot area* and minimum *lot width* regulations.
- 3) Permitted *foreshore* and water-based *aquaculture* shall be exempt from the *lot* regulations listed above.
- 4) Permitted log booming, dumping and storage grounds shall be exempt from the *lot* regulations listed above.

4.82 Water Conservation Zone (W3)

This *zone* applies to both water and sensitive wetland areas and provides 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 in or close to their natural state. It is intended to protect aquatic lands and *foreshore* lands covered by water, either tidal or non-tidal, by limiting *uses* legally permitted within in the riparian areas and on the water surface.

4.82.1 Permitted Principal Uses:

- 1) Parks, playgrounds, *campgrounds* and recreational *use*
- 2) Yards *accessory to upland residential use*
- 3) Passive and amenity *open space* and *landscaping*
- 4) Within intertidal areas, the following additional *principal uses* are permitted:
 - i. Navigational aids
 - ii. Fisheries management and environmental protection activities
 - iii. *Marine transportation* and *water recreation uses*

4.82.2 Permitted Accessory Uses within Intertidal Areas:

- 1) Riparian *uses* including private dock or wharf facilities that are *accessory to upland residential use*

4.82.3 Conditions of Use:

- 1) Any camping *use* permitted within this *zone* shall be limited to a maximum of five consecutive days per individual or per group in a tent, *trailer*, camper or *recreational vehicle*.

4.83 Water Commercial Zone (W4)

This *zone* applies to water areas generally adjacent to *upland* commercial *uses*. It provides for the accommodation of a broad range of commercial *uses* oriented to water *uses* and water traffic, including wharves, piers, docks, floats and boat-launching facilities.

4.83.1 Permitted *Principal Uses*:

- 1) *Marine transportation* and shipping
- 2) Movement of boats, vessels or watercraft and float-planes
- 3) Boat rental operations including temporary boat storage and *floating boat shelters*
- 4) Restaurants, bistros, cafés and other eateries
- 5) Commercial mooring facilities or marinas
- 6) Wharves, piers, docks, floats and boat-launching facilities for the *use* of water-taxis, ferries, float planes and amphibious vessels
- 7) Wharves, piers, docks, floats and boat-launching facilities necessary for practical access by boats to commercial *uses* primarily oriented to water *uses* and water traffic
- 8) Marine fueling operations, provided that these shall be located at least 60 metres from any residence or from any *residential* or waterfront Residential *zone*
- 9) Marine-oriented *clubs* such as yacht *clubs*
- 10) *Retail* sale of live or fresh fish including shellfish
- 11) *Retail* sale of fishing supplies, live or fresh bait and other marine equipment
- 12) Floating fishing lodge and facilities including general store
- 13) Temporary or *seasonal dwelling* on a boat or vessel for commercial fishing purposes, provided that the vessel is docked at a location where the following on-shore facilities are provided as a minimum in separate rooms: one urinal and one water-closet, two washbasins and one bathtub or shower

4.83.2 Permitted *Accessory Uses*:

- 1) Dredging operations necessary for the construction or maintenance of *principal uses*
- 2) Permanent residence on one boat or vessel for purposes of security and fire protection

4.83.3 *Lot Regulations*:

N/A

4.83.4 *Density*:

N/A

4.83.5 *Maximum Size (Gross Floor Area)*:

- 1) Maximum length of *floating boat shelters* 14 m

4.83.6 *Maximum Height*:

- 1) Maximum *height* of a *building* or *structure* 9 m

- 2) Maximum *height* of *floating boat shelters* above the surface of the water 3.7 m

4.83.7 Minimum Setbacks:

- 1) From boundaries of a waterlot, lease or licence area for all *structures* and floats 3 m
- 2) Minimum distance between groups of *floating boat shelters* where there are 9 or more *floating boat shelters* in line with each other 24 m

4.83.8 Conditions of Use:

- 1) *Retail* activities permitted in this *zone* shall take place primarily within a *building* or *structure*.
- 2) No boat-building or commercial repair business shall be conducted in this *zone*.
- 3) No boathouses or boat shelters other than *floating boat shelters* shall be located in this *zone*.
- 4) *Floating boat shelters* shall comply with all provisions of this section and 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 and not more than 8 together.
 - ii. The component units of each group of *floating boat shelters* shall be of a uniform length and height.

4.83.9 Exceptions in Particular Locations:

On those lands in Water 4 *zones* that are identified on the zoning maps by a letter in brackets, the following additional regulations apply and, where relevant, supersede the W4 regulations:

W4(a) Sub-Zone

This *sub-zone* applies only to water and *foreshore* areas adjacent to the property at 8551 and 8571 Bothwell Road, occupied by the Fish and Duck Pub.

- 1) Permitted *uses* in this *zone* are restricted to the following:
 - i. *Marina use*
 - ii. *Houseboat* moorage
 - iii. Boat fueling facilities
 - iv. Pump-and-haul facilities
- 2) *Lot* regulations are varied as follows:
 - i. Maximum *height* of a *building* or *structure* 3.7 m

ii. Maximum *height* of *floating boat shelters* above the surface of the water 3.7 m

iii. Maximum length of *floating boat shelters* 7.6 m

3) The following conditions of *use* apply:

- i. Marine fueling operations shall be located at least 3 metres from any residence or from any rural, *residential*, community service, or park and recreation *zone*.
- ii. Pump-out facilities for sewage disposal shall be located at least 10 metres from any residence or from any Residential *zone*.
- iii. One berth is considered to be equivalent to 7.6 metres of linear dock space.

W4(b) Sub-Zone

This *sub-zone* applies only to water and *foreshore* areas adjacent to the property at Lakeshore Road and Aldan Road.

1) *Uses* in this *zone* are restricted to the following:

- i. *Marina use*
- ii. Boat fueling facilities
- iii. Pump-and-haul facilities

2) The following conditions of *use* apply:

- i. Marine fueling operations shall be located at least 60.96 metres from any residence or from any rural, *residential*, community service, park and recreation or *houseboat* or *float home zone* [W2(a) Sub-Zone].
- ii. Pump-out facilities for sewage disposal shall be located at least 30.48 metres from any residence or from any Residential *zone*.
- iii. One berth is considered to be equivalent to 7.62 metres of linear dock space.

3) *Lot* regulations are varied as follows:

- i. Maximum *height* of a *building* or *structure* 3.7 m
- ii. Maximum *height* of *floating boat shelters* above the surface of the water 3.7 m
- iii. Maximum length of *floating boat shelters* 7.6 m
- iv. Maximum collective *retail* commercial *use floor area* 186 m²

4.84 Water Industrial Zone (W5)

This *zone* applies to industrial water areas and provides for the accommodation of industries that are related to the forest industry, fishing industry, *marine transportation*, and ship-building and maintenance.

4.84.1 Permitted *Principal Uses*:

- 1) *Marine transportation*, shipping and fueling
- 2) Movement of boats, vessels or watercraft and float planes
- 3) Commercial mooring facilities
- 4) Repair and maintenance shops oriented to resource extraction, *marine use* and water traffic
- 5) Ship-building, boat-building and repair
- 6) Warehouses, works yards, storage and loading facilities oriented to resource extraction, *marine use* and water traffic
- 7) Fish products industry, except reduction, oil extracting or the processing or storage of offal
- 8) Wharves, piers, docks, floats and boat-launching facilities for the *use* of water taxis, ferries, float planes and amphibious vessels
- 9) Log booming, sorting and storage
- 10) Loading, unloading and storage of container goods, bulk goods, equipment, minerals, rock, and aggregate

4.84.3 Lot Regulations: N/A

4.84.4 Density: N/A

4.84.5 Maximum Size (Gross Floor Area): N/A

4.84.6 Maximum Height:

- 1) Maximum *height* of a *building* or *structure* 12 m

4.84.7 Minimum Setbacks:

- 1) Minimum *setback* from boundaries of a waterlot, lease or licence area for all *structures* and floats 3 m

4.84.8 Conditions of *Use*:

- 1) Nothing shall be done that 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 that creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.

4.90 Comprehensive Development 1 Zone (CD1)

This *zone* provides for a mix of land *uses* including *residential* with various types of commercial and recreational *use*. Much of the natural setting will be incorporated into the development taking place. The *zone* will be developed as *sub-zones* CD1A, CD1B and CD1C.

Definitions specific to this *zone* and *sub-zones*:

COTTAGE means a *dwelling unit* or two *dwelling units* built upon a continuous foundation. The maximum *floor area* of each *cottage dwelling unit* is 150 square metres and the minimum *floor area* is 50 square metres.

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:

- 1) restaurants, bistros, cafés and other eateries, or
- 2) instructional facilities

4.90.1 Overall maximum density permitted:

- 1) 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 developed above the surface of the water. For purposes of this section, the following shall be equivalent to one *dwelling unit*:
 - i. 2 *guest bedrooms* in a *lodge* or *guesthouse*,
 - ii. 6 *camping sites*, or
 - iii. *recreational vehicle use spaces* in a *campground*

4.90.2 Application to strata plan developments:

- 1) For greater clarity, a *lot* within the CD1 *zone* includes a strata plan.

4.90.3 Fishing *lodge* and associated *cottages sub-zone* (CD1A):

This *sub-zone* 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 dwellings* designed to accommodate vacationing families, groups and fishermen along with some supporting commercial or recreational *uses* for those maintaining permanent residence elsewhere.

1) Permitted *principal uses*:

- i. *Single- and two-family dwelling*
- ii. *Cottage*
- iii. *Manufactured home*
- iv. *Guesthouse*
- v. Restaurant, including instructional facilities
- vi. *Motel*, having a *floor area* of not greater than 2,000 square metres

- vii. Project sales *office*
- viii. Tourist guide service
- ix. *Marina use*
- x. *Campground*
- xi. Parks and playgrounds
- xii. Marine and *recreational vehicle* repair
- xiii. Recreation equipment sales
- xiv. Boat launch facilities

2) Permitted *accessory uses*:

- i. *Daycare* or nursery *accessory* to a residence
- ii. *Parking areas*
- iii. *Accessory buildings, structures and uses*
- iv. *Retail use* for the sale of general merchandise and liquor
- v. *Storage building*
- vi. Fuel dock

3) Lot Regulations:

Minimum <i>lot area</i> for <i>single-family dwelling</i>	400 m ²
Minimum <i>lot area</i> for <i>two-family dwelling</i>	650 m ²
Minimum <i>lot area</i> for <i>campground</i>	1.0 ha
Minimum <i>lot area</i> for other <i>uses</i>	400 m ²

4) Density:

Maximum <i>lot coverage</i> for restaurant, general merchandise store or liquor store	35%
Maximum <i>lot coverage</i> for all other <i>buildings</i> or <i>structures</i> , except for <i>campgrounds</i>	35%
Maximum <i>lot coverage</i> for <i>campgrounds</i>	N/A
Maximum <i>floor area ratio</i> for all of CD1A area, except for <i>campgrounds</i>	0.10
Maximum <i>floor area ratio</i> for <i>campgrounds</i>	N/A
Maximum <i>floor area ratio</i> for <i>cottage lots</i>	0.45
Maximum number of <i>campgrounds</i>	2
Maximum number of <i>camping sites</i> per <i>campground</i>	40
Maximum number of <i>motels</i> or <i>hotels</i>	1

5) Maximum Size (Gross Floor Area):	
Restaurant	4,000 m ²
<i>Motel</i>	2,000 m ²
6) Maximum Height:	
<i>Single- and two-family dwellings and cottages</i>	5 m
<i>Accessory buildings</i>	12.5 m
7) Minimum Setbacks:	
Front <i>setback</i> from any <i>lot</i> line that abuts a <i>street</i>	5 m
Rear <i>setback</i> for principal <i>buildings</i>	4 m
Rear <i>setback</i> for <i>accessory buildings</i>	1 m
Side <i>setback</i> from an <i>interior lot</i> line for principal <i>buildings</i> , provided the total of both <i>required side yards</i> is not less than 4.5 metres	1.5 m
Side <i>setback</i> for <i>accessory buildings</i>	1 m
<i>Setback</i> from <i>natural boundary</i> of a water body, if the <i>use</i> has a water orientation and the development proposed is supported by an environmental impact study	0 m
<i>Setback</i> from <i>natural boundary</i> of a water body, if the <i>use</i> does not have a water orientation and the development proposed is not supported by an impact study	15 m

4.90.4 Marine centre *sub-zone* (CD1B):

This *sub-zone* provides for *uses* that serve as resort area community centre, providing a range of day-to-day services for those on retreats or vacations. This *sub-zone* provides convenient access to the *waterfront*.

1) Permitted *principal uses*:

- i. *Marina use*
- ii. Food stores that may contain *dwelling units* above the main floor, where a maximum of one *dwelling unit* may be used as a year-around residence
- iii. General merchandise *buildings* that may contain *dwelling units* above the main floor, where a maximum of one *dwelling unit* may be used as a year-around residence
- iv. Dry-cleaners and self-service laundries

- v. Restaurants, bistros, cafés and other eateries, but excluding businesses primarily engaged in preparing food specialties for off-premises consumption and excluding *drive-in* business
- vi. Tourist guide centres
- vii. Liquor stores
- viii. Gasoline service station
- ix. Resort *offices*
- x. Interpretation centre
- xi. *Float homes*, where a sewage dump is provided
- xii. Boat launch facilities
- xiii. Parks and playgrounds
- xiv. Conference centre

2) Permitted *accessory uses*:

- i. *Storage buildings*
- ii. *Parking areas*
- iii. *Accessory building and uses*
- iv. Conference centre

3) Lot Regulations:

Minimum <i>lot area</i> for a <i>float home</i>	100 m ²
Minimum <i>lot area</i> for other <i>uses</i>	650 m ²

4) Density:

Maximum <i>floor area ratio</i> for all of CD1B area	0.45
Maximum <i>lot coverage</i>	35% of <i>lot area</i>
Maximum number of <i>float homes</i>	24

5) Maximum Size:

Conference centre	600 m ²
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6) Maximum Height:

Maximum <i>height</i> of <i>buildings</i>	12.5 m
Maximum <i>height</i> above the surface of the water for <i>float homes</i>	8 m

7) Minimum Setbacks:

Front <i>setback</i>	5 m
Minimum rear <i>setback</i>	4 m

Minimum side <i>setback</i> from an <i>interior lot</i> line, provided the total of both <i>required side yards</i> is not less than 4.5 metres	1.5 m
Minimum <i>setback</i> from <i>natural boundary</i> of a water body, if the <i>use</i> has a water orientation and the development proposed is supported by an environmental impact study	0 m
Minimum <i>setback</i> from <i>natural boundary</i> of a water body, if the <i>use</i> does not have a water orientation and the development proposed is not supported by an impact study	15 m

4.90.5 **Residential resort neighbourhood *sub-zone* (CD1C):**

This *sub-zone* provides for accommodations in an aesthetic neighbourhood-like setting with convenient access to the *waterfront*. *Dwelling units* are primarily intended for seasonal or temporary occupation.

1) Permitted *principal uses*:

- i. *Single-family dwellings*
- ii. *Two-family dwellings*
- iii. *Multiple-family dwellings*
- iv. *Community centre building*
- v. *Parks and playgrounds*

2) Permitted *accessory uses*:

- i. *Daycare* or nursery *accessory* to a residence or community centre
- ii. *Parking areas*
- iii. *Accessory buildings, structures and uses*

3) Lot Regulations:

Minimum <i>lot area</i> for <i>single-family dwelling</i>	400 m ²
Minimum <i>lot area</i> for <i>two-family dwelling</i>	550 m ²
Minimum <i>lot area</i> for <i>multiple-family dwelling</i>	900 m ²
Minimum <i>lot area</i> for community centre	100 m ²

4) Density:

Maximum <i>lot coverage</i> for all <i>buildings</i>	35%
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5) Maximum Size:

Maximum <i>floor area ratio</i> for <i>single-family dwelling</i>	0.40
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Maximum <i>floor area ratio</i> for <i>two-family dwelling</i>	0.45
Maximum <i>floor area ratio</i> for <i>multiple-family dwelling</i>	0.50
6) Maximum Height:	
<i>Single- and two-family dwellings</i>	5 m
<i>Multiple-family dwellings</i>	12.5 m
<i>Cottages and cabins</i>	8 m
7) Minimum Setbacks:	
Front <i>setback</i> from a <i>lot</i> line that abuts a <i>street</i>	5 m
Rear <i>setback</i> for all <i>principal uses</i>	4 m
Rear <i>setback</i> for <i>accessory buildings</i>	1 m
Side <i>setback</i> for <i>single- and two-family dwellings</i> , provided the total of both <i>required side yards</i> is not less than 4.5 metres	1.5 m
Side <i>setback</i> for <i>accessory buildings</i>	1 m
<i>Setback</i> from all <i>lot</i> lines for <i>multiple-family dwellings</i>	0 m
<i>Setback</i> from all <i>lot</i> lines for community centre	1.5 m
<i>Setback</i> from <i>natural boundary</i> of a water body, if the <i>use</i> has a water orientation and the development proposed is supported by an environmental impact study	0 m
<i>Setback</i> from <i>natural boundary</i> of a water body, if the <i>use</i> does not have a water orientation and the development proposed is not supported by an impact study	15 m
8) Conditions of Use:	
ii. Parking must be provided on the same <i>lot</i> on which the <i>use</i> that generates the parking is carried on.	
iii. The <i>Regional Board</i> may consider a variance to the requirement of providing parking on the same <i>lot</i> where the owner can provide the required <i>parking spaces</i> on another <i>lot</i> (the second <i>lot</i>) if the <i>parking spaces</i> are located within 150 metres of the nearest point of the <i>building</i> or <i>structure</i> in which the <i>use</i> occurs and if such parking is secured by a covenant under Section 219 of the <i>Land Title Act</i> in favour of the <i>Regional District</i> , reserving the <i>use</i>	

of an area on the second *lot* separately from the land on which the *use* that generates the parking is carried on.

4.91 Country Residential Comprehensive Development 1 Zone (CRCD1)

This *zone* provides for lower-density development in a less-accessible location intended to provide for a mix of land *uses* including *residential*, tourist commercial and recreational *uses* without the provision of water, sewer, sewage disposal, drainage or fire protection services by the *Regional District*. The natural setting and environmental features will be incorporated into the development through *density averaging*, *density averaging* and *clustering*. The *zone* will be divided into *sub-zones*.

Definitions specific to this *zone* and *sub-zones*:

AMENITIES

means the following:

- 1) 2,000 metres of low-impact public trail up to one (1) metre in width, to be surfaced with gravel or bark mulch and to be located substantially as shown on Schedule A to the Development Agreement between the owner and the *Regional District*;
- 2) dedication of 5% of public-use lands in excess of the park land provision requirements of section 510 of the *Local Government Act* or protection by covenant registered under section 219 of the *Land Title Act* in favour of the *Regional District* as Covenantee; and
- 3) at least eight (8) locations providing ocean access, to be provided by way of dedicated highway or statutory right-of-way for public access and *use*, granted in favour of the *Regional District*.

A copy of Schedule A is inserted here for reference and convenience.

*Insert schematic or reduced copy of Schedule A to
Development Agreement*

LODGE

means a building that contains four or more suites for tourists, served by a common entrance, and that may have additional separate entrances directly from outside the *building*.

RESIDENTIAL UNIT

means:

- 1) one (1) *single-family dwelling*, or
- 2) four (4) *cabins*, or

- 3) eight (8) bedrooms in a *lodge*, or
- 4) six (6) *recreational vehicle camping sites*

RESIDENTIAL means the following:
UNIT 1) four (4) *cabins*,
EQUIVALENT 2) eight (8) bedrooms in a *lodge*, or
 3) six (6) *recreational vehicle camping sites*

4.91.1 Permitted principal uses:

- 1) *Single-family dwelling*
- 2) *Cabins*
- 3) *Lodges*
- 4) *Recreational vehicle campground*
- 5) *Open space uses*

4.91.2 Permitted accessory uses:

- 1) *Accessory or service buildings, structures and uses* including staff accommodations
- 2) Dining facilities
- 3) Recreational facilities for use by guests

4.91.3 Lot Regulations:

Minimum <i>lot area</i> for lots not serviced by <i>communal water system</i> and <i>communal sewer system</i>	2 ha
Minimum <i>lot area</i> for lots serviced by <i>communal water system</i> and <i>communal sewer system</i>	0.4 ha
Minimum <i>recreational vehicle lot area</i> for lots serviced by <i>communal water system</i> and <i>communal sewer system</i>	500 m ²
Minimum <i>lot area</i> for <i>cabins</i>	2 ha

4.91.4 Density:

Maximum number of <i>single-family dwellings</i> per <i>lot</i>	1
Maximum total number of <i>single-family dwellings</i> per <i>zone</i>	1.25 per 2 ha
Maximum total <i>lot coverage</i>	20%
Maximum number of recreational vehicle campgrounds	1
Maximum number of camping sites per campground	30

4.91.5 Maximum Size:

Maximum total <i>floor area</i> for <i>single-family dwellings</i>	279 m ²
Minimum <i>floor area</i> for <i>single-family dwellings</i>	65 m ²

Minimum width for <i>single-family dwellings</i>	5 m
Maximum total <i>floor area</i> for <i>cabins</i>	140 m ²
Maximum <i>building</i> footprint area for <i>lodges</i>	1100 m ²
Maximum total <i>floor area</i> , <i>accessory buildings</i> and <i>structures</i>	65 m ²

4.91.6 Maximum Height:

<i>Single-family dwellings</i>	9 m
<i>Cabins</i>	9 m
<i>Lodges</i>	9 m
<i>Accessory buildings</i> and <i>structures</i>	4.6 m

4.91.7 Minimum Setbacks:

<i>Setback</i> from <i>natural boundary</i> , all <i>buildings</i>	30 m
<i>Setback</i> from another <i>building</i> for all <i>buildings</i>	5 m
<i>Setback</i> from all <i>lot</i> or <i>strata lot</i> lines for all <i>buildings</i>	5 m
<i>Setback</i> from <i>minor stream</i> for all <i>uses</i>	15 m
<i>Setback</i> from <i>major stream</i> for all <i>uses</i>	30 m

4.91.8 Conditions of Use:

- 1) *Cabins* shall be built upon a continuous or permanent foundation.
- 2) *Cabins* may be occupied only as a secondary, vacation or recreational home.
- 3) *Cabins* may be clustered providing the minimum lot area is 2 hectares.
- 4) For the purposes of calculating permitted overall density, 70% of the *residential unit equivalent* is to be comprised of *single-family dwellings*.
- 5) If the owner of the land provides and maintains the *amenities* as listed in the definition of *Amenities* above, the number of units in Table 1 may be developed.
- 6) For certainty, the *Regional District* has no plans to construct, install, operate or maintain sewer, sewage disposal, water supply, drainage or fire protection to service the lands in this *zone*.

4.91.6 Distribution of development:

- 1) This *zone* shall be divided into *sub-zones* as shown in Tables 1 and 2 in this section. The *uses* of land permitted under subsections 4.91.2 and 4.91.3 are permitted in the *sub-zones* as shown on Schedule A, in accordance with Tables 1 and 2. The base densities are shown in Table 2. If the *amenities* defined in this section are provided, the densities in Table 1 shall apply. For certainty, Table 1 or Table 2 shall apply, provided that the overall density set out in subsection 4.91.5 shall not be exceeded.

- 2) If all of the *amenities* defined in subsection 4.91.1 are provided, a density bonus of 22 *cabins*, 12 *lodge* bedrooms and 11 *recreational vehicle camping sites* is permitted. The units shall be sited in the *sub-zones*, as should on Schedule A, in accordance with the distribution of units in Table 1.
- 3) The units shown in Table 1 may be transferred from one *sub-zone* to another *sub-zone*, provided the number of units in any *sub-zone* does not increase or decrease by more than 20% and the total number of *residential units* does not increase beyond the total number specified in Table 1.
- 4) If all of the *amenities* defined in subsection 4.91.1 are not provided, then the density permitted within the CRCD *zone* shall be sited in the *sub-zones* as shown on Schedule A, in accordance with the distribution of units in Table 2.
- 5) The units shown in Table 2 may be transferred from one *sub-zone* to another *sub-zone*, provided that the number of units in any *sub-zone* does not increase or decrease by more than 20% and that the total number of *residential units* does not increase beyond the total number specified in Table 2.
- 6) For the purposes of calculating the overall number of *residential units* permitted in this *zone*, the number of *cabin* units, *lodge* bedrooms and *recreational vehicle camping sites* have been converted to *residential units* at the rates specified in the definition of *residential unit equivalent* above.

Table 1: Number of *residential units* permitted without bonusing for *amenities*

SUB-ZONE	UNITS							
	SINGLE-FAMILY DWELLING		CABIN		LODGE		RECREATIONAL VEHICLE	
	UNITS	R.U.	UNITS	R.U.	BEDROOMS	R.U.	LOTS	R.U.
CRCD1			4	1	16	2	19	3.3
CRCD2			16	4				
CRCD3	24	24						
CRCD4			18	4.7				
CRCD5	27	27						
CRCD6					16	2		
CRCD7			4	1				
SUB-TOTAL	51	51	42	10.7	32	4	19	3.3

TOTAL	69 (R.U.)
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Table 2: Number of *residential units* permitted by bonusing for *amenities* provided

SUB-ZONE	UNITS							
	SINGLE-FAMILY DWELLING		CABIN		LODGE		RECREATIONAL VEHICLE	
	UNITS	R.U.	UNITS	R.U.	BEDROOMS	R.U.	UNITS	R.U.
CRCD1			6	1	22	2	30	3.3
CRCD2			24	4				
CRCD3	24	24						
CRCD4			28	4.7				
CRCD5	27	27						
CRCD6					22	2		
CRCD7			6	1				
SUB-TOTAL	51	51	64	10.7	44	4	30	3.3
TOTAL	69 (R.U.)							

4.92 Country Residential Comprehensive Development 2 Zone (CRCD2)

This *zone* provides for low-density development of large parcels intended for residential and recreational *use* without the provision of water, sewer, sewage disposal, drainage or fire protection services by the Regional District. The natural setting and environmental features will be protected and preserved through large *lot areas*, low density and restricted natural vegetation removal. (see Bylaw No. P1312)

4.92.1 Permitted *principal uses*:

- 1) *Residential use*

4.92.2 Permitted *accessory uses*:

- 1) *Accessory buildings, structures and uses*
- 2) *Home occupations*

4.92.3 Conditions of Use:

- 1) *Residential use* is restricted to *single-family dwellings* and *manufactured homes*.
- 2) *Single-family dwellings* and *manufactured homes* are equal to 1.0 residential unit.
- 3) A second *dwelling unit* of no more than 70 square metres is equal to 0.25 residential unit.

4.92.4 Lot Regulations:

Minimum <i>lot area</i>	2 ha
Minimum <i>lot width</i>	100 m

4.92.5 Density:

Maximum number of <i>lots</i>	26
Maximum density	1.25 <i>dwelling units</i> per 2 ha
Maximum lot coverage	5%

4.92.6 Maximum Size (Gross Floor Area): N/A??

4.92.7 Maximum Height:

Principal <i>building</i>	10.5 m
<i>Accessory buildings</i>	6 m
<i>Graduated height</i> for <i>accessory buildings</i>	0.3 m for each additional 1.2 m in side and rear <i>setbacks</i>

4.92.8 Minimum Setbacks:

Front for principal <i>buildings</i>	15 m
Rear for principal <i>buildings</i>	4.5 m
Side for principal <i>buildings</i>	9 m
Front for <i>accessory buildings</i>	15 m
Rear for <i>accessory buildings</i>	5 m
Side for <i>accessory buildings</i>	5 m
From <i>minor stream</i> for all uses	15 m

From *major stream* for all uses

30 m