SUNSHINE COAST REGIONAL DISTRICT
ZONING BYLAW NO. 337, 1990

PENDER HARBOUR - EGMONT
(ELECTORAL AREA A)

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SUNSHINE COAST REGIONAL DISTRICT
BYLAW NO. 337

A Bylaw to Establish Zones and Subdivision Districts and Regulate the Use of Land, Buildings and Structures Within the Zones.

PART I TITLE

101 This bylaw may be cited for all purposes as the "Sunshine Coast Regional District Electoral Area A Zoning Bylaw No. 337, 1990".

PART II DEFINITIONS

201 In this bylaw:

"agriculture" means the growing, producing or harvesting of crops and the rearing of livestock, poultry and rabbits including the storage and auxiliary sales of unmanufactured agricultural produce, the storage and repair of machinery and implements used on the same farm, and the storage of supplies used on the same farm; excluding feedlots, fur farms, poultry farms, pig farms and mushroom farms;

"aquaculture" means:

(a) growing or harvesting fish, shellfish, molluscs, crustaceans and marine algae;

(b) includes the cleaning, icing and storage of fish grown on the same fish farm for a period of at least 90 days and includes the cleaning, storage, shucking and packaging of shellfish, molluscs, crustaceans and marine algae; and

(c) excludes:

(i) the rendering, canning, smoking, cooking and processing not included in this definition, of fish, molluscs, crustaceans and marine algae;
(ii) the manufacture of fish feed or the mixing of fish offal with fish feed;
(iii) the disposal on the same site of fish offal;
(iv) the outdoor storage of fish offal; and
(v) the use of float houses or suction or dredging harvesting methods.

“amphitheatre” means an outdoor theatre and performance facility.

"assembly" means the gathering of persons for charitable, civic, cultural, educational, entertainment, fraternal, philanthropic, political, recreational, sporting or religious purposes excluding sleeping or dwelling units;

"autowrecking yard" means an area outside an enclosed building where motor vehicles are disassembled, dismantled or wrecked, or where more than two motor vehicles which have been without a license under the *Motor Vehicle Act* for more than one year and which are not in running order are stored;

"auxiliary" means ancillary or subordinate to principal;

"auxiliary building or structure" means a building or structure, except agricultural buildings and auxiliary dwelling units, ancillary or subordinate to a principal building located on the same parcel;

"auxiliary dwelling unit" means a dwelling unit that is subordinate and auxiliary to the principal single family dwelling located on the same parcel, and has a maximum floor area of 90 m² except that were permitted on a parcel where more than 2 single family dwellings are permitted, the maximum floor area must not exceed 55 m²;

"auxiliary light industry" means auxiliary use of a parcel in conjunction with a dwelling for light industry;

"average parcel area" means the total area of all the parcels within a plan of subdivision divided by the number of parcels in that plan;

"bay window" means a window protruding from a wall line which adds space, but not floor area, to a building;

"bed and breakfast home" means use of buildings for transient accommodation provided for commercial purposes in not more than two bedrooms, auxiliary to the residential use, and occupied by the same occupant(s) for not more than 30 consecutive days, but specifically excludes accommodation provided in a campground, a sleeping unit, a motel, a housekeeping unit, a lodge, a hotel or resort hotel;

"bed and breakfast inn" means use of buildings for transient accommodation provided for commercial purposes in not more than five bedrooms, auxiliary to the residential use, and occupied by the same occupant(s) for not more than 30 consecutive days, but specifically excludes accommodation provided in a campground, a sleeping unit, a motel, a housekeeping unit, a lodge, a hotel or resort hotel;

"boathouse" means a structure for the storage of boats and does not include a dwelling unit;

"Board" means the Board of Directors of the Sunshine Coast Regional District;

"building" means a roofed structure supporting, enclosing or protecting persons or property but does not include a motor vehicle or recreational vehicle;

"camp assembly" means the gathering of persons for the purpose of recreational accommodation organized by a non-profit society as defined by the *Society Act*;
"campground" means a site occupied and maintained, or intended to be occupied and maintained for the temporary accommodation of travellers in tents or recreational vehicles;

“cannabis, medical” means cannabis used for medical purposes and that has the authorization of healthcare practitioners under the *Access to Cannabis for Medical Purposes Regulations or Cannabis Act;*

*“*cannabis, non-medical “ means cannabis that is not used for medical purposes and does not have the authorization of healthcare practitioners under the *Access to Cannabis for Medical Purposes Regulations or Cannabis Act;*

“cannabis production facility” means a facility used for the cultivation, processing, testing, destruction, packaging and shipping of cannabis as permitted under federal legislation;

"church" means an assembly building used for public worship;

“community sewer system” means a sewer system consisting of collection, treatment and disposal facilities owned and operated by the Sunshine Coast Regional District;

"domestic consumption" means utilization of livestock, poultry or rabbits by residents of the parcel on which the animals are reared and does not include retailing or wholesaling;

"duplex" means a building containing two dwelling units, each of which is occupied or intended to be occupied as the residence of one family;

"dwelling" means a building designed or used as a dwelling unit or units by one or more families;

"dwelling unit" means one or more rooms comprising a self-contained unit within a building, used or intended as a residence by one or more persons and by not more than one family, which contains one set of cooking facilities and customarily one or more sanitary facilities and sleeping quarters;

"family" means:

(a) two or more persons who, by reason of heredity, blood, marriage, common-law marriage, foster parenthood, or adoption, share one dwelling; or

(b) not more than five unrelated persons living together in a dwelling;

"farm" means a parcel, parcels or a portion of a parcel used for agriculture;

"feed lot" means a commercial enterprise where cattle are kept in a confined area not large enough to yield the food necessary to sustain them, and fed in an intensive manner for the sole purpose of rapid weight gain and sale for slaughter;

"fence" includes gate, screen and wall;

"finished ground" means the lowest ground elevation existing prior to construction, excluding fill materials placed to raise the ground elevation above the elevation of adjoining parcels;

“fire training area” means a site containing fire suppression and extraction practice facilities and storage of vehicles and equipment to be used by fire departments located within the Sunshine Coast Regional District for training;

"floating home" means a structure built on a flotation system used or intended to be used as a dwelling;

“floating industrial camp” means temporary overnight accommodation for workers involved in helicopter logging operations at sites accessible by water only;

"floor area" means the total area of all floors within a building having a clear ceiling height of 1.8 metres or more, contained within the outside exterior walls or glazing line of windows, including areas giving access thereto such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies, mezzanines, enclosed porches, verandas and enclosed parking areas, but excluding unenclosed auxiliary parking, carports, unenclosed balconies, decks and other building projections permitted by this bylaw, elevators, and areas devoted exclusively to electrical or mechanical equipment servicing the building;

“forest management” means the planting, growing and harvesting of forests for the production of wood and wood products in the form of fuel wood, lumber, pulp and Christmas trees;

"garden nursery" means an area used for the display, wholesale or retail sale of plants, fertilizer, insecticide, herbicide, seeds, small garden hand tools, Christmas trees, animal feed and animal bedding and excludes all other wholesale or retail sales;

"gasoline service station" means any building or land used for the retail sale of motor fuels and lubricants and may include automobile diagnostic centres, the auxiliary sale of automotive accessories and the servicing and auxiliary repairing of motor vehicles excluding auto body and painting shops;

"grade, average finished" means the average ground elevation, after placement of fill, removal of soil, regrading or construction, adjoining the perimeter of a building or structure excluding steps, eaves, sunlight controls, canopies, balconies, open porches, patios, and uncovered swimming pools;

"grade, average natural" means the average elevation of undisturbed ground around the perimeter of a proposed building or structure prior to human alteration or, where the undisturbed ground level cannot be ascertained because of an existing building or structure, the undisturbed existing average grade;

"height" means the vertical distance from the lower of the average finished grade or the average natural grade to the highest point of a building or structure;

"highway" includes a street, road, lane, bridge, viaduct and any other way open to public use, but does not include a Forest Service Road, a private right of way on private property or a pathway not intended for vehicular traffic;

"home based business" means auxiliary use of a parcel in conjunction with a dwelling for business purposes such as home offices; studios; publishing and printing; woodworking, upholstering and other home workshops; personal services except dry cleaners and laundromats;

"hooked parcel" means a parcel where a portion of the parcel is physically separated from its remainder by a highway or another parcel but does not include park dedications or land returned to Crown;

"housekeeping unit" means a set of habitable rooms including cooking facilities and used to accommodate any particular person for a period of six consecutive months or less in any calendar year;

“hunting and fishing camp” means the use of land for overnight accommodation and preparation of food on a temporary basis for individuals engaged in hunting and fishing;

"intensive agriculture" means feedlots, fur farms, poultry farms, pig farms and mushroom farms;

"kennel" means a building, structure, compound or group of pens or cages where four or more dogs or cats are, or are intended to be, trained, cared for, bred, boarded or kept;

"landfill" means an area approved and regulated by the Ministry of Environment for the disposal of refuse;

"lane" means a highway less than 8 metres wide which provides a second access to a parcel;

"light industry" means manufacturing, processing, fabricating, assembling, storing, transporting, distributing, wholesaling, testing, servicing, or repairing of goods or materials including boat building and excluding wood processing, log storage, auto wrecking, refuse disposal, gravel processing, manufacture of concrete products, bulk fuel or chemical storage or refining depots, animal, marine products or agriculture products processing, or the production of fish or animal feeds;

"livestock" means domestic farm animals excluding poultry and rabbits;

"lodge" means an establishment consisting of three or more attached or detached sleeping units for temporary occupancy by transient persons and lodge staff and which may include a restaurant and recreation facilities for the use of tourists;
"marina" means the use of land or the surface of water for public or commercial

moorage facilities for watercraft including boat ways; boat storage; the sale, servicing or rental of boats, marine engines and marine supplies; excluding boat building and fuel sales;

"marine products processing" means the treating or preparation of fish, shellfish, molluscs, crustaceans and marine algae and any treatment or use of fish offal for the preparation of fish feed; including cleaning, smoking, shucking, packaging, cooking or canning; and excluding rendering;

"mobile home" means any structure containing one dwelling unit whether ordinarily equipped with or without wheels and that is designed, constructed or manufactured to be moved from one place to another by being towed or carried but does not include travel or tourist trailers, campers or other vehicles exempt from the provisions of the *Mobile Home Act;*

"mobile home park" means a parcel used for the purpose of providing spaces for the accommodation of mobile homes on land zoned for mobile home park use and for imposing a charge or rental for such space;

"motel" means a building or group of buildings containing three or more sleeping or housekeeping units for temporary occupancy by transient persons and which may include auxiliary assembly, commerce, recreation, entertainment or restaurant uses and premises licensed to serve alcoholic beverages;

"multi-family dwelling" means a building containing three or more dwelling units;

"natural boundary" means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself;

"pad" means a finished surface on which blocks, posts, runners, or strip footings are placed for the purpose of supporting a mobile home;

"panhandle" means that part of a parcel used to gain highway access by way of a narrow strip of land;

"parcel" means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway;

“parcel area” means land within the boundaries of a parcel;

"parcel coverage" means the horizontal area within the extreme outer limits of all structures on a parcel expressed as a percentage of the parcel area;

“parcel line, lakeshore” means the parcel line contiguous to the natural boundary of a lake;

"parcel line, exterior side" means a parcel line not being the front or rear parcel line, common to the parcel and a highway excluding a lane;

"parcel line, front" means:

(i) the parcel line contiguous to a highway or Forest Service Road; or

(ii) where the parcel is contiguous to the intersection of two or more highways, the shorter of the parcel lines contiguous to a highway other than a lane;

"parcel line, rear" means the parcel line opposite to, most distant from and not connected to the front parcel line and where the rear portion of the parcel is bounded by intersecting side parcel lines, it shall be the point of such intersection;

"parcel line, side" means a parcel line other than a front, rear or exterior side parcel line;

"personal service establishment" means a barbershop, beauty shop, dry cleaner, laundromat, or shoe repair shop including sale of goods auxiliary to the personal service;

"pig farm" means a commercial enterprise where more than three sows per 1.75 hectares of parcel area or a total of 10 pigs exceeding 18 kilograms per 1.75 hectares of parcel area are kept and fed in an intensive manner for the primary purpose of rapid weight gain and sale for slaughter;

"poultry farm" means a commercial poultry rearing or egg production enterprise of a scale requiring a quota from the applicable marketing board;

“private telecommunications” means land, building or structures containing equipment necessary for the provision of private broadcast transmission or telecommunication services;

"public use or utility" means a highway, public wharf, navigational aid, cemetery or building or structure containing equipment necessary for the provision of broadcast transmission, natural gas, electrical, telecommunications, sewer or water services established or regulated by a government and excludes oil or gas storage tanks and public storage or works yards;

“ravine” means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1;

"recreational vehicle" means a vehicle designed or used for temporary accommodation during travel, recreation or vacation;

“residential use” means the use of a dwelling or property for the long-term home life of a person or persons who share domestic interest and occupancy of the dwelling or property;

"refuse" means discarded materials, worthless matter, rubbish;

"Regional District" means Sunshine Coast Regional District or the geographical area within the boundaries of the Regional District, as the context may require;

“resort hotel” means a building or group of buildings in which accommodation units are occupied for temporary periods, and where no one person occupies an accommodation unit for more than a total of 26 weeks in a calendar year;

“riparian assessment area” means:

(a) for a stream, the 30 meter strip on both sides of the stream, measured from the high water mark;
(b) for a ravine less than 60 meters wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 meters beyond the top of the ravine bank; and

(c) for a ravine 60 meters wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 meters beyond the top of the ravine bank;

"salvage yard" means an area outside an enclosed building where junk, waste, used building materials, used industrial materials, scrap metal, or other used, discarded or salvaged materials are stored, bought, sold, baled, packed, disassembled or handled;

“satellite kitchen” means a kitchen providing catering facilities to provide food and beverage services, with approval from the Vancouver Coastal Health Authority;

"screening" means a continuous opaque fence, wall, compact evergreen hedge or combination thereof, of sufficient height to visually shield or obscure an area from adjacent land or a highway, broken only by access driveways and walkways;

“secondary suite” means a dwelling unit with a maximum floor area of 55 m² and auxiliary to and located within a building where the permitted principal use is a single family dwelling;

“senior citizen dwelling unit” means a dwelling unit which provides for the accommodation of persons over the age of 55;

"shellfish processing" means the cleaning, smoking, shucking, packaging, cooking, canning, treating or preparing of shellfish, mollusca and crustaceans excluding rendering and the storage and processing of fish offal for the production of fish feed;

"shopping centre" means three or more commercial occupancies in one or more buildings designed as an integrated unit having a gross commercial floor area of more than 3000 square metres;

"single family dwelling" means a building consisting of one dwelling unit which is occupied or intended to be occupied as the residence of one family;

"site" means a parcel, a portion of a parcel, contiguous parcels or a defined area of land set apart for a specific use permitted within a zone;

"sleeping unit" means a set of rooms containing no cooking facilities used to accommodate any particular person for a period of six consecutive months or less in any calendar year;

“spa facilities” means the use of land or building where therapists or other health professionals customarily provide individual relaxation and therapeutic treatments, and other personal services, such as massage and esthetics.

“stream” includes any of the following that provides habitat for salmonids, game fish and regionally significant fish;

(a) a watercourse, whether it usually contains water or not;

(b) a pond, lake, river, creek or brook;

(c) a ditch, spring or wetland that is connected by surface water flowing to something referred to in paragraph (a) or (b);

“streamside protection and enhancement area” means an area

(i) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream; and,

(ii) the size is determined according to the *Riparian Areas Regulation* on the basis of a report provided by a qualified environmental professional in respect of a development proposal;

"structure" means any erection or construction fixed to, supported by or sunk into land or water excluding:

(a) fences having a height less than or equal to the maximum height permitted under this bylaw;

(b) concrete, asphalt paving or other artificial surfacing on a site; or

(c) uncovered swimming pools.

“supportive senior housing” means a multi-unit structure containing one or more rooms used or intended as private accommodation of elderly persons, and containing common kitchen, dining and social areas, and which is operated by a non-profit society as defined by the *Society Act*, to provide at least one meal and other support services to residents;

“top of ravine bank” means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed;

"transition house" means a facility that provides food and lodging with or without charge to two or more persons receiving a type of social assistance as defined by the *Guaranteed Available Income for Need Act*, receiving foster home services under the *Family and Child Service Act*, receiving personal care, supervision, social or educational training or physical or mental rehabilitative therapy under the *Community Care Facility Act* and excludes a public school under the *School Act* or a private school, any portion of a facility licensed under the *Hospital Act*; any portion of a facility licensed under the *Mental Health Act*, or a home designated or approved as a detention home under the *Correction Act*;

"undisturbed ground" means soil, rock or other similar natural material that has been in place and undisturbed for a minimum of five years;

“usable parcel area” means parcel area not included in a panhandle, right-of-way, an area restricted by covenant or covered by an easement, or a streamside protection and enhancement area, where the panhandle, right-of-way, covenant, easement, or streamside protection and enhancement area prohibits the placement of a structure;

"veterinary clinic" means a building used by veterinarians for the diagnosis and office treatment of household pets, and which may include boarding of animals, within the building, during the period of treatment only;

"waterbody" means tidal or non tidal water;

"watercourse" means any natural or man-made depression with a bed 0.6 metres or more below the natural elevation of surrounding land:

(a) serving to give direction to a current of water at least six months of the year according to records kept by the government of British Columbia; or

(b) having a drainage area of two square kilometres or more.

“wetland” means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream or watercourse;

PART III BASIC PROVISIONS

APPLICATION

301 This bylaw applies to all land, within Electoral Area A of the Sunshine Coast Regional District.

PROHIBITION

302 Land shall not be used or subdivided and buildings and structures shall not be constructed, altered, located or used except as specifically permitted by this bylaw.

ENFORCEMENT

303 The Secretary or Manager of Planning Director, being officers, or the Planner, Chief Building Inspector, Building Inspector, Bylaw Enforcement Officer, or other persons so designated by resolution, being hereby designated to act in the place of the Secretary or Planning Director for the purposes of this section, are authorized at all reasonable times to enter on property that is subject to regulation under this bylaw to ascertain whether the regulations or directions under this bylaw are being observed.

OFFENCE

304 A person shall be deemed to have committed an offence who:

(a) violates, or causes or permits an act to be done in violation of, a provision of this bylaw;

(b) initiates, or causes or permits to be initiated, any development in a manner prohibited by or contrary to a provision of this bylaw;

(c) fails to comply with an order, direction or notice given under this bylaw; or

(d) prevents, obstructs or attempts to prevent or obstruct entry on property authorized under section 303 by the Secretary, Planning Director, Planner, Chief Building Inspector, Building Inspector, Bylaw Enforcement Officer, or other person designated by resolution of the Board.

PENALTY

305 (1) A person who commits an offence under this bylaw shall be liable on summary conviction to the penalties under the *Offence Act*.

(2) Each day an offence continues shall be deemed to constitute a new and separate offence.

SEVERABILITY

306 If any section, subsection, sentence, clause or phrase of this bylaw is held to be invalid by a court of competent jurisdiction, that section, subsection, sentence, clause or phrase, as the case may be, shall be severed and the validity of the remaining portions of the bylaw shall not be affected.

REPEAL

307 Sunshine Coast Regional District Land Use Regulation Bylaw No. 96, 1974 and Subdivision Regulation Bylaw No. 103, 1975, and all amendments thereto, are repealed.

PART IV GENERAL SUBDIVISION PROVISIONS AND REGULATIONS

ESTABLISHMENT OF SUBDIVISION DISTRICTS

401 (1) Electoral Area A is divided into subdivision districts A through M, CD1 (Comprehensive Development One) CD2 (Comprehensive Development Two), CD3 (Comprehensive Development Three) and CD5 (comprehensive Development Five).

(2) The area and boundary of each subdivision district is defined by Schedule B, which is attached to and forms part of this bylaw.

(3) Land not designated in a subdivision district on Schedule B is designated I.

(4) Where a subdivision district boundary is shown on Schedule B as following a highway or watercourse, the centre line of the highway or watercourse shall be the subdivision district boundary and any mapping realignment or relocation of a highway or watercourse is deemed not to alter the location of the boundary from the centre line.

GENERAL AREA REQUIREMENTS

402 The minimum parcel area shall be determined by:

(1) the minimum average parcel size, the minimum individual parcel size, the minimum usable parcel area and other subdivision options in the applicable subdivision district;

(2) the minimum site area required under this bylaw for the intended use of the parcel;

(3) the servicing requirements applying to the parcel; and

(4) excluding the following areas from the calculation of minimum parcel area:

(i) area to be used for community sewer field and equipment;

(ii) area to be dedicated for public open space, park or returned to the Province, except as permitted by the Strata Property Act;

(iii) area to be dedicated as a highway;

(iv) area of land inclusive of and below the natural boundary of a watercourse, waterbody, or wetland; and

(v) area of land that contains a Streamside Protection and Enhancement Area (SPEA), as established under the Provincial Riparian Areas Protection Regulation.

USABLE PARCEL AREA

403 (1) Each parcel in an A subdivision district shall have a minimum of 640 square metres of contiguous usable parcel area.

(2) In subdivision districts other than the A subdivision district, CD1 (Comprehensive Development One), CD2 (Comprehensive Development Two) CD3 (Comprehensive Development Three) and CD5 (Comprehensive Development Five) subdivision district, where a parcel is less than 3500 square metres in area it shall have a minimum of 1000 square metres of contiguous usable parcel area.

(3) Where a proposed parcel is equal to or greater than 3500 square metres in area it shall have a minimum of 2000 square metres of contiguous area or two sections of 1000 square metres of contiguous area.

(4) Each parcel in a CD1 (Comprehensive Development One) subdivision district shall have a minimum of 276 square meters of contiguous useable parcel area.

(5) Each parcel in a CD2 (Comprehensive Development Two) subdivision district shall have a minimum of 2 hectares of contiguous useable area.

(6) Each parcel in a CD3 (Comprehensive Development Three) subdivision district shall have a minimum of 0.4 hectares useable area.

(7) Each parcel in a CD5 (Comprehensive Development Five) subdivision district shall have a minimum useable area of 2 hectares.

AVERAGE PARCEL AREA

404 The calculation of average parcel area shall not include land:

(a) used or dedicated for public open space, park, returned to crown, highway, or community sewer field and equipment;

(b) inclusive of and below the natural boundary of a watercourse, waterbody, or wetland; or

(c) that contains a Streamside Protection and Enhancement Area (SPEA), as established under the Provincial *Riparian Areas Protection Regulation*.

HOOKED PARCELS

405 A hooked parcel may be created where:

(a) all physically separated portions satisfy the minimum and average parcel area requirements of the applicable subdivision district; or

(b) a physically separate portion does not satisfy the minimum and average parcel area requirements of the applicable subdivision district and:

(i) the area of the non-complying portion is not reduced;

(ii) an approved sewage generating use exists on the non-complying portion; or

(iii) a covenant is registered restricting the use of the non-complying portion to non-sewage generating uses and prohibiting the construction of buildings or structures.

MINIMUM PARCEL AREA EXCEPTIONS

406 (1) Minimum or average parcel size regulations required by the applicable subdivision district shall not apply:

(a) a covenant is registered restricting the use of the parcel to non-sewage generating uses prohibiting the construction of buildings and structures;

(b) the parcel is intended for public uses, utilities, parks, fire halls, or fire training areas;

(c) an adjustment of lot lines dividing contiguous parcels to facilitate an existing development or improve a subdivision pattern does not create, or make it possible to create, additional parcels to those existing at the time of application;

(d) a crown non-residential upland lease or aquatic lease is granted;

(e) a hooked parcel is subdivided for the purpose of eliminating the hook;

(f) more than one subdivision district applies to a parcel and the subdivision occurs along the subdivision district boundary and the subdivision does not separate a portion of a parcel from its panhandle;

(g) an existing residential building in a Residential Multiple One (RM1) zone is converted to a strata parcel pursuant to section 9 of the *Condominium Act* provided that:
(i) the number of strata parcels being created shall not exceed the number of dwellings permitted on the original parcel; and

(ii) each proposed strata parcel contains an existing dwelling unit.

(h) a common lot established for the purposes of a private right of way in the CD5 zone.

(2) Where this bylaw or the Approving Officer requires that land be provided for highway widening, the minimum parcel area and the average parcel area required by the applicable subdivision district shall be reduced by the amount of land required for the highway widening, to a maximum of 10 percent of the parcel area, where:

(a) the subdivision creates less than three parcels;

(b) “the land is within the C, D, G, G1, H, I, J, or M subdivision district; and”

(c) but for this section the subdivision is prohibited because the parcels created cannot comply with the required minimum or average parcel area.

(3) The minimum parcel size and the average parcel size required by the applicable subdivision district under this bylaw for a proposed subdivision are each hereby reduced by that amount required by the applicable subdivision under this bylaw, to a maximum of 20 percent, where the proposed subdivision is to provide a residence for a relative pursuant to Section 946 of the *Local Government Act* providing that no parcel is less than 2500 square metres. As noted in Sec 946 (5) of the *Local Government Act,* this does not apply to Agricultural Land Reserve.

(4) The combined maximum reduction under Sections 406 (2) and (3) is 20 percent.

(5) The Subdivision Approving Officer will be asked to require a covenant be registered to prevent a change in the parcel’s use for 5 years as set out in Section 946 (8) of the Local Government Act.

(6) The Subdivision Approving Officer will be asked to require a covenant be registered to limit each parcel created under Sec 946 of the *LGA* to one single family dwelling.

SUBDIVISION DISTRICTS

A Subdivision District

407 (1) The minimum parcel area in the A subdivision district shall be 640 square metres.

B Subdivision District

(2) The minimum parcel area in the B subdivision district shall be 1000 square metres.

C Subdivision District

(3) The minimum parcel area in the C subdivision district shall be 2000 square metres.

D Subdivision District

(4) The minimum parcel area in a D subdivision district shall be 4000 square metres.

G Subdivision District

(5) (a) The minimum parcel area in the G subdivision district shall be 8000 square metres.

(b) The average parcel area in the G subdivision district shall be a minimum of 10,000 square metres.

(c) No parcel greater than 19,999 square metres shall be used in calculating the average parcel area in a G subdivision district.

G1 Subdivision District

(6) The minimum parcel area in the G1 subdivision district shall be 10,000 square metres.

H Subdivision District

(7) The minimum parcel area in the H subdivision district shall be 1.75 hectares.

J Subdivision District

(8) The minimum parcel area in the J subdivision district shall be 2.75 hectares.

I Subdivision District

(9) The minimum parcel area in the I subdivision district shall be 4 hectares.

M Subdivision District

(10) The minimum parcel area in the M subdivision district shall be 100 hectares.

CD1 (Comprehensive Development One) Subdivision District

(11) (a) The average size of all strata parcels in a CD1 (Comprehensive Development One) Subdivision District shall be a minimum of 2000 square metres

(b) Bonus Density

Despite section (11) (a) above, the average size of all strata parcels in a CD1 (Comprehensive Development One) Subdivision District shall be a minimum of 764 square metres, as delineated on Schedule C, only if the conditions set out in section (11) (c) below are met.

(c) Conditions of Bonus Density

Following are the conditions which must be met before the bonus density under section (11) (b) above will be permitted:

(i) The registered owner must provide to the Regional District an amenity consisting of: an “activity centre providing for indoor recreational and social opportunities, a corridor of land, approximately 20 metres in depth, adjacent to Lillies Lake (Paq Lake) to be dedicated as park for public use.

(ii) The registered owner must grant to the Sunshine Coast Regional District a covenant under section 219 of the *Land Title Act,* in registrable form, providing that the amenity (activity centre) will be constructed prior to finalization of a subdivision, that the park adjacent to Lillies Lake (Paq Lake) will be dedicated at the time of subdivision.

(iii) The registered owner must enter into a housing agreement with the Regional District under Section 905 of the *Local Government Act* to ensure that the site for the supportive senior housing facility is transferred to a non-profit society such as the Area “A” Senior Housing Society, and to ensure that the residents of the supportive senior housing facility have access to the activity center.

(iv) The housing agreement must be granted, executed and delivered to the Sunshine Coast Regional District prior to finalization of any subdivision.

CD2 (Comprehensive Development Two) Subdivision District

(12) The minimum size of all parcels in a CD2 (Comprehensive Development Two) subdivision district shall be 2 hectares.

CD3 (Comprehensive Development Three) Subdivision District

(13) The minimum size of all parcels in a CD3 (Comprehensive Development Three) subdivision district shall be 0.6 hectares.

CD5 (Comprehensive Development Five) Subdivision District

(14) The minimum parcel area in the CD5 (Comprehensive Development Five) subdivision district shall be 12 hectares.

408 The minimum lakeshore parcel line in the G, G1, H, J, I and M subdivision districts fronting Ruby Lake, Sakinaw Lake, Hotel Lake, Garden Bay Lake, Mixal Lake, and lakes in District Lot 3678, District Lot 3680, District Lot 3681 and District Lot 4699 shall be 60 meters.

ESTABLISHMENT OF ZONES

501 (1) Electoral Area A is divided into zones identified in Column I and each zone is briefly described in Column II:

Column I	Column II
R1	Single Family Residential
R1A	Single Family Residential
R1B	Single Family Residential
R2	Single & Two Family Residential
R2A	Single and Auxiliary Residential Two
R3	Residential & Auxiliary Commercial
R3A	Residential & Auxiliary Commercial A
RM1	Multi-Family Residential 1
Rm^2	Multi-Family Residential 2
RM3	Mobile Home Park
R3B	Residential & Auxiliary Commercial B
CD1	(Comprehensive Development One)
CD2	(Comprehensive Development Two)
CD3	(Comprehensive Development Three
C1	Neighbourhood Commercial
C2	Tourist Commercial
C2B	Tourist Commercial Marina
C3	General Commercial
C3A	General Commercial A
C4	Limited Marina
M1	Marine Transportation
I1	Light Industrial
I2	Aquaculture Industrial
I3	Resource Industrial
I4	Heavy Industrial
I5	Private Telecommunications
CR1	Country Residential
RU1	Rural Residential
RU1A	Rural Residential A
RU1B	Rural Residential B
RU1C	Rural Residential C
RU1D	Rural Residential D
RU2	Rural Resource
RU2A	Rural Resource A
RU3	Rural Agriculture
RU4	Rural Aquaculture
RU5	Rural Watershed Protection
PA1	Park and Assembly
PA1A	Park and Assembly A
PA1B	Ecological Interpretive Assembly
PA2	Park, Assembly and Institutional
PA3	Fire Protection and Assembly

(2) The area and boundary of each zone is defined by Schedule A, which is attached to and forms part of this bylaw.

(3) Land located outside Schedule A or not identified as being in a particular zone on Schedule A is zoned RU2.

(4) Land located outside Schedule B or not identified in a particular subdivision district on Schedule B is designated I.

(5) The surface of tidal or non tidal water located outside Schedule A or not identified on Schedule A as being in a zone shall be subject only to the land use regulation in section 514.

(6) Where a zone boundary is shown on Schedule A as following a highway or watercourse, the centre line of the highway or watercourse shall be the zone boundary and any mapping realignment or relocation of a highway or watercourse is deemed not to alter the location of the boundary from the centre line.

(7) Despite any provisions in this bylaw that would permit residential, industrial or commercial activities within a “riparian assessment area” as defined in the *Riparian Areas Regulation* and which is incorporated into Section 201 of this bylaw, the *Riparian Areas Regulation* applies in respect to that area.

USES PERMITTED IN ALL ZONES

502 (1) The following uses are permitted in all zones:

(a) parks and playgrounds;
(b) public schools, daycare facilities, libraries, community halls, fire halls, ambulance and first aid stations and police stations;
(c) horticulture, silviculture and forest management;
(d) public uses or utilities;
(e) home based business;
(f) auxiliary buildings and structures; and
(g) a secondary suite except in any zone where a single-family dwelling is prohibited.

KEEPING OF FARM ANIMALS

503 (1) The keeping of livestock, poultry and rabbits for domestic consumption is permitted in any zone except the R1, R1A, RM1, Rm^2, RM3, and RU5 zones.

(2) The minimum parcel area shall be 1500 square metres for the keeping of poultry and rabbits and 3500 square metres for the keeping of livestock.

(3) No drinking or feeding trough, no manure pile, and no enclosure, structure or building related to the keeping of livestock, poultry or rabbits, except fences to enclose grazing animals, shall be located within 7.5 metres of a parcel line or within 30 metres of a lake.

STORAGE AND MAINTENANCE OF FISHING VESSELS

504 Storage and maintenance of boats, equipment and nets licensed under the *Fisheries Act* (Canada) auxiliary to the operation of a vessel licensed under the same license shall be permitted in any zone except the R1, R1A, RM1, Rm^2, RM3 and RU5 zones.

AUXILIARY BUILDINGS AND STRUCTURES

505 (1) Notwithstanding section 508(e) and 621.2(1), the maximum combined gross floor area of all auxiliary buildings and structures permitted on a parcel shall be calculated according to Table I, where Column I lists the parcel size and Column II lists the maximum permitted combined gross floor area of all auxiliary buildings:

TABLE I

	COLUMN I Where Parcel Area Is:	**COLUMN II** The Maximum Permitted Combined Gross Floor Area of All Auxiliary Buildings Is:
(i)	less than 1500 square metres	150 square metres
(ii)	1500 square metres to 1 hectare	250 square metres
(iii)	greater than 1 hectare	350 square metres

(1) Except where auxiliary dwelling units are permitted, an auxiliary building shall not be used as a dwelling, a sleeping unit or as a structure providing overnight accommodation.

(2) No person shall construct or erect an auxiliary building on a parcel unless a lawfully constructed principal building exists on the parcel or a valid building permit under the current applicable SCRD Building Bylaw, has been issued for a principal building on the parcel.

SECONDARY SUITES AND AUXILIARY DWELLING UNITS

506 (a) A secondary suite is permitted as an auxiliary use on a parcel where only one single family dwelling or only a duplex is listed as a permitted residential use.

(b) Where an auxiliary dwelling unit is permitted, it may be attached to or detached from any building on the same parcel.

(c) Except as otherwise provided in this bylaw, no more than one of either a secondary suite or an auxiliary dwelling unit is permitted per parcel.

(d) The permissions granted in Section 506 of this bylaw are subject to the provisions of this bylaw, except that the number of secondary suites or auxiliary dwelling units permitted on a parcel shall be excluded from the calculation of any required maximum total number of dwelling units of a parcel or a building.

(e) The General Manager, Infrastructure Services, or their delegate, must provide approval confirming sufficient wastewater capacity exists for a proposed secondary suite for parcels within a SCRD wastewater service area, prior to the issuance of a building permit for a secondary suite.

HOME BASED BUSINESS

507 A home based business is subject to the following conditions:

(a) no external indication shall exist that a building is used for any purpose other than normally associated with a dwelling except for a single sign not exceeding 3500 square centimetres;

(b) all activities shall be conducted entirely within a completely enclosed building;

(c) there shall be no outdoor storage of materials, equipment, containers or finished products;

(d) retail floor area shall not exceed 20 percent of the total floor area used for the home based business;

(e) the floor area used for a home based business shall not exceed 100 square metres; and

(f) (i) employees of a home based business shall be restricted to members of a family residing on the parcel plus one other person;

(ii) notwithstanding clause (i), where the home based business involves an activity that does not generate traffic, employees shall be restricted to members of a family residing on the parcel plus three other people.

AUXILIARY LIGHT INDUSTRY

508 Auxiliary light industry, where permitted, is subject to the following conditions:

(a) no external indication shall exist that a building is used for any purpose other than normally associated with a dwelling except for a single sign not exceeding 3500 square centimetres;

(b) any outdoor activity area or storage of materials incidental to the auxiliary light industry shall be enclosed by screening;

(c) exclusive of the resident's own licensed vehicles, no more than one vehicle for repair shall be parked outdoors;

(d) retail floor area shall not exceed 20 percent of the total floor area used for the auxiliary light industry;

(e) the floor area used for auxiliary light industry shall not exceed 200 square metres;

(f) no building, structure, outdoor activity or storage area in conjunction with auxiliary light industry shall be located within 15 metres of a parcel line;

(g) employees of an auxiliary light industry shall be restricted to members of a family residing on the parcel plus two other people.

BED AND BREAKFAST HOMES AND BED AND BREAKFAST INNS

509 Bed and breakfast homes and bed and breakfast inns, where permitted and herein referred to as bed and breakfast, are subject to the following conditions:

(a) the total number of occupants of a bed and breakfast establishment shall not exceed two per each permitted bedroom;

(b) no external indication or advertising associated with a bed and breakfast shall be permitted on the property except a single sign not exceeding 3500 square centimetres;

(c) any dwelling utilized for bed and breakfast shall be connected to sewerage disposal and water supply facilities that are in compliance with the current regulations pursuant to the *Public Health Act* of British Columbia;

(d) a bed and breakfast shall be operated by an operator who resides on the property where the bed and breakfast is located and for the duration when the bed and breakfast is in operation; and

(e) an auxiliary dwelling unit with a size exceeding 55m² must not be utilized for short term rental, including a bed and breakfast home or bed and breakfast inn.

OCCUPANCY DURING CONSTRUCTION

510 A mobile home or recreational vehicle may be used in any zone to provide accommodation for the resident during construction of a principal dwelling on a parcel provided that:

(a) a valid building permit under the current applicable SCRD Building Bylaw has been issued for the principal dwelling on the parcel and the dwelling is under construction;

(b) a temporary building permit under the current applicable SCRD Building Bylaw, if necessary, has been issued for the mobile home or recreational vehicle providing accommodation during construction;

(c) the mobile home or recreational vehicle shall be connected to a community sewer system or have on-site sewage disposal facilities in compliance with *Health Act* regulations.

(d) the mobile home or recreational vehicle is not sited on a permanent foundation;

(e) no addition shall be made to the mobile home or recreational vehicle;

(f) occupancy of the mobile home or recreational vehicle shall not continue beyond the commencement of occupancy of the permanent dwelling or the expiry of the temporary building permit, whichever occurs first.

DWELLING CONFORMANCE

511 (1) Where two or more dwellings have been lawfully constructed on a parcel at the time of adoption of this bylaw, the dwellings are deemed to conform with this bylaw.

(2) A dwelling referred to in section 512 (1) which is damaged or destroyed may be repaired or reconstructed for residential use only.

(3) Where a dwelling referred to in section 512 (1) is destroyed or damaged to the extent of 75 percent or more of its value above its foundations, as determined by the Building Inspector, it shall not be repaired or replaced unless repair or replacement commences within 60 days of the date of damage or destruction.

HEIGHT OF BUILDINGS AND STRUCTURES

512 (1) Except in the I3 and I4 zones, the height of buildings and structures shall not exceed 11 metres.

(2) Notwithstanding the definition of height, where fill is necessary to raise the elevation as required by the flood control provisions of this bylaw, the height of a building or structure shall be measured from the minimum permitted elevation of the top of the fill.

(3) Church spires, chimneys, flag poles, masts, aerials, fire hall hose drying towers, water tanks, domes, public monuments, observation towers, transmission towers, elevators and ventilation machinery and farm buildings including silos, shall not be subject to the height requirements of this bylaw provided that such structures cover no more than 10 percent of the parcel or, if situated on a building, not more than 15 percent of the roof area of the building.

(4) The maximum height of all fences shall be 2 metres except where:

(a) permitted in other sections of this bylaw;

(b) the fence abuts a highway and the height of the fence does not exceed 2 metres above the elevation of the centre line of the highway; or

(c) it is a structure.

FLOATING HOMES AND FLOATING INDUSTRIAL CAMPS

513 (1) The placement or occupation of floating homes on tidal or non tidal water is prohibited. For the purposes of this bylaw, floating industrial camps are deemed not to be floating homes.

(2) A floating industrial camp shall not be located and operate for a time period exceeding three months in any single twelve month period.

SITING EXCEPTIONS

514 (1) Where chimneys, bay windows or ornamental features project beyond the face of a building, the setback to an abutting parcel line may be reduced by not more than 0.6 metres provided that the reduction shall apply only to the projecting feature.

(2) Where steps, eaves, sunlight controls, canopies, balconies, or open porches project beyond the face of a building:

(a) the setback to an abutting front, rear, or exterior side parcel line may be reduced by not more than 2 metres; and
(b) the setback to an abutting side parcel line may be reduced by not more than 50 percent, to a maximum reduction of 2 metres, provided that the reduction shall apply only to the projecting feature.

WATERCOURSES

515 (1) Not withstanding any other provision of this bylaw, and for the purpose of flood protection, no building or any part thereof, except a boathouse or wharf located solely on a waterbody, shall be constructed, reconstructed, moved, located or extended within:

(a) 15 m of the natural boundary of the ocean;

(b) 30 metres of the natural boundary of Garden Bay Lake, Hotel Lake, Ruby lake or Waugh Lake;

(c) 20 metres of the natural boundary of all other lakes;

(d) 17 m of the natural boundary of a swamp or pond;

(e) 30 metres of the natural boundary of Brittain River, Smanit Creek, Skawaka River, Deserted River, Vancouver River, Seshal Creek, Hunaechin Creek, Stakawus Creek, Potato Creek, Loquilts Creek, Tsuadhdi Creek, Osgood Creek; or

(f) 17 metres of the natural boundary of all other watercourses.

(2) Despite Section 516 (1), for the purpose of habitat protection pursuant to the *Riparian Areas Regulation,* the following provisions will also apply for those parts of Electoral Area A located outside of the area covered by *Egmont-Pender Harbour Official Community Plan (Bylaw 432*): no building or any part thereof, except a boathouse or wharf located solely on a waterbody, shall be constructed, moved, located or extended within:

(a) for a stream, the 30 meter strip on both sides of the stream, measured from the high water mark,

(b) for a ravine less than 60 meters wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 meters beyond the top of the ravine bank; and

(c) for a ravine 60 meters wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 meters beyond the top of the ravine bank.

(3) Notwithstanding any other provisions of this bylaw, the underside of the floor system of any area used for habitation, business or storage of goods damageable by floodwater, or in the case of a mobile home the top of land fill elevation or top of pad on which it is located or in the case of a mobile home constructed on a poured- in-place concrete perimeter footing the top of the footing wall, shall not be lower than:

(a) 0.6 metres above the two hundred year flood level according to the records of the Province or lower than 1.5 metres above the natural boundary of the ocean, a lake, swamp or pond, whichever is the more restrictive; nor

(b) 3.0 metres above the natural boundary of Brittain River, Smanit Creek, Skawaka River, Deserted River, Vancouver River, Seshal Creek, Hunaechin Creek, Stakawus Creek, Potato Creek, Loquilts Creek, Tsuahdi Creek, or Osgood Creek; or

(c) 1.5 metres above the natural boundary of any other watercourse.

STORAGE

516 (1) Outdoor storage on a parcel of the residents' personal property that has outlived its usefulness to the resident in its original form shall be permitted where the outdoor storage is enclosed by screening.

(2) Except as permitted in subsection (1) and in the I4 zone, no parcel may be used as a salvage yard or an autowrecking yard.

OFF-STREET PARKING

517 (1) Off-street parking and loading spaces for motor vehicles shall be provided according to Table II in which Column I classifies the building, Column II sets out the number of required off-street parking spaces and Column III sets out the required loading spaces that are to be provided for in each class of building in Column I.

(2) (a) Where the number of required parking spaces in Column II is expressed as a calculated figure or as a minimum number of spaces, the number of spaces provided shall be the greater of the two requirements.

(b) Where the calculated figure under subsection (a) is a number of spaces and a fraction, the fraction shall be rounded up to require an additional space.

(3) Not including aisle access space, each required off-street parking space shall be a minimum area of 16 square metres and shall at all times have vehicular access to a highway.

(4) Each required off-street parking space shall be a minimum length of 5.8 metres.

(5) Required off-street parking areas shall be located on the same parcel as the use being served except where permitted by zoning and the parking is secured by covenant.

TABLE II

COLUMN I Class of Building or Use	COLUMN II Parking Spaces	COLUMN III Loading Spaces
Residential		
Single family dwelling	2	0
Auxiliary dwelling unit or secondary suite	1	0
Duplex	4	0
Apartment/multi-family dwelling	1.2 per dwelling unit	
Home based business	1 space per employee plus 1 space per 20 m^2 of retail area	0
Auxiliary light industry	1 space per employee plus 1 space per 20 m^2 of retail area	0
Bed & breakfast	1 per bedroom used for B&B	0
Transition house	1 per bedroom used for client accommodation	0
Supportive Senior Housing	0.5 per bedroom plus 1 space per caretaker residence	2 spaces designed for side load vans plus 2 spaces designed for people with disabilities
Rural		
Garden nursery	4 per 100 m^2 of retail sales area plus 1 per 185 m^2 of greenhouse area	
Animal shelters/kennels	1 per 100 m^2 gross floor area plus 2.8 per 100 m^2 office floor area plus 1 per fleet vehicle	1
Riding stable and academy	1 per stall	0
Commercial		
Commercial	4 per 100 m^2 gross floor area	1 for the first 700 m^2 of gross floor area plus 1 for each additional 500 m^2 of gross floor area
Office	2.8 per 100 m^2 gross floor area	1 per 2700 m^2 of gross floor area

COLUMN I Class of Building or Use	COLUMN II Parking Spaces	COLUMN III Loading Spaces
Bank	4 per 100 m^2 gross floor area	
Restaurant - quality or high turnover family - fast food without drive through - fast food with drive through	 0.33 per seat 0.5 per seat 0.4 per seat	
Motel/lodge - with restaurant/lounge - without restaurant/lounge	 0.7 per room 0.5 per room	1 bus unloading space per 900 m^2 of gross floor area greater than 700 m^2 to a maximum of 4 spaces
Resort hotel in a CD2 zone	1.5 per commercial accommodation unit	1 mini-bus space per 2700 m^2 of gross floor area
All uses permitted in a CD3 zone	66	1 combined space to serve Restaurant, neighbourhood pub and retail store
Spa facility in a CD2 zone	2.8 per 100 m^2 gross floor area plus 0.75 per treatment room	0
Gasoline service station	4 per service bay or a minimum of 4	2
Laundromat	0.5 per washing machine	0
Marina	0.5 per boat stall plus 0.33 per seat in cafe, bar, etc. plus 1 per employee	1 per 40 boat stalls to a maximum of 4
Golf course	6 per green	0
Golf driving range	1 per tee plus 0.5 per employee	0
Theatre	0.25 per seat	0
Bowling alley	4 per lane	0
Funeral home	0.25 per seat in chapel	0
Neighbourhood pub	0.33 per seat	1 per 200 m^2 gross floor area
Development in CD5 zone	1 space per 618m^2 of gross floor area of development	3

COLUMN I Class of Building or Use	COLUMN II Parking Spaces	COLUMN III Loading Spaces
Mooring Spaces in CD5 zone	11 lineal metres of mooring slips per 2200m^2 of gross floor area of development	-
Industrial		
Light industry	1.5 per 100 m^2 gross floor area	0 for buildings less than 700 m^2 gross floor area. 1 per 1400 m^2 of gross floor area for buildings greater than 700 m^2 gross floor area to a maximum of 4 spaces
Warehouse use	1 per business occupancy plus whichever is the greater of 1 space per 185 m^2 of gross floor area or 1 space per occupancy	same as light industry
Building used for manufacturing	1 per 100 m^2 gross floor area	same as light industry
Laundry plant, dry cleaning, etc.	1 space per employee plus 2 per 100 m^2 gross floor area	same as light industry
Cannabis production facility	0.5 per 100m^2 gross floor area	same as light industry
Institutional		
Hospital	1.8 per bed	1 passenger unloading space per 40 beds
Building for assembly, institutional or recreation use	0.33 per seat plus 10 per 100 m^2 of gross floor area used for assembly	1 passenger unloading space per 100 m^2 of gross floor area
Church/Chapel and Auxiliary Assembly in a PA1C zone	0.25 per seat	0
School - Kindergarten and Elementary - Senior Secondary	2 per classroom 1 space per 5 students	1 passenger loading space per 4 classrooms plus 1 space per 3000 m^2 of gross floor area 1 space per 3000 m^2 of gross floor area

SPLIT-ZONED PARCELS

518 Where a parcel has more than one zone:

(1) the zone that permits the greater number of dwellings when calculated using the total parcel area shall be used to determine the maximum number of dwellings that may be permitted on a parcel; and

(2) all other zoning regulations of each applicable zone shall apply exclusively to the portion of the parcel with that zone.

NON-MEDICAL CANNABIS PRODUCTION AND RETAIL

520 Notwithstanding any other provisions of this bylaw:

(1) Non-medical cannabis production and retail are prohibited in:

(a) Residential Zones including RS1, R1, R1A, R1B, R2, R2A, R3, R3A, R3B, R3C, RM1, Rm^2, RM3, CD1, CD2, CD3 and CD5 Zones; and

(b) Rural Zones including CR1, RU1, RU1A, RU1B, RU1C, RU1D, RU2, RU2A, RU3, RU4, and RU5 Zones.

(2) For certainty, non-medical cannabis production facilities and retail are not permitted within any use permitted within the following zones;

(a) Residential Zones including RS1, R1, R1A, R1B, R2, R2A, R3, R3A, R3B, R3C, RM1, Rm^2, RM3, CD1, CD2, CD3, and CD5 Zones; and

(b) Rural Zones including CR1, RU1, RU1A, RU1B, RU1C, RU1D, RU2, RU2A, RU2, RU3, RU4 and RU5 Zones.

RS1 ZONE (SINGLE FAMILY RESIDENTIAL)

Permitted Uses

600.1(1) Except as permitted in Part V, buildings and structures in the RS1 zone shall be used for the following purposes only:

(a) one single family dwelling per parcel.
(b) bed and breakfast home.

Dwelling Units Per Parcel

600.2 No more than one dwelling unit may be located on a parcel.

Siting of Structures

600.3 No structure may be located within:

(a) 5 metres of a front parcel line;
(b) 2 metres of a rear parcel line;
(c) 1.5 metres of a side parcel line; or
(d) 4.5 metres of an exterior side parcel line.

Floor Area of Buildings

600.4 (1) The floor area of a dwelling shall not exceed 300 square metres.
(2) The maximum total combined floor area of all buildings on a parcel shall not exceed 400 square metres.

Width of Dwellings

600.5 No building containing a dwelling may have a width less than 6 metres.

Parcel Coverage

600.6 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 35 percent.

Permitted Uses

601.1 (1) Except as permitted in Part V, buildings and structures on parcels 2,000 square metres or less in the R1 zone shall be used for the following purposes only:

(a) one single family dwelling per parcel.

(2) On parcels 2,000 square meters and larger the additional permitted uses are:

(a) a second dwelling unit where the parcel is serviced by a community sewer system.

(3) On parcels exceeding 2,000 square metres the additional permitted uses are:

(a) one auxiliary dwelling unit;
(b) bed and breakfast home

(4) On parcels 4000 square metres and larger in area the additional permitted use is:

(a) a second single family dwelling.

Dwelling Units Per Parcel

601.2 No more than two dwelling units may be located on a parcel.

Siting of Structures

601.3 No structure may be located within:

(a) 5 metres of a front parcel line;
(b) 2 metres of a rear parcel line;
(c) 1.5 metres of a side parcel line; or
(d) 4.5 metres of an exterior side parcel line.

Width of Dwellings

601.4 No building containing a dwelling may have a width less than 6 metres.

Parcel Coverage

601.5 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 35 percent.

R1A ZONE (SINGLE FAMILY RESIDENTIAL)

Permitted Uses

602.1 (1) Except as permitted in Part V, buildings and structures on parcels 2,000 square meters or less in the R1A zone shall be used for the following purposes only:

(a) one single family dwelling per parcel.

(2) On parcels exceeding 2,000 square metres the additional permitted uses are:

(a) bed and breakfast home.

Dwelling Units Per Parcel

602.2 No more than one dwelling may be located on a parcel.

Siting of Structures

602.3 No structure may be located within:

(a) 5 metres of a front parcel line;
(b) 2 metres of a rear parcel line;
(c) 1.5 metres of a side parcel line; or
(d) 4.5 metres of an exterior side parcel line.

Width of Dwellings

602.4 No building containing a dwelling may have a width less than 6 metres.

Parcel Coverage

602.5 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 35 percent.

R1B ZONE (SINGLE FAMILY RESIDENTIAL)

Permitted Uses

603.1 (1) Except as permitted in Part V, buildings and structures in the R1B zone shall be used for the following purposes only:

(a) one single family dwelling per parcel
(b) bed and breakfast home

(2) On parcels exceeding 1 hectare the additional permitted uses are:

(a) one single family dwelling per parcel.

603.1 No more than two dwellings may be located on a parcel.

Siting of Structures

603.2 No structure may be located within:

(a) 5 metres of a front parcel line;
(b) 2 metres of a rear parcel line;
(c) 1.5 metres of a side parcel line; or
(d) 4.5 metres of an exterior side parcel line.

Width of Dwellings

603.3 No building containing a dwelling may have a width less than 6 metres.

Parcel Coverage

603.4 The parcel coverage of all buildings and structures shall not exceed 35 percent.

R2 ZONE (SINGLE AND TWO FAMILY RESIDENTIAL)

Permitted Uses

611.1 (1) Except as permitted in Part V, buildings and structures on parcels 2,000 square metres or less in the R2 zone shall be used for the following purposes only:

(a) one single family dwelling;
(b) bed and breakfast home.

(2) On parcels exceeding 2,000 square metres the additional permitted uses are:

(a) a second dwelling unit to create a duplex; or
(b) one auxiliary dwelling unit;

(3) On parcels exceeding 4000 square metres the additional permitted use is :

(a) a second single family dwelling, a transition house or a bed and breakfast inn.

Dwelling Units Per Parcel

611.2 No more than two dwelling units may be located on a parcel.

Floor Area

611.3 The total floor area of a transition house shall not exceed 300 square metres.

Siting Requirements

611.4 No structure may be located within:

(a) 5 metres of a front parcel line;
(b) 2 metres of a rear parcel line;
(c) 1.5 metres of a side parcel line; or
(d) 4.5 metres of an exterior side parcel line.

Parcel Coverage

611.5 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 35 percent.

R2A ZONE (SINGLE AND AUXILIARY RESIDENTIAL TWO)

Permitted Uses

612.1 (1) Except as permitted in Part V, buildings and structures on parcels 4,000 square metres or less in the R2A zone shall be used for the following purposes only:

(a) one single family dwelling;
(b) bed and breakfast home.

(2) On parcels exceeding 4,000 square metres the additional permitted uses are:

(a) a transition house or a bed and breakfast inn.

Dwelling Units Per Parcel

612.2 No more than one dwelling units may be located on a parcel.

Floor Area

612.3 The total floor area of a transition house shall not exceed 300 square metres.

Siting Requirements

612.4 No structure may be located within:

(a) 5 metres of a front parcel line;
(b) 2 metres of a rear parcel line;
(c) 1.5 metres of a side parcel line; or
(d) 4.5 metres of an exterior side parcel line.

Parcel Coverage

612.5 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 35 percent.

R3 ZONE (RESIDENTIAL AND AUXILIARY COMMERCIAL)

Permitted Uses

621.1 (1) Except as permitted in Part V, buildings and structures on parcels 2,000 square metres or less in the R3 zone shall be used for the following purposes only:

(a) one single family dwelling;
(b) bed and breakfast home.

(2) On parcels exceeding 2,000 square metres the additional permitted use is:

(a) a second dwelling unit to create a duplex; or
(b) one auxiliary dwelling unit.

(3) (a) On parcels exceeding 3500 square metres the additional permitted uses are:

(i) a second single family dwelling, a transition house or a bed and breakfast inn;
(ii) auxiliary light industry.

(b) On parcels exceeding 3500 square metres on which a single family dwelling is located the following auxiliary commercial uses are permitted:

(i) retail or wholesale sales;
(ii) bakery;
(iii) personal service establishment;
(iv) office;
(v) private club, including fraternal organizations and lodges, and excluding yacht clubs;
(vi) ground level parking;
(vii) sleeping units.

(4) On parcels exceeding 1.75 hectares the additional permitted use is:

(a) campground.

Floor Area

621.2 (1) The maximum combined total floor area for commercial and industrial uses permitted under section 621.1 shall not exceed 200 square metres per parcel.

(2) The maximum combined total floor area provision in subsection (1) shall not apply to sleeping units permitted in section 621.1(3)(b).

(3) The total floor area of a transition house shall not exceed 300 square metres.

Dwelling Units Per Parcel

621.3 No more than two dwelling units may be located on a parcel.

Site Area for Sleeping Units

621.4 The minimum site area where more than five sleeping units are located on a parcel shall be 3500 square metres plus 200 square metres for each sleeping unit in excess of five.

Campground Density

621.5 The maximum number of campsites and recreational vehicle sites in a campground is 10 per hectare of parcel area.

Siting of Structures

621.6 (1) No structure shall be located within:

(a) 5 metres of the front or rear parcel line;
(b) 1.5 metres of a side parcel line; or
(c) 5 metres of a side parcel line abutting a R2, RU1 or RU2 zone;
(d) 4.5 metres of an exterior side parcel line.

(2) No structure used in conjunction with a use permitted under section 621.1(3)(b) shall be located within 15 metres of a parcel line.

Parcel Coverage

621.7 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 15 percent except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

R3A ZONE (RESIDENTIAL AND AUXILIARY COMMERCIAL A)

Permitted Uses

631.1 (1) Except as permitted in Part V, buildings and structures on parcels 2,000 square metres or less in the R3A zone shall be used for the following purposes only:

(a) one single family dwelling;
(b) bed and breakfast home.

(2) On parcels exceeding 2,000 square metres the additional permitted use is:

(a) a second dwelling unit to create a duplex;
(b) one auxiliary dwelling unit;
(c) a second dwelling unit where the parcel is serviced by a community sewer system.

(3) (a) On parcels 4000 square metres and larger the additional permitted uses are:

(i) a second single family dwelling where the parcel is not serviced by a community sewer system; a transition house or a bed and breakfast inn;
(ii) auxiliary light industry.

(b) On parcels exceeding 3500 square metres on which a single family dwelling is located the following auxiliary commercial uses are permitted:

(i) retail or wholesale sales;
(ii) bakery;
(iii) personal service establishment;
(iv) office;
(v) private club, including fraternal organizations and lodges, and excluding yacht clubs;
(vi) ground level parking;
(vii) sleeping units.

(4) On parcels exceeding 1.75 hectares the additional permitted use is:

(a) campground.

Floor Area

631.2 (1) The maximum combined total floor area for commercial and industrial uses permitted under section 631.1 shall not exceed 200 square metres per parcel.

(2) The maximum combined total floor area provision in subsection (1) shall not apply to sleeping units permitted in section 631.1(3)(b).

(3) The total floor area of a transition house shall not exceed 300 square metres.

Dwelling Units Per Parcel

631.3 No more than two dwelling units may be located on a parcel.

Site Area for Sleeping Units

631.4 The minimum site area where more than five sleeping units are located on a parcel shall be 3500 square metres plus 200 square metres for each sleeping unit in excess of five.

Campground Density

631.5 The maximum number of campsites and recreational vehicle sites in a campground is 10 per hectare of parcel area.

Siting of Structures

631.6 (1) No structure shall be located within:

(a) 5 metres of the front or rear parcel line;
(b) 1.5 metres of a side parcel line; or
(c) 5 metres of a side parcel line abutting a R2, RU1 or RU2 zone;
(d) 4.5 metres of an exterior side parcel line.

(2) No structure used in conjunction with a commercial activity shall be located within 15 metres of a parcel line.

Parcel Coverage

631.7 The parcel coverage of all buildings and structures shall not exceed 15 percent except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

R3B ZONE (RESIDENTIAL AND AUXILIARY COMMERCIAL B)

Permitted Uses

641.1 (1) Except as permitted in Part V, buildings and structures on parcels 2,000 square metres or less in the R3B zone shall be used for the following purposes only:

(a) one single family dwelling;
(b) bed and breakfast home.

(2) On parcels exceeding 2,000 square metres the additional permitted use is:

(a) a second dwelling unit to create a duplex; or
(b) one auxiliary dwelling unit;

(3) (a) On parcels 4000 square metres and larger the additional permitted uses are:

(i) a second single family dwelling, a transition house or a bed and breakfast inn;
(ii) auxiliary light industry.

(b) On parcels exceeding 3500 square metres on which a single family dwelling is located the following auxiliary commercial uses are permitted:

(i) retail or wholesale sales;
(ii) bakery;
(iii) personal service establishment;
(iv) office;
(v) private club, including fraternal organizations and lodges, and excluding yacht clubs;
(vi) ground level parking;
(vii) sleeping units.

(4) On parcels exceeding 1.75 hectares the additional permitted use is:

(a) campground.

Floor Area

641.2 (1) The maximum combined total floor area for commercial and industrial uses permitted under section 641.1 shall not exceed 200 square metres per parcel.

(2) The maximum combined total floor area provision in subsection (1) shall not apply to sleeping units permitted in section 641.1(3)(b).

(3) The total floor area of a transition house shall not exceed 300 square metres.

Dwelling Units Per Parcel

641.3 No more than two dwelling units may be located on a parcel.

Site Area for Sleeping Units

641.4 The minimum site area where more than five sleeping units are located on a parcel shall be 3500 square metres plus 200 square metres for each sleeping unit in excess of five.

Campground Density

641.5 The maximum number of campsites and recreational vehicle sites in a campground is 10 per hectare of parcel area.

Siting of Structures

641.6 (1) No structure shall be located within:

(a) 5 metres of the front or rear parcel line;
(b) 1.5 metres of a side parcel line; or
(c) 5 metres of a side parcel line abutting a R2, RU1 or RU2 zone;
(d) 4.5 metres of an exterior side parcel line.

(2) No structure used in conjunction with a commercial activity shall be located within 15 metres of a parcel line.

Parcel Coverage

641.7 The parcel coverage of all buildings and structures shall not exceed 15 percent except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

R3C ZONE (RESIDENTIAL AND AUXILIARY COMMERCIAL C)

Permitted Uses

651.1 (1) Except as permitted in Part V, buildings and structures on parcels 2,000 square metres or less in the R3C zone shall be used for the following purposes only:

(a) one single family dwelling;
(b) bed and breakfast home.

(2) On parcels exceeding 2,000 square metres the additional permitted use is:

(a) A second dwelling unit to create a duplex; or
(b) One auxiliary dwelling unit;

(3) (a) On parcels 4000 square metres and larger the additional permitted uses are:

(i) a second single family dwelling, a transition house or a bed and breakfast inn;
(ii) auxiliary light industry.

(b) On parcels exceeding 3500 square metres on which a single family dwelling is located the following auxiliary commercial uses are permitted:

(i) Retail or wholesale sales;
(ii) Bakery;
(iii) Personal service establishment;
(iv) Office;
(v) Private club, including fraternal organizations and lodges, and excluding yacht clubs;
(vi) Ground level parking;
(vii) Sleeping units;
(viii) Marina.

(4) On parcels exceeding 1.75 hectares the additional permitted use is:

(a) campground.

Floor Area

651.2 (1) The maximum combined total floor area for commercial and industrial uses permitted under section 641.1 shall not exceed 200 square metres per parcel.

(2) The maximum combined total floor area provision in subsection (1) shall not apply to sleeping units permitted in section 641.1(3)(b).

(3) The total floor area of a transition house shall not exceed 300 square metres.

Dwelling Units Per Parcel

651.3 No more than two dwelling units may be located on a parcel.

Site Area for Sleeping Units

651.4 The minimum site area where more than five sleeping units are located on a parcel shall be 3500 square metres plus 200 square metres for each sleeping unit in excess of five.

Campground Density

651.5 The maximum number of campsites and recreational vehicle sites in a campground is 10 per hectare of parcel area.

Siting of Structures

651.6 (1) No structure shall be located within:

(a) 5 metres of the front or rear parcel line;
(b) 1.5 metres of a side parcel line; or
(c) 5 metres of a side parcel line abutting a R2, RU1 or RU2 zone;
(d) 4.5 metres of an exterior side parcel line.

(2) No structure used in conjunction with a commercial activity shall be located within 15 metres of a parcel line.

Parcel Coverage

651.7 The parcel coverage of all buildings and structures shall not exceed 15 percent except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

PART VII RESIDENTIAL MULTIPLE ZONES

RM1 ZONE (MULTI-FAMILY RESIDENTIAL 1)

Permitted Uses

701.1 Except as permitted in Part V, land, buildings and structures in the RM1 zone shall be used for the following purposes only:

(a) multi-family dwelling;
(b) single family dwelling.

Site Area

701.2 The minimum site area shall be 750 square metres per dwelling unit.

Single Family Dwellings

701.3 No more than one single family dwelling may be located on a parcel.

Siting of Structures

701.4 No structure may be located within 7.5 metres of a parcel line.

Parcel Coverage

701.5 With the exception of public utility buildings and structures on parcel less than 100 square metres, the parcel coverage of all buildings and tructures shall not exceed 35 percent.

RM2 ZONE (MULTI-FAMILY RESIDENTIAL TWO)

Permitted Uses

711.1 Except as permitted in Part V, land, buildings and structures in the RM2 zone shall be used for the following purposes only:

(a) duplex;
(b) single family dwelling;
(c) multi-family-dwelling
(d) recreation facilities and yacht club auxiliary to uses permitted in clauses (a), and (b), including dining and licensed premises auxiliary to a yacht club;

Site Area

711.2 The minimum site area shall be 640 square metres per dwelling unit.

Multi-Family Dwellings

711.3 No more than 30 dwelling units in multi-family dwellings may be located on lands within this zone.

Parking Requirements

711.4 In addition to the off-street parking requirement in Section 518, one off-street visitor parking space for every three dwelling units shall be provided.

Siting of Structures

711.5 No structure may be located within 7.5 metres of a parcel line.

Parcel Coverage

711.6 With the exception of public utility buildings and structures on parcel less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 35 percent.

Permitted Uses

721.1 Except as permitted in Part V, land, buildings and structures in the RM3 zone shall be used for the following purposes only:

(a) mobile home park;
(b) single family dwelling;
(c) auxiliary retail sale of goods for residents of the mobile home park provided:

(i) the parcel on which the sales occur exceeds 1.75 hectares; and
(ii) the maximum commercial floor area shall be 30 square metres.

Density

721.2 No more than 15 mobile homes per hectare of site area may be permitted in a mobile home park.

Siting of Structures

721.3 No structure may be located within 7.5 metres of a parcel line.

Standards

721.4 All uses of land, buildings and structures shall comply with Sunshine Coast Regional District Mobile Home Parks Bylaw No. 90, 1975.

CD1 ZONE (COMPREHENSIVE DEVELOPMENT ONE)

Permitted Uses

731.1 Except as permitted in Part V, land, buildings and structures on a parcel in the CD1 zone shall be used for the following purposes only, and in compliance with Schedule C:

(a) One single family dwelling
(b) one duplex unit
(c) supportive senior housing facility
(d) two caretaker suites auxiliary to the supportive senior housing
(e) recreational building (activity centre) and outdoor recreational amenities auxiliary to the residential use
(f) surface parking auxiliary to the residential use
(g) common sewage disposal facilities auxiliary to the residential use
(h) park

Site Area

731.2 The minimum site area shall be 276 square metres per dwelling unit and 1579 square metres for the supportive senior housing facility

Single Family Dwelling and Duplex Unit

731.3 (a) No more than 10 dwelling units may be located in the CD1 (Comprehensive Development One) zone.

(b) Bonus Density

Despite section 731.3 above, no more than 27 dwelling units and two auxiliary caretaker suites for the supportive senior housing facility may be located in the CD1 (Comprehensive Development One) zone, only if conditions set out in section 407 (11) (c) are met.

Supportive Senior Housing

731.4 No more than 12 bedrooms and two auxiliary caretaker suites may be located in the supportive senior housing facility.

Siting Requirements

731.5 No single family dwelling may be located within:

(a) 3.0 metres of a front parcel line;
(b) 1.5 metres of a rear parcel line;
(c) 1.0 metres of a side parcel line.

No duplex unit may be located within:

(a) 3.0 metres of a front parcel line;
(b) 1.5 metres of a rear parcel line.

No supportive senior housing facility, activity centre or structures other than a single family dwelling or duplex may be located within:

(a) 5 metres of a front or rear parcel line;
(b) 3.5 meters of a side parcel line abutting a residential and a residential and auxiliary commercial zone.

Parcel Coverage

731.6 (a) The coverage of all buildings and structures on a parcel shall not exceed 35 percent.

(b) Despite section 651.6 (a) above, the coverage of all buildings and structures on a parcel shall not exceed 45 percent, only if the conditions set out in section 407 (11) (c) are met.

CD2 ZONE (COMPREHENSIVE DEVELOPMENT TWO)

Permitted Uses

741.1 Except as permitted in Part V, land, buildings and structures on a parcel in the CD2 zone shall be used for the following purposes only, and in conformance to Schedule C1:

(a) resort hotel;
(b) restaurant;
(c) spa facilities;
(d) marina;
(e) indoor recreation facilities;
(f) outdoor recreation facilities;
(g) laundry facilities auxiliary to the principal use;
(h) one auxiliary dwelling to be occupied by a caretaker;
(i) office auxiliary to the principal use;
(j) surface parking auxiliary to the principal use;
(k) common sewage disposal facilities auxiliary to the principal use.

Site Area

741.2 The minimum site area shall be 758 square metres per commercial accommodation unit.

Siting Requirements

741.3 Except as otherwise noted, no structure may be located within:

(a) 5.0 metres of a front parcel line;
(b) 2.0 metres of a rear parcel line;
(c) 1.5 metres of a side parcel line.

A building used as part of a marina, restaurant, amenity or mooring facility that extends into the inter-tidal zone may be located on the natural boundary or abutting parcel line of adjacent upland.

741.4 No vehicle parking, loading/unloading or storage area may be located within:

(a) 5.0 metres of a front parcel line
(b) 5.0 metres from a side parcel line
(c) 15.0 metres from a rear parcel line, except when used for launching marine craft or temporarily servicing the marina.

Except as related to marina use, all parking, loading/unloading or storage areas shall be completely screened from abutting properties, tidal waters and Lagoon Road by the placement of plant materials, berms and/or fencing.

741.5 A structure used for utility purposes shall be located underground or otherwise completely screened from a public road.

741.6 One freestanding sign having a maximum area of 1.5 square metres is permitted, which shall be located a minimum of 1 metre from the front parcel line.

Parcel Coverage

741.7 (a) The coverage of all buildings and structures on a parcel shall not exceed 20 percent.

Conditions of Use

741.8 (a) No commercial accommodation unit shall contain a floor area exceeding 167 square metres, nor more than two beds.

(b) The average floor area of commercial accommodation units shall not exceed 140 square metres.

(c) Restaurant use shall be limited to a total seating capacity of 40 within the CD2 zone.

CD3 ZONE (COMPREHENSIVE DEVELOPMENT THREE)

Permitted Uses

751.1 Except as permitted in Part V, land, buildings and structures on a parcel in the CD3 zone shall be used for the following purposes only, and in conformance to Schedule C2:

(a) motel
(b) Restaurant
(c) Neighbourhood pub
(d) Retail store
(e) Office auxiliary to the principal use
(f) One auxiliary dwelling within the principal building
(g) One single family dwelling
(h) Surface parking auxiliary to the principal use

Siting Requirements

751.2 Except as otherwise noted, no structure may be located within:

(a) 5.0 metres of a front parcel line;
(b) 2.0 metres of a rear parcel line;
(c) 1.5 metres of a side parcel line; or

A structure may be located on a parcel line in the following circumstances:

(a) a retaining wall adjoining a surface parking area
(b) a fence used to screen a surface parking area
(c) a single freestanding sign

751.3 Unless as otherwise specified on Schedule C2, no vehicle parking, loading/unloading or storage area may be located within:

(a) 5.0 metres of a front parcel line
(b) 5.0 metres from a side parcel line
(c) 15.0 metres from a rear parcel line

751.4 All parking/loading/unloading or storage areas shall be completely screened from abutting residential properties, by the placement of plant materials, berms, retaining strictures and/or fencing, as specified on Schedule C2.

751.5 Except for directional parking and traffic signs specified on Schedule C2, not more than one freestanding sign is permitted per parcel, with a total area not exceeding 2 square metres.

Parcel Coverage

751.6 The coverage of all buildings and structures on a parcel shall not exceed 25 percent.

Conditions of Use

751.7
(a) Restaurant and neighbourhood pub use shall be limited to a total combined seating capacity of 309 within the CD3 zone.
(b) Motel use shall be limited to 16 sleeping units or housekeeping units.
(c) Retail use shall be limited to a floor area of 161 square metres.

CD5 ZONE (COMPREHENSIVE DEVELOPMENT FIVE)

Permitted Uses

771.1 Except as permitted in Part V, land, buildings and structures on a parcel in the CD5 zone shall be used for the following purposes only, and in compliance with Schedule CD5:

(a) resort hotel;
(b) spa facilities;
(c) restaurant, dining lounge, pub;
(d) staff accommodation;
(e) indoor and outdoor recreation facilities;
(f) assembly;
(g) common sewage disposal facilities auxiliary to the principle use;
(h) park;
(i) heliport;
(j) marina;
(k) arts and cultural facilities, auxiliary to the resort hotel;
(l) related auxiliary commercial uses to the resort hotel and marina.

Units

771.2 For each sub area in the CD5 zone as shown on Schedule CD5, the maximum number of resort hotel accommodation units shall be:

(a) 145 in sub area 1;
(b) 70 in sub area 2;
(c) 160 in sub area 3.

Floor Area

771.3 For each sub area in the CD5 zone as shown on Schedule CD5, excluding servicing and infrastructure buildings, the maximum floor are for staff accommodation shall be:

(i) 1258 square metres in sub area 2;
(ii) 3400 square metres in sub area 3;

771.4 For each sub area in the CD5 zone as shown on Schedule CD5, excluding servicing and infrastructure buildings, the maximum floor area for staff accommodation shall be:

(i) 20,350 square metres in sub area 1;
(ii) 14,300 square metres in sub area 2;
(iii) 25,750 square metres in sub area 3;
(iv) 1400 square metres in sub area 4.

771.5 For each sub area in the CD5 zone as shown on Schedule CD5, excluding servicing and infrastructure buildings, the maximum floor area for all commercial buildings in uses listed in 771.1 (b), (c), (e), (f), (k) and (l) shall be:

(i) 5725 square metres in sub area 1;
(ii) 5725 square metres in sub area 2;
(iii) 5725 square metres in sub area 3;
(iv) 1400 square metres in sub area 4.

Siting Requirements

771.6 No structure may be located within:

(a) 5 metres of a parcel line Parcel Coverage

771.7 (a) The coverage of all buildings and structures on a parcel shall not exceed:

(i) 18 percent in sub area 1:
(ii) 11 percent in sub area 2;
(iii) 11 percent in sub area 3;
(iv) 12 percent in sub area 4.

Siting of Parking Requirements

771.8 Parking requirements for the CD5 zone specified in Section 518 shall be secured off-site in a suitably zoned location.

C1 ZONE (NEIGHBOURHOOD COMMERCIAL)

Permitted Uses

801.1 Except as permitted in Part V, land, buildings and structures in the C1 zone shall be used for the following purposes only:

(a) retail store;
(b) bakery;
(c) restaurant excluding drive-in and drive through restaurants;
(d) personal service establishment;
(e) small appliance repair shop; upholstery shop; small boat repair shop; sail making shop; florist; tailor and dressmaking shop;
(f) office;
(g) private club, including fraternal organizations and lodges;
(h) ground level parking;
(i) bed and breakfast inn;
(j) one dwelling unit or single family dwelling per parcel.

Siting Requirements

801.2 (1) No structure may be located within 5 metres of a parcel line.

(2) No parking, loading or storage area may be located in a setback where the abutting property is zoned residential or rural.

Parcel Coverage

801.3 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 50 percent.

C2 ZONE (TOURIST COMMERCIAL)

Permitted Uses

811.1 Except as permitted in Part V, land, buildings and structures in the C2 zone shall be used for the following purposes only:

(a) motel;
(b) lodge;
(c) campground;
(d) restaurant;
(e) marina;
(f) bed and breakfast inn;
(g) auxiliary uses including retail outlet, dry cleaning delivery service and laundry facilities for the use of guests, hair dressing salon, open air recreation use, and pub;
(h) one dwelling unit or single family dwelling per parcel.

Site Specific Uses

811.1A On the C2 zone portion of District Lot 3988, Group 1, New Westminster District except those portions in Plans 12095, 14653, 15401, 15813, 16650 and 17325 and EPP39153 the following are site specific uses:

1.

(a) uses permitted in Section 811.1 (a), (b), (c), (f) and (h);
(b) amphitheatre;
(c) dining facility with satellite kitchen;
(d) spa facilities;
(e) aviary;
(f) agriculture;
(g) two staff accommodation dwelling units;
(h) auxiliary uses and structures including: snack bar, reception desk and office space, retail and market kiosks not exceeding 95 square metres, laundry facilities for guests, and open air recreation use.

2. The floor area of:

(a) a sleeping unit as part of a lodge shall not exceed 25 square metres;
(b) a housekeeping unit as part of a motel shall not exceed 45 square metres;
(c) a dining hall favcility shall not exceed 375 square metres;
(d) a spa facility shall not exceed 280 square metres;
(e) staff accommodation dwelling units shall not exceed 280 square metres in total; and the land area of:
(f) an aviary shall not exceed 40 square metres;
(g) a tent platform shall not exceed 25 square metres.

3. The total number of sleeping units as part of a lodge, housekeeping units as part of a motel, tent sites and recreational vehicle shall not exceed 30 and the total number of housekeeping units as part of a motel shall not exceed 12.

4. No more than 3 sleeping units as a lodge or 3 housekeeping units as part of a motel may be connected together as a single building.

5. No additional building or structure shall be located within 30 metres of the natural boundary of Ruby Lake.

6. Two freestanding signs located a minimum of 1 metre from a parcel line abutting a highway and having a maximum area of 3 square metres each are permitted.

7. A minimum of 115 parking spaces.

8. The parcel coverage of all buildings and structures shall not exceed 10 percent.

Site Specific Uses

811.1B In addition to the uses permitted in Section 811.1 the following uses are permitted on District Lot 6990 Group 1 New Westminster District:

(a) spa facilities;
(b) auxiliary assembly.

Siting Requirements

811.2 No structure, parking, loading or storage area may be located within 5 metres of a parcel line.

Campground Density

811.3 The maximum number of campsites and recreational vehicle sites in a campground is 30 per hectare of parcel area.

Parcel Coverage

811.4 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 50 percent.

C2A ZONE (TOURIST COMMERCIAL A)

Permitted Uses

811A.1 Except as permitted in Part V, land, buildings and structures in the C2A zone shall be used for the following purposes only:

(a) motel;
(b) lodge;
(c) campground;
(d) restaurant;
(e) marina;
(f) bed and breakfast inn;
(g) auxiliary uses including retail outlet, dry cleaning delivery service and laundry facilities for the use of guests, hair dressing salon, open air recreation use, and pub;
(h) senior citizen dwelling units

Siting Requirements

811A.2 No structure, parking, loading or storage area may be located within 5 metres of a parcel line.

Campground Density

811A.3 The maximum number of campsites and recreational vehicle sites in a campground is 30 per hectare of parcel area.

Senior Citizens Dwelling Units

811A.4 No more than 9 senior citizens dwelling units may be located on a site.

Parcel Coverage

811A.5 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 50 percent.

C2B ZONE (TOURIST COMMERCIAL MARINA)

Permitted Uses

811B.1 Except as permitted in Part V, land, buildings and structures in the C2B zone shall be used for a marina only.

Maximum Height

811B.2 The maximum height of a structure, including a building, is 7.5 metres (24.6 feet).

Conditions of Use

811B.3 No commercial vessel having a width exceeding 4.8 metres may be moored on the eastern side of a marina.

Parcel Coverage

811B.4 The parcel coverage of all buildings and structures shall not exceed 50 percent.

Permitted Uses

821.1 Except as permitted in Part V, land, buildings and structures in the C3 zone shall be used for the following purposes only:

(a) retail or wholesale sales;
(b) general repair outlet including gasoline service station;
(c) office;
(d) personal service establishment;
(e) neighbourhood pub;
(f) entertainment establishment;
(g) restaurant;
(h) open air commercial recreation;
(i) private club, including fraternal organizations and lodges;
(j) motels, lodges and campgrounds;
(k) parking lot;
(l) marina including fuel sales;
(m) moving and storage facilities excluding autowrecking and salvage yards;
(n) bed and breakfast inn;
(o) one dwelling unit or single family dwelling per parcel.
(p) veterinary clinics.

Site Specific Uses

821.1A On Lot 12 District Lot 3971 Plan VAP16896:

1. All uses noted in 821.1 are permitted, with the exception of 821.1(b) and (l), which are expressly prohibited.

2. In addition to the uses permitted in Section 821.1A (1) the following uses are permitted:

(h) garden nursery;
(i) a second dwelling unit to create a duplex, or a second single family dwelling unit;

3. The maximum height of all fences shall be 2.5 metres;

4. No structure may be located within:

i. 5 metres of the front parcel line;
ii. 1.5 metres from the rear or interior side parcel line;
iii. 4.5 metres from an exterior side parcel line.

Siting Requirements

821.2 (1) No structure may be located within:

(a) 5 metres of the front parcel line;
(b) 1.5 metres of the rear parcel line;
(c) 3.5 metres of a side parcel line abutting a residential or rural zone; or
(d) 4.5 metres of an exterior side parcel line.

(2) No parking, loading or storage area may be located in a setback where an abutting property is zoned residential or rural.

Campground Density

821.3 The maximum number of campsites and recreational vehicle sites in a campground is 30 per hectare of parcel area.

Parcel Coverage

821.4 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 50 percent.

C3A ZONE (GENERAL COMMERCIAL A)

Permitted Uses

821A.1 Except as permitted in Part V, land, buildings and structures in the C3A zone shall be used for the following purposes only:

(a) retail or wholesale sales;
(b) general repair outlet including gasoline service station;
(c) office;
(d) personal service establishment;
(e) entertainment establishment;
(f) restaurant;
(g) open air commercial recreation;
(h) private club, including fraternal organizations and lodges;
(i) motels, lodges and campgrounds;
(J) parking lot;
(k) marina excluding fuel sales;
(l) moving and storage facilities excluding autowrecking and salvage yards;
(m) bed and breakfast inn;
(n) one dwelling unit or single family dwelling per parcel
(o) veterinary clinics

Siting Requirements

821A.2(1) No structure may be located within:

(a) 5 metres of the front parcel line;
(b) 1.5 metres of the rear parcel line;
(c) 3.5 metres of a side parcel line abutting a residential or rural zone; or
(d) 4.5 metres of an exterior side parcel line.

(2) No parking, loading or storage area may be located in a setback where an abutting property is zoned residential or rural.

Campground Density

821A.3 The maximum number of campsites and recreational vehicle sites in a campground is 30 per hectare of parcel area.

Parcel Coverage

821A.4 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 50 percent.

C4 ZONE (LIMITED MARINA)

Permitted Uses

831 Except as permitted in Part V, land, buildings and structures in the C4 zone shall be used for the following purposes only:

(a) marina excluding fuel sales;
(b) parking lot for marina use only;
(c) one dwelling unit per parcel;
(d) bed and breakfast inn;
(e) auxiliary buildings associated with the residential or marina uses only.

Siting Requirements

832 No structure may be located within 5m of a parcel

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(2) No parking, loading or storage area may be located in a setback where the abutting property is zoned residential or rural.

(3) Not withstanding subsections (1) and (2), where a parcel abuts tidal water, the wharf, dock, float, loading and accessory uses required for operation of the marina may be located adjacent to the natural boundary.

Parcel Coverage

833 With the exception of public utility buildings and structures on parcels less than 100 square meters, the parcel coverage of all buildings and structures shall not exceed 35% on the upland parcel.

M1 (MARINE TRANSPORTATION)

Permitted Uses

834.1 Except as otherwise permitted in Part V of this bylaw the following and no other uses are permitted:

(1) Marine transportation including the temporary storage of marine vessels (private and/or public):

(2) Transportation centre including foot passengers, bicyclists, transit, care share, commercial trailer drop, float plane and emergency helicopter services:

(3) Auxiliary to (1) and (2):

(a) Office;
(b) Retail;
(c) Restaurant;
(d) Mobile vendors, including food trucks;
(e) One dwelling for the purpose of housing a caretaker or watchman;
(f) Surface parking for employees, short and long term public parking;
(g) Park.

Conditions of Use

834.2 The combined floor area and site area for retail, restaurant and mobile vendor uses shall not exceed 20% of the total building floor area up to a maximum of 500 square metres.

Siting of Structures

834.3 No structure shall be located within 5 metres of any parcel line.

Height of Buildings and Structures

834.4 (1) Buildings shall not exceed 14 metres;

(2) Structures shall not exceed 25 metres;

(3) Fences within the setback area may not exceed 2 metres.

Parcel Coverage

834.5 The maximum parcel coverage of all buildings and structures shall not exceed 45%.

Buildings Per Parcel

834.6 Subject to compliance with all other provisions of this bylaw more than one building may be permitted.

I1 ZONE (LIGHT INDUSTRIAL)

Permitted Uses

901.1 Except as permitted in Part V, land, buildings and structures in the I1 zone shall be used for the following purposes only:

(a) light industry;
(b) retail or wholesale sales;
(c) gasoline service station;
(d) general repair outlet;
(e) office;
(f) restaurant;
(g) moving and storage facilities excluding autowrecking and salvage yards;
(h) marina;
(i) boat building;
(j) one dwelling unit per parcel auxiliary to the industrial use.

Siting Requirements

901.2 (1) No structure may be located within:

(a) 7.5 metres of a front or rear parcel line;
(b) 7.5 metres of a side parcel line abutting a residential or rural zone;
(c) 4.5 metres of an exterior side parcel line.

(2) No parking, loading or storage area may be located in a setback where an abutting parcel is zoned residential or rural.

Parcel Coverage

901.3 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 50 percent.

I2 ZONE (AQUACULTURE INDUSTRIAL)

Permitted Uses

911.1 (1) Except as permitted in Part V, land, buildings and structures in the I2 zone shall be used for the following purposes only:

(a) shellfish processing;
(b) one dwelling unit auxiliary to the industrial use.

(2) On parcels exceeding 1 hectare the additional permitted use is:

(a) marine products processing.

No Outdoor Processing or Storage

911.2 (1) The cleaning, smoking, packaging, cooking and canning of shellfish and marine products shall be located within a fully enclosed building.

(2) The storage and any treatment of fish offal for the production of fish feed shall be located within a fully enclosed building.

Floor Area

911.3 The floor area used for cooking or canning shall not exceed 250 square metres.

Siting Requirements

911.4 (1) No structure may be located within:

(a) 7.5 metres of a front or rear parcel line;
(b) 5 metres of a side parcel line abutting a residential or rural zone; or
(c) 4.5 metres of an exterior side parcel line.

(2) No parking, loading or storage area may be located within a setback.

(3) Notwithstanding subsection (2), where a parcel abuts tidal water parking, loading or storage areas may be permitted adjacent to the natural boundary.

Parcel Coverage

911.5 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 40 percent.

I3 ZONE (RESOURCE INDUSTRIAL)

Permitted Uses

921.1 Except as permitted in Part V, land, buildings and structures in the I3 zone shall be used for the following purposes only:

(a) log booming and sorting;
(b) sawmill and shakemill excluding wood preservative operations and pulp and paper mills;
(c) storage and maintenance of logging related equipment;
(d) mineral, sand and gravel processing;
(e) manufacture of concrete products;
(f) airport, heliport;
(g) marina;
(h) boat building;
(i) waterfront freight handling facilities;
(j) uses permitted in the I1 zone;
(k) one dwelling unit per parcel auxiliary to the industrial use.

Siting Requirements

921.2 (1) No structure may be located within:

(a) 7.5 metres of a front or rear parcel line;
(b) 7.5 metres of a side parcel line abutting a residential or rural zone; or
(c) 4.5 metres of an exterior side parcel line.

(2) No parking, loading or storage area may be located within a setback.

(3) Notwithstanding subsection (2), where a parcel abuts tidal water, parking, loading or storage areas may be permitted adjacent to the natural boundary.

Parcel Coverage

921.3 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 20 percent.

I4 ZONE (HEAVY INDUSTRIAL)

Permitted Uses

931.1 (1) Except as permitted in Part V, land, buildings and structures on parcels 2 hectares or less in the I4 zone shall be used for the following purposes only:

(a) wood processing, shakemills and sawmills excluding wood preservative operations and pulp and paper mills;
(b) uses permitted in the I1 zone;
(c) one dwelling unit per parcel auxiliary to the industrial use.

(2) On parcels exceeding 2 hectares the additional permitted use is:

(a) auto wrecking, auto storage yards.

(3) On parcels exceeding 5 hectares the additional permitted use is:

(a) landfill, refuse transfer station and recycling depot;

Site Area

931.2 The minimum site area shall be 6000 square metres per industrial use.

Siting Requirements

931.3 No structure, parking, loading or storage area may be located within 7.5 metres of a parcel line.

Parcel Coverage

931.4 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 35 percent.

I5 ZONE (PRIVATE TELECOMMUNICATIONS)

Permitted Uses

941.1 (1) Except as permitted in Part V, land, buildings and structures in the I5 zone shall be used for the following purposes only:

(a) private telecommunications;

Buildings and Structures

941.2 A structure used for private telecommunications shall have a height not exceeding 25 metres.

Siting Requirements

941.3 No structure shall be located within 5 metres of a parcel line.

Parcel Coverage

941.3 The parcel coverage of all buildings and structures shall not exceed 10 percent.

CR1 ZONE (COUNTRY RESIDENTIAL)

Permitted Uses

1001.1 (1) Except as permitted in Part V, buildings and structures on parcels 3,500 square metres or less in the CR1 zone shall be used for the following purposes only:

(a) one single family dwelling;
(b) bed and breakfast home.

(2) On parcels exceeding 3500 square metres the additional permitted uses are:

(a) a second dwelling unit to create a duplex; or
(b) one auxiliary dwelling unit.

(3) On parcels exceeding 8000 square metres the additional permitted uses are:

(a) a second single family dwelling.

(4) On parcels exceeding 1.75 hectares the additional permitted uses are:

(a) agriculture;
(b) riding stable and academy.

Dwelling Units Per Parcel

1001.2 No more than two dwelling units may be located on a parcel.

Siting of Structures

1001.3 No structure may be located within:

(a) 5 metres of the front or rear parcel line;
(b) 1.5 metres of a side parcel line; or
(c) 4.5 metres of an exterior side parcel line.

Parcel Coverage

1001.4 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 15 percent size except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

Permitted Uses

1011.1 (1) Except as permitted in Part V, land, buildings and structures on parcels 3500 square metres or less in the RU1 zone shall be used for the following purposes only:

(a) one single family dwelling;
(b) agriculture;
(c) bed and breakfast home.

(2) On parcels exceeding 3500 square metres the additional permitted use is:

(a) a second dwelling unit to create a duplex; or
(b) one auxiliary dwelling unit;
(c) auxiliary light industry.

(3) On parcels exceeding 8000 square metres the additional permitted uses are:

(a) a second single family dwelling, a transition house or a bed and breakfast inn;
(b) garden nursery;
(c) raising of fish for domestic consumption.

(4) On parcels exceeding 1.75 hectares the additional permitted uses are:

(a) riding stable and academy;
(b) campgrounds;
(c) a single fully enclosed building to house manufacturing or storage provided that:

(i) there is no storage outside of an enclosed building;
(ii) no such building shall exceed 4.5 meters in height;
(iii) the required setback from all parcel lines is 7.5 meters;
(iv) the floor area of such a building shall not exceed 75 square meters;

Dwelling Units Per Parcel

1011.2 No more than two dwelling units may be located on a parcel.

Floor Area

1011.3 The total floor area of a transition house shall not exceed 300 square metres.

Campground Density

1011.4 The maximum number of campsites and recreational vehicle sites in a campground is 10 per hectare of parcel area.

Siting of Structures

1011.5 No structure may be located within:

(a) 5 metres of the front or rear parcel line;
(b) 1.5 metres of a side parcel line; or
(c) 4.5 metres of an exterior side parcel line.

Parcel Coverage

1011.6 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 15 percent size except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

RU1A ZONE (RURAL RESIDENTIAL A)

Permitted Uses

1021.1 (1) Except as permitted in Part V, land, buildings and structures on parcels 2 hectares or less in the RU1A zone shall be used for the following purposes only:

(a) one single family dwelling;
(b) agriculture;
(c) bed and breakfast home.

(2) On parcels 2 hectares and larger in area the additional permitted use is:

(a) a second dwelling unit to create a duplex, or a second single family dwelling unit, or a bed and breakfast inn;
(b) campgrounds;.
(c) auxiliary light industry.

Dwelling Units Per Parcel

1021.2 No more than two dwelling units may be located on a parcel.

Campground Density

1021.3 The maximum number of campsites and recreational vehicle sites in a campground is 10 per hectare of parcel area.

Siting of Structures

1021.4 No structure may be located within:

(a) 5 metres of the front or rear parcel line;
(b) 1.5 metres of a side parcel line; or
(c) 4.5 metres of an exterior side parcel line.

Parcel Coverage

1021.5 The parcel coverage of all buildings and structures shall not exceed 15 percent size except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

RU1B ZONE (RURAL RESIDENTIAL B)

Permitted Uses

1031.1 (1) Except as permitted in Part V, land, buildings and structures on parcels 3500 square metres or less in the RU1B zone shall be used for the following purposes only:

(a) one single family dwelling;
(b) bed and breakfast home.

(2) On parcels exceeding 3500 square metres the additional permitted use is:

(a) a second dwelling unit to create a duplex; or
(b) auxiliary dwelling unit;

(3) On parcels exceeding 8000 square metres the additional permitted use is:

(a) a second single family dwelling.

Dwelling Units Per Parcel

1031.2 No more than two dwelling units may be located on a parcel.

Siting of Structures

1031.3 No structure may be located within:

(a) 5 metres of the front or rear parcel line;
(b) 1.5 metres of a side parcel line; or
(c) 4.5 metres of an exterior side parcel line.

Parcel Coverage

1031.4 The parcel coverage of all buildings and structures shall not exceed 15 percent size except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

RU1C ZONE (RURAL RESIDENTIAL C)

Permitted Uses

1041.1 (1) Except as permitted in Part V, land, buildings and structures on parcels 2 hectares or less in the RU1C zone shall be used for the following purposes only:

(a) one single family dwelling;
(b) agriculture;
(c) bed and breakfast home.

(2) On parcels exceeding 2 hectares the additional permitted use is:

(a) a second dwelling unit;
(b) auxiliary light industry.

Dwelling Units Per Parcel

1041.2 No more than two dwelling units may be located on a parcel.

Siting of Structures

1041.3 No structure may be located within:

(a) 5 metres of the front or rear parcel line;
(b) 1.5 metres of a side parcel line; or
(c) 4.5 metres of an exterior side parcel line.

Parcel Coverage

1041.4 The parcel coverage of all buildings and structures shall not exceed 15 percent size except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

RU1D ZONE (RURAL RESIDENTIAL D)

Permitted Uses

1051.1 (1) Except as permitted in Part V, land, buildings and structures on parcels 3500 square metres or less in the RU1 zone shall be used for the following purposes only:

(a) one single family dwelling;
(b) agriculture;
(c) bed and breakfast home.

(2) On parcels exceeding 3500 square metres the additional permitted use is:

(a) a second dwelling unit to create a duplex; or
(b) one auxiliary dwelling unit;
(c) auxiliary light industry.

(3) On parcels exceeding 3500 square metres on which a single family dwelling is located the following auxiliary commercial uses are permitted:

(a) retail or wholesale sales;
(b) bakery;
(c) personal service establishment;
(d) office;
(e) private club, including fraternal organizations and lodges, and excluding yacht clubs;
(f) ground level parking;
(g) sleeping units.

(4) On parcels exceeding 1.75 hectares the additional permitted use is:

(a) riding stable and academy;
(b) campgrounds.
(c) a single fully enclosed building to house manufacturing or storage provided that:

(i) there is no storage outside of an enclosed building;
(ii) no such building shall exceed 4.5 meters in height;
(iii) the required setback from all parcel lines is 7.5 meters;
(iv) the floor area of such a building shall not exceed 75 square meters;

Dwelling Units Per Parcel

1051.2 No more than two dwelling units may be located on a parcel.

Campground Density

1051.3 The maximum number of campsites and recreational vehicle sites in a campground is 10 per hectare of parcel area.

Siting of Structures

1051.4 No structure may be located within:

(a) 5 metres of the front or rear parcel line;
(b) 1.5 metres of a side parcel line; or
(c) 4.5 metres of an exterior side parcel line.

Parcel Coverage

1051.5 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 15 percent size except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

Floor Area

1051.6 (1) The maximum combined total floor area for commercial and industrial uses permitted under section 1051.1 (3) shall not exceed 200 square metres per parcel.

(2) The maximum combined total floor area provision in subsection (1) shall not apply to sleeping units permitted in section 1051.1 (3)

(3) The total floor area of a transition house shall not exceed 300 square metres.

Site Area for Sleeping Units

1051.7 The minimum site area where more than five sleeping units are located on a parcel shall be 3500 square metres plus 200 square metres for each sleeping unit in excess of five.

Permitted Uses

1061.1(1) Except as permitted in Part V, land, buildings and structures on parcels 3,500 square metres or less in the RU2 zone shall be used for the following purposes only:

(a) one single family dwelling;
(b) agriculture;
(c) bed and breakfast home.

(2) On parcels exceeding 3,500 square metres the additional permitted uses are:

(a) auxiliary light industry;
(b) garden nursery;
(c) raising of fish for domestic consumption.

(3) On parcels exceeding 1 hectare the additional permitted uses are:

(a) a second dwelling unit to create a duplex; or
(b) a second single family dwelling, a transition house or a bed and breakfast inn.

(4) On parcels exceeding 1.75 hectares the additional permitted uses are:

(a) campgrounds;
(b) riding stable and academy;
(c) animal shelter, kennel;
(d) storage of no more than 4 licensed vehicles or pieces of heavy equipment associated with the logging or construction industries;
(e) intensive agriculture;
(f) a single fully enclosed building to house manufacturing or storage provided that:

(i) there is no storage outside of an enclosed building;
(ii) no such building shall exceed 4.5 meters in height;
(iii) the required setback from all parcel lines is 7.5 meters;
(iv) the floor area of such a building shall not exceed 75 square meters;

(5) On parcels exceeding 4 hectares the additional permitted uses are:

(a) a third single family dwelling;
(b) one auxiliary dwelling unit.

(6) On parcels equal to or exceeding 8 hectares, the additional permitted use is a cannabis production facility.

Dwelling Units Per Parcel

1061.2 No more than four dwelling units may be located on a parcel.

Floor Area

1061.3 The total floor area of a transition house shall not exceed 300 square metres.

Density

1061.4 The maximum number of campsites and recreational vehicle sites in a campground is 10 per hectare of parcel area.

Siting Requirements

1061.5(1) No structure shall be located within:

(a) 5 metres of the front or rear parcel line;
(b) 1.5 metres of a side parcel line; or
(c) 4.5 metres of an exterior side parcel line.

(2) No building used as a cannabis production facility under Section 1061.1(6) shall be located within 60 metres of a parcel line.

Parcel Coverage

1061.6 The parcel coverage of all buildings and structures shall not exceed 15 percent except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

RU2A ZONE (RURAL RESOURCE A)

Permitted Uses

1071.1 (1) Except as permitted in Part V, land, buildings and structures in the RU2A zone shall be used for the following purposes only:

(a) forest management;
(b) silviculture;
(c) forest or wilderness recreation;
(d) outdoor natural science education or research;
(e) fishing or hunting camp;
(f) Auxiliary uses to forest management including log storage and wood processing in the form of sawmills, shake mills and wood chippers.

Buildings and Structures

1071.2 No permanent buildings shall be permitted.

Floor Area

1071.3 The total floor area of all buildings and structures shall not exceed 500 square metres.

Siting Requirements

1071.4 No structure shall be located within:

(a) 5 metres of the front or rear parcel line;
(b) 1.5 metres of a side parcel line; or
(c) 4.5 metres of an exterior side parcel line.

Parcel Coverage

1071.5 The parcel coverage of all buildings and structures shall not exceed 15 percent except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

Permitted Uses

1081.1(1) Except as permitted in Part V, land, buildings and structures on parcels 3,500 square metres or less in the RU3 zone shall be used for the following purposes only:

(a) one single family dwelling;
(b) agriculture;
(c) bed and breakfast home.

(2) On parcels exceeding 3,500 square metres the additional permitted uses are:

(a) a second single family dwelling, a transition house or a bed and breakfast inn;
(b) animal shelter, kennel;
(c) riding academy and stable;
(d) garden nursery.

(3) On parcels exceeding 8000 square metres the additional permitted use is:

(a) intensive agriculture.

(4) On parcels equal to or exceeding 8 hectares, the additional permitted use is a cannabis production facility.

Floor Area

1081.2 The total floor area of a transition house shall not exceed 300 square metres.

Siting of Structures

1081.3(1) No structure may be located within:

(a) 5 metres of the front or rear parcel line;
(b) 1.5 metres of a side parcel line; or
(c) 4.5 metres of an exterior side parcel line.

(2) Notwithstanding subsection (1), no intensive agriculture use may be located within 30 metres of a parcel line that abuts an R1, R2, R3, RM1, Rm^2, RM3, or CR1 zone.

(3) No building used as a cannabis production facility under Section 1081.1 (4) shall be located within 60 metres of a parcel line.

Parcel Coverage

1081.4 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures except greenhouses shall not exceed 15 percent size except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

Permitted Uses

1091.1 (1) Except as permitted in Part V, buildings and structures on parcels 3,500 square metres or less shall be used for the following purposes only:

(a) one single family dwelling.

(2) On parcels exceeding 3,500 square metres the additional permitted uses are:

(a) a second single family dwelling;
(b) aquaculture.

Siting of Structures

1091.2 No structure shall be located within:

(a) 5 metres of the front or rear parcel line;
(b) 1.5 metres of a side parcel line;
(c) 4.5 metres of an exterior side parcel line.

Parcel Coverage

1091.3 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 15 percent size except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

RU5 ZONE (RURAL WATERSHED PROTECTION)

Permitted Uses

1100.1 (1) Except as permitted in Part V, buildings and structures on parcels less than 2 hectares in the RU5 zone shall be used for the following purposes only:

(a) one single family dwelling.

(2) On parcels 2 hectares or larger the additional permitted use is:

(a) a second single family dwelling.
(b) bed and breakfast home.

Siting Requirements

1100.2 No structure shall be located within:

(a) 5 metres of the front or rear parcel line;
(b) 1.5 metres of a side parcel line; or
(c) 4.5 metres of an exterior side parcel line.

Parcel Coverage

1100.3 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 15 percent size except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

PART XI PARK AND ASSEMBLY ZONES

PA1 ZONE (PARK AND ASSEMBLY)

Permitted Uses

1110.1 Except as permitted in Part V, land, buildings and structures in the PA1 zone shall be used for the following purposes only:

(a) park;
(b) assembly;
(c) ground level parking;
(d) one dwelling unit auxiliary to the principal use;
(e) fish and wildlife habitat protection areas.

Site Specific Uses

1110.1A (1) In addition to the uses permitted in Section 1110.1, the following use is permitted on the parcel Lot A Block 74 District Lot 1023 Plan 15585:

(a) neighbourhood pub.

(2) For a neighbourhood pub, no parking or loading area shall be located within 1 m of a parcel line.

(3) Off-street parking for a neighbourhood pub shall be a minimum of 0.28 spaces per seat.

Siting Requirements

1110.2 No structure, parking, loading or storage area shall be located within 7.5 metres of a parcel line.

Parcel Coverage

1110.3 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 35 percent.

PA1A ZONE (PARK AND ASSEMBLY A)

Permitted Uses

1120.1 Except as permitted in Part V, land, buildings and structures in the PA1A zone shall be used for the following purposes only:

(a) park;
(b) assembly;
(c) ground level parking;
(d) one dwelling unit auxiliary to the principal use.
(e) museum or interpretive centre retail outlet
(f) fish and wildlife habitat protection areas.

Siting Requirements

1120.2 No structure, parking, loading or storage area shall be located within 7.5 metres of a parcel line.

Parcel Coverage

1120.3 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 35 percent.

PA1B ZONE (ECOLOGICAL INTERPRETIVE ASSEMBLY)

Permitted Uses

1130.1 Except as permitted in Part V, land, buildings and structures in the PA1B zone shall be used for the following purposes only:

1130.2
(a) fish and wildlife habitat protection areas;
(b) assembly in the form of an ecological interpretive and field studies centre;
(c) retail and office space auxiliary to the permitted assembly;
(d) ground level parking.

Siting Requirements

1130.3 No structure, parking, loading or storage area shall be located within 7.5 meters of a parcel line.

Parcel Coverage

1130.4 The parcel coverage of all buildings and structures shall not exceed 5 percent.

PA1C ZONE (PARK AND ASSEMBLY C)

Permitted Uses

1145.1 Except as permitted in Part V, land, buildings and structures in the PA1 zone shall be used for the following purposes only:

(a) park;
(b) church;
(c) assembly auxiliary to the principal use;
(d) ground level parking auxiliary to the principal use;
(e) one dwelling unit auxiliary to the principal use;
(f) fish and wildlife habitat protection areas.

Siting Requirements

1145.2 (1) No structure, loading or storage area shall be located within 5 metres of a parcel line.

(4) No parking area shall be within 1.5 metres of a parcel line Parcel Coverage

1145.3 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 35 percent.

PA1D ZONE (RESEARCH AND ASSEMBLY)

Permitted Uses

1146.1 The following uses are permitted:

Principal Uses:

(a) aquarium, exhibition
(b) auditorium, theatre
(c) office, laboratory, research and diving facility

Auxiliary Uses:

(d) restaurant, pub
(e) gift shop, retail
(f) caretakers residence
(g) boat ramp

Siting Requirements

1146.2 No structure shall be sited within:

(a) 5 metres from the south parcel line
(b) 5 metres from the north parcel line
(c) 4 metres from the west parcel line
(d) 15 metres from the natural boundary contiguous to the ocean

Building Height

1146.3 The maximum building height shall be 13 metres

Parcel Coverage

1146.4 The coverage of all buildings and structures within the PA1D Zone shall not exceed 35%.

Parking Spaces

1146.5 The minimum number of off-street parking spaces shall be:

(a) 42 within the PA1D Zone for all permitted uses in Section 1146.1 except auditorium
(b) 51 within the PA1D Zone plus 39 in other areas permitted by this bylaw and secured by a covenant for all permitted uses in Section 1146.1

Loading Spaces

1146.6 The minimum number of loading spaces shall be 3.

PA2 ZONE (PARK, ASSEMBLY AND INSTITUTIONAL)

Permitted Uses

1140.1 Except as permitted in Part V, land, buildings and structures in the PA2 zone shall be used for the following purposes only:

(a) park;
(b) assembly;
(c) hospital including intermediate care facility and nursing home;
(d) camp assembly;
(e) health resort;
(f) golf course including pitch and putt and driving range;
(g) outdoor recreation facilities operated by a public agency or a non-profit society as defined by the Society Act;
(h) ground level parking;
(i) one dwelling unit auxiliary to the principal use.

Floor Area

1140.2 (1) The maximum total floor area for auxiliary clubhouse facilities in conjunction with a pitch and putt or driving range shall be 100 square metres.

(2) The maximum total floor area for auxiliary clubhouse facilities in conjunction with a golf course shall be 250 square metres.

Siting Requirements

1140.3 No structure, parking, loading, or storage area shall be located within 7.5 metres of a parcel line.

Parcel Coverage

1140.4 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 35 percent.

PA3 ZONE (FIRE PROTECTION ASSEMBLY)

Permitted Uses

1150.1 (1) Except as permitted in Part V, land, buildings, and structures in the PA3 zone shall be used for the following purposes only:

(a) fire hall.

(2) On parcels 2 hectares or larger the additional permitted use is:

(a) fire training area.

Siting Requirements

1150.2 (1) Except as otherwise noted, no structure, parking, or storage area may be located within 7.5 metres of all parcel lines;

(2) Except as otherwise noted, no training activity requiring the setting of fires may be located within 30 metres of all parcel lines.

Parcel Coverage

1150.3 With the exception of public utility buildings and structures on parcels less than 100 square meters, the parcel coverage of all buildings and structures shall not exceed 20%.

PART XII ADOPTION

READ A FIRST TIME this 28th day of June, 1990.

READ A SECOND TIME this 14th day of May, 1992.

PUBLIC HEARING HELD on this 10th day of June, 1992.

READ A THIRD TIME this 23rd day of July, 1992.

APPROVED PURSUANT TO THE HIGHWAY ACT R.S.B.C. 1979, C.167

This 26th day of August, 1992.

APPROVED BY THE MINISTER OF MUNICIPAL AFFAIRS, RECREATION AND HOUSING

This 15th day of October, 1992.

RECONSIDERED AND FINALLY ADOPTED this 15th day of October, 1992.

_____
Chairman

_____
Secretary

METRIC CONVERSION TABLE

The following conversion is for convenience only and does not form part of Bylaw 337.

Square Centimetres

3500 cm^2	=	3.767 ft^2

Meters

0.6m	=	1.968 feet
1.5m	=	4.921 feet
2m	=	6.656 feet
2.75m	=	9.022 feet
3m	=	9.842 feet
3.5m	=	11.482 feet
4.5m	=	14.763 feet
5m	=	16.404 feet
5.8m	=	19.028 feet
6m	=	19.685 feet
7m	=	22.965 feet
7.5m	=	24.606 feet
8m	=	26.246 feet
11m	=	36.089 feet
15m	=	49.212 feet
20m	=	65.616 feet
25m	=	82.020 feet
30m	=	98.425 feet

Hectares

1 ha	=	2.471 acres
1.2 ha	=	2.965 acres
1.75 ha	=	4.324 acres
4 ha	=	9.884 acres
20 ha	=	49.420 acres

Kilograms

18 kg	=	39.682 pounds

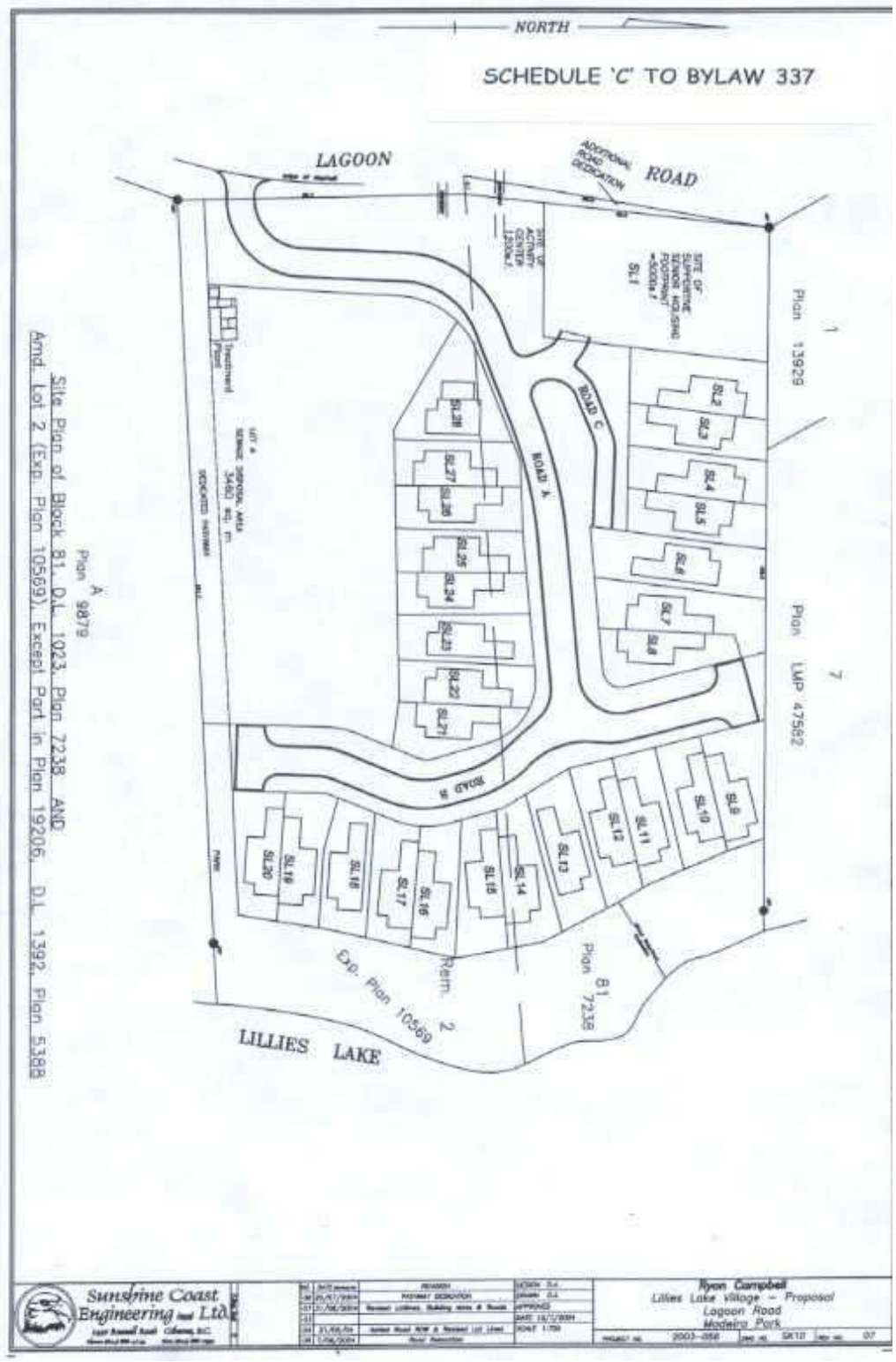
Square Meters

.35 m^2	=	3.767 ft^2
9 m^2	=	96.878 ft^2
10 m^2	=	197.642 ft^2
12 m^2	=	129.171 ft^2
15 m^2	=	161.463 ft^2
18.5 m^2	=	199.138 ft^2
30 m^2	=	322.927 ft^2
45 m^2	=	483.391 ft^2
46 m^2	=	495.156 ft^2
55 m^2	=	592.034 ft^2
75 m^2	=	807.319 ft^2
100 m^2	=	1076.426 ft^2
150 m^2	=	1614.639 ft^2
175 m^2	=	1883.745 ft^2
185 m^2	=	1991.388 ft^2
200 m^2	=	2152.852 ft^2
250 m^2	=	2691.065 ft^2
400 m^2	=	4305.705 ft^2
500 m^2	=	5382.131 ft^2
700 m^2	=	7534.983 ft^2
750 m^2	=	8073.196 ft^2
900 m^2	=	9687.836 ft^2
1000 m^2	=	10764.262 ft^2
1400 m^2	=	15069.967 ft^2
1500 m^2	=	16146.393 ft^2
2000 m^2	=	21528.525 ft^2
2700 m^2	=	29063.509 ft^2
3000 m^2	=	32292.787 ft^2
3500 m^2	=	37674.919 ft^2
4000 m^2	=	43057.050 ft^2
5000 m^2	=	53821.313 ft^2
6000 m^2	=	64585.575 ft^2

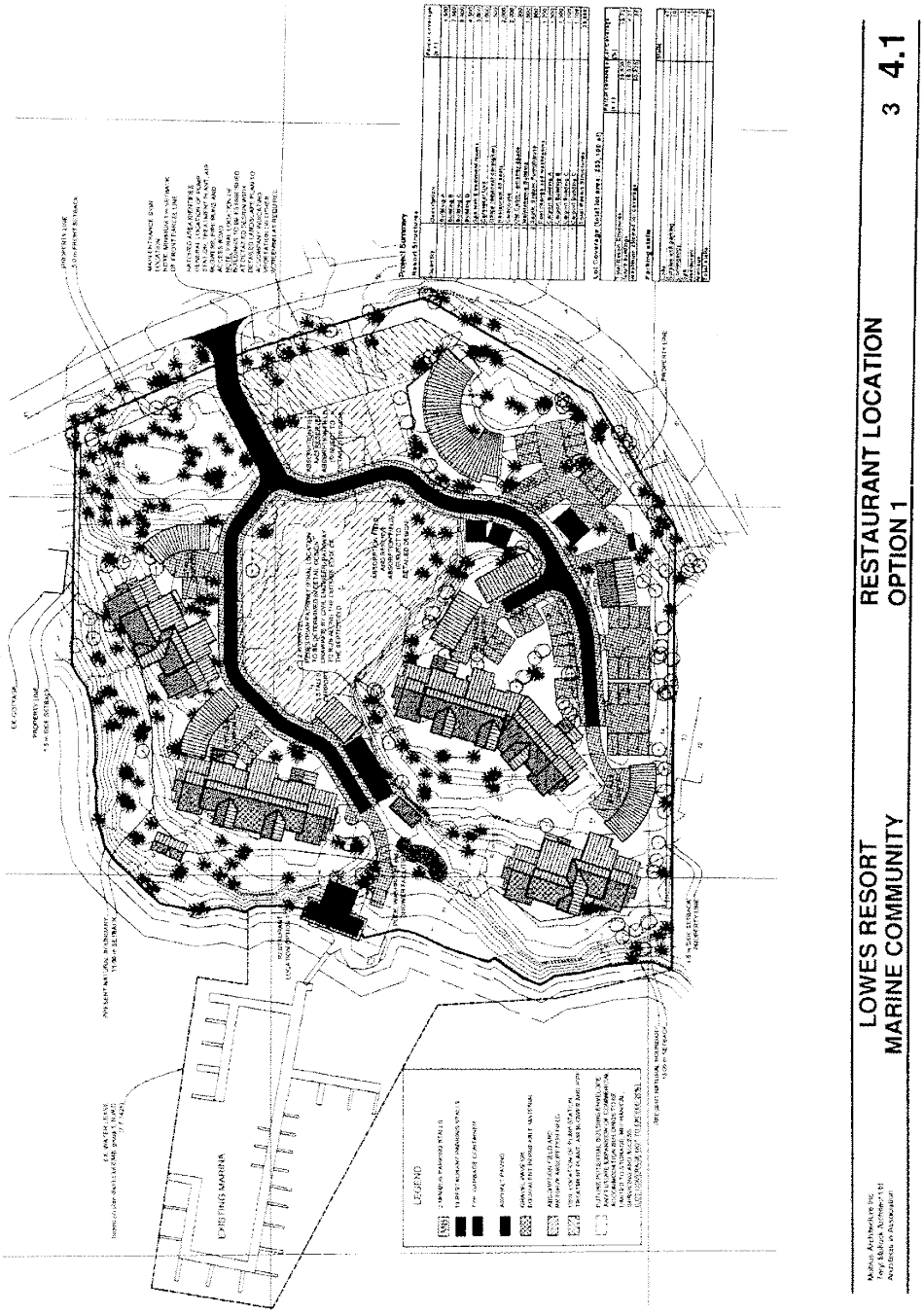
Square Kilometres

2 ft^2	=	0.772 mi^2

SCHEDULE C

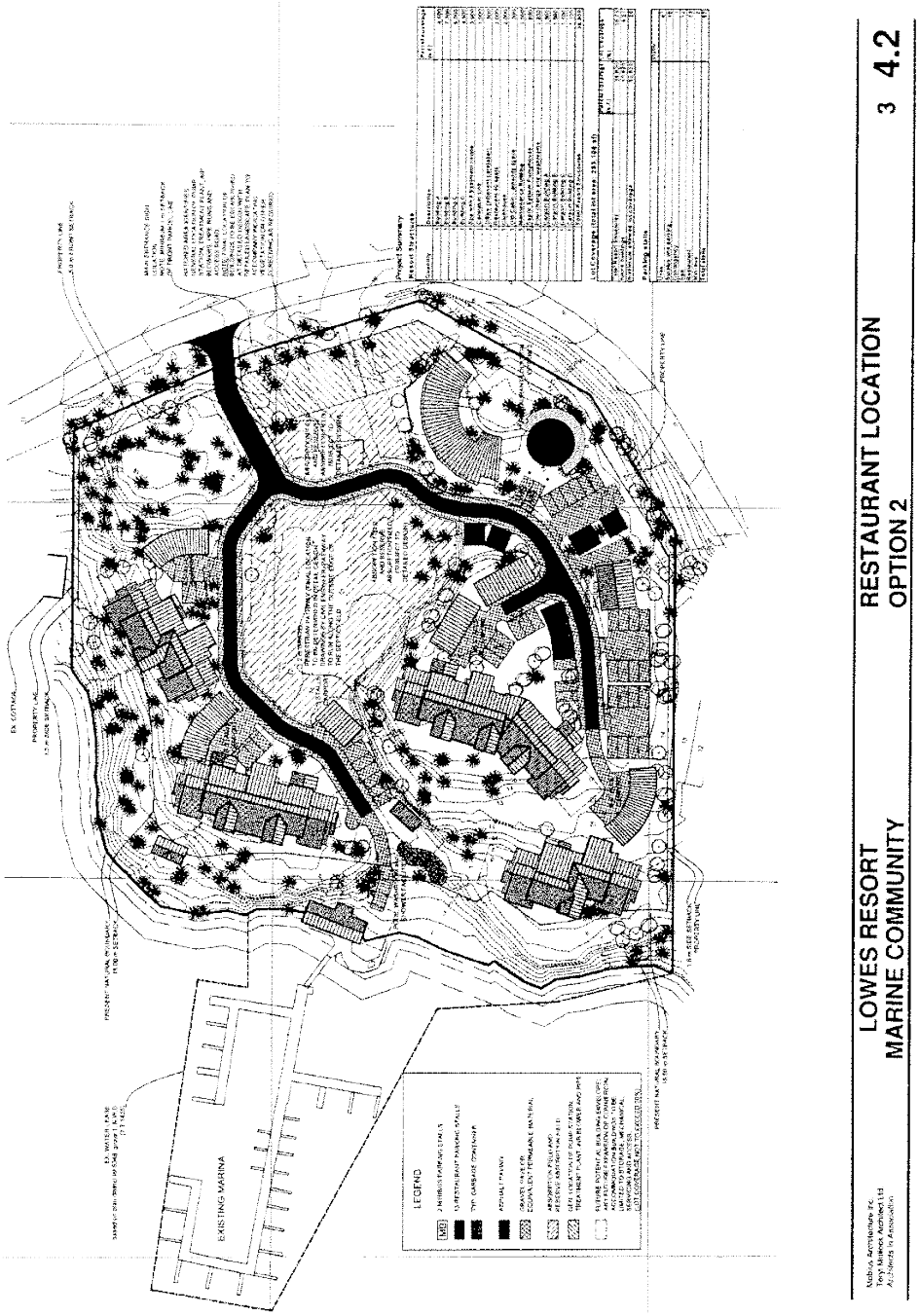

NORTH
SCHEDULE 'C' TO BYLAW 337
LAGOON
ROAD
ROAD A
ROAD B
ROAD C
Plan 13929
Plan LMP 47562
Plan A 9879
Site Plan of Block 81, D.L. 1023, Plan 7238 AND Amd. Lot 2 (Exp. Plan 10569), Except Part in Plan 19206, D.L. 1392, Plan 5388
Exp. Plan 10569
Rem. 2
Plan 81 7238
LILLIES LAKE
Sunshine Coast Engineering Ltd.
Ryan Campbell
Lillies Lake Village - Proposal
Lagoon Road
Madeira Park

SCHEDULE C1 to Bylaw 337 (4.1)



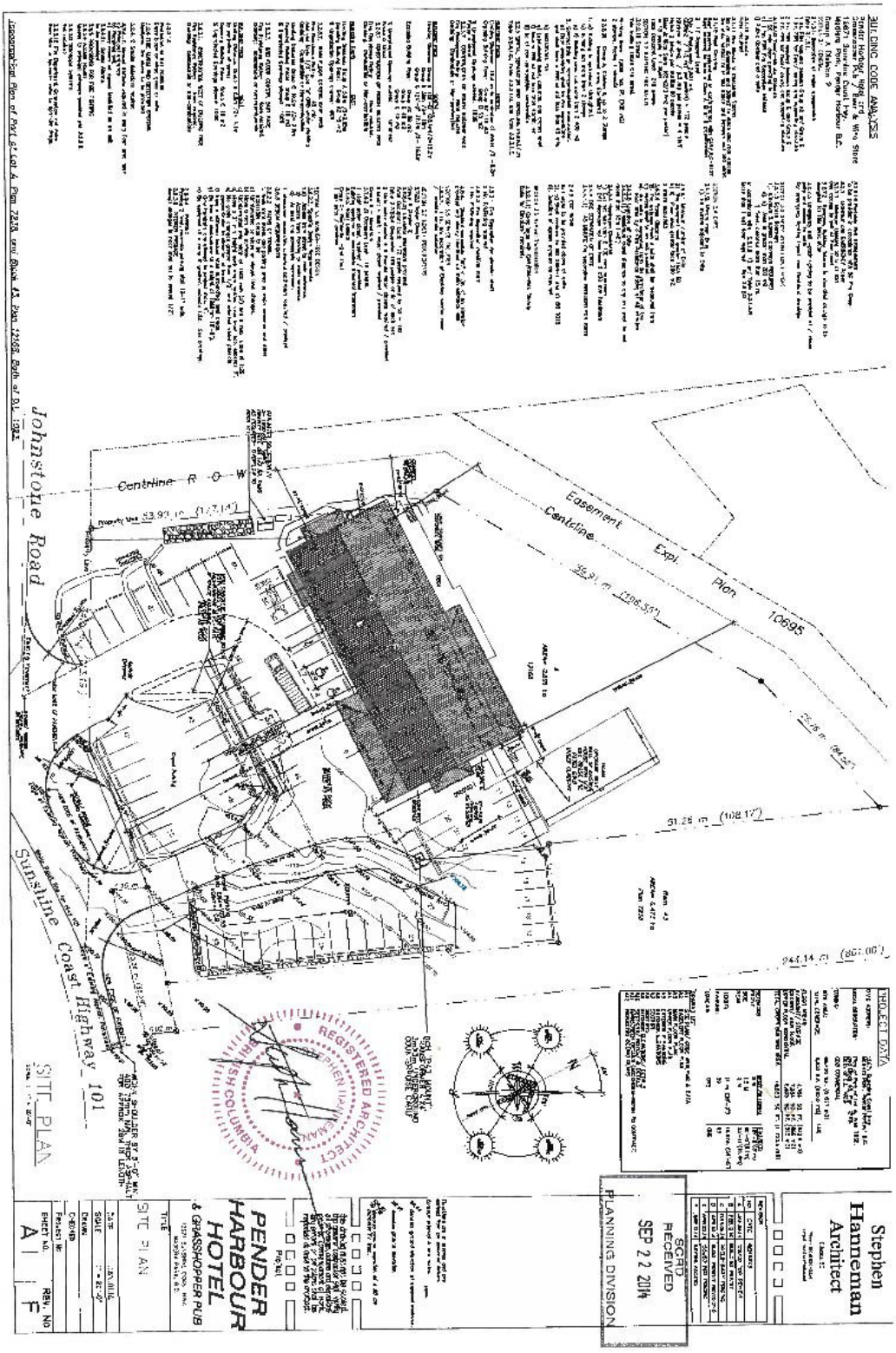
Schedule 'C1' to Bylaw 337 CD2 (COMPREHENSIVE DEVELOPMENT TWO) Zone

SCHEDULE C1 to Bylaw 337 (4.2)



Schedule 'C1' to Bylaw 337 CD2 (COMPREHENSIVE DEVELOPMENT TWO) Zone

SCHEDULE C2 to Bylaw 337



SCHEDULE CD5 to Bylaw 337

