

CITY OF REVELSTOKE

BYLAW NO. 2406

A Bylaw for the Purpose of Updating the City of Revelstoke Official Zoning Bylaw

WHEREAS in accordance with the provisions of Section 479 of the *Local Government Act*, Council may, by bylaw, provide for regulations governing the use of lands, buildings and structures within the City of Revelstoke.

NOW THEREFORE, the Council of the City of Revelstoke, in open meeting assembled, enacts as follows:

1. **THAT** this Bylaw may be cited for all purposes as "*Zoning Bylaw No. 2406, 2025*".
2. **THAT** Zoning Bylaw No. 2299 be repealed in its entirety and replaced with Schedules 'A' and 'B' (Zoning Bylaw Text and Official Zoning Map) forming part of this bylaw.

READ A FIRST TIME THE 14th DAY OF JANUARY 2025.


PUBLIC HEARING HELD THE 20th DAY OF FEBRUARY 2025.

READ A SECOND TIME, AS AMENDED, THE 8th DAY OF APRIL 2025.

READ A THIRD TIME THE 8th DAY OF APRIL 2025.

**APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE,
PURSUANT TO THE *TRANSPORTATION ACT*, ON THE 9th DAY OF APRIL 2025.**

ADOPTED THIS 10th DAY OF APRIL, 2025.



Corporate Officer



Mayor

Certified a true copy this _____ day of _____,

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CITY OF REVELSTOKE

ZONING BYLAW
NO. 2406,
2025

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Schedule A – Zoning Bylaw Text

Schedule A, the City of Revelstoke Zoning Bylaw text, consists of text describing the zoning regulations within the City of Revelstoke.

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Section 1 – Administration and Enforcement

1.1 Title

- (1) This Bylaw may be cited as the City of Revelstoke Zoning Bylaw No. 2406, 2025.

1.2 Purpose

The purpose of this Bylaw is to provide regulations within the City of Revelstoke governing the following, having regard to the provisions of the City of Revelstoke Official Community Plan:

- (1) The use of land, *buildings*, and *structures*;
- (2) The density of the use of land, *buildings*, and *structures*;
- (3) The siting, size, and dimensions of *buildings*, *structures*, and parking;
- (4) The provision of *landscaping* and *screening*;
- (5) The form of tenure in specific zones with respect to residential rental tenure;
- (6) The area, shape, and dimensions of all *lots* that may be created by subdivision; and
- (7) The requirements for parking and loading.

1.3 Application

- (1) This Bylaw applies to all of the areas within the City of Revelstoke, unless otherwise specified.

1.4 General Prohibition

- (1) Except for legal non-conforming uses or developments approved by a Development Variance Permit, a Board of Variance order, or another agreement or permit as authorized by the *Community Charter* and / or *Local Government Act*, the use, *buildings*, and *structures* in each zone or area shall be in accordance with the *uses* (either *principal use* and / or *accessory use*) listed in the zone and all the applicable regulations and requirements of this Bylaw.
- (2) No land, *building*, *structures*, including the surface of water, shall be used, or occupied, and no *building* or *structures* or part thereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with this Bylaw.
- (3) Land shall not be subdivided so as to create a lot having lesser area or width than the minimum area of width specified in this Bylaw for the zone in which the land is located.

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1.5 Enforcement

- (1) The Director of Development Services, Manager of Development Services, Director of Engineering and Public Works, Manager of Public Works, Fire Chief, Building Inspector, Bylaw Compliance Officer, or any other employee authorized by Council are considered the Administrator of this Bylaw.

- (2) The Administrator of this Bylaw is at all reasonable times on any day authorized to enter on any *lot, building*, property or premises, that is subject to regulation under this Bylaw to ascertain whether the regulations or directions under this Bylaw are being observed.

- (3) No person shall interfere with or obstruct the entry of any authorized representative of the City of Revelstoke onto any land or into any *building* to which entry is made or attempted pursuant to the provisions of this Bylaw.

- (4) Any owner, operator, and / or managing entity found in contravention of any provision of this Bylaw shall stop and provide the Administrator of this Bylaw with proof of identification by giving their full name, current address, and date of birth, whenever requested.

- (5) Any person, owner, operator, and / or managing entity must not obstruct, hinder, delay, or knowingly make false statements or mislead, either in writing or orally, an Administrator of this Bylaw.

1.6 Penalties and Violations

- (1) Every person who:
 - a. Violates any of the provisions of this Bylaw;
 - b. Causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
 - c. Neglects or omits to do anything required under this Bylaw;
 - d. Carries out, causes or permits to be carried out any development in a manner prohibited by or contrary to any of the provisions of this Bylaw;
 - e. Fails to comply with an order, direction or notice given under this Bylaw;
 - f. Being the owner of land, permits, allows or suffers any occupier of that land to do any act or thing in contravention or violation of any of the provisions of this Bylaw, to neglect or omit to do anything required under this Bylaw, to carry out any development in a manner prohibited by or contrary to any of the provisions of this Bylaw, or to fail to comply with an order, direction or notice given under this Bylaw; or
 - g. Prevents or obstructs or attempts to prevent or obstruct the authorized entry of the municipal staff on the lot,
 commits an offence under this bylaw.

- (2) Each day's continuance of an offence constitutes a new and distinct offence.

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- (3) Every person who commits an offence under this Bylaw is liable on summary conviction to a fine not exceeding \$50,000.00 and not less than \$3,000.00 for each offence, the costs of prosecution, and / or imprisonment for no more than six months, in accordance with the *Offence Act* and *Community Charter*.
-
- (4) An employee authorized to administer this Bylaw under [Section 1.6\(1\)](#) may enforce the provisions of this Bylaw by issuing a fine in accordance with the [City of Revelstoke Municipal Ticket Information System Bylaw](#), as amended, or the [City of Revelstoke Bylaw Offence Notice Bylaw](#), as amended.
-
- (5) In addition to taking action before a Court having jurisdiction, Council may in accordance with the *Local Government Act*, authorize the demolition, removal or bringing up to standard, any *building*, or *structure*, in whole or in part, that is in contravention of this Bylaw and may include taking action to file notice on title.
-

1.7 Severability

- (1) If any Section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that is invalid shall not affect the validity of the remainder.
-

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Section 2 – Interpretation

2.1 General Interpretation

- (1) Any enactments referred to in this Bylaw are a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated, or replaced from time to time, and any bylaw referred to in this Bylaw is a reference to an enactment of the Council of the City of Revelstoke, as amended, revised, consolidated, or replaced from time to time.

- (2) Words used in the present tense include the other tenses and derivative forms.

- (3) The word “person” includes a corporation, firm, partnership, trust, and other similar entities as well as an individual.

- (4) Words have the same meaning whether they are capitalized or not.

- (5) All words or phrases shall have their normal or common meaning except where this is changed, modified, or expanded by the definitions set forth in [Section 3](#), the *Local Government Act* and / or *Community Charter*. All words that are defined in [Section 3](#) are italicized throughout this Bylaw.

- (6) In the event of any inconsistency between the text of this Bylaw and any figure or illustration, the text shall govern.

2.2 Metric Units and Rounding

- (1) Metric units are used for all measurements contained within this Bylaw.

- (2) When calculating density, parking, or loading requirements, the final resulting number is determined by rounding off fractions of 0.50 or greater to the next highest whole number, and fractions of less than 0.50 to the next lowest whole number.

2.3 Establishment of Zones

- (1) For the purposed of this Bylaw, the City of Revelstoke is divided into zones listed below and shown on [Schedule B](#) of this Bylaw.

- (2) In this Bylaw, references to zones listed in column 1 (“Zone Title”) of [Section 2.3](#) shall be deemed to mean, and be, the same as the zone listed in column 2 (“Short Designation”), and the words and numbers in the said columns shall be deemed to be interchangeable where the context of the Bylaw otherwise requires.

Zone Title

Short Designation

Residential Zones

Low Density Residential – Ground-Oriented Dwelling Zone	R-LD1
Low Density Residential – Small Lot Ground-Oriented Dwelling Zone	R-LD2

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Low Density Residential – Multi-Unit Rowhouse Zone	R-LD3
Low Density Residential – Manufactured Home Zone	R-LD4
Low Density Residential – Manufactured Home and Ground-Oriented Dwelling Zone	R-LD5
Low Density Residential – Tourist Accommodation Zone	R-LD6
Low Density Residential – Rural Residential Zone	R-LD7
Medium Density Residential – Multi-Unit Rowhouse Zone	R-MD1
Medium Density Residential – Multi-Unit Apartment Zone	R-MD2
Medium Density Residential – Multi-Unit Condominium Zone	R-MD3
High Density Residential – Multi-Unit Apartment Zone	R-HD1
High Density Residential – Multi-Unit Condominium Zone	R-HD2

Mixed-Use / Commercial Zones

Mixed-Use – Downtown Zone	MU-1
Mixed-Use – Downtown Fringe Zone	MU-2
Mixed-Use – Scenic Corridor Zone	MU-3
Mixed-Use – Live-Work Zone	MU-4
Commercial – Highway Commercial Zone	C-1
Commercial – Urban Tourist Accommodation Zone	C-2
Commercial – Rural Tourist Accommodation Zone	C-3
Commercial – Local Neighbourhood Commercial Zone	C-4

Industrial Zones

Industrial – Low Impact Zone	I-1
Industrial – Medium Impact Zone	I-2
Industrial – High Impact Zone	I-3
Industrial – Airport Zone	I-4
Industrial – Rural Recreation and Natural Resource Zone	I-5

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Environment and Rural Recreation / Public Use Zones

Environment and Rural Recreation – Environmental and Rural Recreation Zone	E-1
Public Use – Parks and Public Use Zone	P-1
Public Use – Institutional Zone	P-2
Public Use – Public Utilities Zone	P-3

Comprehensive Development Zones

Comprehensive Development Zone 1	CD-01
Comprehensive Development Zone 2	CD-02
Comprehensive Development Zone 3	CD-03
Comprehensive Development Zone 4	CD-04
Comprehensive Development Zone 5	CD-05
Comprehensive Development Zone 6	CD-06
Comprehensive Development Zone 7	CD-07
Comprehensive Development Zone 8	CD-08
Comprehensive Development Zone 9	CD-09
Comprehensive Development Zone 10	CD-10
Comprehensive Development Zone 11	CD-11
Comprehensive Development Zone 12	CD-12

2.4 Zoning Boundaries

- (1) The location and boundaries of each zone are defined on [Schedule B](#), entitled “City of Revelstoke Official Zoning Map,” which is hereby attached to and forms an integral part of this Bylaw.
- (2) Where a zone boundary is shown on [Schedule B](#) as a highway, right-of-way, road allowance or a *watercourse*, the centreline of the highway, right-of-way, road allowance or the median line of the *watercourse* shall be the zone boundary.
- (3) Where a zone boundary is shown as approximately following a lot line, it follows the lot line.
- (4) Where a zone boundary follows the shoreline of a lake, pond or similar standing body of water, the *natural boundary* of that lake pond or water body shall be the zone boundary.

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- (5) Where a zone boundary is shown as approximately following a topographic contour line or a top of bank line, it follows that line.
-
- (6) Where a zone boundary does not follow a legally defined boundary and where the distances are not specifically indicated, the location of the boundary shall be determined by scaling from the Official Zoning Map.
-

2.5 Split-Zoned Lots

- (1) Where a lot contains more than one zone, each zoned area shall be treated as a separate lot for the purpose of determining compliance with the density, minimum *setback*, *lot coverage (building)*, and *lot coverage (impermeable surface coverage)* requirements.
-
- (2) Where a lot contains more than one zone, all *uses*, *parking areas*, *buildings*, or *structures* that are accessory to a *principal use*, *building*, or *structure* shall be provided only within the area zoned for the *principal use*, *building*, or *structure*.
-

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Section 3 – Definitions

3.1 List of Definitions

All words or phrases used in this Bylaw have their usual or common meaning, unless specifically defined by the *Local Government Act* or by the definitions set forth in this Section as follows:

A

<i>Abut or abutting</i>	Abut or abutting means to directly border on, touch the edge along, or to share a common boundary with, and with respect to <i>lots</i> , does not include those that are separated by a <i>street</i> or <i>lane</i> .
<i>Accessory building</i>	Accessory building means a detached <i>building</i> , the use or intended use of which is ancillary to that of a <i>principal buildings</i> situated on the same <i>lot</i> and excludes use for residential occupancy purposes.
<i>Accessory use</i>	Accessory use means a use which is ancillary to a <i>principal building</i> , or, use of a <i>principal building</i> , situated on the same lot, or, a use which is ancillary to a <i>principal use</i> being made of the lot upon which such accessory use is located.
<i>Accessory uses</i>	Accessory uses means those <i>uses</i> in the list of accessory uses in the zones of this Bylaw that exist in conjunction with a <i>principal use</i> .
<i>Accessory dwelling unit</i>	Accessory dwelling unit means a subordinate <i>dwelling unit</i> attached to, within, or detached from a principal <i>dwelling unit</i> , where both <i>dwelling units</i> are located on the same <i>lot</i> . This includes a <i>secondary suite</i> , <i>carriage suite</i> , and <i>garden suite</i> .
<i>Accommodation unit</i>	Accommodation unit means one or more <i>habitable rooms</i> within a <i>tourist accommodation building</i> used or intended to be used for sleeping, or sleeping and living purposes, which may or may not include associated cooking facilities.
<i>Adult entertainment establishment</i>	Adult entertainment establishment means an establishment licensed as a liquor primary establishment under the <i>Liquor Control and Licensing Act</i> , as amended, and may be in conjunction with live entertainment and / or dancing, including exotic dancing.

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Affordable housing dwelling unit

Affordable housing dwelling unit means a *dwelling unit* where payments must not exceed 30% of the Housing Income Limits for the City of Revelstoke as determined by the Canada Mortgage and Housing Corporation (CMHC), or have rent-geared-to-income with rent payments that do not exceed 30% of the occupant's gross household income, or have rent established at a rate deemed acceptable to the City of Revelstoke.

Airport

Airport means a facility for:

- (1) Aircraft take-off and landing,
- (2) Aircraft hangars,
- (3) Aircraft storage and maintenance,
- (4) Aircraft fuel storage and sale,
- (5) Airport administrative offices, and / or,
- (6) Airport terminal including facilities for the processing of people and goods for trans-shipment by air and auxiliary commercial activities contained within the terminal *building*.

Agriculture, general

Agriculture, general, means cultivating the soil, growing crops, and raising livestock. It includes the preparation of plant and animal products for people to use and their distribution to markets, but excludes *agriculture, commercial*.

Agriculture, commercial

Agriculture, commercial, means fenced or enclosed land or *buildings* where livestock are confined for the purpose of growing, sustaining, finishing, or breeding by means other than grazing.

Agriculture, minor

Agriculture, minor, means an ancillary agricultural operation to a *principal use*, and may include activities such as the sale of produce, but does not include any form of animal agriculture except *backyard hen keeping* as may be permitted by this Bylaw, and excludes *agriculture, general* and *agriculture, commercial*.

Animal clinics, major

Animal clinic, major means those premises where livestock, domestic pets, animals, and birds are given medical and surgical care by a veterinarian and may include outdoor space as deemed necessary for the operation of the clinic. This use also includes animal clinic, minor.

Animal clinics, minor

Animal clinics, minor means those premises where domestic pets, animals and birds are treated inside a *building* and kept for medical or surgical purposes and are

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directly or indirectly under the care of a veterinarian. This use also includes animal grooming, training, and domestic animal daycare, and may include outdoor space as deemed necessary for the operation of the clinic, but does not include *kennels*. Animals are to be kept overnight only when required for medical supervision.

Apiculture (beekeeping)

Apiculture (beekeeping) means a place where hives of honeybees are kept.

Auctions

Auctions means a facility for the storage (indoor or outdoor), display and sale of property, including items and collectables, to the highest bidder.

Automotive repair services, heavy

Automotive repair services, heavy, means those premises used for the restoration, mechanical repair, body work, and / or painting of motorized vehicles including automobiles, *trailers*, motorcycles, boats, snowmobiles, *recreational vehicles*, other personal use motorized vehicles, as well as heavy commercial or industrial motorized vehicles with a gross vehicle weight over 5,500.0 kg. This use may include ancillary retail sales of parts and petroleum products for motorized vehicles as well as the *temporary outdoor storage* of automotive vehicles associated with the business.

Automotive repair services, light

Automotive repair services, light, means those premises used for the restoration, mechanical repair, body work, and / or painting of motorized vehicles including automobiles, *trailers*, motorcycles, boats, snowmobiles, *recreational vehicles*, and other personal use motorized vehicles, but excludes motorized vehicles with a gross vehicle weight over 5,500.0 kg. This use may include ancillary retail sales of parts and petroleum products for motorized vehicles as well as the *temporary outdoor storage* of automotive vehicles associated with the business.

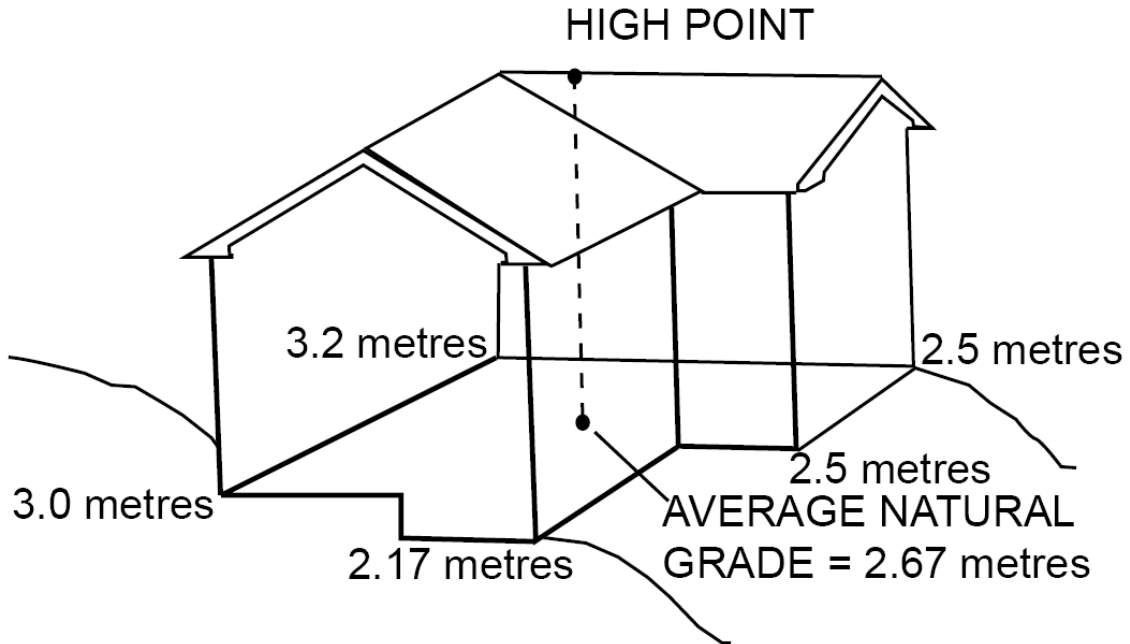
Automotive wrecking yard

Automotive wrecking yard means an *outdoor storage* area where motor vehicles are disassembled, dismantled, or junked, or where vehicles that are not in operable condition or used parts of motor vehicles are stored.

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Average natural grade

Average natural grade means the average ground level recorded at the outermost corners of a *building* or proposed *building* site, determined by survey and referenced benchmark prior to site preparation as shown below.



B

Backyard hen keeping

Backyard hen keeping means the keeping of hens as defined in the Animal Control and Licensing Bylaw, as amended, and as permitted in this Bylaw, except wherein authorized as an agriculture *use*.

Balcony

Balcony means an extension of floor projecting from the wall to a *building* and enclosed by a parapet, railing, or similar feature.

Basement

Basement means that portion of a *building* between two floor levels which is partly underground.

Bed and breakfast

Bed and breakfast means the licensed use of a portion of a *single-detached dwelling* by a *permanent resident* onsite operator for the provision of *temporary* lodging of paying guests, with or without meals being provided.

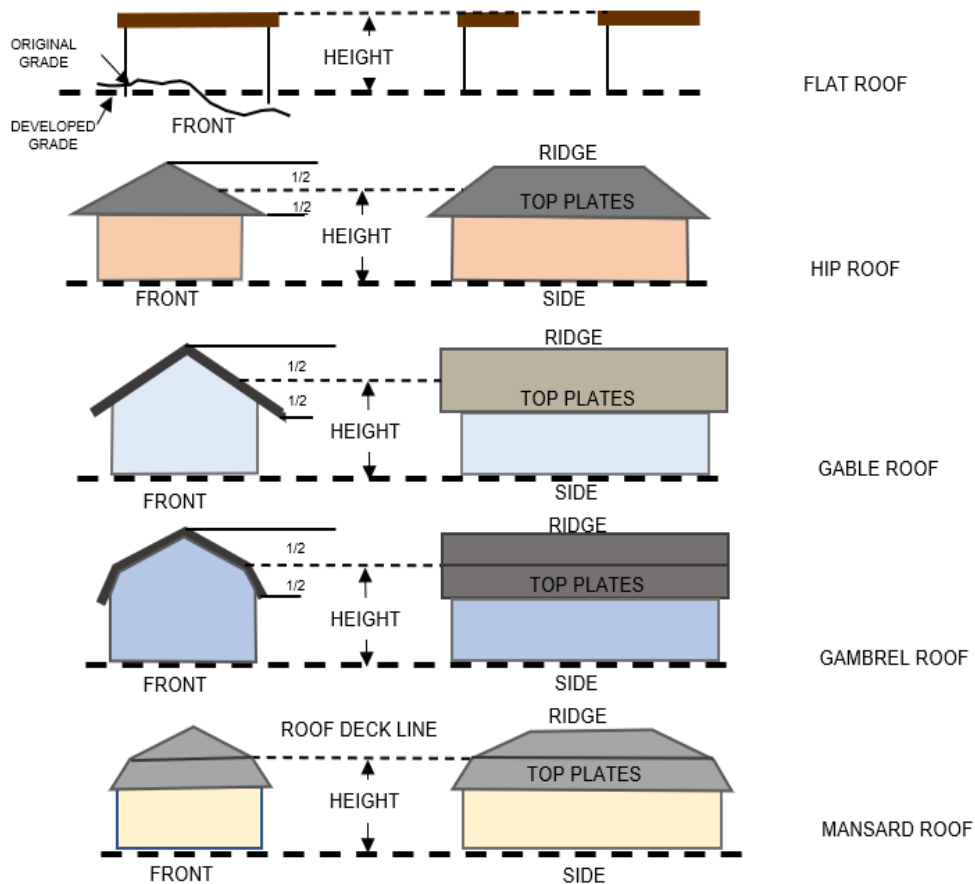
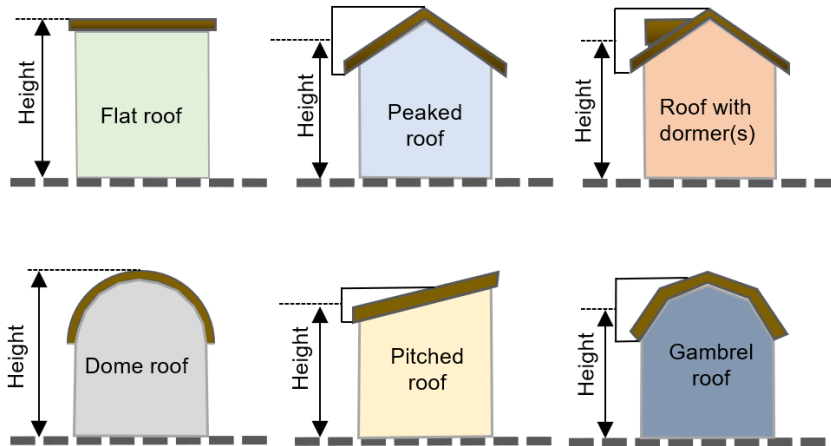
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<i>Beehive</i>	Beehive means an enclosed structure holding a self-contained population of bees.
<i>Bicycle parking space</i>	Bicycle parking space means a parking space dedicated for the use of bicycles.
<i>Breezeway</i>	Breezeway means a permanent <i>structure</i> forming a connection at the roofline between two detached <i>buildings</i> .
<i>Brewery, cidery, distillery, meadery, or winery</i>	Brewery, cidery, distillery, meadery, or winery means a commercial operation intended for the manufacturing and / or sale of alcoholic beverages or products with alcoholic content that is licensed under the <i>Liquor Control and Licensing Act</i> , as amended, to produce beer, cider, spirits, mead, or wine. This use may include ancillary retail and / or dining space for the purposes of catering to patrons of the brewery, cidery, distillery, meadery, or winery.
<i>Building</i>	Building means a <i>structure</i> located on the ground, which is designed, erected, or intended for the support, enclosure or protection of persons or property. When a <i>structure</i> is separated by party-walls located upon <i>lot</i> lines, then each portion of such <i>structure</i> shall be deemed a separate building.
<i>Building envelope</i>	Building envelope means the area of a <i>lot</i> which may be used for the footprint of a <i>building</i> or <i>structure</i> after minimum <i>setback</i> requirements as specified in the applicable zone of this Bylaw are considered.

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Building height

Building height means the vertical distance from the *average natural grade* to the highest point of the roof surface if a dome or flat roof, the deck line of a mansard roof, and to the mean height level between the eaves and ridge of a peaked, pitched, gable, hip, or gambrel roof.



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Bulk fuel storage depot

Bulk fuel storage depot means an establishment, including lands, *buildings* and containers or tanks involved in the bulk storage and supply of petroleum, gasoline, fuel oil, propane, oxygen, flammable liquid, or fluid.

C

Café

Café means a small restaurant limited to the serving of beverages, snacks, light meals, and may include small-scale ancillary coffee roasting operations and associated retail for the purposes of catering to patrons of the café.

Campground

Campground means a *lot* operated and occupied as *temporary* accommodation for holiday makers in tents and *recreational vehicles* on clearly delineated sites, and may include ancillary retail space for the purposes of catering to patrons of the campground, but does not include a *manufactured home park* or *tourist accommodation*.

Cannabis

Cannabis means a cannabis plant, and anything referred to in Schedule 1 of Bill C-45, the *Cannabis Act*.

Cannabis production facility

Cannabis production facility means a federally-licensed business or service growing, cultivating, germinating, producing, storing, warehousing, or packaging any product or thing containing *cannabis*.

Cannabis retail sales

Cannabis retail sales means a public or private business that sells *cannabis* but excludes the sale of *cannabis* for medical purposes where that sale is made in accordance with the federal Access to Cannabis for Medical Purposes Regulations.

Carport

Carport means a detached *accessory building*, or a portion of a *principal building* used solely for the parking or *temporary* storage of private motor vehicles. The carport *structure* shall be unenclosed and consist of a roof supported by posts.

Carriage suite

Carriage suite means a detached, subordinate *dwelling unit* that contains a *garage* or similar storage space on a ground floor, with a *dwelling unit* on an upper floor, located on a permanent foundation.

Carwash

Carwash means a *building* containing equipment for washing cars or other vehicles and may include equipment for self services cleaning or automatic vehicle washing, and

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may include ancillary retail space to cater to the patrons of the carwash.

Casino gaming establishment Casino gaming establishment means a *building* that is licensed with the Province through the *Gaming Control Act*, as amended, where patrons wager money on the outcome of a game, including but not limited to a card game or slot machine, but excludes horse racetracks.

Child care facility Child care facility means a *building* for children which includes group child care, preschool, family child care, occasional and multi-age child care all as defined, licensed, and regulated under the *Community Care and Assisted Living Act*, as amended, and the *Child Care Licensing Regulation*, as amended.

Cemetery / crematorium Cemetery / crematorium means lands or property that is used as a place for the interment of the dead, or in which human bodies have been buried, within the meaning of the *Cremation, Interment and Funeral Services Act*, as amended, and which may include a crematorium consisting of a *building* or *structure* with a furnace for the cremation of human bodies to ashes.

City City means the City of Revelstoke.

Contractors yard Contractors yard means a yard, *buildings*, or part thereof, including office area and *structures* for any *building* trade or contractor, where equipment, materials, tools, and machinery are stored, and includes a shop or related assembly work, but specifically excludes the storage or repair of any industrial equipment, machinery, or motor vehicles.

Convenience store Convenience store means a small retail establishment which retails groceries and other convenience items and services intended for the immediate neighbourhood.

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

Common area Common area means land within a development, not individually owned, or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development. Common areas may include complementary *buildings*, *structures*, and

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improvements, including but not limited to storage *buildings*, laundry facilities and meeting places.

Common wall

Common wall means a continuous, unbroken wall of which at least one half the height and length divides a *building*, or a combination of walls and floors having the effect of such a wall.

Community care facility

Community care facility means a premises or part of a premises in which a person provided care to three (3) or more persons who are not related by blood or marriage as defined and regulated under the *Community Care and Assisted Living Act*, as amended.

D

Development

Development means any of the following associated with or resulting from the local government regulation or approval of residential, commercial, or industrial activities or ancillary activities to the extent that they are subject to local government powers under Part 14 of the *Local Government Act*:

- (1) Removal, alteration, disruption, or destruction of vegetation;
- (2) Disturbance of soils;
- (3) Construction or erection of *buildings* and *structures*;
- (4) Creation of non-structural impervious or semi-impervious surfaces;
- (5) Flood protection works;
- (6) Construction of roads, trails, docks, wharves, and bridges;
- (7) Provision and maintenance of sewer and water services;
- (8) Development of drainage systems;
- (9) Development of utility corridors; and / or
- (10) Subdivision as defined in the *Local Government Act*.

Display yard

Display yard means open area used for the display of new or used passenger automobiles, motor vehicles, *trailers*, trucks, truck *trailers*, equipment, machinery, or boats in operable condition, which are continually available for sale or rental, and where no repair work is done except of a minor or incidental nature. A display yard may also include an open area where samples of the finished products can

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be assembled or constructed from the materials (new only) available for sale upon the premises.

Distribution centre

Distribution centre means a *building* used as an origin or destination point for the storage of goods for the purposes of sorting, transportation, and distribution of goods off site, which may include necessary warehousing space for the transitory storage of such goods, but excludes the storage or transport of any dangerous goods.

Dog day care

Dog day care means a facility where dog(s) are kept and provided care for short periods of time, but does not include the use *kennel* where dogs are boarded overnight.

Drive in theatre

Drive in theatre means a *lot* specifically designed for the showing of motion pictures on an outdoor screen for viewing by patrons from within their motor vehicles, and may include ancillary retail space for the purposes of catering to patrons of the drive in theatre.

Dwelling, multi-unit (multi-unit dwelling)

Dwelling, multi-unit means any *building* consisting of three or more principal *dwelling units*, each of which is intended to be occupied as the permanent residence of one household. This use may include a *modular home*, but excludes a *manufactured home*.

Dwelling, multi-unit (rental) (multi-unit dwelling (rental))

Dwelling, multi-unit (rental) means any *building* consisting of three or more principal *dwelling units*, each of which is intended to be occupied as the permanent residence of one household secured under residential rental tenure. This use may include a *modular home*, but excludes a *manufactured home*.

Dwelling, two-unit (two-unit dwelling)

Dwelling, two-unit means any *building* consisting of two principal *dwelling units* separated by a *common wall*, each of which is intended to be occupied as the permanent residence of one household. This use may include a *modular home*, but excludes a *manufactured home*.

Dwelling, single-detached (single-detached dwelling)

Dwelling, single-detached means any *building* consisting of one principal *dwelling unit*, which is intended to be occupied as the permanent residence of one household. This use and may include a *modular home*, but excludes a *manufactured home*.

Dwelling unit

Dwelling unit means one or more integrally connected *habitable rooms* that may contain a combination of cooking, eating, living, sleeping, and bathroom facilities, and occupied or constructed to be occupied by a person or

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persons living together as a single household unit. A dwelling unit must provide interconnected, free flowing space between bedrooms, washrooms, common space, and cooking preparation areas.

E

<i>Educational facility</i>	Educational facility means a <i>building</i> and / or <i>lot</i> used for education or training purposes, and may include various types of classrooms, administration offices, storage and maintenance areas, and <i>sleeping units</i> to house students. Typical uses include but are not limited to public or private elementary, middle and secondary schools, community colleges, universities, and business, special educational program, technical, trade and vocational schools.
<i>Employee dwelling unit</i>	Employee dwelling unit means a <i>dwelling unit</i> intended for accommodation of persons such as an owner, employee, manager, watchperson, or caretaker where they live and work on the same <i>lot</i> .
<i>Emergency and protective services</i>	Emergency and protective services means a <i>building</i> and / or <i>lot</i> used by fire protection, police, ambulance, or other emergency services as a base of operations.
<i>Entertainment centre</i>	Entertainment centre means a <i>building</i> used for a range of assembly functions including but not limited to conventions, video arcade, discotheque, roller rink, bingo centre, and gaming centre, but excludes <i>casino gaming establishment</i> .
<i>Environmental conservation</i>	Environmental conservation means activities directed towards the protection of natural areas and reduction of natural hazards, including the <i>development</i> of trails, signage, and related facilities to enable the long term conservation of sensitive terrestrial ecosystems.
<i>Equipment sales, rental, and repair services, heavy</i>	Equipment sales, rental and repair services, heavy, means those premises used for either the sale, rental, or repair (or combination thereof) of small motorized and non-motorized equipment including bicycles, electric bicycles, snowmobiles, <i>landscaping</i> equipment, <i>trailers</i> , equipment for home repairs and renovations, and other similar equipment, as well as equipment intended for commercial and industrial construction activities. This use may include <i>outdoor storage</i> of equipment intended for sale or rental, and <i>temporary outdoor storage</i> of equipment intended for repair.

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Equipment sales, rental, and repair services, light

Equipment sales, rental and repair services, light, means those premises used for either the sale, rental, or repair (or combination thereof) of small motorized and non-motorized equipment including bicycles, electric bicycles, snowmobiles, personal *landscaping* equipment, *trailers*, small tools for home repairs and renovations, and other similar equipment, excluding equipment intended for commercial and industrial construction activities. This use may include *outdoor storage* of equipment intended for sale or rental, and *temporary outdoor storage* of equipment intended for repair.

F

Fair grounds

Fair grounds means *buildings* and / or *lot* for events, exhibitions, fairs, rodeos, and activities for active participation or public viewing.

Firing range

Firing range means an indoor or outdoor facility for the practice or competitive shooting of firearms, including but not limited to bow and arrows, pistols, shotguns, and rifles.

Fitness centre

Fitness centre means a *building* used on an individual or group basis where members or non-members use equipment or space for the purpose of physical exercise, and may include ancillary retail space for the purposes of catering to patrons of the fitness centre.

Floor area, gross (gross floor area)

Gross floor area means the total area of all floors, measured to the extreme outer limits of the *building*, including all suites or *dwelling units* and all areas giving access thereto such as corridors, hallways, landings, foyers, staircases, and stairwells. Enclosed balconies and mezzanines, enclosed porches or verandas and elevator shafts shall also be included.

Floor area ratio

Floor area ratio means the figure obtained when the *gross floor area* of all the *buildings* on a *lot* is divided by the area of the *lot* except that the following shall not be included as *gross floor area* for the purpose of computing floor area ratio:

- (1) Any portion of a storey used for parking purposes unless such parking is a *principal use*.
- (2) Any portion of a storey used for laundry purposes, unless laundry is a *principal use*.
- (3) Any portion of a *basement* containing heating, laundry, recreational or storage facilities, but

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- excluding areas used for habitable accommodation, and necessary access to habitable accommodation.
- (4) Architectural features which are permitted as projections into *setback areas* in accordance with this Bylaw.
 - (5) Swimming pools and open sun deck.

Floor space, usable (usable floor space)

Usable floor space means the total area of all floors, measured from the inner walls of the *building*. All areas used for access including but not limited to corridors, hallways, landings, foyers, staircases, stairwells, and elevator shafts shall not be included. All undeveloped areas that serve as ancillary functions including but not limited to storage for the *principal use* shall not be included as usable floor space.

Food truck

Food truck means a restaurant that is operated out of a motorized, mobile, self-contained vehicle that is equipped to cook, prepare, and / or serve food or beverages.

Fruit and vegetable stand

Fruit and vegetable stand means a non-permanent open-air business venue that sells seasonal produce and related products from local growers only during the local growing season.

Funeral parlor

Funeral parlor means a facility for the preparation and display of the deceased, including rituals or ceremonies therewith, prior to burial or cremation.

G

Garage

Garage means a detached *accessory building* or a portion of a *principal building* used solely for the parking or *temporary* storage of private motor vehicles or personal equipment.

Garden suite

Garden suite means a detached, subordinate *dwelling unit*, typically single storey, located on a permanent foundation.

Gasoline station

Gasoline station means any *building* and / or *lot* where automotive fuel and automotive accessories are retailed to the general public and includes full-service and / or self-service gasoline stations. A gasoline station may include ancillary retail space for the purposes of catering to patrons of the gasoline station.

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Golf course Golf course means a tract of land for playing golf, such tract shall include not less than nine tees, greens and full length or par three fairways, and may include a clubhouse and additional practice fairways, driving ranges, and practise greens.

Greenhouse Greenhouse means a *building* made of glass or other transparent material used to grow plants that need protection from the weather.

Group home Group home means the use of a *dwelling unit* occupied by non-related people acting as a single household for the purpose of care or support in daily living, designed to maximize independence and to support responsibility in areas such as household management, vocation pursuits, and social relationships.

H

Habitable room Habitable room means a room designed for living, sleeping, eating, or food preparation, including but not limited to, a living room, dining room, bedroom, or kitchen.

Home based business Home based business means an occupation or profession operated within a *dwelling unit*, its *accessory building*, and / or on a *lot* that is secondary to the *residential use of a lot*.

Horticulture Horticulture means the cultivation of the ground for the purpose of growing fruits, vegetables, plants, or flowers, including non-soil bound operations such as hydroponics but shall exclude the growing of *cannabis*.

Hospital Hospital means an institution whether private or public for the reception and treatment of persons suffering from physical illness or disability, convalescing from, or being rehabilitated after illness or injury or requiring extended care and licensed under the *Hospital Act*, as amended.

I

Indoor participant recreation services Indoor participant recreation services means those premises that provide services within an enclosed *building* for sports and recreation including but not limited to indoor swimming pools, basketball courts, ice arenas, curling rinks, courts for racquet sports, exercise centres, martial arts studios, gymnastics facilities, climbing walls, roller rinks,

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bowling alleys, miniature golf, batting cages, and billiard halls.

Industrial, low impact

Industrial, low impact means those operations that are carried on within an enclosed *building* and includes the storing, manufacturing, processing, finishing, packaging, wholesaling and / or distributing of resources, materials, or products, where no significant nuisance factor such as noise, appearance, or odour is created outside of the enclosed *building*, and does not include any *outdoor storage* on a *lot*.

Industrial, medium impact

Industrial, medium impact means those operations that are carried on within an enclosed *building* and / or on a *lot* and includes the storing, manufacturing, processing, finishing, packaging, wholesaling and / or distributing of resources, materials, or products, where no significant nuisance factor such as noise, appearance, or odour is created that extends beyond the boundary of the *lot*, and may include ancillary *outdoor storage*.

Industrial, high impact

Industrial, high impact means those operations that are carried on within an enclosed *building* and / or on a *lot* and includes the storing, manufacturing, processing, finishing, packaging, wholesaling and / or distributing of resources, materials, or products, where nuisance factors including but not limited to noise, appearance, or odour are present beyond the boundaries of the *lot* which may effect the use, amenity, or enjoyment of adjacent or nearby *lots*, and includes *outdoor storage*.

Information centre

Information centre means a public and / or private facility designed to promote the public interest and distribute information about the community, including the retail sale of souvenirs and items of interest to the travelling public.

J

Junk yard

Junk yard means an area outside of an enclosed *building* where junk, waste, used *building* materials, used industrial materials, scrap metal, used, discarded or salvage materials are bought, sold, exchanged, stored, baled, packed, disassembled, or handled. A junk yard shall not be construed to include establishments for the sale, purchase, or storage of used furniture, used cars in operable condition, or the processing of used, discarded, or salvaged materials as a minor part of manufacturing operations.

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K

Kennel Kennel means any *building, structure*, compound, group of pens or cages, or *lot* in which or where three or more dogs and / or cats are or are intended to be trained, cared for, bred, boarded, or kept for any purpose whatsoever, and shall specifically include any *building* or part thereof in which two or more dogs are kept for breeding purposes. A dog or cat means a member of the canine or feline species which is two or more months of age.

L

Landscaping Landscaping means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative gravel, decorative paving, planters, decorative fences, and the like, arranged and maintained so as to enhance the appearance of a *lot*, or where necessary to effectively screen a *lot*, and shall not include paved *parking areas*, sidewalks, uncleared natural bush, undergrowth or weed growth. Landscaping may include both *hard landscaping* and *soft landscaping*.

Landscaping, hard (hard landscaping) Hard landscaping means permanent human-made features incorporated into landscape design including but not limited to brick, natural stones, paving stones, decorative paving, and decorative fences.

Landscaping, soft (soft landscaping) Soft landscaping means plants, trees, shrubs, lawns, and other natural vegetation.

Lane Lane means a public thoroughfare or way which affords only a secondary means of access to a lot, at the side or rear.

Library Library means a public facility where books and related materials are kept for viewing or short term borrowing.

Liquor store Liquor store means a business licensed as a licensee retail store operation under the regulations of the *Liquor Control and Licensing Act*, as amended.

Long term rental Long term rental means a *dwelling unit* in which any number of *sleeping units* are rented, whether the owner resides on the premises or not, to no more than two (2) unrelated persons per room, up to a maximum of twelve (12) persons in the *dwelling unit*.

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<i>Lot</i>	Lot means an area of land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the Land Registry Office and having a principal frontage upon a public <i>street</i> or place.
<i>Lot, corner (corner lot)</i>	Corner lot means a <i>lot</i> that is located at the intersection or junction of two or more <i>streets</i> .
<i>Lot, interior (interior lot)</i>	Interior lot means a <i>lot</i> that is not a <i>corner lot</i> .
<i>Lot, through (through lot)</i>	Through lot means a <i>lot</i> that <i>abuts</i> two parallel or approximately parallel <i>streets</i> . For clarity, a <i>lot abutting</i> a <i>street</i> and a <i>lane</i> is not considered a through lot.
<i>Lot area</i>	Lot area means the total horizontal area within the <i>lot</i> lines of a <i>lot</i> .
<i>Lot coverage (building)</i>	Lot coverage (building) means the amount of a <i>lot</i> that is covered, expressed as a percentage of the combined footprints of all <i>buildings</i> and <i>structures</i> on a <i>lot</i> divided by the area of the <i>lot</i> itself. Greenhouses, decks, and breezeways are not included in lot coverage.
<i>Lot coverage (impermeable surface coverage)</i>	Lot coverage (impermeable surface coverage) means a surface that prevents or impedes the entry of water into the soil mantle as under natural conditions prior to <i>development</i> , and / or a hard surface area which causes water to run off in greater quantities or at an increased rate of flow from the flow present under natural conditions. Impermeable surfaces shall include driveways (asphalt and gravel), walkways, <i>hard landscaping</i> , <i>building</i> footprints, and other <i>structures</i> or features that impede the entry of water into the soil mantle.
<i>Lot depth</i>	Lot depth means the mean horizontal distance between the front and <i>rear lot lines</i> .
<i>Lot line, front (front lot line)</i>	Front lot line means the boundary line of the <i>lot</i> (or in the case of a <i>manufactured home, pad area</i>) and the <i>street</i> on which the <i>lot</i> (or <i>pad area</i>) <i>abuts</i> . In the case of a <i>corner lot</i> , the shortest <i>lot line abutting</i> the <i>street</i> shall be the front <i>lot line</i> . In the case of a <i>through lot</i> , the <i>lot lines</i> that <i>abut</i> the two <i>streets</i> shall both be considered front lot lines. In the case of a strata <i>development</i> where access is provided via common property or <i>City street</i> , the common property or <i>City street</i> providing access shall be considered the front lot line.

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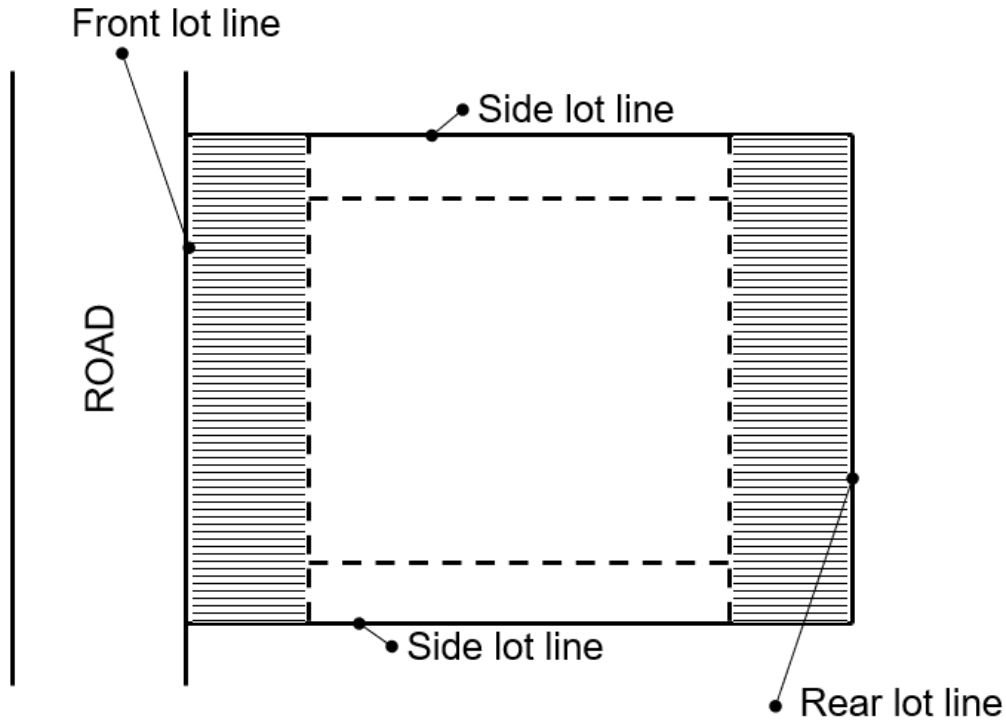
Lot line, rear (rear lot line)

Rear lot line means the *lot* line further from and opposite to the *front lot line*.

Lot line, side (side lot line)

Side lot line means the *lot* line marking the boundary between two *lots*, or between a *lot* and a *lane*, or between a *lot* and a public *street* in the case of a *corner lot*, of which one or both ends intersect a *front lot line*.

TYPICAL RECTANGULAR LOT



Lot width

Lot width means the horizontal distance between the *side lot lines* measured at right angles to the *lot depth*.

M

Manufactured home

Manufactured home means a *dwelling unit* that is manufactured and assembled in a factory to Canadian Standards Association Z-240 MH Standard and which is intended to be capable of movement from place to place, and which is, upon its arrival at the *lot* where it is to be located, ready for occupancy except for incidental *building* operations such as placement on a foundation and connection to utilities.

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<i>Manufactured home skirting</i>	Manufactured home skirting means a wall of lumber or metal construction extending from the underside of the <i>manufactured home</i> to ground level, completely enclosing the space beneath the <i>manufactured home</i> .
<i>Manufactured home park</i>	Manufactured home park means a <i>lot</i> that contains two (2) or more <i>manufactured homes</i> under single ownership managed by a manufactured home park operator.
<i>Mixed-use building</i>	Mixed-use building means any <i>building</i> that includes a combination of two or more <i>principal uses</i> and includes a <i>multi-unit dwelling</i> use and a commercial use.
<i>Mini-storage building</i>	Mini-storage building means a <i>building</i> or <i>structure</i> , or part thereof containing separate, individual, and private storage spaces of various sizes, leased or rented on individual leases for varying periods of time, and may include ancillary retail space for the purposes of catering to patrons of the mini-storage building.
<i>Modular home</i>	Modular home means a <i>dwelling unit</i> constructed to the Canadian Standards Association A277 Standard, to be assembled on a permanent foundation and is not intended to be capable of movement from place to place.
<i>Modular and manufactured home sales</i>	Modular and manufactured home sales means the retail sale and / or display of new or used modular or <i>manufactured homes</i> .

N

<i>Natural boundary</i>	Natural boundary means the visible high-water mark of any lake, river, <i>stream</i> , or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark upon the soil of the lake, river, <i>stream</i> , or other body of water, a character distinct from that of the banks thereof in respect to vegetation as well as in respect to the nature of the soil itself.
<i>Neighbourhood pub</i>	Neighbourhood pub means an establishment licensed a liquor primary establishment under the <i>Liquor Control and Licensing Act</i> , as amended, that may or may not sell food within the premises.
<i>Noise screening</i>	Noise screening means the attenuation of noise by means of naturally occurring, planted, or fabricated barriers, or by

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means of physical separation between noise generators and noise receptors.

Non-conforming building or use Non-conforming building or use means any *building* or use which does not conform with all regulations of this Bylaw, or any amendment thereto for the zone in which the *building* or use is located.

Non-residential Non-residential when used in reference to a *building, structure, or use*, means designed, intended, or used for purposes other than those of a *residential use building*.

Nursery Nursery means the use of a *lot* and / or a *building or structure* or part thereof for the growing, display, wholesale, or retail sale of flowers, fruit, vegetables, plants, shrubs, trees, or similar vegetation, and may include the sale of other goods, products, and equipment normally associated with gardening and *landscaping*.

Night club Night club means an establishment licensed as a liquor primary establishment under the *Liquor Control and Licensing Act*, as amended, that may or may not sell food within the premises, and may be in conjunction with live entertainment and / or dancing, but excludes adult entertainment.

O

Office Office means a *building* or part thereof, designed, intended, or used for the practice of a profession, the carrying on of a business, the conduct of public administration or, where not conducted on the site thereof, the administration of an industry but shall not include a retail commercial use, any industrial use, clinic, financial institution, place of amusement or place of assembly.

Outdoor participant recreation services Outdoor participant recreation services means those premises that provide services and / or rental options for sports and recreation conducted outdoors, including but not limited to miniature golf, ski hills, ski jumps, sports fields, outdoor sports courts, swimming pools, unenclosed ice surfaces or rinks, and athletic fields, but excludes *golf course* and *firing range*.

Outdoor storage Outdoor storage means the storage of equipment, vehicles, goods, or materials in the open air environment outside of an enclosed *building*, but does not include a *solid waste facility* or *automotive wrecking yard*.

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P

<i>Pad area</i>	Pad area means the boundaries of each <i>manufactured home park</i> space in a <i>manufactured home park</i> .
<i>Parking area</i>	Parking area means an open area of land, other than a <i>street</i> or <i>lane</i> , used for parking of vehicles for clients, customers, employees, members, residents, or tenants.
<i>Parking space</i>	Parking space means a space within a <i>building</i> or <i>parking area</i> , for the parking of one vehicle, excluding drive aisles, ramps, columns or other similar features.
<i>Party-wall subdivision</i>	Party-wall subdivision means a subdivision intended to allow for the wall of a building to be jointly owned and jointly used by two parties under easement agreement or by right in law, and erected at or upon a lot line separating two parcels of land, each of which is, or is capable of being, a separate real-estate entity. Party-wall subdivision includes the use of a <i>common wall</i> that vertically separates buildings into a side-by-side arrangement.
<i>Permanent resident</i>	Permanent resident means, in respect of any <i>dwelling unit</i> or <i>lot</i> or use thereof, a person who normally resides in the <i>dwelling unit</i> as their permanent, primary residence, and for these purposes, within residentially zoned areas, a person cannot normally reside at more than one location in the <i>City</i> .
<i>Personal service establishment</i>	Personal service establishment means a business establishment wherein personal services are performed, including but not limited to a barber shop, hair or beauty salon, shoe repairs, travel agent, tailor shop, and photographic studio.
<i>Place of worship</i>	Place of worship means a place of public worship, including but not limited to facilities for areas of cultural / spiritual significance, churches, chapels, mosques, temples, and synagogues.
<i>Post office</i>	Post office means a <i>building</i> used to send, receive and sort mail, from which it is may be dispatched and distributed, and at which stamps are sold or other services rendered accessory to the usual operation of a post office.
<i>Playground / park</i>	Playground / park means a publicly owned or accessible area for active play and recreation that includes play apparatus, courts, or sports fields.

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<i>Principal building</i>	Principal building means a <i>building</i> in which the <i>principal use</i> of the <i>lot</i> on which the <i>building</i> is located is conducted.
<i>Principal use</i>	Principal use means the main or primary use of a premise or a <i>lot</i> that is provided for in the list of permitted uses in the zones of this Bylaw.
<i>Professional service establishment</i>	Professional service establishment means the use of <i>buildings</i> for the provision of professional, management, administrative, consulting, financial and health services and includes but is not limited to the offices of lawyers, accountants, engineers, architects, doctors and dentists and offices for the provision of health services of a preventative, diagnostic, treatment, therapeutic or counselling nature, but does not include premises for the provision of veterinary services.
<i>Public assembly</i>	Public assembly means facilities or <i>lots</i> intended for public assembly purposes that are capable of supporting a large number of users and / or spectators, including but not limited to art galleries, auditoriums, community centers, cultural centers, museums, athletic fields, arenas, and sports courts.
<i>Public parking area</i>	Public parking area means an open area of land, other than a <i>street</i> , used for the parking of vehicles free of charge or at a cost, for clients, customers, employees, members, residents, or tenants, which may include associated infrastructure to manage vehicle arriving and departing at the premises.
<i>Public works yard</i>	Public works yard means the use of a <i>building</i> or <i>lot</i> by the <i>City</i> for the storage of equipment, materials and supplies used for maintaining works owned or operated by the Municipality or its contractors or another public agency or its contractors, and for the repair and maintenance of related vehicles, machinery, facilities and works.

R

<i>Recreational vehicle</i>	Recreational vehicle means a vehicle requiring a licence and designed or modified to be used for <i>temporary</i> living or travel, recreation, or vacationing, and includes such vehicles commonly known as travel <i>trailers</i> , camper <i>trailers</i> , truck camper, motor homes, boats, snowmobiles, or other similar vehicles. A recreational vehicle is not considered a <i>dwelling unit</i> for the purposes of this Bylaw.
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<i>Recycling depot</i>	Recycling depot means a <i>building</i> or <i>lot</i> used for the collection, purchase and sale, sorting, processing, and <i>temporary</i> storage of recyclable materials including but not limited to cardboard, plastics, paper, metal, bottles, and similar household goods or items returnable for deposit.
<i>Recycling plant</i>	Recycling plant means the use of land, <i>buildings</i> , or <i>structures</i> for the purposes of consolidating bulk materials for transportation and / or the processing of recyclable materials into other usable materials and products.
<i>Residential rental tenure</i>	Residential rental tenure means occupancy of a <i>dwelling unit</i> under a rental agreement that is subject to the <i>Residential Tenancy Act</i> .
<i>Residential use</i>	Residential use means the use of a <i>building</i> or portion thereof as a <i>dwelling unit</i> by persons as a primary residence for a period of more than thirty (30) consecutive days in a calendar year, from which they are absent only as part of an ordinary domestic routine, including but not limited to work, vacation and recreation.
<i>Residential use building</i>	Residential use building means a <i>building</i> that contains <i>dwelling unit(s)</i> .
<i>Resort employee</i>	Resort employee means an individual either employed or self-employed in the CD-02 zone, and includes, for a period not exceeding 6 months, an individual who has ceased employment or self-employment in the CD-02 zone after having been so employed or self-employed for at least five of the six years prior to ceasing employment.
<i>Resort employee housing units</i>	Resort employee housing units means housing located in the City of Revelstoke that is charged by a covenant under s.219 of the <i>Land Title Act</i> in favour of the City of Revelstoke and subject to a housing agreement between the owner and the City of Revelstoke under Section 483 of the <i>Local Government Act</i> , each of which restricts the occupancy of the unit to a resort employee and individuals related to the resort employee by blood, adoption, foster parenthood, or marriage, including common law marriage, and cohabiting with the resort employee in a single household.
<i>Restaurant, dine-in</i>	Restaurant, dine-in means an eating establishment where food is sold to the public for immediate consumption within the premises or for take-out for walk-in customers, and may include those premises licensed as food principal under the

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Liquor Control and Licensing Act, as amended, but shall not include any form of drive-through services.

Restaurant, take-out

Restaurant, take-out means an eating establishment where food is sold to the public for immediate consumption within the premises or for take-out from walk-in or drive-through customers, but shall not include those premises licensed as food principal under the *Liquor Control and Licensing Act*, as amended.

Retail store

Retail store means an establishment where goods, merchandise, and other related materials are offered to the general public, including limited onsite and *outdoor storage*, including but not limited to hardware, tourist goods, clothing, appliance, sporting goods, recreation goods, and stationary, but excludes *cannabis retail sales, liquor store, retail store, grocery, and retail store, pharmaceutical*.

Retail store, grocery

Retail store, grocery, means an establishment where food, non-prescription medicine, and other household supplies are sold and may include onsite storage of inventory.

Retail store, pharmaceutical

Retail store, pharmaceutical, means an establishment where both prescription and non-prescription medicine is sold, and may include other goods including but not limited to food and other household supplies.

Riding academy

Riding academy means a facility designed and used primarily for recreational riding, training, and instruction purposes, and allowing both onsite boarding and trailering of horses to the facility.

S

Sawmill

Sawmill means a manufacturing facility for the sawing, dressing, packaging, and shipment of lumber products from raw material.

Screening

Screening means a continuous fence, wall, compact *landscaping*, or combination thereof, and may be supplemented with *landscaping* that would effectively screen the *lot* which it encloses, and is broken only be access for vehicles and pedestrians.

Secondary suite

Secondary suite means a *dwelling unit* which is accessory to a *single-detached dwelling, two-unit dwelling, or multi-unit dwelling residential use* and is contained within the *principal building* that is a *single real estate entity*.

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Setback Setback means the required minimum distance between a *building* or *use* and each of the respective *lot* lines including the *front lot line*, *side lot line*, and / or *rear lot line*. In the case of a manufactured home park, setbacks for manufactured homes shall be determined based on distance from the applicable *pad* area boundaries.

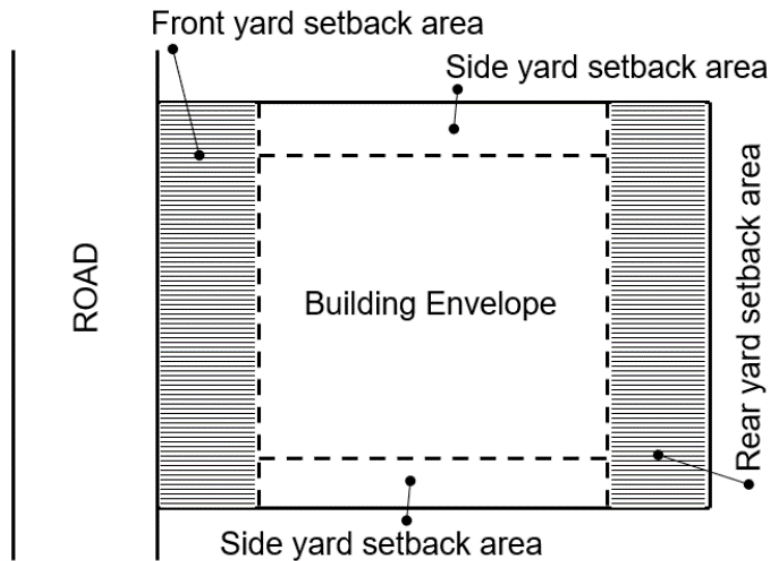
Setback area Setback area means the required area of land as measured between the *setback* requirement and perpendicular *lot* line expressed as a measurement of area, and includes the *front yard setback area*, *side yard setback*, and / or the *rear yard setback area*.

Setback area, front yard (front yard setback area) Front yard setback area means the *setback area*, measured between the *front lot line* and front yard *setback* requirement, expressed as a measurement of area. In the case of a *through lot*, there shall be two front yard setback areas.

Setback area, rear yard (rear yard setback area) Rear yard setback area means the *setback area*, as measured between the *rear lot line* and rear yard *setback* requirement, expressed as a measurement of area.

Setback area, side yard (side yard setback area) Side yard setback area means the *setback area*, as measured between the *side lot line* and required side yard *setback*, expressed as a measurement of area, but doesn't include the *front yard setback area* or *rear yard setback area*.

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<i>Short term rental</i>	Short term rental means the use of a <i>dwelling unit</i> on a <i>temporary</i> basis for the financial benefit of the <i>lot</i> owner to provide accommodation to the traveling public within a residential or <i>mixed-use building</i> .
<i>Single real estate entity</i>	Single real estate entity means a <i>dwelling unit(s)</i> that is a single, separate legal title, whether that be conventional or strata.
<i>Sleeping unit</i>	Sleeping unit means a <i>habitable room</i> used or intended to be used for sleeping, or sleeping and living purposes, but does not include any cooking facilities.
<i>Social club</i>	Social club means a <i>building</i> or establishment used by an association or organization for fraternal, social, or recreational purposes which may include limited private <i>sleeping unit</i> accommodation without private cooking facilities, and which shall be operated for use of club members and their guests only.
<i>Solid waste facility</i>	Solid waste facility means a facility designed, constructed and operated for the collection, processing, transferring or disposal of the solid waste stream or components thereof, including but not limited to, transfer stations, material recycling facilities, composting facilities, and disposal facilities. A solid waste facility may or may not include <i>outdoor storage</i> .
<i>Stream</i>	Stream means any of the following that provides fish habitat: <ol style="list-style-type: none"> (1) A <i>watercourse</i>, whether it usually contains water or not; (2) A pond, lake, river, creek, or brook; or (3) A ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (1) or (2).
<i>Street</i>	Street means a public highway, road, or throughfare which affords the principal means of access to <i>abutting lots</i> .
<i>Structure</i>	Structure means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, but shall not include fences and walls that are less than the maximum fence height permitted by this Bylaw.

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Studio unit Studio unit means a *dwelling unit* having no rooms used or intended to be used solely as a bedroom.

T

Temporary Temporary means not greater than 30 consecutive days.

Temporary building Temporary building means a sales *office*, construction *office*, or a *structure* in which tools or equipment are stored during construction of a *building* or other *structure*.

Theatre Theatre means a *building* used or intended to be used for live dramatic performances or for the projection of motion picture films, excluding *drive in theatres*. This use may include ancillary retail space for the purposes of catering to patrons of the theatre.

Tourist accommodation Tourist accommodation means one or more *buildings* containing one or more *accommodation units* that are used primarily to provide *temporary* accommodation for the travelling public or long term accommodation of staff. This use includes but is not limited to hotels, motels, lodges, guest cabins, but does not include *short term rental* or *bed and breakfast*.

Trailer Trailer means an unpowered vehicle towed by another vehicle generally used for the transportation of goods or materials.

U

Usable open space Usable open space means a private outdoor area or *common area* for recreation, outdoor living, or *landscaping*, designed for the benefit of residents, but excludes *parking areas*, driveways, loading, storage, or service areas.

Use Use means the purpose for which any *lot*, parcel, tract of land, *building*, or *structure* is designed, arranged, or intended for which it is occupied or maintained.

Utilities, major Utilities, major, means water, sewage, storm water, electrical or solid waste disposal systems and their appurtenances, which are likely to have a greater impact on the environment or adjacent land uses than minor utilities. These include but are not limited to land fills, sewage treatment plants, water treatment plants, major pump houses, water towers or tanks, sewage lagoons, snow dumping sites, garbage transfer and compacting stations,

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power terminal and distributing stations, power generating stations, cooling plants, district heating plants, incinerators, and waste *recycling plants*.

Utilities, minor

Utilities, minor means water, sewage, storm water, electrical, or solid waste disposal systems and their appurtenances, which are likely to have a minor impact only on the environment or adjacent land uses by virtue of their appearance, noise, size, traffic generation or operational characteristics. These include but are not limited to telephone exchanges, electrical kiosks, generators, minor pump stations, reservoirs, lift station *buildings*, pressure reducing stations, and pump houses.

V

Vacant

Vacant means not occupied for business purposes for the period of thirty (30) consecutive days and where there is no visible evidence of retail trade, and the premises are not open for business purposes during normally accepted business hours.

Vehicle sales and rental, heavy

Vehicle sales and rental, heavy, means the retail sale, rental, and / or display of new or used automobiles, light trucks, *recreational vehicles*, boats, *trailers*, motorcycles, snowmobiles, other similar personal vehicles, as well as heavy commercial or industrial vehicles with a gross vehicle weight over 5,500.0 kg.

Vehicle sales and rental, light

Vehicle sales and rental, light, means the retail sale, rental, and / or display of new or used automobiles, light trucks, *recreational vehicles*, boats, *trailers*, motorcycles, snowmobiles, and other similar personal vehicles, but does not include vehicles with a gross vehicle weight over 5,500.0 kg.

W

Warehousing

Warehousing means a *building* used for the storage and distribution of goods, wares, merchandise, materials, and commodities and may include ancillary *office* space but excludes retail sales.

Watercourse

Watercourse means any natural or human made depression with well-defined banks and a bed of 0.6 m (2 ft.) or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a

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drainage area of one square mile or more, or as required by a designated official of the Province of British Columbia.

Wet bar

Wet bar means a small facility that is used exclusively to prepare beverages or other items that do not require cooking, and may include a sink and dishwasher. Exhaust fans, 220-volt wiring, natural gas rough-in, and permanent cooking facilities of any type are not permitted. The provision of wet bars in no way permits an additional *dwelling unit* to be established.

Wholesale

Wholesale means a business establishment devoted to wholesale sales, being the sale of goods, commodities, and merchandise to retail distributors, to other wholesale distributors, to industrial, commercial, institutional, or professional business users, or acting as agents or brokers and buying or selling goods, commodities and merchandise for incorporation and assembly into other products.

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Section 4 – General Regulations

4.1 Permitted Uses in all Zones

The following *uses* are permitted in all zones:

- (1) *Apiculture (beekeeping)*, subject to the provisions of this Bylaw;
- (2) Bus stops and / or shelters;
- (3) *Child care facility*;
- (4) Community gardens;
- (5) Electric vehicle charging parking space(s);
- (6) *Environmental conservation*;
- (7) Food production including fruit, vegetable, and other plant production *uses*;
- (8) Mailboxes;
- (9) Municipal *buildings* and *public works yards*;
- (10) *Playgrounds*, public *parks*;
- (11) Public art;
- (12) Solar energy generation;
- (13) Swimming pools, hot tubs, and saunas, subject to the provisions of this Bylaw;
- (14) *Temporary buildings* or *structures*, subject to the provisions of this Bylaw;
- (15) Temporary events permitted by a City of Revelstoke special event permit; and
- (16) *Utilities, minor*.

4.2 Building Height Exemptions

The following *buildings* and *structures* are exempt from the maximum *building height* requirements of this Bylaw, provided that any combination of the following *structures* shall not cover more than 20% of the *lot*, or, if located on the roof of a *building*, any combination of the following *structures* shall not cover more than 10% of the roof area:

- | | |
|---|------------------------------------|
| (1) <i>Place of worship</i> spires; | (2) Belfries; |
| (3) Domes; | (4) Monuments; |
| (5) Fire and hose towers; | (6) Observation towers; |
| (7) Transmission towers; | (8) Chimneys; |
| (9) Flag poles; | (10) Radio towers; |
| (11) Aerials; | (12) Masts; |
| (13) Water tanks; | (14) Monitors; |
| (15) Scenery lofts; | (16) Cooling towers; |
| (17) Elevator and ventilation <i>structures</i> ; and | (18) Rooftop patios and amenities. |

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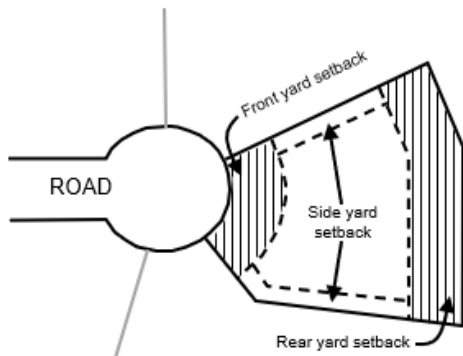
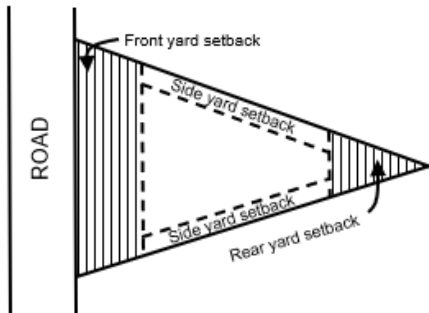
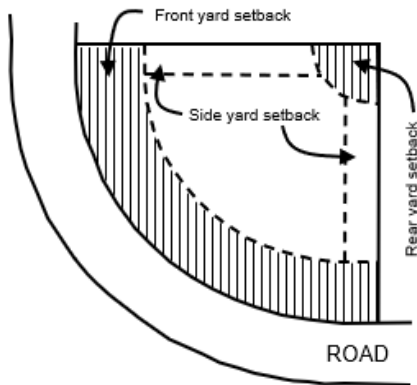
4.2.1 Rooftop Patios and Amenities

- (1) Rooftop patios and associated amenities must be *screened* from surrounding *uses*.

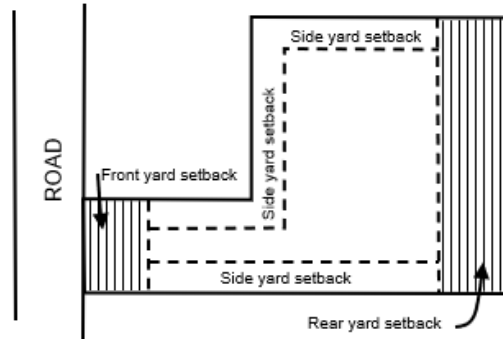
4.3 Irregular Shaped Lots

- (1) All irregular shaped *lots* must meet the minimum *lot width* at the required *front yard setback area* where it joins the *lot line* at the *side lot line*.

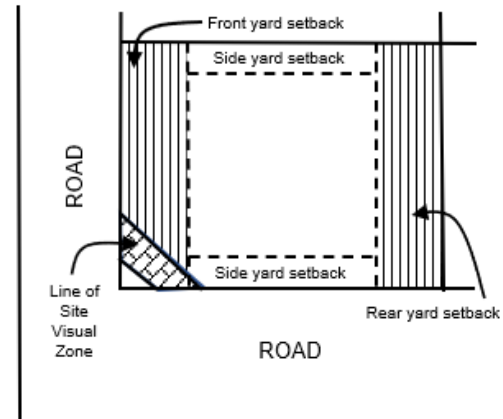
OTHER DESIGNS



PANHANDLE LOT



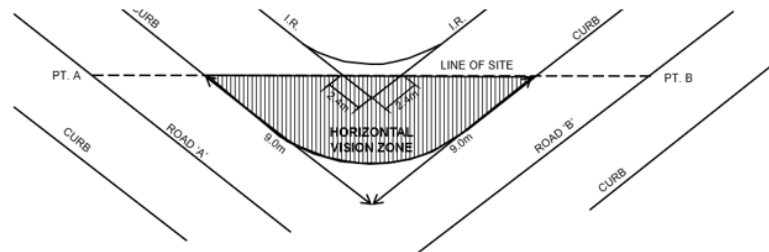
CORNER LOT



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4.4 Vision Clearance at Intersections

- (1) No fence, wall, *building, structure, or landscaping*, other than a permitted *principal building*, shall be erected to a height greater than 1.1 m within:
 - a. 9.0 m from the corner of the intersection of two *streets*; or
 - b. 6.0 m from the intersection of a *lane* with a *lane or street*.



4.5 Projections into Minimum Setbacks

The following projections into the minimum *setback* requirements as specified in each zone of this Bylaw are permitted, subject to the vision clearance provisions specified in [Section 4.4](#):

- (1) Roof projections, eaves and gutters, cornices, sills, bay windows, chimneys, unenclosed balconies, sunshades, open porches, decks, patios, canopies, heat pumps, air conditioners, and other similar features, to a maximum of 2.0 m or 50% of the required front yard and / or rear yard *setback* requirement, whichever is the lesser.
- (2) Roof projections, eaves and gutters, cornices, sills, bay windows, chimneys, unenclosed balconies, sunshades, open porches, decks, patios, canopies, heat pumps, air conditioners, and other similar features, to a maximum of 1.0 m or 50% of the required side yard *setback* requirement, whichever is the lesser.
- (3) Attached *carports* are permitted to encroach into the *front yard setback area* and *side yard setback area*, so long as they meet a 2.0 m minimum *setback* requirement from the *front lot line*, and 0.75 m from the *side lot line(s)*.
- (4) Steps, stairs, ramps for accessibility, and other similar features are permitted to encroach into all *setback areas*.
- (5) *Landscape* features such as arbours, trellises, fish ponds, and ornaments are permitted to encroach into all *setback areas*, except where a *landscape* feature exceeds 2.0 m in height, in which case it shall be located 1.5 m from any *lot line*.
- (6) *Manufactured home* hitches are permitted to encroach into all *setback areas*.
- (7) Utilities, cisterns, storage tanks, underground parking and similar *structures* constructed entirely beneath surface of the ground are permitted to project into all *setback areas*, provided such underground projections are covered by sufficient soil depth to accommodate *landscaping* and / or hard surfaces to accommodate access needs and such projections do not extend past the *lot line*.

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4.6 Recreational Vehicle and Equipment Parking and Storage

- (1) No *front yard setback area* or *side yard setback area* in a Residential (R) zone shall be used for parking or storage of a *recreational vehicle* or boat, except as follows in a developed *parking space*:
- One *recreational vehicle* up to 6.0 m in length may be parked in a *front yard setback area* and / or *side yard setback area*, provided it is located not closer than 1.0 m to any *side lot line*; and / or
 - One boat up to 6.0 m in length may be parked in a *front yard setback area* and / or *side yard setback area*, provided it is located no closer than 1.0 m to any *side lot line*.
-
- (2) No *commercial vehicle*, truck, bus, contractor’s equipment, dismantled or wrecked automobile, boat, *trailer*, or any similar *commercial vehicle*, craft, or conveyance shall be parked or stored in the open in a Residential (R) zone, except the following which may be parked or stored in the rear yard only, provided they are located no closer than 1.0 m to the *rear lot line*:
- One truck or *commercial vehicle* not exceeding 8,600.0 kg gross vehicle weight;
 - Trucks, *commercial vehicles*, or equipment being used directly in the construction, repair, servicing or maintenance of the *buildings* or *structures* on that *lot*;
 - One dismantled or wrecked *commercial vehicle* for a period of not more than 30 consecutive days; or
 - One commercial boat or vessel not exceeding a length of 6.0 m.
-
- (3) The parking and storage of *recreational vehicles* in a rear yard in a Residential (R) zone shall be limited to one vehicle or *trailer*, which cannot exceed a length of 15.0 m and must be located at least 1.0 m from the *rear lot line* and *side lot line*.

4.7 Temporary Buildings and Use of a Recreational Vehicle During Construction

- (1) A *temporary building* or *structure* shall:
- Not be used as a *dwelling unit* except in accordance with the provisions of [Section 4.7\(3\)](#) of this Bylaw;
 - Not exceed a maximum *building height* of 6.0 m;
 - Comply with the *development* regulations for *principal buildings* in the applicable zone; and
 - Not be placed on a *lot* for a period exceeding one (1) year.
-
- (2) For clarity, notwithstanding any other clause within this Bylaw to the contrary, a shipping container may be used as a *temporary building* in all zones in accordance with [Section 4.7\(1\)](#), so long as it is not located within the *front yard setback area*.

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- (3) Despite any regulation contained in this Bylaw with respect to the length of occupancy for a *recreational vehicle*, while in the process of constructing a new *dwelling unit* on a *lot* that is currently *vacant*, the owner may occupy a *recreational vehicle* during construction on the new *dwelling unit* in accordance with the following requirements:
 - a. The owner must cease to occupy the *recreational vehicle* immediately following the granting of occupancy for the new *dwelling unit*, or, within one (1) year of the date of issuance of the Building Permit for the new dwelling, whichever is the lesser.

4.8 Fences, Retaining Walls, and Similar Features

- (1) Any fence, wall, hedge, or other similar *structure* (not being a *building*) which exceeds the height limitations specified in this Section shall comply with the height and *setback* requirements prescribed for *principal buildings* within the zone in which it is located.
- (2) That portion of a retaining wall which projects above the surface of the ground which it supports shall be considered a fence and subject to the regulations of this Section.
- (3) The height of a fence, wall, or hedge shall be determined by measurement from the *average natural grade* within 1.0 m of both sides of such fence, wall, or hedge.
- (4) Notwithstanding [Section 4.8\(3\)](#), in cases where a retaining wall has been constructed along a *lot* line, the height of a fence, wall, or hedge shall be determined by measurement from the surface of the ground which the retaining wall supports at the *average natural grade* level within 1.0 m of such retaining wall.
- (5) Subject to the vision clearance provisions of [Section 4.4](#), the following height limitations shall apply to fences, walls, or hedges:
 - a. In all zones, fences, walls, hedges, and retaining walls may not exceed 2.0 m in height.
 - b. Notwithstanding [Section 4.8\(5\)\(a\)](#), in all Residential (R) zones, fences, walls, hedges or retaining walls within the required *front yard setback area* or to the rear of the front of an existing *principal building*, whichever is the lesser, may not exceed 1.1 m in height.
 - c. In all Commercial (C), Mixed-Use (MU), Industrial (I), and Public Use (P) zones, fences, walls, or hedges may not exceed 2.5 m in height.
 - d. Where a *lot abuts a lot* in a Residential (R) zone, a fence may not exceed 2.0 m in height in any zone.
- (6) [Section 4.8\(5\)\(a\)](#) through [4.8\(5\)\(d\)](#) (inclusive) shall not apply to open mesh chain link type fencing erected on *cemetery*, public *playgrounds*, *parks*, playfields, *educational facilities*, and Industrially (I) zoned *lots*. In these cases, no such fence shall exceed a height of 3.5 m and may be located anywhere on the *lot*.
- (7) No barbed wire or electric fencing is permitted in any Residential (R), Mixed-Use (MU), Commercial (C), Public Use (P), or Environmental and Rural Recreation (E) zone.

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- (8) Notwithstanding [Section 4.8\(7\)](#), electric fencing may be permitted in a Residential (R), Mixed-Use (MU), Public Use (P), or Environmental and Rural Recreation (E) zone when used as part of an *apiculture* (*beekeeping*) operation and complies with the provisions detailed in [Section 5.4](#).

4.9 Swimming Pools, Hot tubs, and Saunas

- (1) Swimming pools, hot tubs, saunas, and any associated decks greater than 0.6 m in height, shall meet the siting requirements for *accessory buildings* and *structures*.
- (2) Swimming pools, hot tubs, saunas, and any associated decks greater than 0.6 m in height, shall not be located in the *front yard setback area*.
- (3) Fencing around swimming pools, hot tubs, and saunas, shall be in accordance with the [City of Revelstoke Building Bylaw](#), as amended.

4.10 Landscaping and Screening

- (1) *Landscaping* and *screening* shall be provided and maintained in accordance with the requirements detailed in this Section.
- (2) Where *landscaping* is required, all applications for *development* shall include a *landscape plan* that illustrates the following:
- The location or proposed footprint of all *buildings* and *structures* on the *lot*.
 - Location of any vegetation to be retained.
 - Soft landscaping* details including proposed plant species, size, number, and location.
 - Method of irrigation.
 - Hard landscaping* details and location of all hard surfaced areas such as driveways, *parking areas*, sidewalks, site lighting, and fencing.
- (3) All *landscaping* shall meet or exceed the BC Nursery Trades Association Standards and be regularly maintained, including replacement of all specimens that do not survive transplantation.

Minimum Landscaping and Screening Requirements

Use	Landscaping and Screening Requirements
(4) <i>Multi-unit dwellings, mixed-use buildings, and all commercial uses</i>	<ol style="list-style-type: none"> All portions of the <i>lot</i> (excluding natural areas) not covered by <i>buildings</i>, <i>structures</i>, or paved areas shall be <i>landscaped</i> with either <i>hard landscaping</i> or <i>soft landscaping</i>, so long as <i>hard landscaping</i> does not comprise more than 30% of the overall <i>landscaped area</i>. Notwithstanding Section 4.10(4)(a), for a phased <i>development</i>, all portions of the area of each phase (excluding natural areas) not covered by <i>buildings</i>, <i>structures</i>, or paved areas shall be <i>landscaped</i> with either

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hard landscaping or *soft landscaping*, so long as *hard landscaping* does not comprise more than 30% of the overall *landscaped* area for that phase.

- c. Communal surface *parking areas* with ten (10) or more spaces *abutting a street* shall be screened with a 1.5 m wide *landscape* buffer.
- d. *Lots abutting* a Residential (R) zoned *lot* shall provide a 2.0 m screen in the form of a fence, wall, hedge, or *landscaped* area along the *lot* line *abutting* the Residential (R) zoned *lot*.
- e. All *outdoor storage* shall be screened by a solid 2.0 m *landscape* buffer, fence or wall, which shall be uniformly painted or, if chain link fencing, covered with a privacy screen.
- f. All solid waste receptacles shall be screened from view and constructed using wildlife proof materials.

(5) All industrial uses

- a. A minimum of 10% of the *lot area* (excluding natural areas) shall be *landscaped*.
- b. Notwithstanding [Section 4.10\(5\)\(a\)](#), for a phased *development*, a minimum of 10% of the *lot area* of each phase (excluding natural areas) shall be *landscaped*.
- c. Surface *parking areas abutting a street* shall be screened with a 1.5 m wide *landscape* buffer.
- d. *Lots abutting* a Residential (R) zoned *lot* shall provide a 3.0 m screen in the form of a fence, wall, hedge, or *landscaped* area along the *lot* line *abutting* the Residential (R) zoned *lot*.
- e. All *outdoor storage* shall be screened by a solid 2.5 m *landscape* buffer, fence or wall, which shall be uniformly painted or, if chain link fencing, covered with a privacy screen.
- f. All solid waste receptacles shall be screened from view and constructed using wildlife proof materials.

(6) All public use and institutional uses

- a. No minimum *landscaping* requirements for public use and institutional uses.
- b. All solid waste receptacles shall be screened from view and constructed using wildlife proof materials.

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Section 5 – Use-Specific Regulations

5.1 Accessory Buildings, Uses, and Structures

5.1.1 General Regulations

- (1) A garage, carport, greenhouse, lean-to building, or similar structure attached to a principal building by a breezeway shall be considered an accessory building for the purposes of this Bylaw.

- (2) No more than two (2) breezeways shall be permitted on any lot to connect an accessory building or structure to a principal building.

- (3) An accessory building or structure shall not be used as a dwelling unit.

- (4) One (1) bathroom containing no more than one (1) sink, one (1) toilet, and one (1) shower is permitted in an accessory building.

- (5) No accessory building or structure shall be erected on any lot unless the principal building has been erected or will be erected simultaneously with the accessory building or structure.

- (6) Any accessory buildings, structures, or accessory uses shall not have a larger floor area than the principal building, unless otherwise permitted by this Bylaw.

5.1.2 Accessory Buildings and Structures in Residential Zones

- (1) An accessory building or structure shall not be located in front of a principal building.

- (2) Notwithstanding [Section 5.1.2\(1\)](#), greenhouses may be located in front of a principal building when used for food production if the following requirements are met:
 - a. A maximum of two (2) greenhouses are permitted in front of a principal building.
 - b. Does not exceed a maximum combined gross floor area of 20.0 sq. m or 20% of the front yard setback area, whichever is the lesser.
 - c. Greenhouses must comply with the maximum lot coverage (building) requirement in the applicable zone.
 - d. Greenhouses must meet a 2.0 m minimum setback from the front lot line and a 1.2 m minimum setback from the side lot line.
 - e. Greenhouses must not exceed a building height of 3.0 m.

- (3) Notwithstanding [Section 5.1.2\(1\)](#), detached carports may be located in front of a principal building on a lot containing a single-detached dwelling and / or a two-unit dwelling, if the following requirements are met:
 - a. A maximum of one (1) detached carport is permitted per principal building.
 - b. Does not exceed a maximum gross floor area of 32.0 sq. m.
 - c. Are located no closer than 2.0 m to the front lot line.
 - d. Are located no closer than 0.75 m to the side lot line(s).
 - e. Detached carports shall not exceed a maximum building height of 6.0 m.

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- (4) *Greenhouses* and detached *carports* not located in front of a *principal building* shall comply with applicable *accessory building* requirements.

- (5) Shipping containers are not permitted to be used as an *accessory building* or *structure* in a Residential (R) zone.

- (6) *Accessory buildings* and *structures* must meet a 1.2 m minimum *setback* from the *side lot line* and *rear lot line*.

- (7) *Accessory buildings* and *structures* must not exceed a *building height* of 6.0 m.

Accessory Buildings and Structures Size Requirements for Lots Containing a Single-Detached Dwelling(s) and / or Two-Unit Dwelling(s)

Lot Area	Maximum Combined Gross Floor Area
(8) <i>Lots</i> up to 1,000.0 sq. m in size	a. 125.0 sq. m
(9) <i>Lots</i> greater than 1,000.0 sq. m but less than 4,000.0 sq. m in size	a. 175.0 sq. m
(10) <i>Lots</i> equal to or greater than 4,000.0 sq. m in size	a. 300.0 sq. m
(11) For the purposes of calculating <i>gross floor area</i> of all <i>accessory buildings</i> and <i>structures</i> , <i>temporary buildings</i> or <i>structures</i> shall be included in this calculation, but <i>carports</i> and <i>greenhouses</i> located in front of a <i>principal building</i> in accordance with Section 5.1.2(2) and Section 5.1.2(3) shall not be included.	

Accessory Building and Structures Size and Quantity Requirements for Lots Containing a Multi-Unit Dwelling

Multi-Unit Dwelling Type	Requirements
(12) A <i>multi-unit dwelling</i> that is separated by a vertical <i>common wall</i> with units arranged side-by-side	<ul style="list-style-type: none"> a. A maximum of one (1) <i>accessory building</i> per principal <i>dwelling unit</i> is permitted. b. The maximum <i>gross floor area</i> per <i>accessory building</i> is 35.0 sq. m. <i>Accessory buildings</i> connected via <i>common wall</i> shall be considered separate <i>accessory buildings</i> for the purposes of calculating maximum <i>gross floor area</i>. c. The <i>accessory building</i> shall be sited in such a manner that demonstrates its intended use to serve the corresponding principal <i>dwelling unit</i>.

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- (13) All other *multi-unit dwellings*
- a. A maximum of two (2) *accessory buildings* are permitted per *lot*.
 - b. On *lots* 1,000.0 sq. m or less in size, the maximum combined *gross floor area* of all *accessory buildings* is 150.0 sq. m.
 - c. On *lots* greater than 1,000.0 sq. m in size, but less than 4,000.0 sq. m in size, the maximum combined *gross floor area* of all *accessory buildings* is 225.0 sq. m.
 - d. On *lots* greater than 4,000.0 sq. m in size, the maximum combined *gross floor area* of all *accessory buildings* is 350.0 sq. m.

5.1.3 Accessory Buildings and Structures in Mixed-Use and Commercial Zones

- (1) An *accessory building* or *structure* shall comply with the *setback* requirements contained in the applicable zone for *principal buildings*.
- (2) *Accessory buildings* and *structures* shall not exceed 80% of the maximum *building height* requirement in the applicable zone for *principal buildings* or 8.0 m, whichever is the lesser.
- (3) Shipping containers are not permitted to be used as an *accessory building* or *structure* in a Mixed-Use (MU) or Commercial (C) zone.

5.1.4 Accessory Buildings and Structures in Industrial Zones

- (1) An *accessory building* or *structure* shall comply with the *setback* requirements contained in the applicable zone for *principal buildings*.
- (2) *Accessory buildings* and *structures* shall not exceed 80% of the maximum *building height* requirement in the applicable zone for *principal buildings* or 10.0 m, whichever is the lesser.

5.1.5 Accessory Buildings and Structures in Public Use Zones

- (1) An *accessory building* or *structure* shall comply with the *setback* requirements contained in the applicable zone for *principal buildings*.
- (2) *Accessory buildings* and *structures* shall not exceed a *building height* of 6.0 m.
- (3) Shipping containers are not permitted to be used as an *accessory building* or *structure* in a Public Use (P) zone, except when associated with the use *educational facility*.

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5.2 Accessory Dwelling Units

5.2.1 Secondary Suites

- (1) A *single-detached dwelling, two-unit dwelling, or a multi-unit dwelling* may contain one (1) *secondary suite* per *principal dwelling unit*, subject to the density provisions of the applicable zone.

- (2) A *secondary suite* shall not exceed 40% of the total combined *usable floor space* of the *principal dwelling unit* and the *secondary suite*, up to a maximum of 120.0 sq. m.

- (3) A *secondary suite* shall be located within a *single real estate entity* comprised of the *principal dwelling* and *secondary suite*.

- (4) A *secondary suite* shall contain a separate exterior entrance, or a shared entrance with the *principal dwelling* where a separate entrance inside the common corridor is provided for the *secondary suite*.

- (5) A minimum of 10.0 sq. m of *usable open space* is required for the occupant of the *secondary suite*, except on *lots* 350.0 sq. m in size or less, where 5.0 sq. m of *usable open space* is required.

- (6) A *secondary suite* shall be provided a *parking area* with uninhibited access to a *City street* or *lane*.

5.2.2 Carriage Suites

- (1) A *single-detached dwelling, two-unit dwelling, or a multi-unit dwelling* may contain one (1) *carriage suite* per *principal dwelling unit*, subject to the density provisions of the applicable zone.

- (2) A *carriage suite* shall not exceed 40% of the total combined *usable floor space* of the *principal dwelling unit* and the *carriage suite*, up to a maximum of 120.0 sq. m.

- (3) A *carriage suite* shall be located within a *single real estate entity* comprised of the *principal dwelling* and *carriage suite*.

- (4) A *carriage suite* shall not be located in the *front yard setback area* or in front of the *principal dwelling*.

- (5) A *carriage suite* must meet a 1.5 m minimum *setback* from the *side lot line* and *rear lot line*, and 3.0 m for a flanking *side yard abutting a street* on a *corner lot*.

- (6) Notwithstanding [Section 5.2.2\(5\)](#), for *lots abutting* a Residential (R) zoned *lot*, the minimum *setback* from the *rear lot line* is 3.0 m.

- (7) A *carriage suite* must not exceed a *building height* of 8.0 m (inclusive of a first storey *garage*).

- (8) A minimum of 10.0 sq. m of *usable open space* is required for the occupant of the *carriage suite*.

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- (9) Direct access to a *street* or *lane* is required, unless a minimum 1.0 m wide pathway constructed of durable material extends from the *carriage suite parking area* to the entrance of the *carriage suite*.

- (10) A *carriage suite* shall be provided a *parking area* with uninhibited access to a *City street* or *lane*.

5.2.3 Garden Suites

- (1) A *single-detached dwelling*, *two-unit dwelling*, or a *multi-unit dwelling* may contain one (1) *garden suite* per principal *dwelling unit*, subject to the density provisions of the applicable zone.

- (2) A *garden suite* shall not exceed 40% of the total combined *usable floor space* of the principal *dwelling unit* and the *garden suite*, up to a maximum of 120.0 sq. m.

- (3) A *garden suite* shall be located within a *single real estate entity* comprised of the principal dwelling and *garden suite*.

- (4) A *garden suite* shall not be located in the *front yard setback area* or in front of the principal dwelling.

- (5) A *garden suite* must meet a 1.5 m minimum *setback* from the *side lot line* and *rear lot line*, and 3.0 m for a flanking side yard *abutting* a *street* on a *corner lot*.

- (6) Notwithstanding [Section 5.2.3\(5\)](#), for *lots abutting* a Residential (R) zoned *lot*, the minimum *setback* from the *rear lot line* is 3.0 m.

- (7) A *garden suite* must not exceed a *building height* of 6.0 m.

- (8) A minimum of 10.0 sq. m of *usable open space* is required for the occupant of the *garden suite*.

- (9) Direct access to a *street* or *lane* is required, unless a minimum 1.0 m wide pathway constructed of durable material extends from the *garden suite parking area* to the entrance of the *garden suite*.

- (10) A *garden suite* shall be provided a *parking area* with uninhibited access to a *City street* or *lane*.

5.3 Backyard Hen Keeping

- (1) All *backyard hen keeping* shall be subject to the provisions of [Animal Control Bylaw](#), as amended.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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5.4 Beekeeping (Apiculture)

- (1) On *lots* equal to or less than 400.0 sq. m in size, a maximum of four (4) *beehives* are permitted per *lot*. For each additional 400.0 sq. m of *lot* area, an additional four (4) *beehives* or proportion thereof is permitted.

- (2) Notwithstanding [Section 5.4\(1\)](#), on a *lot* that contains the use *multi-unit dwelling*, and beekeeping is proposed to be undertaken on a *balcony*, a maximum of one (1) *beehive* is permitted per principal *dwelling unit*.

- (3) Notwithstanding [Section 5.4\(1\)](#), on a *lot* that contains the use *multi-unit dwelling*, in addition to the allowances in [Section 5.4\(2\)](#), a maximum of eight (8) *beehives* may be permitted on a rooftop patio.

- (4) All *beehives* shall be positioned in such a manner to reduce accessibility to wildlife and minimize impacts on *abutting lots*, and are not permitted within the *front yard setback area*.

- (5) All *beehives* and any associated fencing to protect the *beehives* shall be located a minimum of 0.5 m from any *side lot line* and / or *rear lot line* that is *abutting* a Residential (R) zoned *lot*.

- (6) The provisions contained in [Section 5.4\(1\)](#) – [Section 5.4\(4\)](#) (inclusive) shall not apply to *lots* that are permitted the use *agriculture, general*.

5.5 Bed and Breakfast

- (1) A *bed and breakfast* is only permitted within a *single-detached dwelling*.

- (2) In the case of a *single-detached dwelling* that contains a *secondary suite*, a *bed and breakfast* is only permitted to be operated out of the *single-detached dwelling unit*. A *bed and breakfast* is not permitted to be operated out of a *secondary suite*.

- (3) A *permanent resident* of the *single-detached dwelling* in which the *bed and breakfast* is operated from shall be the operator of the *bed and breakfast*.

- (4) A *bed and breakfast* may have a maximum of four (4) *sleeping units* and a maximum occupancy of eight (8) people at any time (excluding the *permanent residents* and operator of the *bed and breakfast*) within the *single-detached dwelling*.

- (5) *Sleeping units* are prohibited from containing a kitchen or a *wet bar*.

5.6 Campgrounds

- (1) Each *campground* shall have clearly delineated campsites dedicated for *recreational vehicles* and tents.

- (2) Each campsite shall be accessible from an internal road system of the *campground*. For tent only campsites, a communal *parking area* with walk-up campsites is permitted.

- (3) All *campgrounds* shall have dedicated garbage collection facilities that are wildlife proof.

- (4) A minimum of 10% of the total area of the *lot* for the *campground* shall be set aside as *usable open space*.

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5.7 Cannabis Production Facility

- (1) Only *uses* associated with *cannabis* production shall be permitted within a *cannabis production facility*. No *accessory uses* shall be permitted.

- (2) A *cannabis production facility* shall have a minimum *setback* of 15.0 m from any *lot* line that *abuts* a Residential (R) zoned *lot*.

- (3) A *cannabis production facility* is not permitted within 100.0 m of the nearest *lot* line of a *lot* containing a *child care facility*.

5.8 Cannabis Retail Sales

- (1) *Cannabis retail sales* is not permitted within 100.0 m of the nearest *lot* line of a *lot* containing an *educational facility*, *child care facility*, *public assembly*, *public park*, or *playground*.

- (2) *Cannabis retail sales* is not permitted within 100.0 m of the nearest *lot* line of a *lot* containing *cannabis retail sales* in the following zones: MU-1, MU-2, and MU-3.

- (3) *Cannabis retail sales* is not permitted within 300.0 m of the nearest *lot* line of a *lot* containing *cannabis retail sales* in the following zones: C-1 and C-4.

5.9 Home Based Business

- (1) The following shall apply to all *home based businesses*:
 - a. A *home based business* is only permitted as an *accessory use* to a *single-detached dwelling*, *two-unit dwelling*, *multi-unit dwelling*, or to the residential *dwelling units* located within a *mixed-use building*.
 - b. A *home based business* shall be operated as an *accessory use* only and shall not change the character or external appearance of the principal dwelling.
 - c. A *home based business* may be located within a principal *dwelling unit*, *accessory building*, on a portion of the *lot*, or a combination thereof.
 - d. There shall be no discharge or emitting of odorous or noxious matters, vapours, smoke, dust, heat, glare, radiation.
 - e. All parking associated with a *home based business* must be accommodated within the *lot* on which it is located.
 - f. Any *home based business* that represents a fire hazard by virtue of manufacturing processes or materials storage is prohibited.

- (2) A maximum of two (2) *home based businesses* are permitted per *lot*, with a maximum of one (1) *home based business*, type II permitted per *lot*.

- (3) Notwithstanding [Section 5.9\(2\)](#), on a *lot* that contains a *multi-unit dwelling* or *mixed-use building*, a maximum of one *home based business*, type I, is permitted per *dwelling unit*.

- (4) Notwithstanding [Section 5.9\(2\)](#), on a *lot* that contains a *bed and breakfast* or *short term rental*, a maximum of one (1) *home based business* is permitted.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

5.9.1 Home Based Business, Type I

- (1) A *home based business*, type I, is not permitted any non-resident employees.

- (2) A *home based business*, type I, is not permitted to have any *outdoor storage* on a *lot*.

- (3) A *home based business*, type I, is permitted a maximum of one (1) client visit to the *lot* from which the business is being operated at any given time.

- (4) A *home based business*, type I, shall not comprise more than 15% of the total combined *usable floor space* of the principal dwelling and any *accessory buildings* on the *lot* in which the business is undertaken.

5.9.2 Home Based Business, Type II

- (1) A *home based business*, type II, is permitted a maximum of two (2) non-resident employees.

- (2) A *home based business*, type II, is permitted to have a maximum of 20.0 sq. m of *outdoor storage* on the *lot* in which the *home based business*, type II, is located, unless associated with a *minor agricultural* pursuit.

- (3) *Outdoor storage* shall not be located within the *front yard setback area*, meet a minimum *setback* of 1.5 m from the *side lot line* and 1.5 m from the *rear lot line*, and be screened from view from *abutting lots*.

- (4) A *home based business*, type II, is permitted a maximum of one (1) sign bearing the name and occupation of the owner, which may be illuminated but not flashing, and shall not exceed 0.3 sq. m in area.

- (5) A *home based business*, type II, is permitted a maximum of two (two) client visits to the *lot* from which the business is being operated at any given time

- (6) A *home based business*, type II, shall not comprise more than 25% of the total combined *usable floor space* of the principal dwelling and any *accessory buildings* on the *lot* in which the business is undertaken.

5.10 Kennels

- (1) *Kennels* are not permitted on a *lot* that is less than 1.0 ha in size.

- (2) A *kennel* that is *abutting* a Residential (R) zoned *lot*, the *kennel* including any outdoor spaces for dogs shall be *setback* a minimum of 15.0 m from the *abutting lot line*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Section 6 – Residential (R) Zones

6.1 Low Density Residential – Ground-Oriented Dwelling Zone (R-LD1)

6.1.1 Purpose

The purpose of this zone is to provide for low density residential *development* in the form of ground-oriented housing and for compatible *accessory uses* on urban sized *lots*.

6.1.2 Permitted Uses

Principal Uses:

- (1) *Dwelling, multi-unit*

- (2) *Dwelling, single-detached*

- (3) *Dwelling, two-unit*

Accessory Uses:

- (4) *Accessory building*

- (5) *Accessory dwelling unit*

- (6) *Accessory use*

- (7) *Backyard hen keeping*

- (8) *Bed and breakfast*

- (9) *Community care facility*

- (10) *Group home*

- (11) *Home based business, type I*

- (12) *Home based business, type II*

- (13) *Long term rental*

6.1.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum number of <i>dwelling units</i> on lots greater than 280.0 sq. m in size	Four (4)
(2) Maximum number of <i>dwelling units</i> on lots 280.0 sq. m or less in size	Three (3)

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Number of Buildings (excluding *accessory buildings and structures*)

(3)	Maximum number of <i>buildings</i> per <i>lot</i>	Two (2)
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Minimum Principal Building Setbacks

(4)	Front yard	4.5 m
(5)	Rear yard	5.0 m
(6)	Side yard	1.5 m, except 0.0 m for shared <i>common walls</i>
(7)	Flanking side yard <i>abutting a street</i>	3.0 m

Principal Building Height

(8)	Maximum <i>building height</i>	10.0 m
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Lot Coverage

(9)	Maximum <i>lot coverage (building)</i>	50%
(10)	Maximum <i>lot coverage (impermeable surface coverage)</i>	65%

6.1.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	370.0 sq. m
(2) Minimum <i>lot size, party-wall subdivision</i>	187.5 sq. m
(3) Maximum <i>lot size</i>	1,000.0 sq. m
(4) Minimum <i>lot width</i>	12.0 m
(5) Minimum <i>lot width, party-wall subdivision</i>	6.0 m
(6) Minimum <i>lot width, corner lot</i>	13.5 m
(7) Minimum <i>lot width, party-wall subdivision, corner lot</i>	7.5 m

6.1.5 Conditions of Use

Principal and Accessory Dwelling Units

(1) A maximum of one (1) kitchen and one (1) <i>wet bar</i> is permitted per <i>dwelling unit</i> .

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Accessory Dwelling Units

(2) The general regulations as contained in [Section 5.2](#) shall apply to all *accessory dwelling units*.

Accessory Buildings

(3) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Backyard Hen Keeping

(4) The use-specific regulations as contained in [Section 5.3](#) shall apply to *backyard hen keeping*.

Bed and Breakfast

(5) The use-specific regulations as contained in [Section 5.5](#) shall apply to all *bed and breakfasts*.

(6) *Bed and breakfast* is prohibited on a *lot* that contains a *community care facility, group home, or home based business* type II.

Beekeeping (Apiculture)

(7) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

(8) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Community Care Facility

(9) *Community care facility* is only permitted within a *single-detached dwelling* or a *two-unit dwelling*.

(10) *Community care facility* is restricted to a maximum of two (2) persons per *sleeping unit*.

(11) *Community care facility* is prohibited on a *lot* that contains a *group home, home based business* type II, or *bed and breakfast*.

Fences, Retaining Walls, and Similar Features

(12) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Group Home

- (13) *Group home* is only permitted within a *single-detached dwelling* or a *two-unit dwelling*.
- (14) *Group home* is restricted to a maximum of ten (10) persons with a maximum of six (6) persons who are in care on the premises at any time.
- (15) *Group home* is prohibited on a *lot* that contains a *community care facility*, *home based business* type II, or *bed and breakfast*.

Home Based Businesses

- (16) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.
- (17) *Home based business* type II is prohibited on a *lot* that contains a *community care facility*, *group home*, or *bed and breakfast*.

Irregular Shaped Lots

- (18) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Parking, Loading, and Vehicle Storage

- (19) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, *boats*, *commercial vehicles* and equipment.
- (20) The off-street parking regulations as contained in [Section 11](#) shall apply.

Permitted Uses in all Zones

- (21) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

- (22) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

- (23) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

- (24) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Usable Open Space for Multi-Unit Dwellings

- (25) A minimum of 15.0 sq. m of *usable open space* is required, per *dwelling unit*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Vision Clearance at Intersections

- (26) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

6.1.6 Site-Specific Amendments

- (1) Notwithstanding [Section 6.1.5\(5\)](#), on Parcel A / Parcel B (See Xh12401) Block 58, Section 27, Township 23, Range 2, West of the 6th Meridian, Kootenay District Plan 636B (PID: 018-722-865 / 018-722-857; 815 / 805 Mackenzie Avenue), a *bed and breakfast* is required to be operated by a *permanent resident* who resides within a *dwelling unit* on the subject *lot* and does not need to reside within the *dwelling unit* in which the *bed and breakfast* is operated from.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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6.2 Low Density Residential – Small Lot Ground-Oriented Dwelling Zone (R-LD2)

6.2.1 Purpose

The purpose of this zone is to provide for low density residential *development* in the form of ground-oriented housing and for compatible *accessory uses* on small urban sized *lots*.

6.2.2 Permitted Uses

Principal Uses:

- (1) *Dwelling, multi-unit*

- (2) *Dwelling, single-detached*

- (3) *Dwelling, two-unit*

Accessory Uses:

- (4) *Accessory building*

- (5) *Accessory dwelling unit*

- (6) *Accessory use*

- (7) *Backyard hen keeping*

- (8) *Bed and breakfast*

- (9) *Community care facility*

- (10) *Group home*

- (11) *Home based business, type I*

- (12) *Home based business, type II*

- (13) *Long term rental*

6.2.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum number of <i>dwelling units</i> on <i>lots</i> greater than 280.0 sq. m in size	Four (4)
(2) Maximum number of <i>dwelling units</i> on <i>lots</i> 280.0 sq. m or less in size	Three (3)

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Number of Buildings (excluding *accessory buildings* and *structures*)

(3)	Maximum number of <i>buildings</i> per <i>lot</i>	Two (2)
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Minimum Principal Building Setbacks

(4)	Front yard	4.0 m
(5)	Rear yard	4.0 m
(6)	Side yard	1.2 m, except 0.0 m for shared <i>common walls</i>
(7)	Flanking side yard <i>abutting a street</i>	3.0 m

Principal Building Height

(8)	Maximum <i>building height</i>	10.0 m
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Lot Coverage

(9)	Maximum <i>lot coverage (building)</i>	55%
(10)	Maximum <i>lot coverage (impermeable surface coverage)</i>	65%

6.2.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	187.5 sq. m
(2) Maximum <i>lot size</i>	400.0 sq. m
(3) Minimum <i>lot width</i>	6.0 m
(4) Minimum <i>lot width, corner lot</i>	8.0 m

6.2.5 Conditions of Use

Principal and Accessory Dwelling Units

(1)	A maximum of one (1) kitchen and one (1) <i>wet bar</i> is permitted per <i>dwelling unit</i> .
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Accessory Dwelling Units

(2)	The use-specific regulations as contained in Section 5.2 shall apply to all <i>accessory dwelling units</i> .
(3)	Notwithstanding Section 6.2.5(2) , minimum side yard <i>setbacks</i> for garden or <i>carriage suites</i> is 1.2 m.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Accessory Buildings

(4) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Backyard Hen Keeping

(5) The use-specific regulations as contained in [Section 5.3](#) shall apply to *backyard hen keeping*.

Bed and Breakfast

(6) The use-specific regulations as contained in [Section 5.5](#) shall apply to all *bed and breakfasts*.

(7) *Bed and breakfast* is prohibited on a *lot* that contains a *community care facility*, *group home*, or *home based business* type II.

Beekeeping (Apiculture)

(8) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

(9) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Community Care Facility

(10) *Community care facility* is only permitted within a *single-detached dwelling* or a *two-unit dwelling*.

(11) *Community care facility* is restricted to a maximum of two (2) persons per *sleeping unit*.

(12) *Community care facility* is prohibited on a *lot* that contains a *group home*, *home based business* type II, or *bed and breakfast*.

Fences, Retaining Walls, and Similar Features

(13) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Group Home

(14) *Group home* is only permitted within a *single-detached dwelling* or a *two-unit dwelling*.

(15) *Group home* is restricted to a maximum of ten (10) persons with a maximum of six (6) persons who are in care on the premises at any time.

(16) *Group home* is prohibited on a *lot* that contains a *community care facility*, *home based business* type II, or *bed and breakfast*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Home Based Businesses

- (17) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.
- (18) *Home based business* type II is prohibited on a *lot* that contains a *community care facility, group home, or bed and breakfast*.

Irregular Shaped Lots

- (19) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Parking, Loading, and Vehicle Storage

- (20) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles, boats, commercial vehicles* and equipment.
- (21) The off-street parking regulations as contained in [Section 11](#) shall apply.

Permitted Uses in all Zones

- (22) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

- (23) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

- (24) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

- (25) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Usable Open Space for Multi-Unit Dwellings

- (26) A minimum of 15.0 sq. m of *usable open space* is required, per *dwelling unit*.

Vision Clearance at Intersections

- (27) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

6.3 Low Density Residential – Multi-Unit Rowhouse Zone (R-LD3)

6.3.1 Purpose

The purpose of this zone is to provide for low density residential *development* in the form of row house dwellings that share a vertical *common walls*, and for compatible *accessory uses* on urban sized *lots*.

6.3.2 Permitted Uses

Principal Uses:

- (1) *Dwelling, multi-unit*

Accessory Uses:

- (2) *Accessory building*
- (3) *Accessory dwelling unit*
- (4) *Accessory use*
- (5) *Backyard hen keeping*
- (6) *Home based business, type I*
- (7) *Long term rental*

6.3.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum number of principal <i>dwelling units</i> per <i>building</i>	Four (4)
(2) Maximum number of <i>accessory dwelling units</i>	One (1) per principal <i>dwelling unit</i>
(3) Maximum <i>floor area ratio</i>	1.2
Minimum Principal Building Setbacks	
(4) Front yard	4.5 m
(5) Rear yard	5.0 m
(6) Side yard	1.5 m, except 0.0 m for shared <i>common walls</i> , and 3.0 m when <i>abutting</i> a Residential (R) zoned <i>lot</i>
(7) Flanking side yard <i>abutting</i> a <i>street</i>	3.0 m

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Principal Building Height

(8)	Maximum <i>building height</i>	10.0 m
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Lot Coverage

(9)	Maximum <i>lot coverage (building)</i>	60%
(10)	Maximum <i>lot coverage (impermeable surface coverage)</i>	75%

6.3.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	750.0 sq. m
(2) Minimum <i>lot size, party-wall subdivision</i>	187.5 sq. m
(3) Minimum <i>lot width</i>	28.0 m
(4) Minimum <i>lot width, party-wall subdivision</i>	6.0 m
(5) Minimum <i>lot width, corner lot</i>	30.0 m
(6) Minimum <i>lot width, party-wall subdivision, corner lot</i>	9.0 m

6.3.5 Conditions of Use

Principal and Accessory Dwelling Units

(1)	A maximum of one (1) kitchen and one (1) <i>wet bar</i> is permitted per <i>dwelling unit</i> .
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Principal Dwelling Units

(2)	All principal <i>dwelling units</i> shall be connected via vertical <i>common wall</i> with units arranged side-by-side.
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Accessory Dwelling Units

(3)	The use-specific regulations as contained in Section 5.2 shall apply to all <i>accessory dwelling units</i> .
(4)	Notwithstanding Section 6.3.5(3) , all <i>garden suites</i> or <i>carriage suites</i> shall be located on a <i>lot</i> that provides direct access to a <i>street</i> or <i>lane</i> from both the <i>front lot line</i> and the <i>rear lot line</i> .
(5)	Notwithstanding Section 6.3.5(3) , where two (2) or more <i>garden suites</i> or <i>carriage suites</i> are connected via shared <i>common walls</i> , the minimum side yard setback is 0.0 m.

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Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Accessory Buildings

(6) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Backyard Hen Keeping

(7) The use-specific regulations as contained in [Section 5.3](#) shall apply to *backyard hen keeping*.

Beekeeping (Apiculture)

(8) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

(9) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Fences, Retaining Walls, and Similar Features

(10) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Home Based Businesses

(11) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Irregular Shaped Lots

(12) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

(13) The general regulations as contained in [Section 4.10](#) for *landscaping* shall apply to all *development*.

Parking, Loading, and Vehicle Storage

(14) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

(15) The off-street parking regulations as contained in [Section 11](#) shall apply.

Permitted Uses in all Zones

(16) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Projections into Minimum Setbacks

(17) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

(18) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(19) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Usable Open Space

(20) A minimum of 15.0 sq. m of *usable open space* is required, per *dwelling unit*.

(21) Notwithstanding [Section 6.3.5\(20\)](#), if the *lot* is within 50.0 m of a P-1 *lot*, the required *usable open space* is reduced by 25% for principal dwellings.

Vision Clearance at Intersections

(22) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

6.4 Low Density Residential – Manufactured Home Zone (R-LD4)

6.4.1 Purpose

The purpose of this zone is to provide for low density residential *development* in the form of *manufactured home parks* that contain two or more *manufactured homes* on a single parcel of land and for compatible *accessory uses*.

6.4.2 Permitted Uses

Principal Uses:

- (1) *Manufactured home*
- (2) *Manufactured home park*

Accessory Uses:

- (3) *Accessory building*
- (4) *Accessory use*
- (5) *Backyard hen keeping*
- (6) *Employee dwelling unit*
- (7) *Home based business, type I*
- (8) *Long term rental*

6.4.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum density per <i>manufactured home park</i> (excluding <i>employee dwelling units</i>)	28 units / hectare
(2) Maximum amount of <i>employee dwelling units</i> per <i>manufactured home park</i>	One (1)
Minimum Pad Area	
(3) Minimum <i>pad area</i> per <i>manufactured home</i> or <i>employee dwelling unit</i>	350.0 sq. m
Minimum Principal Building Setbacks (measured from <i>pad area</i> boundaries)	
(4) Front yard	3.5 m
(5) Rear yard	5.0 m from a <i>street</i> , 2.0 m for all other
(6) Side yard	1.2 m
(7) Flanking side yard <i>abutting a street</i>	3.0 m

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Principal Building Height

(8) Maximum *building height* 8.0 m

Lot Coverage

(9) Maximum *lot coverage (building) per manufactured home pad area* 50%

6.4.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	8,000.0 sq. m
(2) Minimum <i>lot width</i>	45.0 m

6.4.5 Conditions of Use

Principal Dwelling Units

(1) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Accessory Buildings

(2) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Backyard Hen Keeping

(3) The use-specific regulations as contained in [Section 5.3](#) shall apply to *backyard hen keeping*.

Beekeeping (Apiculture)

(4) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

(5) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Irregular Shaped Lots

(6) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Child Care Facility

(7) *Child care facility* is only permitted within a *manufactured home*.

(8) *Child care facility* is prohibited within an *employee dwelling unit*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Employee Dwelling Unit

- (9) An *employee dwelling unit* is restricted to a maximum *usable floor space* of 120.0 sq. m.
- (10) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Fences, Retaining Walls, and Similar Features

- (11) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Home Based Businesses

- (12) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Parking, Loading, and Vehicle Storage

- (13) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.
- (14) The off-street parking regulations as contained in [Section 11](#) shall apply.

Permitted Uses in all Zones

- (15) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

- (16) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

- (17) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

- (18) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Usable Open Space

- (19) *Manufactured home parks* shall include a minimum of 10.0 sq. m of *usable open space* per *manufactured home* up to a maximum of 3,000.0 sq. m, as a dedicated communal area.

Vision Clearance at Intersections

- (20) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

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Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

6.5 Low Density Residential – Manufactured Home and Ground-Oriented Dwelling Zone (R-LD5)

6.5.1 Purpose

The purpose of this zone is to provide for low density residential *development* in the form of *manufactured homes*, and ground-oriented dwellings including *single-detached dwellings*, *two-unit dwellings*, triplexes and fourplexes. Dwellings are located on subdivided, urban sized *lots*, with allowances for compatible *accessory uses*.

6.5.2 Permitted Uses

Principal Uses:

- (1) *Dwelling, multi-unit*

- (2) *Dwelling, single-detached*

- (3) *Dwelling, two-unit*

- (4) *Manufactured home*

Accessory Uses:

- (5) *Accessory building*

- (6) *Accessory dwelling unit*

- (7) *Accessory use*

- (8) *Backyard hen keeping*

- (9) *Community care facility*

- (10) *Group home*

- (11) *Home based business, type I*

- (12) *Home based business, type II*

- (13) *Long term rental*

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

6.5.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum number of <i>dwelling units</i> per lot	One of the following: a) One (1) <i>manufactured home</i> with one <i>accessory dwelling unit</i> ; or b) One (1) <i>single-detached dwelling</i> with one <i>accessory dwelling unit</i> ; or c) One (1) <i>two-unit dwelling</i> with each dwelling containing a maximum of one <i>secondary suite</i> ; or d) One (1) <i>multi-unit dwelling</i> with a maximum of four <i>dwelling units</i> .
Minimum Building Setbacks	
(2) Front yard	4.5 m
(3) Rear yard	4.5 m
(4) Side yard	1.5 m, 0.0 m for shared <i>common walls</i>
(5) Flanking side yard <i>abutting a street</i>	3.0 m
Building Height	
(6) Maximum <i>building height</i>	8.0 m, except 10.0 m for <i>multi-unit dwellings</i>
Lot Coverage	
(7) Maximum <i>lot coverage (building)</i>	50%
(8) Maximum <i>lot coverage (impermeable surface coverage)</i>	65%

6.5.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	350.0 sq. m
(2) Minimum <i>lot size, party-wall subdivision</i>	175.0 sq. m
(3) Minimum <i>lot width</i>	11.0 m
(4) Minimum <i>lot width, party-wall subdivision</i>	5.5 m
(5) Minimum <i>lot width, corner lot</i>	12.5 m
(6) Minimum <i>lot width, party-wall subdivision, corner lot</i>	7.0 m

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6.5.5 Conditions of Use

Principal and Accessory Dwelling Units

(1) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Accessory Dwelling Units

(2) The use-specific regulations as contained in [Section 5.2](#) shall apply to all *accessory dwelling units*.

Accessory Buildings

(3) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Backyard Hen Keeping

(4) The use-specific regulations as contained in [Section 5.3](#) shall apply to *backyard hen keeping*.

Beekeeping (Apiculture)

(5) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

(6) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Community Care Facility

(7) *Community care facility* is only permitted within a *single-detached dwelling* or a *two-unit dwelling*.

(8) *Community care facility* is restricted to a maximum of two (2) persons per *sleeping unit*.

(9) *Community care facility* is prohibited on a *lot* that contains a *group home*, or *home based business type II*.

Fences, Retaining Walls, and Similar Features

(10) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Group Home

(11) *Group home* is only permitted within a *single-detached dwelling* or a *two-unit dwelling*.

(12) *Group home* is restricted to a maximum of ten (10) persons with a maximum of six (6) persons who are in care on the premises at any time.

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Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

- (13) *Group home* is prohibited on a *lot* that contains a *community care facility*, or *home based business* type II.

Home Based Businesses

- (14) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

- (15) *Home based business* type II is prohibited within a *dwelling unit* that contains a *community care facility*, or *group home*.

Irregular Shaped Lots

- (16) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Parking, Loading, and Vehicle Storage

- (17) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

- (18) The off-street parking regulations as contained in [Section 11](#) shall apply.

Permitted Uses in all Zones

- (19) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

- (20) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

- (21) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

- (22) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Usable Open Space for Multi-Unit Dwellings

- (23) A minimum of 15.0 sq. m of *usable open space* is required, per *dwelling unit*.

Vision Clearance at Intersections

- (24) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

6.6 Low Density Residential – Tourist Accommodation Zone (R-LD6)

6.6.1 Purpose

The purpose of this zone is to provide for low density residential *development* in the form of ground-oriented housing with compatible *accessory uses* including allowances for small-scale *short term rental* on rural and urban sized *lots*.

6.6.2 Permitted Uses

Principal Uses:

- (1) *Dwelling, multi-unit*

- (2) *Dwelling, single-detached*

- (3) *Dwelling, two-unit*

Accessory Uses:

- (4) *Accessory building*

- (5) *Accessory dwelling unit*

- (6) *Accessory use*

- (7) *Backyard hen keeping*

- (8) *Bed and breakfast*

- (9) *Community care facility*

- (10) *Group home*

- (11) *Home based business, type I*

- (12) *Home based business, type II*

- (13) *Long term rental*

- (14) *Short term rental*

6.6.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum number of <i>dwelling units</i> on <i>lots</i> greater than 280.0 sq. m in size	Four (4)
(2) Maximum number of <i>dwelling units</i> on <i>lots</i> 280.0 sq. m or less in size	Three (3)

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Number of Buildings (excluding *accessory buildings* and *structures*)

(3)	Maximum number of <i>buildings</i> per <i>lot</i>	Two (2)
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Minimum Principal Building Setbacks

(4)	Front yard	4.5 m
(5)	Rear yard	5.0 m
(6)	Side yard	1.5 m
(7)	Flanking side yard <i>abutting</i> a <i>street</i>	3.0 m

Principal Building Height

(8)	Maximum <i>building height</i>	10.0 m
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Lot Coverage

(9)	Maximum <i>lot coverage (building)</i>	50%
(10)	Maximum <i>lot coverage (impermeable surface coverage)</i>	65%

6.6.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	10,000.0 sq. m
(2) Minimum <i>lot width</i>	25.0 m
(3) Minimum <i>lot width, corner lot</i>	27.5 m

6.6.5 Conditions of Use

Principal and Accessory Dwelling Units

(1)	A maximum of one (1) kitchen and one (1) <i>wet bar</i> is permitted per <i>dwelling unit</i> .
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Accessory Dwelling Units

(2)	The use-specific regulations as contained in Section 5.2 shall apply to all <i>accessory dwelling units</i> .
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Accessory Buildings

(3)	The use-specific regulations as contained in Section 5.1 shall apply to all <i>accessory buildings</i> .
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Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Backyard Hen Keeping

- (4) The use-specific regulations as contained in [Section 5.3](#) shall apply to *backyard hen keeping*.

Bed and Breakfast

- (5) The use-specific regulations as contained in [Section 5.5](#) shall apply to all *bed and breakfasts*.
- (6) *Bed and breakfast* is prohibited on a *lot* that contains a *community care facility, group home, home based business type II, or short term rental*.

Beekeeping (Apiculture)

- (7) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

- (8) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Child Care Facility

- (9) *Child care facility* is prohibited on a *lot* that contains a *short term rental*.

Community Care Facility

- (10) *Community care facility* is only permitted within a *single-detached dwelling* or a *two-unit dwelling*.
- (11) *Community care facility* is restricted to a maximum of two (2) persons per *sleeping unit*.
- (12) *Community care facility* is prohibited on a *lot* that contains a *group home, home based business type II, short term rental, or bed and breakfast*.

Fences, Retaining Walls, and Similar Features

- (13) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Group Home

- (14) *Group home* is only permitted within a *single-detached dwelling* or a *two-unit dwelling*.
- (15) *Group home* is restricted to a maximum of ten (10) persons with a maximum of six (6) persons who are in care on the premises at any time.
- (16) *Group home* is prohibited on a *lot* that contains a *community care facility, home based business type II, short term rental, or bed and breakfast*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Home Based Businesses

- (17) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.
- (18) *Home based business* type II is prohibited on a *lot* that contains a *community care facility, group home, short term rental, or bed and breakfast*.

Irregular Shaped Lots

- (19) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Parking, Loading, and Vehicle Storage

- (20) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles, boats, commercial vehicles* and equipment.
- (21) The off-street parking regulations as contained in [Section 11](#) shall apply.

Permitted Uses in all Zones

- (22) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

- (23) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Short Term Rental

- (24) A *short term rental use* is only permitted as an *accessory use* to a *single-detached dwelling* and only one (1) *short term rental* is permitted per *lot*.
- (25) A *short term rental* is not permitted to be undertaken in a carriage or *garden suite*.
- (26) A *short term rental* is not permitted on a *lot* that contains a *community care facility, group home, home based business type II, bed and breakfast, or child care facility*.
- (27) A *short term rental* may have a maximum of four (4) *sleeping units* and a maximum occupancy of eight (8) people at any time within the *dwelling unit* designated as the *short term rental*.
- (28) A *short term rental* shall not change, alter, or detract from the residential character or external appearance of the *single-detached dwelling*.
- (29) A *short term rental* shall not create a nuisance for surrounding *lots*, including, but not limited to, noise, light pollution or traffic that is disruptive to surrounding residents' use and enjoyment of their *lots*.
- (30) A *permanent resident* shall operate the *short term rental* and provide 24 hour property management services for the *short term rental use*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Swimming Pools, Hot Tubs, and Saunas

(31) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(32) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Usable Open Space for Multi-Unit Dwellings

(33) A minimum of 15.0 sq. m of *usable open space* is required, per *dwelling unit*.

Vision Clearance at Intersections

(34) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

6.6.6 Short Term Rental Area



Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

6.6.7 Site-Specific Amendments

- (1) Notwithstanding [Section 6.6.5\(27\)](#), on Lot 1, Section 23, Township 23, Range 2, West of the 6th Meridian, Kootenay District Plan 16318 (PID: 008-991-138; 1502 Mountain View Drive), a *short term rental* may have a maximum of six (6) *sleeping units* with a maximum occupancy of seventeen (17) people at any time within the dwelling.

- (2) Notwithstanding [Section 6.6.5\(30\)](#), on Lot 1, Section 23, Township 23, Range 2, West of the 6th Meridian, Kootenay District Plan 16318 (PID: 008-991-138; 1502 Mountain View Drive), a *short term rental* is required to be operated by a *permanent resident* who resides within a *dwelling unit* on the subject *lot*.

- (3) For those *lots* shown outlined in heavy black and cross-hatched on the map in [Section 6.6.6](#) (excluding Lot 7, Section 23, Township 23, Range 2, West of the 6th Meridian, Kootenay District Plan NEP80224; PID 026-567-121; 1912 Aspen Crescent and Lot 2, Section 23, Township 23, Range 2, West of the 6th Meridian, Kootenay District Plan 80457; PID 026-601-974; 1815 Hay Road) in addition to the regulations described in [Section 6.6.5\(24\)-\(30\)](#) (inclusive), the following is applicable:
 - a. A *short term rental* is only permitted in a *single-detached dwelling* that contains a *secondary suite*.
 - b. A *short term rental* is only permitted when operated by a *permanent resident* residing in either the *single-detached dwelling* or *secondary suite*. The *permanent resident* must be present any time the *short term rental use* is occurring to provide 24 hour property management services.
 - c. A *short term rental* is only permitted on a *lot* where a *residential use* is occurring. The *residential use* must be occurring in the *dwelling unit* that is not being used for the *short term rental use*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

6.7 Low Density Residential – Rural Residential Zone (R-LD7)

6.7.1 Purpose

The purpose of this zone is to provide for low density residential *development* in the form of ground-oriented housing and for compatible *accessory uses* on rural sized *lots*.

6.7.2 Permitted Uses

Principal Uses:

- (1) *Dwelling, multi-unit*

- (2) *Dwelling, single-detached*

- (3) *Dwelling, two-unit*

Accessory Uses:

- (4) *Accessory building*

- (5) *Accessory dwelling unit*

- (6) *Agriculture, general*

- (7) *Accessory use*

- (8) *Bed and breakfast*

- (9) *Community care facility*

- (10) *Group home*

- (11) *Home based business, type I*

- (12) *Home based business, type II*

- (13) *Horticulture*

- (14) *Long term rental*

6.7.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum number of <i>dwelling units</i> on <i>lots</i> greater than 280.0 sq. m in size	Four (4)
(2) Maximum number of <i>dwelling units</i> on <i>lots</i> 280.0 sq. m or less in size	Three (3)

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Number of Buildings (excluding *accessory buildings and structures*)

(3) Maximum number of <i>buildings</i> per <i>lot</i>	Two (2)
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Minimum Principal Building Setbacks

(4) Front yard	6.0 m
(5) Rear yard	7.5 m
(6) Side yard	1.5 m
(7) Flanking side yard <i>abutting a street</i>	3.0 m

Principal Building Height

(8) Maximum <i>building height</i>	10.0 m
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Lot Coverage

(9) Maximum <i>lot coverage (building)</i>	40%
(10) Maximum <i>lot coverage (impermeable surface coverage)</i>	50%

6.7.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	4,000.0 sq. m
(2) Minimum <i>lot width</i>	20.0 m

6.7.5 Conditions of Use

Principal and Accessory Dwelling Units

(1) A maximum of one (1) kitchen and one (1) <i>wet bar</i> is permitted per <i>dwelling unit</i> .

Accessory Dwelling Units

(2) The use-specific regulations as contained in Section 5.2 shall apply to all <i>accessory dwelling units</i> .

Accessory Buildings

(3) The use-specific regulations as contained in Section 5.1 shall apply to all <i>accessory buildings</i> .
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Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Bed and Breakfast

- (4) The use-specific regulations as contained in [Section 5.5](#) shall apply to all *bed and breakfasts*.
- (5) *Bed and breakfast* is prohibited on a *lot* that contains a *community care facility*, *group home*, or *home based business* type II.

Beekeeping (Apiculture)

- (6) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

- (7) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Community Care Facility

- (8) *Community care facility* is only permitted within a *single-detached dwelling* or a *two-unit dwelling*.
- (9) *Community care facility* is restricted to a maximum of two (2) persons per *sleeping unit*.
- (10) *Community care facility* is prohibited on a *lot* that contains a *group home*, *home based business* type II, or *bed and breakfast*.

Fences, Retaining Walls, and Similar Features

- (11) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Group Home

- (12) *Group home* is only permitted within a *single-detached dwelling* or a *two-unit dwelling*.
- (13) *Group home* is restricted to a maximum of ten (10) persons with a maximum of six (6) persons who are in care on the premises at any time.
- (14) *Group home* is prohibited on a *lot* that contains a *community care facility*, *home based business* type II, or *bed and breakfast*.

Home Based Businesses

- (15) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.
- (16) *Home based business* type II is prohibited on a *lot* that contains a *community care facility*, *group home*, or *bed and breakfast*.

Irregular Shaped Lots

- (17) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Parking, Loading, and Vehicle Storage

- (18) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.
- (19) The off-street parking regulations as contained in [Section 11](#) shall apply.

Permitted Uses in all Zones

- (20) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

- (21) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

- (22) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

- (23) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Usable Open Space for Multi-Unit Dwellings

- (24) A minimum of 15.0 sq. m of *usable open space* is required, per *dwelling unit*.

Vision Clearance at Intersections

- (25) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

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Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

6.8 Medium Density Residential – Multi-Unit Rowhouse Zone (R-MD1)

6.8.1 Purpose

The purpose of this zone is to provide for medium density residential *development* in the form of row house dwellings that share a vertical *common wall*, and for compatible *accessory uses* on urban sized *lots*.

6.8.2 Permitted Uses

Principal Uses:

- (1) *Dwelling, multi-unit*

Accessory Uses:

- (2) *Accessory building*
- (3) *Accessory dwelling unit*
- (4) *Accessory use*
- (5) *Backyard hen keeping*
- (6) *Home based business, type I*
- (7) *Long term rental*

6.8.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum number of principal <i>dwelling units</i> per <i>building</i>	Eight (8)
(2) Maximum number of <i>accessory dwelling units</i>	One (1) per principal <i>dwelling unit</i>
(3) Maximum <i>floor area ratio</i>	1.4
Minimum Principal Building Setbacks	
(4) Front yard	3.0 m
(5) Rear yard	4.0 m
(6) Side yard	1.5 m, except 0.0 m for shared <i>common walls</i> , and 3.0 m when <i>abutting</i> a Residential (R) zoned <i>lot</i>
(7) Flanking side yard <i>abutting</i> a <i>street</i>	3.0 m

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Principal Building Height

(8)	Maximum <i>building height</i>	11.0 m
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Lot Coverage

(9)	Maximum <i>lot coverage (building)</i>	60%
(10)	Maximum <i>lot coverage (impermeable surface coverage)</i>	75%

6.8.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	1,500.0 sq. m
(2) Minimum <i>lot size, party-wall subdivision</i>	187.5 sq. m
(3) Minimum <i>lot width</i>	56.0 m
(4) Minimum <i>lot width, party-wall subdivision</i>	6.0 m
(5) Minimum <i>lot width, corner lot</i>	60.0 m
(6) Minimum <i>lot width, party-wall subdivision, corner lot</i>	9.0 m

6.8.5 Conditions of Use

Principal and Accessory Dwelling Units

(1)	A maximum of one (1) kitchen and one (1) <i>wet bar</i> is permitted per <i>dwelling unit</i> .
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Principal Dwelling Units

(2)	All principal <i>dwelling units</i> shall be connected via vertical shared <i>common walls</i> with units arranged side-by-side.
(3)	All principal <i>dwelling units</i> shall be required to provide 1.5 m of inward <i>building articulation</i> so as not to exceed greater than 14.0 m of continuous <i>building face</i> .

Accessory Dwelling Units

(4)	The use-specific regulations as contained in Section 5.2 shall apply to all <i>accessory dwelling units</i> .
(5)	Notwithstanding Section 6.8.5(4) , all <i>garden suites</i> or <i>carriage suites</i> shall be located on a <i>lot</i> that provides direct access to a <i>street</i> or <i>lane</i> from both the <i>front lot line</i> and the <i>rear lot line</i> .
(6)	Notwithstanding Section 6.8.5(4) , where two (2) or more <i>garden suites</i> or <i>carriage suites</i> are connected via shared <i>common walls</i> , the minimum side yard setback is 0.0 m.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Accessory Buildings

(7) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Backyard Hen Keeping

(8) The use-specific regulations as contained in [Section 5.3](#) shall apply to *backyard hen keeping*.

Beekeeping (Apiculture)

(9) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

(10) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Fences, Retaining Walls, and Similar Features

(11) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Home Based Businesses

(12) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Irregular Shaped Lots

(13) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

(14) The general regulations as contained in [Section 4.10](#) for *landscaping* shall apply for all *development*.

Parking, Loading, and Vehicle Storage

(15) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

(16) The off-street parking regulations as contained in [Section 11](#) shall apply.

Permitted Uses in all Zones

(17) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Projections into Minimum Setbacks

(18) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

(19) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(20) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Usable Open Space for Multi-Unit Dwellings

(21) A minimum of 15.0 sq. m of *usable open space* is required, per *dwelling unit*.

(22) Notwithstanding [Section 6.8.5\(21\)](#), if the *lot* is within 50.0 m of a P-1 *lot*, the required *usable open space* is reduced by 25% for principal *dwelling units*.

Vision Clearance at Intersections

(23) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

6.9 Medium Density Residential – Multi-Unit Apartment Zone (R-MD2)

6.9.1 Purpose

The purpose of this zone is to provide for medium density residential *development* in the form of apartment dwellings and for compatible *accessory uses* on urban sized *lots*. Small-scale local commercial is permitted as a minor part of the overall *development*. Apartments are well integrated when located in proximity to low density *development* and generally do not exceed four storeys. All apartment *buildings* within this zone shall be provided as residential rental tenure to ensure adequate supply of rental housing within the *City*.

6.9.2 Permitted Uses

Principal Uses:

- (1) *Dwelling, multi-unit (rental)*

Accessory Uses:

- (2) *Accessory building*
- (3) *Accessory use*
- (4) *Convenience store*
- (5) *Home based business, type I*
- (6) *Long term rental*
- (7) *Office*
- (8) *Professional service establishment*

6.9.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum <i>floor area ratio</i>	2.3
Minimum Principal Building Setbacks	
(2) Front yard	3.0 m
(3) Rear yard	6.0 m
(4) Side yard	3.0 m, except 4.5 m when <i>abutting</i> a Residential (R) zoned <i>lot</i>
(5) Flanking side yard <i>abutting</i> a <i>street</i>	3.0 m

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Principal Building Height

(6)	Maximum <i>building height</i>	13.0 m
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Lot Coverage

(7)	Maximum <i>lot coverage (building)</i>	60%
(8)	Maximum <i>lot coverage (impermeable surface coverage)</i>	65%

6.9.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	1,000.0 sq. m
(2) Minimum <i>lot width</i>	28.0 m
(3) Minimum <i>lot width, corner lot</i>	30.0 m

6.9.5 Conditions of Use

Principal Dwelling Units

- (1) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.
- (2) A minimum of 10% of all *dwelling units* shall be comprised of three-bedroom or greater units.

Accessory Buildings

- (3) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Beekeeping (Apiculture)

- (4) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

- (5) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Convenience Store, Office, and Professional Service Establishment

- (6) The total combined *usable floor space* of *convenience store, office, and professional service establishment* shall not exceed 5% of the total *usable floor space* of the *principal building*.
- (7) *Convenience store, office, and professional service establishment* shall be located on the ground floor of the *principal building* and be fully contained within the *principal building*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Fences, Retaining Walls, and Similar Features

(8) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Home Based Businesses

(9) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Irregular Shaped Lots

(10) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

(11) The general regulations as contained in [Section 4.10](#) for *landscaping* shall apply for all *development*.

(12) Notwithstanding [Section 6.9.5\(11\)](#), if the *lot* is *abutting* a *lot* zoned Residential (R), the *lot* line *abutting* the *lot* zoned Residential (R) shall include a *landscape* buffer at least 1.0 m in width and 1.0 m in height along the entire *abutting lot* line.

Parking, Loading, and Vehicle Storage

(13) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

(14) The off-street parking regulations as contained in [Section 11](#) shall apply.

(15) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

(16) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

(17) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

(18) Notwithstanding [Section 6.9.5\(17\)](#), if the *lot* is *abutting* a *lot* zoned Residential (R), the maximum projection into the required yard that is *abutting* the Residential (R) zoned *lot* is 25%.

Residential Rental Tenure

(19) The tenure of *dwelling units* within this zone shall be limited to *residential rental tenure*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Swimming Pools, Hot Tubs, and Saunas

(20) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(21) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Usable Open Space for Multi-Unit Dwellings

(22) A minimum of 15.0 sq. m of *usable open space* is required, per *dwelling unit*.

(23) Notwithstanding [Section 6.9.5\(22\)](#), if the *lot* is within 50.0 m of a P-1 *lot*, the required *usable open space* is reduced by 25% for principal *dwelling units*.

Vision Clearance at Intersections

(24) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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6.10 Medium Density Residential – Multi-Unit Condominium Zone (R-MD3)

6.10.1 Purpose

The purpose of this zone is to provide for medium density residential *development* in the form of condominium dwellings and for compatible *accessory uses* on urban sized *lots*. Small-scale local commercial is permitted as a minor part of the overall *development*. Condominiums are well integrated when located in proximity to low density *development* and generally do not exceed four storeys. Condominiums may be stratified and each *dwelling unit* within the overall *building(s)* may be owned individually.

6.10.2 Permitted Uses

Principal Uses:

- (1) *Dwelling, multi-unit*

Accessory Uses:

- (2) *Accessory building*
- (3) *Accessory use*
- (4) *Convenience store*
- (5) *Home based business, type I*
- (6) *Long term rental*
- (7) *Office*
- (8) *Professional service establishment*

6.10.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum <i>floor area ratio</i>	2.3
Minimum Principal Building Setbacks	
(2) Front yard	3.0 m
(3) Rear yard	6.0 m
(4) Side yard	3.0 m, except 4.5 m when <i>abutting</i> a Residential (R) zoned <i>lot</i>
(5) Flanking side yard <i>abutting</i> a <i>street</i>	3.0 m

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Principal Building Height

(6)	Maximum <i>building height</i>	13.0 m
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Lot Coverage

(7)	Maximum <i>lot coverage (building)</i>	60%
(8)	Maximum <i>lot coverage (impermeable surface coverage)</i>	65%

6.10.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	1,000.0 sq. m
(2) Minimum <i>lot width</i>	28.0 m
(3) Minimum <i>lot width, corner lot</i>	30.0 m

6.10.5 Conditions of Use

Principal Dwelling Units

(1)	A maximum of one (1) kitchen and one (1) <i>wet bar</i> is permitted per <i>dwelling unit</i> .
(2)	A minimum of 10% of all <i>dwelling units</i> shall be comprised of three-bedroom or greater units.

Accessory Buildings

(3)	The use-specific regulations as contained in Section 5.1 shall apply to all <i>accessory buildings</i> .
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Beekeeping (Apiculture)

(4)	The use-specific regulations as contained in Section 5.4 apply to all beekeeping.
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Building Height Exemptions

(5)	The general regulations as contained in Section 4.2 apply to all <i>buildings</i> with respect to exemptions to the maximum <i>building height</i> .
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Convenience Store, Office, and Professional Service Establishment

(6)	The total combined <i>usable floor space</i> of <i>convenience store, office, and professional service establishment</i> shall not exceed 5% of the total <i>usable floor space</i> of the <i>principal building</i> .
(7)	<i>Convenience store, office, and professional service establishment</i> shall be located on the ground floor of the <i>principal building</i> and be fully contained within the <i>principal building</i> .

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Fences, Retaining Walls, and Similar Features

(8) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Home Based Businesses

(9) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Irregular Shaped Lots

(10) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

(11) The general regulations as contained in [Section 4.10](#) for *landscaping* shall apply for all *development*.

(12) Notwithstanding [Section 6.10.5\(11\)](#), if the *lot* is *abutting* a *lot* zoned Residential (R), the *lot* line *abutting* the *lot* zoned Residential (R) shall include a *landscape* buffer at least 1.0 m in width and 1.0 m in height along the entire *abutting lot* line.

Parking, Loading, and Vehicle Storage

(13) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

(14) The off-street parking regulations as contained in [Section 11](#) shall apply.

(15) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

(16) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

(17) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

(18) Notwithstanding [Section 6.10.5\(17\)](#), if the *lot* is *abutting* a *lot* zoned Residential (R), the maximum projection into the required yard that is *abutting* the Residential (R) zoned *lot* is 25%.

Swimming Pools, Hot Tubs, and Saunas

(19) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Temporary Buildings and Use of a Recreational Vehicle During Construction

(20) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Usable Open Space for Multi-Unit Dwellings

(21) A minimum of 15.0 sq. m of *usable open space* is required, per *dwelling unit*.

(22) Notwithstanding [Section 6.10.5\(21\)](#), if the *lot* is within 50.0 m of a P-1 *lot*, the required *usable open space* is reduced by 25% for principal *dwelling units*.

Vision Clearance at Intersections

(23) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

6.11 High Density Residential – Multi-Unit Apartment Zone (R-HD1)

6.11.1 Purpose

The purpose of this zone is to provide for high density residential *development* in the form of apartment dwellings and for compatible *accessory uses* on urban sized *lots*. Small-scale local commercial is permitted as a minor part of the overall *development*. Apartments are well integrated when located in proximity to low and medium density *development* and generally do not exceed six storeys. All apartment *buildings* within this zone shall be provided as residential rental tenure to ensure adequate supply of rental housing within the *City*.

6.11.2 Permitted Uses

Principal Uses:

- (1) *Dwelling, multi-unit (rental)*

Accessory Uses:

- (2) *Accessory building*
- (3) *Accessory use*
- (4) *Convenience store*
- (5) *Home based business, type I*
- (6) *Long term rental*
- (7) *Office*
- (8) *Professional service establishment*

6.11.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum <i>floor area ratio</i>	3.7
Minimum Principal Building Setbacks	
(2) Front yard	3.0 m
(3) Rear yard	6.0 m
(4) Side yard	3.0 m, except 4.5 m when <i>abutting</i> a Residential (R) zoned <i>lot</i>
(5) Flanking side yard <i>abutting</i> a <i>street</i>	3.0 m

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Principal Building Height

(6)	Maximum <i>building height</i>	19.5 m
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Lot Coverage

(7)	Maximum <i>lot coverage (building)</i>	65%
(8)	Maximum <i>lot coverage (impermeable surface coverage)</i>	70%

6.11.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>	
(1)	Minimum <i>lot size</i>	1,600.0 sq. m
(2)	Minimum <i>lot width</i>	28.0 m
(3)	Minimum <i>lot width, corner lot</i>	30.0 m

6.11.5 Conditions of Use

Principal Dwelling Units

(1)	A maximum of one (1) kitchen and one (1) <i>wet bar</i> is permitted per <i>dwelling unit</i> .
(2)	A minimum of 15% of all <i>dwelling units</i> shall be comprised of three-bedroom or greater units.

Accessory Buildings

(3)	The use-specific regulations as contained in Section 5.1 shall apply to all <i>accessory buildings</i> .
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Beekeeping (Apiculture)

(4)	The use-specific regulations as contained in Section 5.4 apply to all beekeeping.
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Building Height Exemptions

(5)	The general regulations as contained in Section 4.2 apply to all <i>buildings</i> with respect to exemptions to the maximum <i>building height</i> .
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Convenience Store, Office, and Professional Service Establishment

(6)	The total combined <i>usable floor space</i> of <i>convenience store, office, and professional service establishment</i> shall not exceed 5% of the total <i>usable floor space</i> of the <i>principal building</i> .
(7)	<i>Convenience store, office, and professional service establishment</i> shall be located on the ground floor of the <i>principal building</i> and be fully contained within the <i>principal building</i> .

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Fences, Retaining Walls, and Similar Features

(8) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Home Based Businesses

(9) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Irregular Shaped Lots

(10) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

(11) The general regulations as contained in [Section 4.10](#) for *landscaping* shall apply for all *development*.

(12) Notwithstanding [Section 6.11.5\(11\)](#), if the *lot* is *abutting* a *lot* zoned Residential (R) , the *lot* line *abutting* the *lot* zoned Residential (R) shall include a *landscape* buffer at least 1.0 m in width and 1.0 m in height along the entire *abutting lot* line.

Parking, Loading, and Vehicle Storage

(13) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

(14) The off-street parking regulations as contained in [Section 11](#) shall apply.

(15) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

(16) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

(17) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

(18) Notwithstanding [Section 6.11.5\(17\)](#), if the *lot* is *abutting* a *lot* zoned Residential (R), the maximum projection into the required yard that is *abutting* the Residential (R) zoned *lot* is 25%.

Residential Rental Tenure

(19) The tenure of *dwelling units* within this zone shall be limited to *residential rental tenure*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Swimming Pools, Hot Tubs, and Saunas

(20) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(21) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Usable Open Space for Multi-Unit Dwellings

(22) A minimum of 15.0 sq. m of *usable open space* is required, per *dwelling unit*.

(23) Notwithstanding [Section 6.11.5\(22\)](#), if the *lot* is within 50.0 m of a P-1 *lot*, the required *usable open space* is reduced by 25% for principal *dwelling units*.

Vision Clearance at Intersections

(24) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

6.12 High Density Residential – Multi-Unit Condominium Zone (R-HD2)

6.12.1 Purpose

The purpose of this zone is to provide for high density residential *development* in the form of condominium dwellings and for compatible *accessory uses* on urban sized *lots*. Small-scale local commercial is permitted as a minor part of the overall *development*. Apartments are well integrated when located in proximity to low and medium density *development* and generally do not exceed six storeys. Condominiums may be stratified and each *dwelling unit* within the overall *building(s)* may be owned individually.

6.12.2 Permitted Uses

Principal Uses:

- (1) *Dwelling, multi-unit*

Accessory Uses:

- (2) *Accessory building*
- (3) *Accessory use*
- (4) *Convenience store*
- (5) *Home based business, type I*
- (6) *Long term rental*
- (7) *Office*
- (8) *Professional service establishment*

6.12.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum <i>floor area ratio</i>	3.7
Minimum Principal Building Setbacks	
(2) Front yard	3.0 m
(3) Rear yard	6.0 m
(4) Side yard	3.0 m, except 4.5 m when <i>abutting</i> a Residential (R) zoned <i>lot</i>
(5) Flanking side yard <i>abutting</i> a <i>street</i>	3.0 m

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Principal Building Height

(6)	Maximum <i>building height</i>	19.5 m
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Lot Coverage

(7)	Maximum <i>lot coverage (building)</i>	65%
(8)	Maximum <i>lot coverage (impermeable surface coverage)</i>	70%

6.12.4 Subdivision Regulations

Regulation Requirement

(1)	Minimum <i>lot size</i>	1,600.0 sq. m
(2)	Minimum <i>lot width</i>	28.0 m
(3)	Minimum <i>lot width for a corner lot</i>	30.0 m

6.12.5 Conditions of Use

Principal Dwelling Units

- (1) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.
- (2) A minimum of 15% of all *dwelling units* shall be comprised of three-bedroom or greater units.

Accessory Buildings

- (3) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Beekeeping (Apiculture)

- (4) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

- (5) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Convenience Store, Office, and Professional Service Establishment

- (6) The total combined *usable floor space* of *convenience store, office, and professional service establishment* shall not exceed 5% of the total *usable floor space* of the *principal building*.
- (7) *Convenience store, office, and professional service establishment* shall be located on the ground floor of the *principal building* and be fully contained within the *principal building*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Fences, Retaining Walls, and Similar Features

(8) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Home Based Businesses

(9) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Irregular Shaped Lots

(10) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

(11) The general regulations as contained in [Section 4.10](#) for *landscaping* shall apply to all *development*.

(12) Notwithstanding [Section 6.12.5\(11\)](#), if the *lot* is *abutting* a *lot* zoned Residential (R) , the *lot* line *abutting* the *lot* zoned Residential (R) shall include a *landscape* buffer at least 1.0 m in width and 1.0 m in height along the entire *abutting lot* line.

Parking, Loading, and Vehicle Storage

(13) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

(14) The off-street parking regulations as contained in [Section 11](#) shall apply.

(15) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

(16) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

(17) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

(18) Notwithstanding [Section 6.12.5\(17\)](#), if the *lot* is *abutting* a *lot* zoned Residential (R), the maximum projection into the required yard that is *abutting* the Residential (R) zoned *lot* is 25%.

Swimming Pools, Hot Tubs, and Saunas

(19) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Temporary Buildings and Use of a Recreational Vehicle During Construction

(20) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Usable Open Space for Multi-Unit Dwellings

(21) A minimum of 15.0 sq. m of *usable open space* is required, per *dwelling unit*.

(22) Notwithstanding [Section 6.12.5\(21\)](#), if the *lot* is within 50.0 m of a P-1 *lot*, the required *usable open space* is reduced by 25% for principal *dwelling units*.

Vision Clearance at Intersections

(23) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Section 7 – Mixed-Use (MU) and Commercial (C) Zones

7.1 Mixed-Use – Downtown Zone (MU-1)

7.1.1 Purpose

The purpose of this zone is to provide for a mix of residential and retail commercial, *tourist accommodation*, and general commercial *uses* to serve the consumer needs of the entire community. *Buildings* are developed as a mixture of residential and commercial with retail commercial typically located on the ground floor.

7.1.2 Permitted Uses

Principal Uses:

- (1) *Animal clinic, minor*
- (2) *Brewery, cidery, distillery, meadery, or winery*
- (3) *Café*
- (4) *Cannabis retail sales*
- (5) *Convenience store*
- (6) *Dog day care*
- (7) *Dwelling, multi-unit*
- (8) *Emergency and protective services*
- (9) *Entertainment centre*
- (10) *Fitness centre*
- (11) *Funeral parlor*
- (12) *Indoor participant recreation services*
- (13) *Information centre*
- (14) *Library*
- (15) *Liquor store*
- (16) *Mixed-use building*
- (17) *Neighbourhood pub*
- (18) *Night club*
- (19) *Office*
- (20) *Personal service establishment*
- (21) *Post office*

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

(22) *Professional service establishment*

(23) *Public assembly*

(24) *Public parking area*

(25) *Restaurant, dine-in*

(26) *Retail store*

(27) *Retail store, grocery*

(28) *Retail store, pharmaceutical*

(29) *Social club*

(30) *Theatre*

(31) *Tourist accommodation*

(32) *Vehicle sales and rental, light*

Accessory Uses:

(33) *Accessory building*

(34) *Accessory dwelling unit*

(35) *Accessory use*

(36) *Bed and breakfast*

(37) *Employee dwelling unit*

(38) *Fruit and vegetable stand*

(39) *Home based business, type I*

(40) *Long term rental*

(41) *Short term rental*

7.1.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum <i>floor area ratio</i>	2.5

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Minimum Principal Building Setbacks

(2)	Front yard	0.0 m, except 3.0 m when <i>abutting</i> a Residential (R) zoned <i>lot</i>
(3)	Rear yard	0.0 m, except 3.0 m when <i>abutting</i> a Residential (R) zoned <i>lot</i>
(4)	Side yard	0.0 m, except 1.5 m when <i>abutting</i> a Residential (R) zoned <i>lot</i>

Principal Building Height

(5)	Maximum <i>building height</i>	12.0 m
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Lot Coverage

(6)	Maximum <i>lot coverage (building)</i>	100%
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7.1.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	230.0 sq. m
(2) Minimum <i>lot width</i>	7.0 m

7.1.5 Conditions of Use

Accessory Buildings

(1)	The use-specific regulations as contained in Section 5.1 shall apply to all <i>accessory buildings</i> .
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Accessory Dwelling Units

(2)	The use-specific regulations as contained in Section 5.2 shall apply to all <i>accessory dwelling units</i> .
(3)	A maximum of one (1) kitchen and one (1) <i>wet bar</i> is permitted per <i>dwelling unit</i> .

Bed and Breakfast

(4)	The use-specific regulations as contained in Section 5.5 shall apply to all <i>bed and breakfasts</i> .
(5)	A <i>bed and breakfast</i> is not permitted on a <i>lot</i> that contains a <i>short term rental</i> .

Beekeeping (Apiculture)

(6)	The use-specific regulations as contained in Section 5.4 apply to all beekeeping.
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Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Building Height Exemptions

(7) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Cannabis Retail Sales

(8) The use-specific regulations as contained in [Section 5.8](#) shall apply to all *cannabis retail sales*.

Employee Dwelling Unit

(9) An *employee dwelling unit* is only permitted when located on a *lot* that contains a *tourist accommodation use*.

(10) An *employee dwelling unit* located on a *lot* that contains the *use tourist accommodation* must be attached to or located within the *tourist accommodation building*.

(11) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Fences, Retaining Walls, and Similar Features

(12) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Home Based Businesses

(13) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Irregular Shaped Lots

(14) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

(15) The general regulations as contained in [Section 4.10](#) for *landscaping* shall apply for all *development*.

Multi-Unit Dwellings and Mixed-Use Buildings

(16) *Tourist accommodation* and / or *short term rental* is not permitted within a *multi-unit dwelling* or *mixed-use building*.

(17) Ground floor residential is not permitted within *mixed-use buildings*.

(18) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Parking, Loading, and Vehicle Storage

(19) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

(20) The off-street parking regulations as contained in [Section 11](#) shall apply.

(21) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

(22) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

(23) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Short Term Rental

(24) A *short term rental use* is only permitted as an *accessory use* to a *single-detached dwelling* and only one (1) *short term rental* is permitted per *lot*.

(25) A *short term rental* is not permitted on a *lot* that contains a *bed and breakfast*.

(26) A *short term rental* may have a maximum of four (4) *sleeping units* and a maximum occupancy of eight (8) people at any time within the *dwelling unit* designated as the *short term rental*.

(27) A *short term rental* shall not change, alter, or detract from the residential character or external appearance of the *single-detached dwelling*.

(28) A *short term rental* shall not create a nuisance for surrounding *lots*, including, but not limited to, noise, light pollution or traffic that is disruptive to surrounding residents' *use* and enjoyment of their *lots*.

(29) A *permanent resident* shall operate the *short term rental* and provide 24 hour property management services for the *short term rental use*.

Swimming Pools, Hot Tubs, and Saunas

(30) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(31) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Tourist Accommodation

(32) *Tourist accommodation* is not permitted on a *lot* that contains a *bed and breakfast*, or *short term rental use*.

(33) *Tourist accommodation uses* shall be operated by a single professional rental pool manager providing 24 hour property management services including integrated booking, reception, cleaning, laundry, and other services normally associated with the provision and management of *tourist accommodation*. This service must be provided to every *accommodation unit* within the same *building* or group of *buildings* on the same *lot* or in the same strata plan.

Usable Open Space for Multi-Unit Dwellings & Mixed-Use Buildings

(34) A minimum of 5.0 sq. m of *usable open space* is required, per *dwelling unit*.

Vision Clearance at Intersections

(35) The general regulations as contained in [Section 4.4](#) apply to all *development*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

7.2 Mixed-Use – Downtown Fringe Zone (MU-2)

7.2.1 Purpose

The purpose of this zone is to provide for a mix of residential and general commercial *uses* in an area of the *City* that transitions between the downtown core and surrounding residential area. *Buildings* are predominately residential in nature. Those properties immediately bordering the downtown are envisioned as more suitable for retail.

7.2.2 Permitted Uses

Principal Uses:

- (1) *Animal clinic, minor*

- (2) *Brewery, cidery, distillery, meadery, or winery*

- (3) *Cannabis retail sales*

- (4) *Dog day care*

- (5) *Dwelling, multi-unit*

- (6) *Dwelling, single-detached*

- (7) *Fitness centre*

- (8) *Library*

- (9) *Mixed-use building*

- (10) *Office*

- (11) *Personal service establishment*

- (12) *Post office*

- (13) *Professional service establishment*

- (14) *Restaurant, dine-in*

- (15) *Retail store*

- (16) *Retail store, grocery*

- (17) *Retail store, pharmaceutical*

- (18) *Social club*

- (19) *Tourist accommodation*

Accessory Uses:

- (20) *Accessory building*

- (21) *Accessory dwelling unit*

- (22) *Accessory use*

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

(23) *Bed and breakfast*

(24) *Employee dwelling unit*

(25) *Fruit and vegetable stand*

(26) *Home based business, type I*

(27) *Home based business, type II*

(28) *Long term rental*

(29) *Short term rental*

7.2.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum <i>floor area ratio (multi-unit dwelling)</i>	0.8
(2) Maximum <i>floor area ratio (all other uses)</i>	1.5
(3) Maximum number of <i>single-detached dwellings per lot</i>	1
(4) Maximum number of <i>accessory dwelling units per lot that contains a single-detached dwelling</i>	1
Minimum Principal Building Setbacks	
(5) Front yard	0.0 m, except 6.0 m for a <i>residential use</i>
(6) Rear yard	0.0 m, except 6.0 m for a <i>residential use</i> or when <i>abutting</i> a Residential (R) zoned <i>lot</i>
(7) Side yard	0.0 m, except 1.5 m for a <i>residential use</i> or when <i>abutting</i> a Residential (R) zoned <i>lot</i>
Principal Building Height	
(8) Maximum <i>building height</i>	12.0 m, except 10.0 m for <i>single-detached dwellings</i>
Lot Coverage	
(9) Maximum <i>lot coverage (building)</i>	50%
(10) Maximum <i>lot coverage (imperviousness surface coverage)</i>	65%

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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7.2.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot</i> size	550.0 sq. m
(2) Minimum <i>lot width</i>	15.0 m

7.2.5 Conditions of Use

Accessory Buildings

- (1) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Accessory Dwelling Units

- (2) The use-specific regulations as contained in [Section 5.2](#) shall apply to all *accessory dwelling units*.
- (3) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Bed and Breakfast

- (4) The use-specific regulations as contained in [Section 5.5](#) shall apply to all *bed and breakfasts*.
- (5) A *bed and breakfast* is not permitted on a *lot* that contains a *short term rental*.

Beekeeping (Apiculture)

- (6) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

- (7) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Cannabis Retail Sales

- (8) The use-specific regulations as contained in [Section 5.8](#) shall apply to all *cannabis retail sales*.

Employee Dwelling Unit

- (9) An *employee dwelling unit* is only permitted when located on a *lot* that contains a *tourist accommodation use*.
- (10) An *employee dwelling unit* located on a *lot* that contains the *use tourist accommodation* must be attached to or located within the *tourist accommodation building*.
- (11) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Fences, Retaining Walls, and Similar Features

(12) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Home Based Businesses

(13) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Irregular Shaped Lots

(14) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

(15) The general regulations as contained in [Section 4.10](#) for *landscaping* shall apply for all *development*.

Multi-Unit Dwellings and Mixed-Use Buildings

(16) *Tourist accommodation* and / or *short term rental* is not permitted within a *multi-unit dwelling* or *mixed-use building*.

(17) Ground floor residential is not permitted within *mixed-use buildings*.

(18) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Parking, Loading, and Vehicle Storage

(19) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

(20) The off-street parking regulations as contained in [Section 11](#) shall apply.

(21) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

(22) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

(23) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Single-Detached Dwellings

(24) A lot that contains a *mixed-use building*, *commercial building*, or *multi-unit dwelling* is not permitted to contain a *single-detached dwelling*.

(25) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Short Term Rental

(26) A *short term rental use* is only permitted as an *accessory use* to a *single-detached dwelling* and only one (1) *short term rental* is permitted per *lot*.

(27) A *short term rental* is only permitted in a *single-detached dwelling* that contains a *secondary suite*.

(28) A *short term rental* is only permitted when operated by a *permanent resident* residing in either the *single-detached dwelling* or *secondary suite*. The *permanent resident* must be present any time the *short term rental use* is occurring.

(29) A *short term rental* is only permitted on a *lot* where a *residential use* is occurring. The *residential use* must be occurring in the *dwelling unit* that is not being used for the *short term rental use*.

(30) A *short term rental* is not permitted on a *lot* that contains a *bed and breakfast*.

(31) A *short term rental* may have a maximum of four (4) *sleeping units* and a maximum occupancy of eight (8) people at any time within the *dwelling unit* designated as the *short term rental*.

(32) A *short term rental* shall not change, alter, or detract from the residential character or external appearance of the *single-detached dwelling*.

(33) A *short term rental* shall not create a nuisance for surrounding *lots*, including, but not limited to, noise, light pollution or traffic that is disruptive to surrounding residents' use and enjoyment of their *lots*.

(34) A *permanent resident* shall operate the *short term rental* and provide 24 hour property management services for the *short term rental use*.

Swimming Pools, Hot Tubs, and Saunas

(35) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(36) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Tourist Accommodation

- (37) *Tourist accommodation* is not permitted on a *lot* that contains a *bed and breakfast*, or *short term rental use*.
- (38) *Tourist accommodation uses* shall be operated by a single professional rental pool manager providing 24 hour property management services including integrated booking, reception, cleaning, laundry, and other services normally associated with the provision and management of *tourist accommodation*. This service must be provided to every *accommodation unit* within the same *building* or group of *buildings* on the same *lot* or in the same strata plan.

Usable Open Space for Multi-Unit Dwellings & Mixed-Use Buildings

- (39) A minimum of 5.0 sq. m of *usable open space* is required, per *dwelling unit*.

Vision Clearance at Intersections

- (40) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

7.3 Mixed-Use – Scenic Corridor Zone (MU-3)

7.3.1 Purpose

The purpose of this zone is to recognize the existing *development* pattern of commercial and *residential uses* within the scenic corridor along the City’s scenic corridor and facilitate new high quality *development* of mixed-use and higher density *buildings*. Minimal *building setbacks* with parking provided from the rear will provide a high-quality aesthetic along the scenic corridor over time.

7.3.2 Permitted Uses

Principal Uses:

- (1) *Animal clinic, minor*

- (2) *Automotive repair services, light*

- (3) *Cannabis retail sales*

- (4) *Distribution centre*

- (5) *Dog day care*

- (6) *Dwelling, multi-unit*

- (7) *Emergency and protective services*

- (8) *Entertainment centre*

- (9) *Equipment sales, rental, and repair services, light*

- (10) *Fitness centre*

- (11) *Indoor participant recreation services*

- (12) *Information centre*

- (13) *Mixed-use building*

- (14) *Office*

- (15) *Personal service establishment*

- (16) *Professional service establishment*

- (17) *Public assembly*

- (18) *Restaurant, dine-in*

- (19) *Retail store*

- (20) *Retail store, grocery*

- (21) *Retail store, pharmaceutical*

- (22) *Tourist accommodation*

- (23) *Vehicle sales and rental, light*

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Accessory Uses:

- (24) *Accessory building*

- (25) *Accessory dwelling unit*

- (26) *Accessory use*

- (27) *Bed and breakfast*

- (28) *Employee dwelling unit*

- (29) *Fruit and vegetable stand*

- (30) *Home based business, type I*

- (31) *Long term rental*

- (32) *Short term rental*

7.3.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum <i>floor area ratio (multi-unit dwelling and mixed-use buildings)</i>	2.3
(2) Maximum <i>floor area ratio (all other uses)</i>	1.5
Minimum Principal Building Setbacks	
(3) Front yard	3.0 m, except 1.0 m when all parking is provided to the rear of the <i>principal building</i>
(4) Rear yard	3.0 m
(5) Side yard	0.0 m, except 3.0 m when <i>abutting a Residential (R) zoned lot</i>
(6) Flanking side yard <i>abutting a street</i>	1.5 m
Principal Building Height	
(7) Maximum <i>building height</i>	13.0 m for <i>mixed-use building or multi-unit dwelling</i> , 10.0 m for all other
Lot Coverage	
(8) Maximum <i>lot coverage (building)</i>	60%
(9) Maximum <i>lot coverage (imperviousness surface coverage)</i>	65%

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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7.3.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot</i> size	1,000.0 sq. m
(2) Minimum <i>lot width</i>	28.0 m
(3) Minimum <i>lot width, corner lot</i>	30.0 m

7.3.5 Conditions of Use

Accessory Buildings

- (1) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Accessory Dwelling Units

- (2) The use-specific regulations as contained in [Section 5.2](#) shall apply to all *accessory dwelling units*.
- (3) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Automotive Repair Services, Light

- (4) Direct access from the *front lot line* is not permitted unless access is not available from the rear or *side lot line*.
- (5) *Outdoor storage* associated with *automotive repair services, light*, is not permitted within the *front yard setback area*.
- (6) *Automotive repair services, light*, shall not be located closer than 100.0 metres to the boundary of a *lot* where the use *child care facility* is operating.

Bed and Breakfast

- (7) The use-specific regulations as contained in [Section 5.5](#) shall apply to all *bed and breakfasts*.
- (8) A *bed and breakfast* is not permitted on a *lot* that contains a *short term rental*.

Beekeeping (Apiculture)

- (9) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

- (10) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Cannabis Retail Sales

(11) The use-specific regulations as contained in [Section 5.8](#) shall apply to all *cannabis retail sales*.

Employee Dwelling Unit

(12) An *employee dwelling unit* is only permitted when located on a *lot* that contains a *tourist accommodation use*.

(13) An *employee dwelling unit* located on a *lot* that contains the *use tourist accommodation* must be attached to or located within the *tourist accommodation building*.

(14) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Equipment Sales, Rental, and Repair Services, Light

(15) *Outdoor storage* associated with *equipment sales, rental, and repair services, light*, is not permitted within the *front yard setback area*.

Fences, Retaining Walls, and Similar Features

(16) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Home Based Businesses

(17) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Irregular Shaped Lots

(18) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

(19) The general regulations as contained in [Section 4.10](#) for *landscaping* shall apply for all *development*.

Multi-Unit Dwellings and Mixed-Use Buildings

(20) *Tourist accommodation* and / or *short term rental* is not permitted within a *multi-unit dwelling* or *mixed-use building*.

(21) Ground floor residential is not permitted within *mixed-use buildings*.

(22) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Parking, Loading, and Vehicle Storage

- (23) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.
- (24) The off-street parking regulations as contained in [Section 11](#) shall apply.
- (25) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

- (26) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

- (27) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Short Term Rental

- (28) A *short term rental use* is only permitted as an *accessory use* to a *single-detached dwelling* and only one (1) *short term rental* is permitted per *lot*.
- (29) A *short term rental* is not permitted on a *lot* that contains a *bed and breakfast*.
- (30) A *short term rental* may have a maximum of four (4) *sleeping units* and a maximum occupancy of eight (8) people at any time within the *dwelling unit* designated as the *short term rental*.
- (31) A *short term rental* shall not change, alter, or detract from the residential character or external appearance of the *single-detached dwelling*.
- (32) A *short term rental* shall not create a nuisance for surrounding *lots*, including, but not limited to, noise, light pollution or traffic that is disruptive to surrounding residents' use and enjoyment of their *lots*.
- (33) A *permanent resident* shall operate the *short term rental* and provide 24 hour property management services for the *short term rental use*.

Swimming Pools, Hot Tubs, and Saunas

- (34) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

- (35) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Tourist Accommodation

- (36) *Tourist accommodation* is not permitted on a *lot* that contains a *bed and breakfast*, or *short term rental use*.
- (37) *Tourist accommodation uses* shall be operated by a single professional rental pool manager providing 24 hour property management services including integrated booking, reception, cleaning, laundry, and other services normally associated with the provision and management of *tourist accommodation*. This service must be provided to every *accommodation unit* within the same *building* or group of *buildings* on the same *lot* or in the same strata plan.

Usable Open Space for Multi-Unit Dwellings & Mixed-Use Buildings

- (38) A minimum of 5.0 sq. m of *usable open space* is required, per *dwelling unit*.

Vision Clearance at Intersections

- (39) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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7.4 Mixed-Use – Live-Work Zone (MU-4)

7.4.1 Purpose

The purpose of this zone is to allow for a mix of service-oriented commercial *development* combined with residential to allow for individuals to work and reside at the same location. Commercial uses are more impactful than retail commercial found within the downtown and scenic corridor areas of the *City*, but generate less offsite impacts than industrial *development*.

7.4.2 Permitted Uses

Principal Uses:

- (1) *Animal clinic, minor*
- (2) *Auctions*
- (3) *Automotive repair services, light*
- (4) *Brewery, cidery, distillery, meadery, or winery*
- (5) *Café*
- (6) *Cannabis retail sales*
- (7) *Carwash*
- (8) *Contractors yard*
- (9) *Dog day care*
- (10) *Distribution centre*
- (11) *Emergency and protective services*
- (12) *Equipment sales, rental, and repair services, light*
- (13) *Fitness centre*
- (14) *Indoor participant recreation services*
- (15) *Industrial, low impact*
- (16) *Mini-storage building*
- (17) *Mixed-use building*
- (18) *Neighbourhood pub*
- (19) *Nursery*
- (20) *Office*
- (21) *Personal service establishment*
- (22) *Professional service establishment*
- (23) *Public assembly*

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(24) *Restaurant, dine-in*

(25) *Retail store*

(26) *Vehicle sales and rental, light*

(27) *Warehousing*

(28) *Wholesale*

Accessory Uses:

(29) *Accessory building*

(30) *Accessory use*

(31) *Employee dwelling unit*

(32) *Home based business, type I*

(33) *Long term rental*

7.4.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum <i>floor area ratio (mixed-use buildings)</i>	1.2
(2) Maximum <i>floor area ratio (all other uses)</i>	0.8
(3) Maximum amount of <i>employee dwelling units per lot</i>	Two (2), except within a <i>mixed-use building</i> where all <i>dwelling units</i> may be used as an <i>employee dwelling unit</i>
Minimum Principal Building Setbacks	
(4) Front yard	3.0 m
(5) Rear yard	3.0 m
(6) Side yard	3.0 m
Principal Building Height	
(7) Maximum <i>building height</i>	10.0 m, except 8.0 m for detached <i>employee housing dwelling unit</i>
Lot Coverage	
(8) Maximum <i>lot coverage (building)</i>	60%
(9) Maximum <i>lot coverage (imperviousness surface coverage)</i>	65%

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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7.4.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot</i> size	550.0 sq. m
(2) Minimum <i>lot width</i>	15.0 m
(3) Minimum <i>lot width, corner lot</i>	16.5 m

7.4.5 Conditions of Use

Accessory Buildings

- (1) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Auction

- (2) Any *outdoor storage* associated with an *auction* shall be limited to no more than 10% of the *lot area*.
- (3) *Outdoor storage* associated with an *auction* is not permitted within the *front yard setback area*.

Automotive Repair Services, Light

- (4) Any *outdoor storage* associated with *automotive repair services, light*, shall be limited to no more than 10% of the *lot area*.
- (5) *Outdoor storage* associated with *automotive repair services, light*, is not permitted within the *front yard setback area*.
- (6) *Automotive repair services, light*, shall not be located closer than 100.0 metres to the boundary of a *lot* where the use *child care facility* is operating.

Beekeeping (Apiculture)

- (7) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

- (8) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Cannabis Retail Sales

- (9) The use-specific regulations as contained in [Section 5.8](#) shall apply to all *cannabis retail sales*.

Carwash

- (10) A *carwash* is not permitted on a *lot* that is less than 930.0 sq. m in size.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Contractors Yard

- (11) Any *outdoor storage* associated with a *contractors yard* shall be limited to no more than 10% of the *lot area*, and be screened by a 2.0 m high solid non-chain link fence or *landscaped berm*.
- (12) Any assembly work associated with a *contractors yard* shall be carried on in an enclosed *building*.

Employee Dwelling Units

- (13) A detached *employee dwelling unit* is restricted to a maximum *usable floor space* of 120.0 sq. m.
- (14) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Equipment Sales, Rental, and Repair Services, Light

- (15) Any *outdoor storage* associated with *equipment sales, rental, and repair services, light*, shall be limited to no more than 10% of the *lot area*.
- (16) *Outdoor storage* associated with *equipment sales, rental, and repair services, light*, is not permitted within the *front yard setback area*.

Fences, Retaining Walls, and Similar Features

- (17) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Home Based Businesses

- (18) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Irregular Shaped Lots

- (19) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

- (20) The general regulations as contained in [Section 4.10](#) for *landscaping* shall apply to all *development*.

Mixed-use Buildings

- (21) Ground floor residential is not permitted within *mixed-use buildings*.
- (22) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

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Parking, Loading, and Vehicle Storage

- (23) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.
- (24) The off-street parking regulations as contained in [Section 11](#) shall apply.
- (25) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

- (26) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

- (27) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Retail Store

- (28) The maximum *usable floor space* for the *use retail store* is 200.0 sq. m per *lot*.

Swimming Pools, Hot Tubs, and Saunas

- (29) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

- (30) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Usable Open Space for Mixed-Use Buildings

- (31) A minimum of 5.0 sq. m of *usable open space* is required, per *dwelling unit*.

Vision Clearance at Intersections

- (32) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

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7.5 Commercial – Highway Commercial Zone (C-1)

7.5.1 Purpose

The purpose of this zone is to provide for *development* of accommodation and commercial services for members of the travelling public in proper relationship to major thoroughfares and the surrounding area.

7.5.2 Permitted Uses

Principal Uses:

- (1) *Café*

- (2) *Campground*

- (3) *Cannabis retail sales*

- (4) *Carwash*

- (5) *Convenience store*

- (6) *Dog day care*

- (7) *Emergency and protective services*

- (8) *Gasoline station*

- (9) *Information centre*

- (10) *Kennel*

- (11) *Liquor store*

- (12) *Office*

- (13) *Restaurant, dine-in*

- (14) *Restaurant, take-out*

- (15) *Tourist accommodation*

Accessory Uses:

- (16) *Accessory building*

- (17) *Accessory use*

- (18) *Employee dwelling unit*

- (19) *Fruit and vegetable stand*

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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7.5.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum <i>floor area ratio</i>	1.5
(2) Maximum amount of <i>employee dwelling units per lot</i>	One (1), except within a <i>tourist accommodation building</i>
Minimum Principal Building Setbacks	
(3) Front yard	6.0 m
(4) Rear yard	6.0 m
(5) Side yard	6.0 m
Principal Building Height	
(6) Maximum <i>building height</i>	12.0 m, except 8.0 m for detached <i>employee housing dwelling unit</i>
Lot Coverage	
(7) Maximum <i>lot coverage (building)</i>	60%
(8) Maximum <i>lot coverage (imperviousness surface coverage)</i>	65%

7.5.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	550.0 sq. m
(2) Minimum <i>lot width</i>	15.0 m
(3) Minimum <i>lot width, corner lot</i>	16.5 m

7.5.5 Conditions of Use

Accessory Buildings

- (1) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Beekeeping (Apiculture)

- (2) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

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Building Height Exemptions

- (3) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Carwash

- (4) A *carwash* is not permitted on a *lot* that is less than 930.0 sq. m in size.

Campground

- (5) The use-specific regulations as contained in [Section 5.6](#) shall apply to all *campgrounds*.

Cannabis Retail Sales

- (6) The use-specific regulations as contained in [Section 5.8](#) shall apply to all *cannabis retail sales*.

Employee Dwelling Unit

- (7) An *employee dwelling unit* is only permitted when located on a *lot* that contains a *tourist accommodation* or *campground use*.
- (8) An *employee dwelling unit* located on a *lot* that contains the *use tourist accommodation* must be attached to or located within the *tourist accommodation building*.
- (9) An *employee dwelling unit* located on a *lot* that contains the *use campground* must be a detached dwelling, and shall not have a *usable floor space* greater than 120.0 sq. m.
- (10) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Fences, Retaining Walls, and Similar Features

- (11) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Gasoline Stations

- (12) Gasoline service pumps or pump islands shall not be located closer than 4.5 m to any *lot* line.
- (13) All servicing and servicing equipment, other than that normally carried on a pump island, shall be entirely closed within a *building*.
- (14) *Gasoline stations* shall not be located closer than 100.0 metres to the boundary of a *lot* where the use *child care facility* is operating.

Irregular Shaped Lots

- (15) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

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Kennels

(16) The use-specific regulations as contained in [Section 5.10](#) for *kennels* shall be applicable.

Landscaping

(17) The general regulations as contained in [Section 4.10](#) for *landscaping* shall apply to all *development*.

Parking, Loading, and Vehicle Storage

(18) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

(19) The off-street parking regulations as contained in [Section 11](#) shall apply.

(20) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

(21) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

(22) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

(23) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(24) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Tourist Accommodation

(25) *Tourist accommodation uses* shall be operated by a single professional rental pool manager providing 24 hour property management services including integrated booking, reception, cleaning, laundry, and other services normally associated with the provision and management of *tourist accommodation*. This service must be provided to every *accommodation unit* within the same *building* or group of *buildings* on the same *lot* or in the same strata plan.

Usable Open Space for Multi-Unit Dwellings

(26) A minimum of 5.0 sq. m of *usable open space* is required, per *dwelling unit*.

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Vision Clearance at Intersections

- (27) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

7.5.6 Site-Specific Amendments

- (1) The use, *multi-unit dwelling*, is permitted on the South Half of Villa Lot 11, Section 33, Township 23, Range 2, West of the 6th Meridian, Kootenay District, Plan 9551, Except Part included in Plan R257 (PID: 013-696-173; 1891 Fraser Drive)

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7.6 Commercial – Urban Tourist Accommodation Zone (C-2)

7.6.1 Purpose

The purpose of this zone is to provide for *development of tourist accommodation* and commercial services for members of the travelling public in proper relationship to surrounding *uses* centrally located within the community outside of the highway area, downtown core, and scenic corridor.

7.6.2 Permitted Uses

Principal Uses:

- (1) *Dwelling, single-detached*

- (2) *Restaurant, dine-in*

- (3) *Tourist accommodation*

Accessory Uses:

- (4) *Accessory building*

- (5) *Accessory use*

- (6) *Bed and breakfast*

- (7) *Employee dwelling unit*

- (8) *Fruit and vegetable stand*

- (9) *Long term rental*

- (10) *Outdoor participant recreation service*

7.6.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum <i>floor area ratio</i>	1.2
Minimum Principal Building Setbacks	
(2) Front yard	6.0 m
(3) Rear yard	6.0 m
(4) Side yard	3.0 m, except 6.0 m for <i>lots abutting a Residential (R) zoned lot</i>

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Principal Building Height

(5)	Maximum <i>building height</i>	10.5 m
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Lot Coverage

(6)	Maximum <i>lot coverage (building)</i>	60%
(7)	Maximum <i>lot coverage (imperviousness surface coverage)</i>	65%

7.6.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	1,000.0 sq. m
(2) Minimum <i>lot width</i>	20.0 m
(3) Minimum <i>lot width, corner lot</i>	22.0 m

7.6.5 Conditions of Use

Accessory Buildings

(1)	The use-specific regulations as contained in Section 5.1 shall apply to all <i>accessory buildings</i> .
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Bed and Breakfast

(2)	The use-specific regulations as contained in Section 5.5 shall apply to all <i>bed and breakfasts</i> .
(3)	<i>Bed and breakfast</i> is prohibited on a <i>lot</i> that contains a <i>campground</i> or <i>tourist accommodation use</i> .
(4)	Notwithstanding Section 7.6.5(2) , up to a maximum of ten (10) <i>sleeping units</i> may be used for accommodation as part of a <i>bed and breakfast use</i> .
(5)	Notwithstanding Section 11.2(5) , 0.5 <i>parking spaces</i> per <i>sleeping unit</i> are required.

Beekeeping (Apiculture)

(6)	The use-specific regulations as contained in Section 5.4 apply to all beekeeping.
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Building Height Exemptions

(7)	The general regulations as contained in Section 4.2 apply to all <i>buildings</i> with respect to exemptions to the maximum <i>building height</i> .
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Employee Dwelling Unit

- (8) *Employee dwelling unit* is only permitted on a *lot* that contains a *tourist accommodation use*.
- (9) An *employee dwelling unit* located on a *lot* that contains the *use tourist accommodation* must be attached to or located within the *tourist accommodation building*.
- (10) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Fences, Retaining Walls, and Similar Features

- (11) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Irregular Shaped Lots

- (12) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

- (13) The general provisions as contained in [Section 4.10](#) for *landscaping* shall apply to all *development*.

Parking, Loading, and Vehicle Storage

- (14) The general provisions as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, *boats*, *commercial vehicles* and equipment.
- (15) The off-street parking regulations as contained in [Section 11](#) shall apply.
- (16) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

- (17) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

- (18) The general provisions as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

- (19) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

- (20) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

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Tourist Accommodation

-
- (21) *Tourist accommodation* is not permitted on a *lot* that contains a *bed and breakfast use*.
-
- (22) *Tourist accommodation uses* shall be operated by a single professional rental pool manager providing 24 hour property management services including integrated booking, reception, cleaning, laundry, and other services normally associated with the provision and management of *tourist accommodation*. This service must be provided to every *accommodation unit* within the same *building* or group of *buildings* on the same *lot* or in the same strata plan.
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Vision Clearance at Intersections

-
- (23) The general regulations as contained in [Section 4.4](#) shall apply to all *development*.
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Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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7.7 Commercial – Rural Tourist Accommodation Zone (C-3)

7.7.1 Purpose

The purpose of this zone is to provide for the establishment of *tourist accommodation uses* in areas that are in proximity to rural and recreation areas in order to provide accommodation for visitors in the community on the outer limits of the *City*.

7.7.2 Permitted Uses

Principal Uses:

- (1) *Campground*

- (2) *Tourist accommodation*

Accessory Uses:

- (3) *Accessory building*

- (4) *Accessory use*

- (5) *Café*

- (6) *Employee dwelling unit*

- (7) *Outdoor participant recreation service*

- (8) *Personal service establishment*

- (9) *Restaurant, dine-in*

- (10) *Retail store*

7.7.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum <i>floor area ratio</i> on lots greater than 3,500 sq. m in size	1.0
(2) Maximum <i>floor area ratio</i> on lots equal to or less than 3,500 sq m in size	1.5
(3) Maximum number of <i>employee dwelling units</i> per lot	One (1), except within a <i>tourist accommodation building</i>

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Minimum Building Setbacks

(4)	Front yard	6.0 m, except 10.0 m when <i>abutting</i> a <i>lot</i> in the Columbia Shuswap Regional District
(5)	Rear yard	3.0 m, except 6.0 m when <i>abutting</i> a Residential (R) zoned <i>lot</i> , and 10.0 m when <i>abutting</i> a <i>lot</i> in the Columbia Shuswap Regional District
(6)	Side yard	3.0 m, except 6.0 m when <i>abutting</i> a Residential (R) zoned <i>lot</i> , and 10.0 m when <i>abutting</i> a <i>lot</i> in the Columbia Shuswap Regional District

Building Height

(7)	Maximum <i>building height</i>	10.0 m
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Lot Coverage

(8)	Maximum <i>lot coverage (building)</i> on <i>lots</i> greater than 3,500 sq. m in size	20%
(9)	Maximum <i>lot coverage (building)</i> on <i>lots</i> equal to or less than 3,500 sq. m in size	40%
(10)	Maximum <i>lot coverage (impermeable surface coverage)</i> on <i>lots</i> greater than 3,500 sq. m in size	35%
(11)	Maximum <i>lot coverage (impermeable surface coverage)</i> on <i>lots</i> equal to or less than 3,500 sq. m in size	55%

7.7.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	5,000.0 sq. m
(2) Minimum <i>lot width</i>	20.0 m

7.7.5 Conditions of Use

Principal and Accessory Dwelling Units

(1) A maximum of one (1) kitchen and one (1) <i>wet bar</i> is permitted per <i>dwelling unit</i> .

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Accessory Buildings

(2) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Beekeeping (Apiculture)

(3) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

(4) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Café, Personal Service Establishment, Restaurant Dine-in, and Retail Store

(5) *Café, personal service establishment, restaurant, dine-in, and retail store*, are only permitted on a *lot* that contains a *tourist accommodation use*.

(6) *Café, personal service establishment, restaurant, dine-in, and retail store*, shall have a maximum combined *usable floor space* of 250.0 sq. m.

Campground

The use-specific regulations as contained in [Section 5.6](#) shall apply to all *campgrounds*.

Employee Dwelling Unit

(7) An *employee dwelling unit* is only permitted when located on a *lot* that contains a *campground* or a *tourist accommodation use*.

(8) An *employee dwelling unit* located on a *lot* that contains the *use tourist accommodation* must be attached to or located within the *tourist accommodation building*.

(9) An *employee dwelling unit* located on a *lot* that contains the *use campground* must be a detached dwelling, and shall not have a *usable floor space* greater than 120.0 sq. m.

(10) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Fences, Retaining Walls, and Similar Features

(11) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Irregular Shaped Lots

(12) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

(13) The general regulations as contained in [Section 4.10](#) for *landscaping* shall apply to all *development*.

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Parking, Loading, and Vehicle Storage

- (14) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.
- (15) The off-street parking regulations as contained in [Section 11](#) shall apply.
- (16) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

- (17) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

- (18) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

- (19) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

- (20) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Tourist Accommodation

- (21) There shall be a maximum of eight (8) *accommodation units* associated with a *tourist accommodation use*.
- (22) *Tourist accommodation uses* shall be operated by a single professional rental pool manager providing 24 hour property management services including integrated booking, reception, cleaning, laundry, and other services normally associated with the provision and management of *tourist accommodation*. This service must be provided to every *accommodation unit* within the same *building* or group of *buildings* on the same *lot* or in the same strata plan.

Usable Open Space

- (23) A minimum of 10.0 sq. m of *usable open space* is required per each *accommodation unit* for *tourist accommodation uses*.

Vision Clearance at Intersections

- (24) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

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7.8 Commercial – Local Neighbourhood Commercial Zone (C-4)

7.8.1 Purpose

The purpose of this zone is to provide for the establishment of local commercial services outside the downtown, highway, and scenic corridor areas of the City to provide basic services and amenities for residents within immediate vicinity in surrounding residential areas. *Developments* are intended to be small-scale to integrate within the surrounding residential area, and may include residential on the second storey. *Buildings* do not typically exceed three storeys in height.

7.8.2 Permitted Uses

Principal Uses:

- (1) *Animal clinic, minor*

- (2) *Café*

- (3) *Convenience store*

- (4) *Dog day care*

- (5) *Fitness center*

- (6) *Mixed-use building*

- (7) *Office*

- (8) *Personal service establishment*

- (9) *Professional service establishment*

- (10) *Restaurant, dine-in*

- (11) *Retail store, grocery*

- (12) *Retail store, pharmaceutical*

Accessory Uses:

- (13) *Accessory building*

- (14) *Accessory use*

- (15) *Home based business, type I*

- (16) *Fruit and vegetable stand*

- (17) *Long term rental*

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7.8.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum <i>floor area ratio</i>	1.0
(2) Maximum amount of <i>dwelling units</i> within a <i>mixed-use building</i>	Two (2)
Minimum Principal Building Setbacks	
(3) Front yard	3.0 m
(4) Rear yard	3.0 m, except 4.5 m when <i>abutting</i> a Residential (R) zoned <i>lot</i>
(5) Side yard	1.5 m, except 3.0 m when <i>abutting</i> a Residential (R) zoned <i>lot</i>
Principal Building Height	
(6) Maximum <i>building height</i>	12.0 m
Lot Coverage	
(7) Maximum <i>lot coverage (building)</i>	50%
(8) Maximum <i>lot coverage (imperviousness surface coverage)</i>	60%

7.8.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	1,000.0 sq. m
(2) Minimum <i>lot width</i>	20.0 m
(3) Minimum <i>lot width, corner lot</i>	22.0 m

7.8.5 Conditions of Use

Accessory Buildings
(1) The use-specific regulations as contained in Section 5.1 shall apply to all <i>accessory buildings</i> .
Beekeeping (Apiculture)
(2) The use-specific regulations as contained in Section 5.4 apply to all beekeeping.

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Building Height Exemptions

- (3) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Cannabis Retail Sales

- (4) The use-specific regulations as contained in [Section 5.8](#) shall apply to all *cannabis retail sales*.

Fences, Retaining Walls, and Similar Features

- (5) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Home Based Businesses

- (6) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Irregular Shaped Lots

- (7) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

- (8) The general regulations as contained in [Section 4.10](#) for *landscaping* shall apply to all *development*.

Mixed-use Building

- (9) Ground floor residential is not permitted within *mixed-use buildings*.
 (10) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Parking, Loading, and Vehicle Storage

- (11) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.
 (12) The off-street parking regulations as contained in [Section 11](#) shall apply.
 (13) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

- (14) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

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Projections into Minimum Setbacks

(15) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

(16) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(17) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Usable Open Space for Mixed-Use Buildings

(18) A minimum of 5.0 sq. m of *usable open space* is required, per *dwelling unit*.

Vision Clearance at Intersections

(19) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

7.8.6 Site-Specific Amendments

(1) The *use, cannabis retail sales, liquor store, and neighbourhood pub* are permitted on Lot 1, Section 33, Township 23, Range 2, West of the 6th Meridian, Kootenay District Plan NEP66856 (PID: 024-787-426; 2108 Big Eddy Road)

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Section 8 – Industrial (I) Zones

8.1 Industrial – Low Impact Zone (I-1)

8.1.1 Purpose

The purpose of this zone is to provide for the accommodation of service commercial, light industrial, and light manufacturing / processing *uses* under conditions intended to minimize land use conflict with surrounding properties. Activities are generally carried on indoors with strict conditions associated with any outside storage. There should be minimal offsite impacts that span beyond the boundaries of the *buildings* on the subject *lot*.

8.1.2 Permitted Uses

Principal Uses:

- (1) *Animal clinic, major*

- (2) *Animal clinic, minor*

- (3) *Auctions*

- (4) *Automotive repair services, heavy*

- (5) *Automotive repair services, light*

- (6) *Brewery, cidery, distillery, meadery, or winery*

- (7) *Bulk fuel storage depot*

- (8) *Café*

- (9) *Cannabis production facility*

- (10) *Carwash*

- (11) *Contractors yard*

- (12) *Distribution centre*

- (13) *Dog day care*

- (14) *Equipment sales, rental, and repair services, heavy*

- (15) *Equipment sales, rental, and repair services, light*

- (16) *Fitness centre*

- (17) *Kennel*

- (18) *Indoor participant recreation services*

- (19) *Industrial, low impact*

- (20) *Mini storage building*

- (21) *Modular and manufactured home sales*

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- (22) *Nursery*

- (23) *Office*

- (24) *Personal service establishment*

- (25) *Public assembly*

- (26) *Professional service establishment*

- (27) *Restaurant, dine-in*

- (28) *Vehicle sales and rental, light*

- (29) *Warehousing*

- (30) *Wholesale*

Accessory Uses:

- (31) *Accessory building*

- (32) *Accessory use*

- (33) *Employee dwelling unit*

8.1.3 Development Regulations

Regulation

Requirement

Density

- (1) Maximum amount of *employee dwelling units* per lot One (1)

Minimum Principal Building Setbacks

- (2) Front yard 6.0 m, except 10.0 m when *abutting* a Residential (R) *zoned lot*

- (3) Rear yard 3.0 m, except 10.0 m when *abutting* a Residential (R) *zoned lot*

- (4) Side yard 3.0 m, except 10.0 m when *abutting* a Residential (R) *zoned lot*

Principal Building Height

- (5) Maximum *building height* 12.0 m, except 8.0 m for detached *employee dwelling unit*

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Lot Coverage

(6)	Maximum <i>lot coverage (building)</i>	50%
(7)	Maximum <i>lot coverage (imperviousness surface coverage)</i>	60%

8.1.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	1,000.0 sq. m
(2) Minimum <i>lot width</i>	20.0 m
(3) Minimum <i>lot width, corner lot</i>	22.0 m

8.1.5 Conditions of Use

Accessory Buildings

- (1) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Auction

- (2) Any *outdoor storage* associated with an *auction use* shall be limited to no more than 20% of the *lot area*.
- (3) *Outdoor storage* associated with an *auction use* is not permitted within the *front yard setback area*.

Automotive Repair Services, Light, and Automotive Repair Services, Heavy

- (4) Any *outdoor storage* associated with *automotive repair services, light*, or *automotive repair services, heavy*, use shall be limited to no more than 20% of the *lot area*.
- (5) *Outdoor storage* associated with *automotive repair services, light*, or *automotive repair services, heavy*, use is not permitted within the *front yard setback area*.
- (6) *Automotive repair services, light*, and *automotive repair services, heavy*, shall not be located closer than 100.0 metres to the boundary of a *lot* where the use *child care facility* is operating.

Beekeeping (Apiculture)

- (7) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

- (8) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

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Cannabis Production Facility

(9) The use-specific regulations as contained in [Section 5.7](#) shall apply to all *cannabis production facilities*.

Carwash

(10) A *carwash* is not permitted on a *lot* that is less than 930.0 sq. m in size.

Contractors Yard

(11) Any assembly work associated with a *contractors yard* shall be carried on in an enclosed *building*.

(12) Any *outdoor storage* associated with a *contractors yard use* shall be limited to no more than 20% of the *lot area*, and be screened by a 2.0 m high solid non-chain link fence or *landscaped berm*.

(13) Any *outdoor storage* associated with a *contractors yard use* is not permitted within the *front yard setback area*.

Employee Dwelling Units

(14) An *employee dwelling unit* is restricted to a maximum *usable floor space* of 120.0 sq. m.

(15) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Equipment Sales, Rental, and Repair Services, Light and Equipment Sales, Rental, and Repair Services, Heavy

(16) Any *outdoor storage* associated with *equipment sales, rental, and repair services, light, or equipment sales, rental, and repair services, heavy use* shall be limited to no more than 20% of the *lot area*.

(17) *Outdoor storage* associated with *equipment sales, rental, and repair services, light, or equipment sales, rental, and repair services, heavy use* is not permitted within the *front yard setback area*.

Fences, Retaining Walls, and Similar Features

(18) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Irregular Shaped Lots

(19) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Kennels

(20) The use-specific regulations as contained in [Section 5.10](#) shall apply to all *kennels*.

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Landscaping

(21) The general regulations as contained in [Section 4.10](#) for *landscaping* shall apply to all *development*.

Parking, Loading, and Vehicle Storage

(22) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

(23) The off-street parking regulations as contained in [Section 11](#) shall apply.

(24) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

(25) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

(26) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

(27) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(28) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Vision Clearance at Intersections

(29) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

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8.2 Industrial – Medium Impact Zone (I-2)

8.2.1 Purpose

The purpose of this zone is to provide for the accommodation of service commercial as well as heavy industrial and manufacturing / processing. Activities are generally carried on indoors and outdoors. Offsite impacts are likely to extend beyond the boundaries of the *lot* with high likelihood to create impacts for surrounding properties including noise, dust, odours, and vibration associated with the nature of the permitted *uses*.

8.2.2 Permitted Uses

Principal Uses:

- (1) *Animal clinic, major*

- (2) *Animal clinic, minor*

- (3) *Auctions*

- (4) *Automotive repair services, heavy*

- (5) *Automotive repair services, light*

- (6) *Brewery, cidery, distillery, meadery, or winery*

- (7) *Bulk fuel storage depot*

- (8) *Café*

- (9) *Cannabis production facility*

- (10) *Carwash*

- (11) *Contractors yard*

- (12) *Distribution centre*

- (13) *Dog day care*

- (14) *Equipment sales, rental, and repair services, heavy*

- (15) *Equipment sales, rental, and repair services, light*

- (16) *Fitness centre*

- (17) *Kennel*

- (18) *Indoor participant recreation services*

- (19) *Industrial, low impact*

- (20) *Industrial, medium impact*

- (21) *Mini storage building*

- (22) *Modular and manufactured home sales*

- (23) *Nursery*

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- (24) Office

- (25) Outdoor storage

- (26) Personal service establishment

- (27) Public assembly

- (28) Professional service establishment

- (29) Recycling depot

- (30) Vehicle sales and rental, heavy

- (31) Vehicle sales and rental, light

- (32) Warehousing

- (33) Wholesale

Accessory Uses:

- (34) Accessory building

- (35) Accessory use

- (36) Employee dwelling unit

8.2.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum amount of <i>employee dwelling units</i> per lot	One (1)
Minimum Principal Building Setbacks	
(2) Front yard	6.0 m, except 10.0 m when <i>abutting</i> a Residential (R) zoned lot
(3) Rear yard	3.0 m, except 10.0 m when <i>abutting</i> a Residential (R) zoned lot
(4) Side yard	3.0 m, except 10.0 m when <i>abutting</i> a Residential (R) zoned lot
Principal Building Height	
(5) Maximum <i>building height</i>	12.0 m, except 8.0 m for detached <i>employee dwelling unit</i>

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Lot Coverage

(6)	Maximum <i>lot coverage (building)</i>	50%
(7)	Maximum <i>lot coverage (imperviousness surface coverage)</i>	60%

8.2.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	1,000.0 sq. m
(2) Minimum <i>lot width</i>	20.0 m
(3) Minimum <i>lot width, corner lot</i>	22.0 m

8.2.5 Conditions of Use

Accessory Buildings

- (1) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Auction

- (2) *Outdoor storage* associated with an *auction use* is not permitted within the *front yard setback area*.

Automotive Repair Services, Light, and Automotive Repair Services, Heavy

- (3) *Outdoor storage* associated with *automotive repair services, light, or automotive repair services, heavy use* is not permitted within the *front yard setback area*.
- (4) *Automotive repair services, light, and automotive repair services, heavy*, shall not be located closer than 100.0 metres to the boundary of a *lot* where the use *child care facility* is operating.

Beekeeping (Apiculture)

- (5) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

- (6) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Cannabis Production Facility

- (7) The use-specific as contained in [Section 5.7](#) shall apply to all *cannabis production facilities*.

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Carwash

(8) A carwash is not permitted on a lot that is less than 930.0 sq. m in size.

Contractors Yard

(9) Any outdoor storage associated with a contractors yard use is not permitted within the front yard setback area.

Employee Dwelling Units

(10) An employee dwelling unit is restricted to a maximum usable floor space of 120.0 sq. m.

(11) A maximum of one (1) kitchen and one (1) wet bar is permitted per dwelling unit.

Equipment Sales, Rental, and Repair Services, Light and Equipment Sales, Rental, and Repair Services, Heavy

(12) Outdoor storage associated with equipment sales, rental, and repair services, light, or equipment sales, rental, and repair services, heavy use is not permitted within the front yard setback area.

Fences, Retaining Walls, and Similar Features

(13) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Irregular Shaped Lots

(14) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped lots.

Kennels

(15) The use-specific regulations as contained in [Section 5.10](#) shall apply to all kennels.

Landscaping

(16) The general regulations as contained in [Section 4.10](#) for landscaping shall apply to all development.

Outdoor Storage

(17) All areas associated with the use outdoor storage shall be screened by a 2.0 m high solid non-chain link fence or landscaped berm.

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Parking, Loading, and Vehicle Storage

- (18) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.
- (19) The off-street parking regulations as contained in [Section 11](#) shall apply.
- (20) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

- (21) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

- (22) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

- (23) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

- (24) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Vision Clearance at Intersections

- (25) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

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8.3 Industrial – High Impact Zone (I-3)

8.3.1 Purpose

The purpose of this zone is to provide for the accommodation of general industrial and manufacturing uses. Activities are generally carried on indoors and outdoors with greater allowances for outside storage than the Light Impact Industrial zone. High impact industrial uses will result in noise, dust, vibration, and odours associated with the permitted use.

8.3.2 Permitted Uses

Principal Uses:

- (1) *Animal clinic, major*

- (2) *Animal clinic, minor*

- (3) *Auctions*

- (4) *Automotive repair services, heavy*

- (5) *Automotive repair services, light*

- (6) *Automotive wrecking yard*

- (7) *Brewery, cidery, distillery, meadery, or winery*

- (8) *Bulk fuel storage depot*

- (9) *Café*

- (10) *Cannabis production facility*

- (11) *Carwash*

- (12) *Contractors yard*

- (13) *Distribution centre*

- (14) *Dog day care*

- (15) *Equipment sales, rental, and repair services, heavy*

- (16) *Equipment sales, rental, and repair services, light*

- (17) *Fitness centre*

- (18) *Kennel*

- (19) *Indoor participant recreation services*

- (20) *Industrial, low impact*

- (21) *Industrial, medium impact*

- (22) *Industrial, high impact*

- (23) *Mini storage building*

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- (24) *Modular and manufactured home sales*

- (25) *Nursery*

- (26) *Office*

- (27) *Outdoor storage*

- (28) *Personal service establishment*

- (29) *Public assembly*

- (30) *Professional service establishment*

- (31) *Recycling depot*

- (32) *Recycling plant*

- (33) *Sawmill*

- (34) *Solid waste facility*

- (35) *Utilities, major*

- (36) *Vehicle sales and rental, heavy*

- (37) *Vehicle sales and rental, light*

- (38) *Warehousing*

- (39) *Wholesale*

Accessory Uses:

- (40) *Accessory building*

- (41) *Accessory use*

- (42) *Employee dwelling unit*

8.3.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum amount of <i>employee dwelling units</i> per lot	One (1)
Minimum Principal Building Setbacks	
(2) Front yard	6.0 m, except 10.0 m when <i>abutting</i> a Residential (R) zoned lot
(3) Rear yard	3.0 m, except 10.0 m when <i>abutting</i> a Residential (R) zoned lot
(4) Side yard	3.0 m, except 10.0 m when <i>abutting</i> a Residential (R) zoned lot

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Principal Building Height

(5)	Maximum <i>building height</i>	12.0 m, except 8.0 m for detached <i>employee dwelling unit</i>
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Lot Coverage

(6)	Maximum <i>lot coverage (building)</i>	50%
(7)	Maximum <i>lot coverage (imperviousness surface coverage)</i>	60%

8.3.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	1,000.0 sq. m
(2) Minimum <i>lot width</i>	20.0 m
(3) Minimum <i>lot width, corner lot</i>	22.0 m

8.3.5 Conditions of Use

Accessory Buildings

- (1) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Auction

- (2) *Outdoor storage* associated with an *auction use* is not permitted within the *front yard setback area*.

Automotive Repair Services, Light, and Automotive Repair Services, Heavy

- (3) *Outdoor storage* associated with *automotive repair services, light*, or *automotive repair services, heavy use* is not permitted within the *front yard setback area*.
- (4) *Automotive repair services, light*, and *automotive repair services, heavy*, shall not be located closer than 100.0 metres to the boundary of a *lot* where the use *child care facility* is operating.

Beekeeping (Apiculture)

- (5) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

- (6) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

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Cannabis Production Facility

(7) The use-specific regulations as contained in [Section 5.7](#) shall apply to all *cannabis production facilities*.

Carwash

(8) A *carwash* is not permitted on a *lot* that is less than 930.0 sq. m in size.

Contractors Yard

(9) Any *outdoor storage* associated with a *contractors yard use* is not permitted within the *front yard setback area*.

Employee Dwelling Units

(10) An *employee dwelling unit* is restricted to a maximum *usable floor space* of 120.0 sq. m.

(11) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Equipment Sales, Rental, and Repair Services, Light and Equipment Sales, Rental, and Repair Services, Heavy

(12) *Outdoor storage* associated with *equipment sales, rental, and repair services, light, or equipment sales, rental, and repair services, heavy*, is not permitted within the *front yard setback area*.

Fences, Retaining Walls, and Similar Features

(13) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Industrial, High Impact

(14) *Industrial, high impact*, shall not be located closer than 100.0 metres to the boundary of a *lot* where the use *child care facility* is operating.

Irregular Shaped Lots

(15) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Kennels

(16) The use-specific regulations as contained in [Section 5.10](#) shall apply to all *kennels*.

Landscaping

(17) The general regulations as contained in [Section 4.10](#) for *landscaping* shall apply to all *development*.

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Outdoor Storage

(18) All areas associated with the *use outdoor storage* shall be screened by a 2.0 m high solid non-chain link fence or *landscaped berm*.

Parking, Loading, and Vehicle Storage

(19) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

(20) The off-street parking regulations as contained in [Section 11](#) shall apply.

(21) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

(22) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

(23) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Sawmill

(24) The *use, sawmill*, shall not be located closer than 100.0 metres to the boundary of a *lot* where the *use child care facility* is operating.

Solid Waste Facility

(25) The *use, solid waste facility*, shall not be located closer than 100.0 metres to the boundary of a *lot* where the *use child care facility* is operating.

Swimming Pools, Hot Tubs, and Saunas

(26) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(27) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Vision Clearance at Intersections

(28) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

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8.4 Industrial – Airport Zone (I-4)

8.4.1 Purpose

The purpose of this zone is to provide for the accommodation of an *airport* and associated industrial activities. Offsite impacts may extend beyond *buildings* and the boundaries of the *lot*. *Airport uses* often result in noise, vibration, and odours associated with the permitted *uses*.

8.4.2 Permitted Uses

Principal Uses:

- (1) *Airport*
- (2) *Educational facility*
- (3) *Emergency and protective services*
- (4) *Industrial, low impact*
- (5) *Industrial, medium impact*
- (6) *Office*
- (7) *Professional service establishment*
- (8) *Warehousing*

Accessory Uses:

- (9) *Accessory building*
- (10) *Accessory use*

8.4.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Minimum Principal Building Setbacks	
(1) Front yard	10.0 m
(2) Rear yard	10.0 m
(3) Side yard	10.0 m
Principal Building Height	
(4) Maximum <i>building height</i>	12.0 m
Lot Coverage	
(5) Maximum <i>lot coverage (building)</i>	50%

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8.4.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot</i> size	1,000.0 sq. m
(2) Minimum <i>lot width</i>	20.0 m
(3) Minimum <i>lot width, corner lot</i>	22.0 m

8.4.5 Conditions of Use

Accessory Buildings

(1) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Beekeeping (Apiculture)

(2) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

(3) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Fences, Retaining Walls, and Similar Features

(4) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Irregular Shaped Lots

(5) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Parking, Loading, and Vehicle Storage

(6) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

(7) The off-street parking regulations as contained in [Section 11](#) shall apply.

(8) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

(9) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

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Projections into Minimum Setbacks

(10) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

(11) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings

(12) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings*.

Vision Clearance at Intersections

(13) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

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8.5 Industrial – Rural Recreation and Natural Resource Zone (I-5)

8.5.1 Purpose

The purpose of this zone is to provide for rural resource lands that support forest and wild lands, as well as forestry, mining, recreational, and water use activities.

8.5.2 Permitted Uses

Principal Uses:

- (1) *Agriculture, general*

- (2) *Campground*

- (3) *Dwelling, single-detached*

- (4) *Firing range*

- (5) *Horticulture*

- (6) *Industrial, high impact*

- (7) *Kennel*

- (8) *Nursery*

- (9) *Outdoor participant recreation services*

- (10) *Recycling depot*

- (11) *Recycling plant*

- (12) *Solid waste facility*

Accessory Uses:

- (13) *Accessory building*

- (14) *Accessory use*

8.5.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum amount of <i>single-detached dwellings per lot</i>	One (1)
Minimum Principal Building Setbacks	
(2) Front yard	10.0 m
(3) Rear yard	10.0 m
(4) Side yard	10.0 m

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Principal Building Height

(5) Maximum *building height* 10.0 m

Lot Coverage

(6) Maximum *lot coverage (building)* 10%

8.5.4 Subdivision Regulations

Regulation

Requirement

(1) Minimum *lot size* 60,000.0 sq. m

8.5.5 Conditions of Use

Accessory Buildings

(1) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Principal Dwelling Units

(2) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Beekeeping (Apiculture)

(3) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

(4) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Fences, Retaining Walls, and Similar Features

(5) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Industrial, High Impact, Recycling Plant, and Solid Waste Facility

(6) *Industrial, high impact*, shall not be located closer than 100.0 metres to the boundary of a *lot* where the use *child care facility* is operating.

(7) *Recycling plant*, shall not be located closer than 100.0 metres to the boundary of a *lot* where the use *child care facility* is operating.

(8) The use, *solid waste facility*, shall not be located closer than 100.0 metres to the boundary of a *lot* where the use *child care facility* is operating.

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Irregular Shaped Lots

(9) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Parking, Loading, and Vehicle Storage

(10) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

(11) The off-street parking regulations as contained in [Section 11](#) shall apply.

(12) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

(13) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

(14) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

(15) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(16) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Vision Clearance at Intersections

(17) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

8.5.6 Site-Specific Amendments

(1) Notwithstanding [Section 8.5.2](#), the *uses industrial, high impact, recycling depot, recycling plant, and solid waste facility*, are not permitted on That Part of Lot 2 which lies to the north of a line bisecting the easterly and westerly boundaries of the said lot to which is assigned Parcel A (See 1953371), Lot 2, Section 24, Township 2, Range 2, West of the 6th Meridian, Kootenay District Plan 6130 (PID: 014-217-937; 1906 Camozzi Road).

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Section 9 – Environment and Rural Recreation (E) and Public Use (P) Zones

9.1 Environment and Rural Recreation – Environmental and Rural Recreation Zone (E-1)

9.1.1 Purpose

This zone applies to land which, due to topography, environmental sensitivity and remoteness, is only suitable for small-scale, low impact, rural recreational uses, and large parcels.

9.1.2 Permitted Uses

Principal Uses:

- (1) *Campground*

- (2) *Outdoor participant recreation services*

Accessory Uses:

- (3) *Accessory use*

9.1.3 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot</i> size	60,000.0 sq. m

9.1.4 Conditions of Use

Accessory Use

- (1) *Accessory uses* are limited to low impact trails that are not developed with concrete, asphalt, or other similar non-permeable surfaces.

Beekeeping (Apiculture)

- (2) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Campground

- (3) The use-specific regulations as contained in [Section 5.6](#) shall not apply to *campgrounds* within this zone.

- (4) No *campground* is permitted within 30.0 m of a sensitive aquatic environmental feature including a lake, stream, creek, river, or any other body of water, regardless of whether or not said body of water qualifies as a riparian area under the Riparia Area Protection Regulation.

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- (5) No *campground* is permitted within 30.0 m of a sensitive terrestrial environmental feature including forested ecosystems that provide habitat to nesting bird species and other terrestrial organisms as determined by a Qualified Environmental Professional.

- (6) A maximum of one (1) *building* is permitted that is associated with the *campground* use for the purposes of a reception or *office* area, and shall be limited to a maximum *gross floor area* of 15.0 sq. m in size and have a maximum *building height* of 3.0 m.

- (7) All *campground* sites shall be limited to tent only *campgrounds*. Sites for *recreational vehicles* shall not be permitted.

Fences, Retaining Walls, and Similar Features

- (8) The general regulations as contained in [Section 4.8](#) shall not apply to all fences, retaining walls, and similar features in this zone.

- (9) No fencing, retaining walls, or similar features are permitted in this zone unless it is required to enhance, promote, or maintain existing environmental conditions or to protect the land from hazards.

Outdoor Participant Recreation Services

- (10) *Outdoor participant recreation service* is not permitted within 30.0 m of a sensitive aquatic environmental feature including a lake, stream, creek, river, or any other body of water, regardless of whether or not said body of water qualifies as a riparian area under the Riparia Area Protection Regulation.

- (11) *Outdoor participant recreation service* is not permitted within 30.0 m of a sensitive terrestrial environmental feature including forested ecosystems that provide habitat to nesting bird species and other terrestrial organisms as determined by a Qualified Environmental Professional.

- (12) No *buildings* or *structures* are permitted in association with the provision of *outdoor participant recreation services*.

- (13) Swimming pools are not permitted in association with the provision of *outdoor participant recreation services*.

Permitted Uses in all Zones

- (14) Notwithstanding [Section 4.1](#) with respect to *uses* permitted in all zones, child care facility, *playgrounds*, public *parks*, *minor utilities*, bus stops or shelters, electric vehicle charging stations, swimming pools, hot tubs, saunas, mailboxes, *temporary buildings*, municipal *buildings*, and *public works yards* are not permitted within this zone.

Vision Clearance at Intersections

- (15) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

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9.2 Public Use – Parks and Public Use Zone (P-1)

9.2.1 Purpose

The purpose of this zone is to provide for areas and *uses* that provide social, cultural, and recreational amenities to the community.

9.2.2 Permitted Uses

Principal Uses:

- (1) *Campground*

- (2) *Cemetery / Crematorium*

- (3) *Fair grounds*

- (4) *Fitness centre*

- (5) *Golf course*

- (6) *Indoor participant recreation services*

- (7) *Information centre*

- (8) *Library*

- (9) *Outdoor participant recreation services*

- (10) *Playground*

- (11) *Public assembly*

- (12) *Riding academy*

Accessory Uses:

- (13) *Accessory building*

- (14) *Accessory use*

- (15) *Employee dwelling unit*

9.2.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum amount of <i>employee dwelling units</i> per lot	Two (2)

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Minimum Principal Building Setbacks

(2)	Front yard	1.0 m
(3)	Rear yard	1.0 m
(4)	Side yard	1.0 m

9.2.4 Conditions of Use

Accessory Buildings

(1) The use-specific regulations as contained in [Section 5.1](#) shall not apply to *accessory buildings* within this zone.

Beekeeping (Apiculture)

(2) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

(3) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Campground

(4) The use-specific regulations as contained in [Section 5.6](#) shall not apply to *campgrounds* within this zone.

Employee Dwelling Units

(5) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Fences, Retaining Walls, and Similar Features

(6) The general regulations as contained in [Section 4.8](#) shall not apply to all fences, retaining walls, and similar features within this zone.

Irregular Shaped Lots

(7) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Parking, Loading, and Vehicle Storage

(8) The general regulations as contained in [Section 4.6](#) shall not apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment within this zone.

(9) The off-street parking regulations as contained in [Section 11](#) shall not apply to *development* within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

- (10) The off-street loading regulations as contained in [Section 12](#) shall not apply to *development* within this zone.

Permitted Uses in all Zones

- (11) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

- (12) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

- (13) The general regulations as contained in [Section 4.9](#) shall not apply to all swimming pools, hot tubs, and saunas within this zone.

Temporary Buildings and Use of a Recreational Vehicle During Construction

- (14) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Vision Clearance at Intersections

- (15) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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9.3 Public Use – Institutional Zone (P-2)

9.3.1 Purpose

The purpose of this zone is to provide for areas and *uses* that provide for health, social, educational, as well as other services and amenities to the community. Services are generally provided by government or non-profit organizations.

9.3.2 Permitted Uses

Principal Uses:

- (1) *Community care facility*
- (2) *Dwelling, multi-unit*
- (3) *Dwelling, single-detached*
- (4) *Dwelling, two-unit*
- (5) *Educational facility*
- (6) *Emergency and protective services*
- (7) *Hospital*
- (8) *Information centre*
- (9) *Library*
- (10) *Office*
- (11) *Place of worship*
- (12) *Public assembly*
- (13) *Professional service establishment*

Accessory Uses:

- (14) *Accessory building*
- (15) *Accessory use*
- (16) *Group home*

9.3.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum <i>floor area ratio</i>	1.2
(2) Maximum amount of <i>single-detached dwellings</i> or <i>two-unit dwellings</i> per lot	One (1)

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Minimum Principal Building Setbacks

(3)	Front yard	3.0 m
(4)	Rear yard	3.0 m
(5)	Side yard	3.0 m

Principal Building Height

(6)	Maximum <i>building height</i>	12.0 m, except 10.0 m for <i>single-detached dwellings</i> and <i>two-unit dwellings</i>
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Lot Coverage

(7)	Maximum <i>lot coverage (building)</i>	50%
-----	--	-----

9.3.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	1,000.0 sq. m
(2) Minimum <i>lot width</i>	15.0 m

9.3.5 Conditions of Use

Principal Dwelling

(1)	A maximum of one (1) kitchen and one (1) <i>wet bar</i> is permitted per <i>dwelling unit</i> .
-----	---

Accessory Buildings

(2)	The use-specific regulations as contained in Section 5.1 shall apply to all <i>accessory buildings</i> .
-----	--

Beekeeping (Apiculture)

(3)	The use-specific regulations as contained in Section 5.4 apply to all beekeeping.
-----	---

Building Height Exemptions

(4)	The general regulations as contained in Section 4.2 apply to all <i>buildings</i> with respect to exemptions to the maximum <i>building height</i> .
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Community Care Facility

(5)	<i>Community care facility</i> is restricted to a maximum of two (2) persons per <i>sleeping unit</i> .
(6)	<i>Community care facility</i> is prohibited on a <i>lot</i> that contains a <i>group home</i> .

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Fences, Retaining Walls, and Similar Features

(7) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Group Home

(8) *Group home* is only permitted within a *single-detached dwelling* or *two-unit dwelling*.

(9) *Group home* is restricted to a maximum of ten (10) persons with a maximum of six (6) persons who are in care on the premises at any time.

(10) *Group home* is prohibited on a *lot* that contains a *community care facility*.

Irregular Shaped Lots

(11) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Parking, Loading, and Vehicle Storage

(12) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

(13) The off-street parking regulations as contained in [Section 11](#) shall apply.

(14) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

(15) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

(16) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

(17) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(18) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Vision Clearance at Intersections

(19) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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9.4 Public Use – Public Utilities Zone (P-3)

9.4.1 Purpose

The purpose of this zone is to provide for areas and *uses* that provide public utility and emergency services to the community. Activities are generally carried on by government organizations or private utility providers.

9.4.2 Permitted Uses

Principal Uses:

- (1) *Automotive repair services, light*

- (2) *Automotive repair services, heavy*

- (3) *Bulk fuel storage depot*

- (4) *Carwash*

- (5) *Contractors yard*

- (6) *Emergency and protective services*

- (7) *Industrial, low impact*

- (8) *Industrial, medium impact*

- (9) *Industrial, high impact*

- (10) *Kenel*

- (11) *Office*

- (12) *Outdoor storage*

- (13) *Utilities, major*

Accessory Uses:

- (14) *Accessory building*

- (15) *Accessory use*

9.4.3 Conditions of Use

Accessory Buildings

- (1) The use-specific regulations as contained in [Section 5.1](#) do not apply to *accessory buildings* within this zone.

Beekeeping (Apiculture)

- (2) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

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Building Height Exemptions

- (3) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Fences, Retaining Walls, and Similar Features

- (4) The general regulations as contained in [Section 4.8](#) shall not apply to all fences, retaining walls, and similar features within this zone.

Irregular Shaped Lots

- (5) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Parking, Loading, and Vehicle Storage

- (6) The general regulations as contained in [Section 4.6](#) shall not apply to parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment within this zone.
- (7) The off-street parking regulations as contained in [Section 11](#) shall not apply to *development* within this zone.
- (8) The off-street loading regulations as contained in [Section 12](#) shall not apply to *development* within this zone.

Permitted Uses in all Zones

- (9) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Temporary Buildings and Use of a Recreational Vehicle During Construction

- (10) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Vision Clearance at Intersections

- (11) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Section 10 – Comprehensive Development (CD) Zones

10.1 Comprehensive Development Zone 1 (CD-01)

10.1.1 Purpose

The purpose of this zone is to provide for a year-round, multi purpose destination recreational resort *development*.

10.1.2 Permitted Uses

Principal Uses:

- (1) *Campground*
- (2) *Equipment sales, rental, and repair services, light*
- (3) *Neighbourhood pub*
- (4) *Outdoor participant recreation services*
- (5) *Outdoor storage*
- (6) *Restaurant, dine-in*
- (7) *Tourist accommodation*

Accessory Uses:

- (8) *Accessory building*
- (9) *Accessory use*
- (10) *Employee dwelling unit*
- (11) *Retail store*

10.1.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum amount of <i>accommodation units</i> associated with <i>tourist accommodation</i> (guest rooms and staff)	65, plus 36 guest cabins
(2) Maximum amount of <i>campground sites</i>	60
(3) Maximum amount of <i>employee dwelling units</i> per <i>lot</i>	One (1)

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Minimum Principal Building Setbacks

(4)	Front yard	5.0 m, except 3.0 m for <i>campground</i>
(5)	Rear yard	5.0 m, except 3.0 m for <i>campground</i>
(6)	Side yard	5.0 m, except 3.0 m for <i>campground</i>

Principal Building Height

(7)	Maximum <i>building height</i>	16.0 m, except 9.0 m for <i>tourist accommodation</i> (guest cabin)
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10.1.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>	
(1)	Minimum <i>lot</i> size	60,000.0 sq. m

10.1.5 Conditions of Use

Accessory Buildings

(1)	The use-specific regulations as contained in Section 5.1 shall apply to all <i>accessory buildings</i> .
(2)	Notwithstanding Section 10.1.5(1) , <i>accessory buildings</i> are permitted to be a maximum of 9.0 m in height.

Beekeeping (Apiculture)

(3)	The use-specific regulations as contained in Section 5.4 apply to all beekeeping.
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Building Height Exemptions

(4)	The general regulations as contained in Section 4.2 apply to all <i>buildings</i> with respect to exemptions to the maximum <i>building height</i> .
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Campgrounds

(5)	The use-specific regulations as contained in Section 5.6 shall not apply to <i>campgrounds</i> within this zone.
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Comprehensive Development Plan

(6)	Future <i>development</i> shall be in general compliance with the size, shape and siting as depicted on the approved comprehensive development plan contained in Section 10.1.6 .
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Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Employee Dwelling Units

(7) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Fences, Retaining Walls, and Similar Features

(8) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Irregular Shaped Lots

(9) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

(10) The general regulations as contained in [Section 4.10](#) shall not apply to *landscaping* within this zone.

(11) A continuous *landscaping* strip not less than 1.5 m in width shall be provided along the frontage of the *lot* adjacent to a public *street*.

(12) The boulevard areas of *streets* that *abut* the *lot* shall be grassed.

(13) Loading areas, garbage containers and recycling bins shall be screened from view by a *landscaping* screen, a solid decorative fence, or a combination of both to a minimum height of 2.5 m.

Neighbourhood Pub

(14) A maximum of 50 seats are permitted with a *neighbourhood pub use*.

Permitted Uses in all Zones

(15) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Parking, Loading, and Vehicle Storage

(16) The general regulations as contained in [Section 4.6](#) shall not apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

(17) The off-street parking regulations as contained in [Section 11](#) shall apply.

(18) The off-street loading regulations as contained in [Section 12](#) shall apply.

Projections into Minimum Setbacks

(19) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Restaurant, Dine-in

(20) A maximum of 65 seats are permitted with a *restaurant, dine-in use*.

Retail store

(21) Retail sales are limited to tourist and outdoor recreation related items.

(22) The maximum *usable floor space* of a *retail store use* is 250.0 sq. m.

Swimming Pools, Hot Tubs, and Saunas

(23) The general regulations as contained in [Section 4.9](#) shall not apply to all swimming pools, hot tubs, and saunas within this zone.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(24) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Tourist Accommodation

(25) Any guest cabins associated with a *tourist accommodation use* are subject to a maximum of 186.0 sq. m of *usable floor space* each with an additional 46.5 sq. m of *usable floor space* permitted for *accessory building (garage) use* only.

(26) Guest cabins are restricted to a maximum of three bedrooms per cabin.

(27) Guest cabins shall be restricted to a total of 50% of the linear length of each *buildings* front façade.

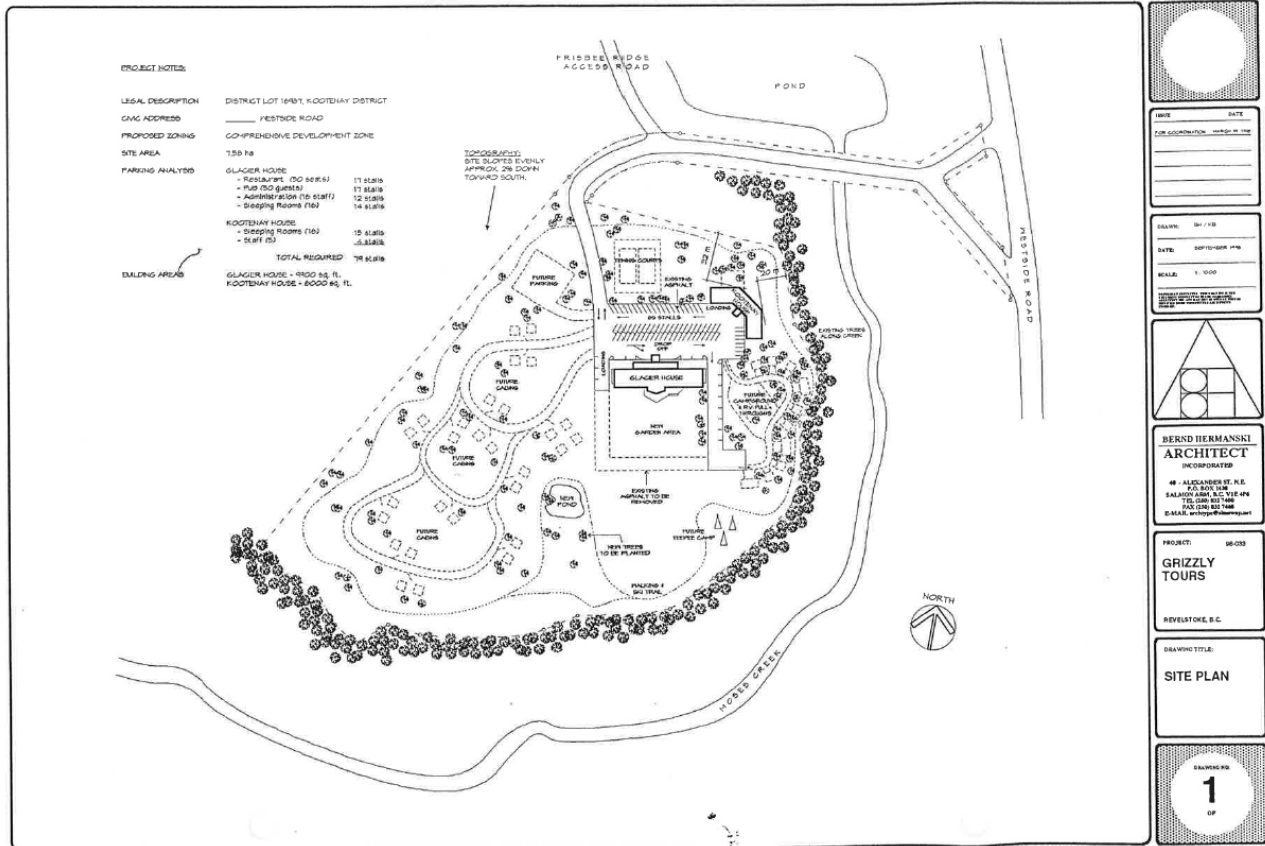
(28) Guest cabins cannot be more than 1.5 m in front of the front door access to the guest cabin.

(29) Guest cabins cannot be the architectural focal point of the *building* (e.g. highest peak on top of the *garage* portion of the *building*).

(30) Guest cabins shall be restricted to a maximum of a two vehicle *accessory building (garage)*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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10.1.6 Comprehensive Development Plan



Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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10.2 Comprehensive Development Zone 2 (CD-02)

10.2.1 Purpose

The purpose of this zone is to provide for a year-round, multi purpose destination recreational resort. In addition to zoning, parking, *landscaping*, and *screening* regulations, this Section contains guidelines for the issuance of Development Permits.

10.2.2 Permitted Uses *(Resort Neighbourhood – Areas 2, 3, 4, 5, 6, 7, 8 as shown on [CD-02 Schedule A](#))*

Principal Uses:

- (1) *Café*

- (2) *Convenience store*

- (3) *Dwelling, multi-unit*

- (4) *Dwelling, single-detached*

- (5) *Dwelling, two-unit*

- (6) *Emergency and protective services*

- (7) *Golf course*

- (8) *Indoor participant recreation services*

- (9) *Mixed-use building*

- (10) *Outdoor participant recreation services*

- (11) *Restaurant, dine-in*

- (12) *Tourist accommodation*

Accessory Uses:

- (13) *Accessory building*

- (14) *Accessory dwelling unit*

- (15) *Accessory use*

- (16) *Bed and breakfast*

- (17) *Home based business, type I*

- (18) *Long term rental*

- (19) *Short term rental*

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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10.2.3 Permitted Uses (*Resort Core – Areas 1, 9, 10 as shown on [CD-02 Schedule A](#)*)

Principal Uses:

- (1) *Automotive repair services, light*

- (2) *Automotive repair services, heavy*

- (3) *Café*

- (4) *Convenience store*

- (5) *Dwelling, multi-unit*

- (6) *Dwelling, single-detached*

- (7) *Dwelling, two-unit*

- (8) *Emergency and protective services*

- (9) *Equipment sales, rental, and repair services, light*

- (10) *Golf course*

- (11) *Indoor participant recreation services*

- (12) *Information centre*

- (13) *Liquor store*

- (14) *Mixed-use building*

- (15) *Neighbourhood pub*

- (16) *Office*

- (17) *Outdoor participant recreation services*

- (18) *Personal service establishment*

- (19) *Professional service establishment*

- (20) *Public parking area*

- (21) *Restaurant, dine-in*

- (22) *Retail store (with a maximum usable floor space of 1,000.0 sq. m per premise)*

- (23) *Retail store, grocery*

- (24) *Tourist accommodation*

Accessory Uses:

- (25) *Accessory building*

- (26) *Accessory dwelling unit*

- (27) *Accessory use*

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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(28) *Bed and breakfast*

(29) *Home based business, type I*

(30) *Long term rental*

(31) *Short term rental*

10.2.4 Density Regulations

- (1) The number of square metres of commercial floor area (which for certainty excludes *tourist accommodation* units) in each Area of the CD-02 zone shown on [CD-02 Schedule A](#) shall not exceed the total number specified in column 7 of Table 1 as shown in [Section 10.2.5](#).
- Notwithstanding [Section 10.2.4\(1\)](#), up to 30% of the total commercial area (6,688.0 sq. m) allocated to Area 1 may be transferred to Area 2, 3, 4, 5, 8 or 9 without an amendment to this Bylaw. No more than 15% of commercial area (3,344.0 sq. m) may be transferred to any single Area, except within that portion of Area 5 as more particularly shown on [CD-02 Schedule B](#), where no more than 5% of commercial area (1,114.0 sq. m) may be transferred from Area 1.
 - With any transfer of density out of Area 1, a covenant shall be registered on title of the parent *lot(s)* within Area 1 specifying the amount of density that has been transferred and to what area. This covenant shall be updated with any subsequent density transfers out of Area 1.
 - Any transfer of density must be in alignment with the Master Development Agreement between the Province of British Columbia and the primary resort developer who is signatory to the agreement.
-
- (2) The number of *tourist accommodation* units and *dwelling units* in the form of *multi-unit dwellings*, *two-unit dwellings*, or *single-detached dwellings* in each Area of the CD-02 zone shown on [CD-02 Schedule A](#) shall not exceed the total number specified in column 7 of Table 1 as shown in [Section 10.2.5](#).
- Notwithstanding [Section 10.2.4\(2\)](#), up to 30% (822 units) of the total units allocated to Area 1 may be transferred to Area 2, 3, 4, 5, 8 or 9 without an amendment to this Bylaw. No more than 15% (411 units) may be transferred to any single Area.
 - No transfer of *tourist accommodation* units is permitted in that portion of Area 5 as more particularly shown in [CD-02 Schedule B](#).
 - With any transfer of density out of Area 1, a covenant shall be registered on title of the parent *lot(s)* within Area 1 specifying the amount of density that has been transferred and to what area. This covenant shall be updated with any subsequent density transfers out of Area 1.
 - Any transfer of density must be in alignment with the Master Development Agreement between the Province of British Columbia and the primary resort developer who is signatory to the agreement.
-

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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- (3) The density permitted in this Section is a maximum. In the event that the presence of environmentally sensitive areas, including but not limited to those identified in the Official Community Plan, steep slopes or other physical constraints make the *development* of any Area to the maximum permitted density impossible, notwithstanding any transfers of density as may be permitted by this Bylaw, the maximum permitted density of that Area is the density as so constrained.
-
- (4) The owner may, for the purpose of applying the density restrictions in this Section:
- a. Substitute permitted *multi-unit dwelling* and *single-detached dwelling uses* for one another within the same Area, on the basis that one *multi-unit dwelling* (apartment) unit equals one *multi-unit dwelling* (row house) unit, and one *single-detached dwelling* unit equals 1.5 *multi-unit dwelling* units.
-
- (5) Prior to the approval of any subdivision of land in the zone, if this Bylaw has not been amended to establish the maximum density of *development* on each proposed *lot* of land in the zone, the owner must grant to the City of Revelstoke a covenant under s.219 of the Land Title Act establishing a maximum density of *development* on each new *lot* of land in the zone, such that the maximum permitted density of *development* permitted by covenant on all *lots* of land in the zone does not exceed that permitted by this Bylaw, and the obligation to provide *resort employee housing units* is distributed proportionately among the new *lots*.

10.2.5 Table 1 – Density Allowances

Area	Commercial Floor Area	Tourist Accommodation Units	Multi-unit Dwelling (Apartment) Units	Multi-unit Dwelling (Row House) and Two-Unit Dwelling Units	Single-Detached Dwelling Units	Total
1	22,295 sq. m	1,420	900	370	52	22,295 sq. m of commercial 2,742 units
2	0	0	0	30	37	67 units
3	1,450 sq. m	150	50	0	0	1,450 sq. m of commercial 200 units
4	0	0	10	0	0	10 units
5	0	0	0	20	20	40 units
6	0	0	0	45	20	65 units
7	0	150	0	35	0	185 units
8	0	0	0	205	180	385 units
9	0	150	50	50	20	270 units
10	8,450 sq. m	784	488	0	0	8,450 sq. m of commercial 1,272 units

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10.2.6 Employee Housing Requirements

- (1) Following the issuance of a Building Permit for the 1,200th *tourist accommodation* unit or *dwelling unit* in this zone, no owner of land in this zone shall be entitled to construct or occupy any *tourist accommodation* unit or *dwelling unit* in this zone unless the owner has provided a number of *resort employee housing units* equal to 10% of the number of *tourist accommodation* units or dwellings for which a Building Permit is sought.

- (2) In addition to the number of *resort employee housing units* required under [Section 10.2.6\(1\)](#), the owner must also provide a number of *resort employee housing units* equal to 10% of the number of *tourist accommodation* units and dwellings already constructed in the zone at the time the first application that is subject to [Section 10.2.6\(1\)](#) is made, by providing *resort employee housing units* at the rate of 15% of the number of *tourist accommodation* units or dwellings for which a Building Permit is sought, until the total number of *resort employee housing units* that have been provided is equal to 10% of the total number of *tourist accommodation* units or dwellings that have been constructed in this zone.

- (3) For the purposes of [Section 10.2.6\(1\)](#) and [Section 10.2.6\(2\)](#), the number of each type of *resort employee* housing unit provided must, in relation to each Building Permit issued, be proportional to the number of each type of unit for which the Building Permit is sought, with *multi-unit dwelling* employee housing units being provided in respect of *tourist accommodation* units proposed, except that the owner may propose a different combination of employee housing units for the approval of the municipality on the basis of the municipality’s assessment of the demand for employee housing units at the time the Building Permit application is made. The number of each type of *resort employee* housing unit provided must, at the time that the lands in this zone are developed to the maximum extent specified in the third, fourth, fifth and sixth columns of Table 1 in [Section 10.2.5](#), be proportional to the number of each type of unit specified in Table 1 in [Section 10.2.5](#), except that *multi-unit dwelling* (apartment) employee housing units must be provided in respect of *tourist accommodation* units proposed.

- (4) For the purposes of [Section 10.2.6\(1\)](#) and [Section 10.2.6\(2\)](#), a *resort employee* housing unit is deemed to have been provided if, at the time the Building Permit in question is issued:
 - a. An existing *dwelling unit* in the City of Revelstoke has been designated by the owner as a *resort employee* housing unit and the *dwelling unit* is subject to a covenant and housing agreement; or
 - b. The Building Permit authorizes the construction of one or more *resort employee* housing units as part of the *building* authorized by the permit, the owner has designated the *resort employee* housing units in the *building* and granted a covenant to the City of Revelstoke prohibiting the occupancy of the *building* until the number of *resort employee housing units* required under this Section in relation to the *building* are completed and ready to occupy, and the *resort employee housing units* are subject to a covenant and housing agreement.

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10.2.7 Site Servicing

- (1) Development Permits may include requirements for emergency vehicle access and water supply for interface fire suppression, if recommended by the Fire Chief on the basis of generally accepted interface fire hazard management practices.

10.2.8 Maximum Building Height

<u>Regulation</u>	<u>Requirement</u>
(1) <i>Tourist accommodation</i>	8 storeys
(2) <i>Multi-unit dwelling (apartment) / mixed-use building</i>	8 storeys
(3) <i>Single-detached dwelling, multi-unit dwelling (row house), two-unit dwelling, and non-residential buildings</i>	12.0 m
(4) Whether or not a height regulation is specified, <i>building height</i> regulations may be varied or supplemented by Development Permit conditions for the purpose of: <ul style="list-style-type: none"> a. Ensuring that fire suppression for each <i>building</i> is within the capability of the Revelstoke Fire Department. b. Protecting and enhancing views of and from the <i>building</i> in question and other <i>buildings</i> in the vicinity. c. Enhancing views of the Revelstoke Mountain Resort and adjacent natural areas that are visible from the <i>City</i>. d. Ensuring that pedestrian scale in adjacent <i>street</i> and public areas is not lost. 	

10.2.9 Siting of Buildings

- (1) The minimum depth and width of yards and maximum *lot coverage (building)* are not specified in this zone.
- (2) Whether or not a siting or *lot coverage (building)* regulation is specified, these regulations may be varied or supplemented by Development Permit conditions for the purpose of:
 - a. Optimizing the siting of a *building* on a *lot* having regard to the presence of natural features such as rock outcrops, environmentally sensitive areas and natural vegetation, and steep slopes.
 - b. Providing, in the case of commercial *development* adjacent to a *street*, a sense of enclosure for public areas on the *street*.
 - c. Ensuring a suitable amount of private open space on the *lot* as well as space for off-street parking.
 - d. Ensuring that pedestrian scale in adjacent *street* and public areas is not lost.
 - e. Maximizing privacy of *building* occupants in relation to the siting of other *buildings* and public areas in the vicinity.

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- f. Protecting *residential uses* from noise and other nuisance problems associated with *non-residential uses*.
- g. Minimizing the risk of wildfire spread from forest to *building* and from *building* to *building*.
- h. Providing for suitable snow shedding and snow storage areas; and
- i. Accommodating the recommendations of a qualified environmental professional with respect to the siting of *buildings* and *structures* in relation to riparian assessment areas.

-
- (3) Natural and man-made site features should be recognized and incorporated into the project design, including solar access, trees, topographic features, view corridors and environmentally sensitive areas and buffers.
-
- (4) The location and configuration of *buildings* should be established to provide privacy to surrounding dwellings through *setbacks*, *screening*, and orientation.
-
- (5) Site planning should provide for adequate separation between *uses* to mitigate or eliminate potential conflict issues. Mitigation may include orientation of *buildings* or *building* features such as entrances, window locations, *setbacks*, *screening*, limiting operation hours, design features such as window glazing or sound-proofing, or shielding of lighting to provide for privacy and reduction of noise and glare.
-
- (6) Publicly-used open spaces such as plazas, courtyards and green spaces should be provided in commercial and mixed-used *developments*.
-
- (7) Useable private and common open space should be provided for *multi-unit dwelling residential uses*.
-
- (8) All *buildings* should be accessible to and integrated with an onsite pedestrian circulation system.
-
- (9) Adequate areas should be provided for snow storage and utility requirements.
-
- (10) Service area *use* should not conflict with pedestrian and vehicular traffic.
-
- (11) Pedestrian paths should be connected to existing or planned trail networks.
-
- (12) Recreational trails should be designed to mitigate potential *use* conflicts and negative impacts on nearby residents, including noise pollution from snowmobiles, through site planning, *use* of buffers and trail use restrictions.
-
- (13) *Buildings* should be designed to keep pedestrian walkways or public areas and *building* entrances free from snow shed. Snow shed areas should be located in areas able to accommodate the snow accumulation and allow for periodic snow removal, but which do not impede access or visibility for pedestrian or vehicular flow.
-
- (14) Play areas and parks should be incorporated into multiple-unit dwelling neighbourhoods.
-
- (15) No *structures*, site furnishings or objects should be located as to inhibit snow removal, snow storage or pedestrian movement.
-

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10.2.10 Environmentally Sensitive Areas and Areas Subject to Slope Hazards

- (1) Development Permits may include conditions and requirements for the planting or retention of trees or other vegetation to preserve, protect, restore, or enhance fish habitat or riparian areas, if recommended by a qualified environmental professional in a report prepared under [Section 10.2.10\(2\)](#).

- (2) No *building* or *structure* may be sited within any riparian assessment area unless a qualified environmental professional has provided the assessment report and certification described in the Riparian Areas Protection Regulation and the owner implements the protection measures identified in the report, and for the purposes of this Section, the terms “riparian assessment area”, “qualified environmental professional” and “assessment report” shall have the meanings prescribed in the Regulation.

- (3) Development Permits may include conditions and requirements as they relate to construction activities and land alteration in proximity to Williamson Lake to ensure measures for environmental protection during all phases of *development* as may be recommended by a qualified environmental professional to minimize any impacts to sensitive environmental or ecological features.

- (4) Development Permits may include conditions and requirements as it relates to *development* in proximity to Williamson Lake to ensure appropriate pedestrian connectivity as per any approved *City* master plans when completed in accordance with the recommendations of a qualified environmental professional.

- (5) Areas identified in the Official Community Plan should be protected. Any *structures* within these areas should be built in a manner which ensures the preservation and protection of the natural resources identified within these areas.

- (6) Development Permits should include, as required, conditions and requirements for protection of slopes over 30% or unstable slopes from *development*, if recommended by a geotechnical engineer.

- (7) Steep slopes exposed during construction should be re-vegetated.

- (8) Contour lines should be provided for all site plans, with intervals no less than three metre.

- (9) Silt fencing should be provided between disturbed land and riparian areas and / or their buffers.

- (10) Any required buffer or area to be protected should be marked on site with highly visible construction fencing prior to any disturbance.

- (11) *Landscaping* adjacent to riparian areas or wetlands must be with plantings requiring no pesticide or herbicide use.

- (12) Grading plans with sediment and erosion control measures for all *development* must be submitted to the City of Revelstoke for prior to any ground disturbance.

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10.2.11 Off-Street Parking and Loading

- (1) The off-street parking regulations as contained in [Section 11](#) shall apply, except where otherwise noted within this Section.

- (2) The off-street loading regulations as contained in [Section 12](#) shall apply, except where otherwise noted within this Section.

- (3) *Public parking areas* provided in association with ski lifts and related facilities shall be divided into identifiable sub-areas through the use of *landscaping*, and elevation changes, and screened from view from adjacent public and residential areas by a *landscaping* screen or *landscaped* berm with a minimum height of 1.83 m. Curbing is not required for any permeable surface *public parking areas*.

- (4) Development Permit conditions may vary or supplement the parking regulations as contained in [Section 11](#) and this Section in relation to Areas other than Areas 1, 9 and 10 on [CD-02 Schedule A](#) for the purpose of:
 - a. Accommodating the recommendations of a Qualified Environmental Professional with respect to the siting of off-street parking and loading areas in relation to riparian assessment areas.
 - b. Acknowledging the complementary nature of land uses in particular *buildings* that may result in a reduced aggregate requirement for off-street *parking spaces*.
 - c. Acknowledging the extent to which resort users arrive at the resort by means of transportation other than motor vehicles and do not require off-street *parking spaces*.

- (5) A Development Permit may authorize the use of permeable surfaces for off-street *parking areas* when it is developed in a manner to promote low impact *development*, enhanced infiltration and stormwater management, reduction of green house gas emissions, or to enhance the appearance of a *parking area*.

- (6) Parking should be placed beneath and / or behind *buildings* to the maximum extent possible.

- (7) Any *parking areas* visible from the *street* or publicly used open spaces should be *landscaped*.

- (8) *Landscaping* should be incorporated into parking *lot* design and used to define traffic circulation patterns and to provide for snow storage areas.

- (9) Surface *parking areas* should be screened from pedestrian and vehicular traffic.

- (10) Notwithstanding [Section 10.2.11\(1\)](#), minimum *parking space* requirements shall be in accordance with Table 2 as shown in [Section 10.2.12](#).

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10.2.12 Table 2 – Minimum Parking Requirements

Use	Number of Parking Spaces
<i>Multi-unit dwelling</i>	Studio suite – 0.5 <i>parking spaces</i> per unit
	One bedroom – 1 <i>parking space</i> per unit
	Two bedroom – 1.5 <i>parking spaces</i> per unit
	Three or more bedroom – 2 <i>parking spaces</i> per unit
	10% of the total required <i>parking spaces</i> per <i>building</i> or row house <i>dwelling units</i> that share a <i>common wall</i> shall be provided as dedicated visitor parking.
<i>Dwelling units</i> used for resort employee housing	0.15 <i>parking spaces</i> per bed unit
<i>Tourist accommodation</i> units located within Resort Core neighbourhoods 1 and 9	0.5 <i>parking spaces</i> per unit
All <i>non-residential uses</i> within a 450.0 metres radius of the designated day use parking lot	0 <i>parking spaces</i>

10.2.13 Garbage, Recycling and Service Areas

- (1) Loading areas, garbage containers and recycling bins shall be screened from view by a *landscaping* screen, a solid decorative fence, or a combination of both to a minimum height of 2.5 m. The *screening* shall not include locking mechanisms or enclosure devices that prohibit access to bins or containers.
- (2) Service areas should be screened from view from *streets* or *buildings* to minimize visual impacts.
- (3) Centralized wildlife proof garbage, composting and *recycling depots* should be provided for commercial and *residential use*.
- (4) All trash or recycling receptacles and storage containers should be wildlife proof.

10.2.14 Landscaping

- (1) The general regulations as contained in [Section 4.10](#) for *landscaping* are not applicable for *development* within this zone.
- (2) Development Permits may include *landscaping* conditions and requirements for the protection of *development* from wildfire hazard and in particular:
 - a. Specify plant materials that may and may not be used and the locations where they may be used.
 - b. Require the removal of accumulations of woody fuel and the maintenance of forest interface areas free of woody fuel.
- (3) Trees adjacent to roads on private *lots* are encouraged, provided they do not cause safety problems for pedestrian or vehicular traffic, including emergency vehicles, and do not impede snow removal operations.
- (4) *Landscaping* provided should be sited appropriately to distance wildfire ‘fuel’ from *structures* or *buildings* and provided in a manner that mitigates potential fire hazards.

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10.2.15 Form and Character of Buildings and Neighbourhoods

- (1) *Building* forms should provide view corridors between *building* clusters.

- (2) *Buildings* should minimize the blocking of sunlight to areas used by the public including plazas, pedestrian walkways, and accessible open spaces.

- (3) Commercial and mixed-used *buildings* should be scaled to enhance outdoor spaces for pedestrian use and comfort. This may include distinct *building* bases, detailing at the ground level, giving scale to upper levels, and providing high-quality wall materials.

- (4) Rooflines with generous overhangs should be provided for weather protection.

- (5) Roofs should incorporate design interest features such as changes of height, dormers, or special architectural features to avoid uninterrupted or long horizontal roof forms.

- (6) Slight steps in *building* walls or changes in alignment, color or materials should be incorporated to provide variety in *building* character.

- (7) *Building* features such as balconies or decks should be complementary to the character and materials of the *building*.

- (8) Entrances should give character to the *building* by including careful detailing of moldings, frames, paneling and hardware.

- (9) *Building* entryways, lobbies, stairs, corridors, and exterior walkways should be designed to accommodate people wearing ski boots and carrying bulky equipment. Extra width, pedestrian access grades and more durable materials should be provided to accommodate skier traffic.

- (10) Entrances to *buildings* should be connected to *parking areas*, sidewalks and public areas in a manner that allows for wheelchair access.

- (11) Roof mounted mechanical equipment should be concealed from view and *screening* should be complementary to the overall *building* design.

- (12) Above grade equipment should be screened from view and located in areas of limited visibility to pedestrian or vehicular traffic.

- (13) All mechanical equipment areas and *structures* should be shown on drawings submitted for Development Permit approval.

- (14) Roof materials should be of Class A fire resistant materials.

- (15) Materials should be complementary to those of *abutting lots*.

- (16) Stone-faced walls, horizontal lap siding or vertical board and batten, heavy timber and easy-to-maintain materials should be used on *building* exteriors. Consideration should be given to fire-resistance of materials.

- (17) All materials and colours to be used must be submitted to the City of Revelstoke with the Development Permit application.

- (18) Colours should be colours found in the natural setting of the resort lands or compatible with such colours, which have low reflectivity and are combined in complementary compositions.

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- (19) Appropriate lighting should be provided to all entrances, arcades, passageways for safety and aesthetic quality.

- (20) Light fixtures attached to *buildings* should be reflected to enhance the architecture.

- (21) Exterior lighting should not project above the horizontal or onto *abutting lots or uses*.

- (22) All *streets, lanes, pedestrian walkways, and parking areas* should provide adequate illumination for safety and directional orientation.

- (23) All *on-building, and street* lighting should minimize ambient light pollution and should include hooded fixtures.

- (24) All *development* should adhere to initiatives provided in the Fire Smart Manual, including providing chimney spark-arrestors, fire-retardant roofing, fire-resistant siding, non-combustible or fire-resistant materials for balconies and decks, and the enclosure of undersides of decks or overhangs.

- (25) Commercial *use* signage should comply with the regulations set forth in the [City of Revelstoke Sign Bylaw](#), as amended from time to time.

- (26) Residential *use* signage should comply with the regulations set forth in the City of Revelstoke Sign Bylaw, as amended from time to time.

- (27) Internally lit signs are discouraged.

- (28) Lighting fixtures for signage should be aimed and shielded to minimize glare and should complement the *buildings* architectural detailing.

- (29) Commercial signage should be at a pedestrian scale.

- (30) A comprehensive sign plan must be submitted with the Development Permit application.

- (31) Commercial *use* signage should comply with the regulations set forth in the [City of Revelstoke Sign Bylaw](#), as amended from time to time.

10.2.16 Other Conditions of Use

Accessory Buildings

- (1) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Accessory Dwelling Units

- (2) The use-specific regulations as contained in [Section 5.2](#) shall apply to *accessory dwelling units* in this zone.

Bed and Breakfast

- (3) The use-specific regulations as contained in [Section 5.5](#) shall apply to all *bed and breakfasts*.

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Beekeeping (Apiculture)

(4) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

(5) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Home Based Businesses

(6) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Fences, Retaining Walls, and Similar Features

(7) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Irregular Shaped Lots

(8) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Permitted Uses in all Zones

(9) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Short Term Rental

(10) The use of a *dwelling unit* for *temporary* commercial tourist accommodation whether by means of a rental pool or not, is permitted anywhere within this zone.

Swimming Pools, Hot Tubs, and Saunas

(11) The general regulations as contained in [Section 4.9](#) shall not apply to all swimming pools, hot tubs, and saunas within this zone.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(12) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Vehicle Storage

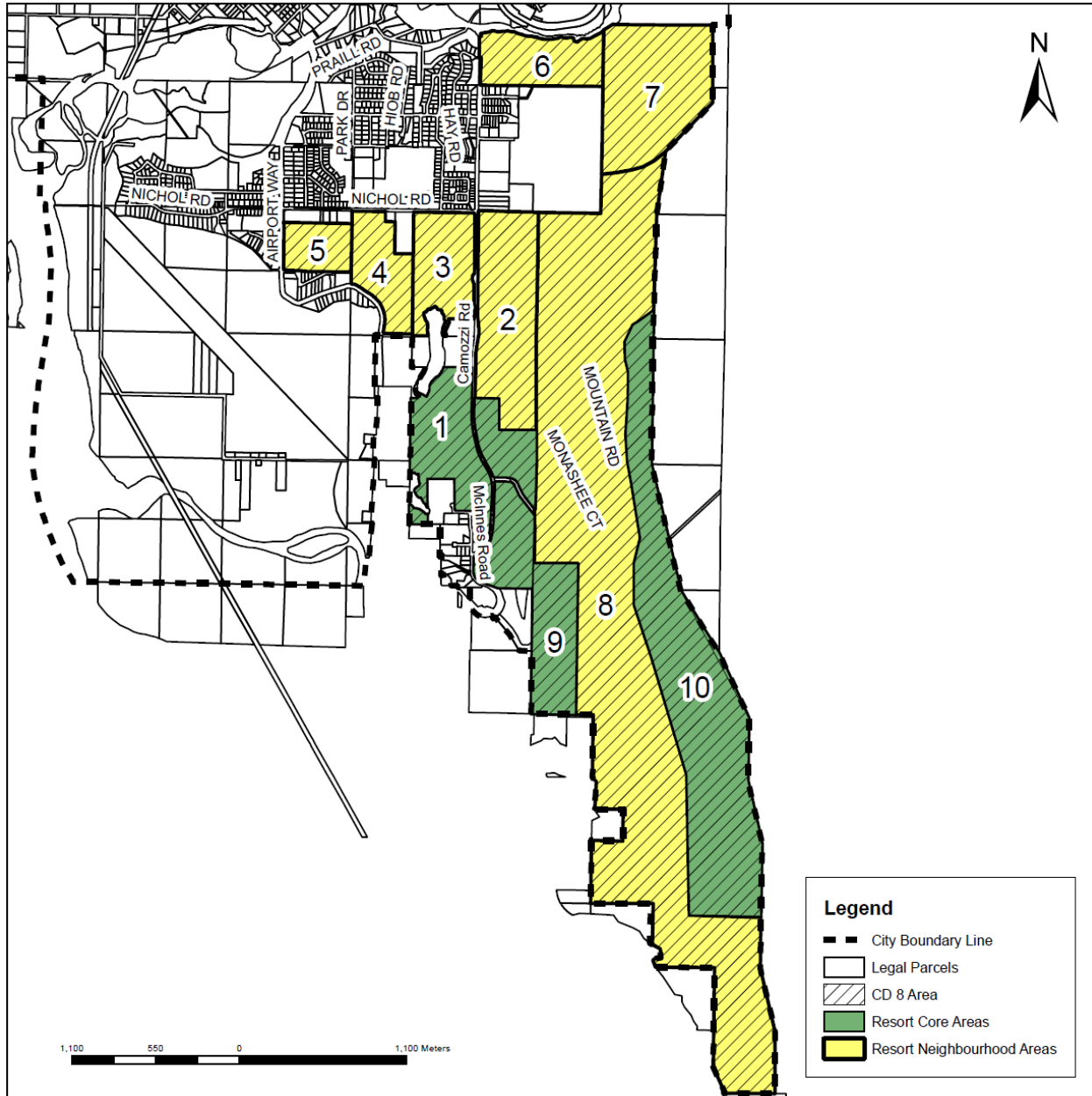
(13) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

Vision Clearance at Intersections

(14) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

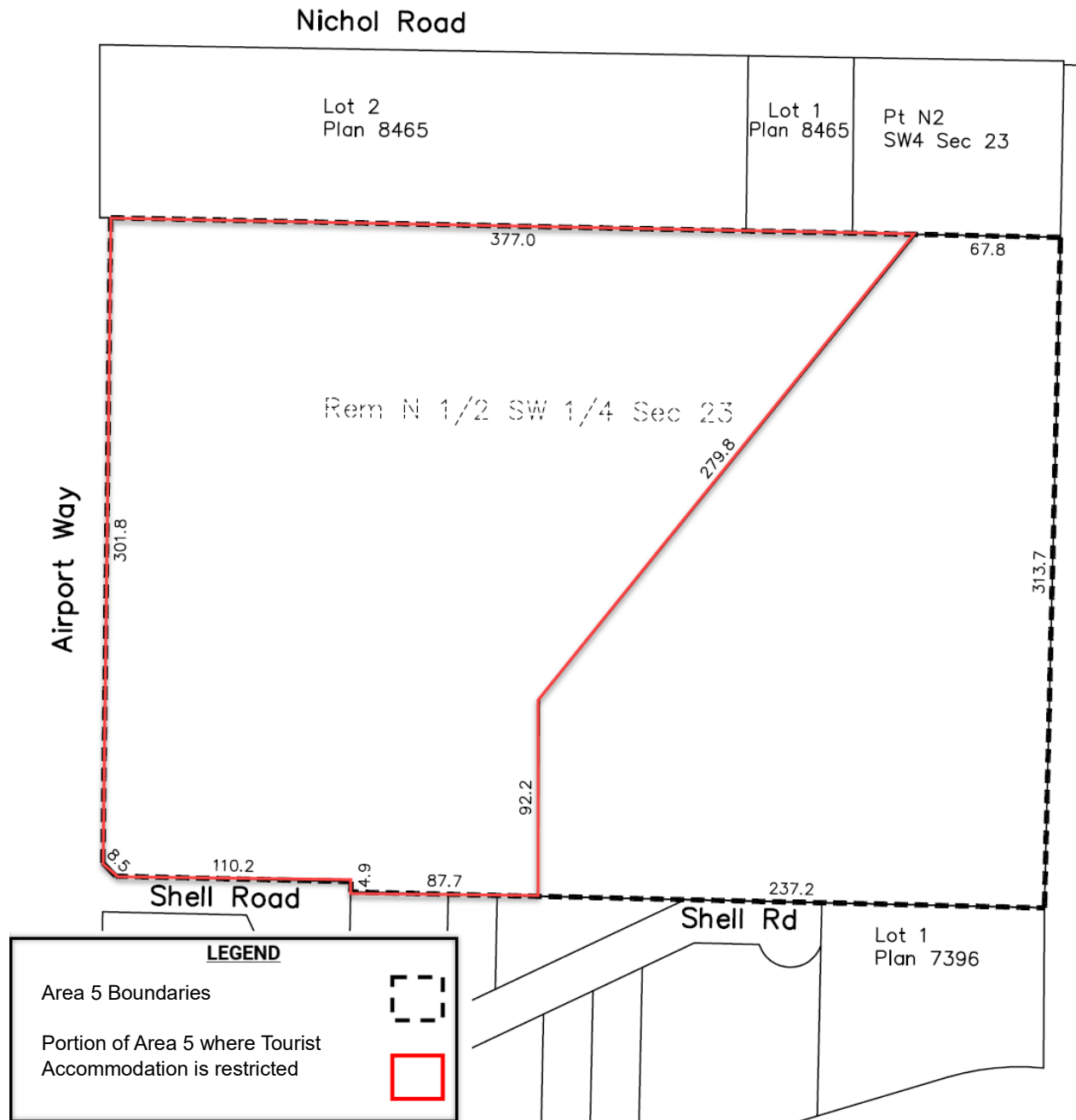
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10.2.17 CD-02 Schedule A – Resort Neighbourhood and Resort Core Areas



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10.2.18 CD-02 Schedule B – Area 5 Restriction



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10.3 Comprehensive Development Zone 3 (CD-03)

10.3.1 Purpose

The purpose of this zone is to provide for a year-round, multi purpose destination recreational resort *development*.

10.3.2 Permitted Uses

Principal Uses:

- (1) *Automotive repair services, light*
- (2) *Café*
- (3) *Convenience store*
- (4) *Dwelling, multi-unit*
- (5) *Entertainment centre*
- (6) *Fitness centre*
- (7) *Gasoline station*
- (8) *Indoor participant recreation services*
- (9) *Information centre*
- (10) *Liquor store*
- (11) *Office*
- (12) *Professional service establishment*
- (13) *Public assembly*
- (14) *Restaurant, dine-in*
- (15) *Restaurant, take-out*
- (16) *Retail store*
- (17) *Tourist accommodation*
- (18) *Vehicle sales and rental, light*

Accessory Uses:

- (19) *Accessory building*
- (20) *Accessory use*
- (21) *Employee dwelling unit*
- (22) *Home based business, type I*
- (23) *Long term rental*
- (24) *Short term rental*

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10.3.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum <i>floor area ratio</i>	Total <i>floor area ratio</i> shall not exceed 1.0 There is no limit on <i>floor area ratio</i> for any individual <i>building</i>
Minimum Principal Building Setbacks	
(2) Front yard	3.0 m, except 4.5 m for <i>lots</i> fronting the Trans Canada Highway
(3) Rear yard	3.0 m
(4) Side yard	2.0 m, except 3.0 m when <i>abutting</i> a Residential (R) zoned <i>lot</i>
Principal Building Height	
(5) Maximum <i>building height</i> (<i>residential buildings and tourist accommodation</i>)	36.0 m
(6) Maximum <i>building height</i> (<i>other principal use buildings</i>)	18.0 m

10.3.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	278.7 sq. m
(2) Minimum <i>lot width</i>	7.62 m

10.3.5 Conditions of Use

Accessory Buildings	
(1)	The use-specific regulations as contained in Section 5.1 shall apply to all <i>accessory buildings</i> .
(2)	Notwithstanding Section 10.3.5(1) , <i>accessory buildings</i> are permitted to be a maximum of 18.0 m in height.
Beekeeping (Apiculture)	
(3)	The use-specific regulations as contained in Section 5.4 apply to all beekeeping.

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Building Height Exemptions

- (4) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Employee Dwelling Units

- (5) *Employee dwelling units* shall be located in a *multi-unit dwelling* or a *tourist accommodation building*.

Fences, Retaining Walls, and Similar Features

- (6) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Gasoline Stations

- (7) *Gasoline stations* shall not be located closer than 100.0 metres to the boundary of a *lot* where the use *child care facility* is operating.

Home Based Businesses

- (8) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Irregular Shaped Lots

- (9) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

- (10) The general regulations as contained in [Section 4.10](#) shall not apply to *landscaping* within this zone.
- (11) All portions of any *lot* on which any *building* or *structure* is being erected, enlarged, or increased in capacity within this zone that are not covered by *buildings*, *structures*, driveway or walkway areas, or *parking spaces* shall be *landscaped*; provided however that *landscaping* shall cover not less than two percent (2%) of the *lot*.
- (12) A continuous *landscaping* strip not less than one (1.0) m in width shall be provided along the developed portion of each side of the *lot* which *abuts* a public *street*. This *landscaping* strip may be interrupted at boulevard crossings, or to provide pedestrian access for entering a *building* or for viewing shop windows.

Parking, Loading, and Vehicle Storage

- (13) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.
- (14) The off-street parking regulations as contained in [Section 11](#) shall apply.
- (15) The off-street loading regulations as contained in [Section 12](#) shall apply.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Permitted Uses in all Zones

(16) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

(17) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Short Term Rental

(18) The use of a *dwelling unit* as part of a *multi-unit dwelling* for the provision of *temporary accommodation* for transient members of the public is permitted.

Swimming Pools, Hot Tubs, and Saunas

(19) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(20) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Usable Open Space for Multi-Unit Dwellings

(21) A minimum of 10.0 sq. m of *usable open space* is required per each *studio unit*.

(22) A minimum of 15.0 sq. m of *usable open space* is required per each one-bedroom unit.

(23) A minimum of 20.0 sq. m of *usable open space* is required per each unit containing more than one bedroom.

Vision Clearance at Intersections

(24) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

10.4 Comprehensive Development Zone 4 (CD-04)

10.4.1 Purpose

The purpose of this zone is to provide for multi-unit residential *development* with the ability to rent units on a short term basis.

10.4.2 Permitted Uses

Principal Uses:

- (1) *Dwelling, multi-unit*

Accessory Uses:

- (2) *Accessory building*
- (3) *Accessory use*
- (4) *Long term rental*
- (5) *Short term rental*

10.4.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum <i>floor area ratio</i>	0.8
(2) Maximum number of <i>dwelling units</i>	Eight (8)
Minimum Principal Building Setbacks	
(3) Front yard	6.0 m
(4) Rear yard	6.0 m
(5) Side yard	No less than 1.21 m, with a total of both side yard <i>setbacks</i> equaling at least 4.26 m
Principal Building Height	
(6) Maximum <i>building height</i>	9.0 m

10.4.4 Conditions of Use

Accessory Buildings

- (1) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

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Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Attached Garages

- (2) Each individual *garage* and storage area shall be associated with an individual *dwelling unit* within the *building* for the unit resident or owner’s exclusive personal use.

Beekeeping (Apiculture)

- (3) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

- (4) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Comprehensive Development Plan

- (5) Future *development* shall be in general compliance with the size, shape and siting as depicted on the approved comprehensive development plan contained in [Section 10.4.5](#).

Fences, Retaining Walls, and Similar Features

- (6) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Irregular Shaped Lots

- (7) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

- (8) The general regulations as contained in [Section 4.10](#) shall apply to *landscaping* within this zone.

Parking, Loading, and Vehicle Storage

- (9) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.
- (10) The off-street parking regulations as contained in [Section 11](#) shall apply.
- (11) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

- (12) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Projections into Minimum Setbacks

(13) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Short Term Rental

(14) *Short term rental* is permitted as the licensed use of a *dwelling unit* as *temporary lodging* (less than 30 days at any one time) for paying guests.

(15) *Short term rental use* is restricted to no more than 120 days per calendar year.

(16) Maximum occupancy shall be based on two (2) adults per licensed bedroom with a total maximum of two (2) licensed bedrooms per *dwelling unit*.

(17) Property owners are required to provide a contact number for themselves or representative located within the *City* and available 24 hours a day.

(18) The contact number is to appear on the Business Licence posted in the *short term rental unit*.

Swimming Pools, Hot Tubs, and Saunas

(19) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

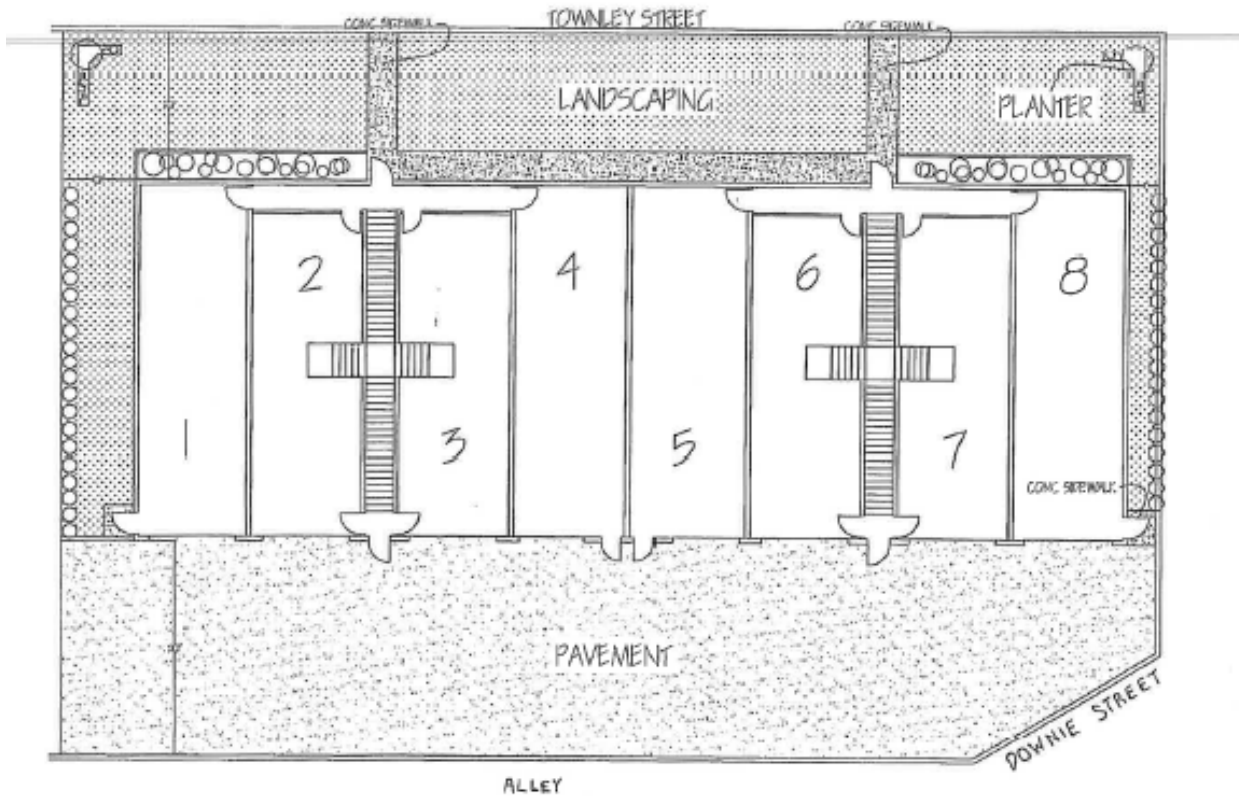
(20) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Vision Clearance at Intersections

(21) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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10.4.5 Comprehensive Development Plan



Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

10.5 Comprehensive Development Zone 5 (CD-05)

10.5.1 Purpose

The purpose of this zone is to provide for the establishment of a residential oriented mixed-use development.

10.5.2 Permitted Uses

Principal Uses:

- (1) Community care facility

- (2) Dwelling, multi-unit

- (3) Dwelling, single-detached

- (4) Dwelling, two-unit

Accessory Uses:

- (5) Accessory building

- (6) Accessory dwelling unit

- (7) Accessory use

- (8) Bed and breakfast

- (9) Group home

- (10) Home based business, type I

- (11) Long term rental

- (12) Short term rental

10.5.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum floor area ratio	Total floor area ratio shall not exceed 1.0 There is no limit on floor area ratio for any individual building

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Minimum Principal Building Setbacks

(2)	Front yard	3.0 m, except 4.5 m for <i>lots</i> fronting the Trans Canada Highway
(3)	Rear yard	3.0 m
(4)	Side yard	0.0 m, except 2.0 m when <i>abutting</i> a street, and 3.0 m when <i>abutting</i> a Residential (R) zoned <i>lot</i>

Principal Building Height

(5)	Maximum <i>building height</i> (<i>residential buildings</i>)	36.0 m
(6)	Maximum <i>building height</i> (<i>other principal use buildings</i>)	18.0 m

10.5.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot</i> size	278.7 sq. m
(2) Minimum <i>lot</i> width	7.62 m

10.5.5 Conditions of Use

Accessory Buildings

(1)	The use-specific regulations as contained in Section 5.1 shall apply to all <i>accessory buildings</i> .
(2)	Notwithstanding Section 10.5.5(1) , <i>accessory buildings</i> are permitted to be a maximum of 18.0 m in height.

Accessory Uses

(3)	Parking garages as an <i>accessory use</i> are permitted, both above and below grade.
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Beekeeping (Apiculture)

(4)	The use-specific regulations as contained in Section 5.4 apply to all beekeeping.
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Building Height Exemptions

(5)	The general regulations as contained in Section 4.2 apply to all <i>buildings</i> with respect to exemptions to the maximum <i>building height</i> .
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Fences, Retaining Walls, and Similar Features

- (6) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Home Based Businesses

- (7) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Irregular Shaped Lots

- (8) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

- (9) The general regulations as contained in [Section 4.10](#) shall not apply to *landscaping* within this zone.
- (10) All portions of any *lot* on which any *building* or *structure* is being erected, enlarged, or increased in capacity within this zone that are not covered by *buildings*, *structures*, *driveways*, or *walkway areas*, or *parking spaces* shall be *landscaped*; provided however that *landscaping* shall cover not less than two percent (2%) of the *lot*.
- (11) A continuous *landscaping* strip not less than one (1.0) m in width shall be provided along the developed portion of each side of the *lot* which *abuts* a public *street*. This *landscaping* strip may be interrupted at boulevard crossings, or to provide pedestrian access for entering a *building*.

Parking, Loading, and Vehicle Storage

- (12) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.
- (13) The off-street parking regulations as contained in [Section 11](#) shall apply.
- (14) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

- (15) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

- (16) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

- (17) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Temporary Buildings and Use of a Recreational Vehicle During Construction

(18) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Usable Open Space for Multi-Unit Dwellings

(19) A minimum of 10.0 sq. m of *usable open space* is required per each *studio unit*.

(20) A minimum of 15.0 sq. m of *usable open space* is required per each one-bedroom unit.

(21) A minimum of 20.0 sq. m of *usable open space* is required per each unit containing more than one bedroom.

Vision Clearance at Intersections

(22) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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10.6 Comprehensive Development Zone 6 (CD-06)

10.6.1 Purpose

The purpose of this zone is to provide for the *development* of a mix of market and non-market residential *development*, permitting a wide variety of housing types on a master planned *lot*. *Development* will include medium and high density, along with residential mixed-use. Local commercial is permitted within the *development* to provide services to those in immediate vicinity of the *development*. A portion of the *lot* is intended for *environmental conservation* in accordance with the approved comprehensive development plan.

10.6.2 Permitted Uses

Principal Uses:

- (1) *Animal clinic, minor*

- (2) *Café*

- (3) *Community care facility*

- (4) *Convenience store*

- (5) *Dwelling, multi-unit*

- (6) *Dwelling, single-detached*

- (7) *Dwelling, two-unit*

- (8) *Environmental conservation*

- (9) *Mixed-use building*

- (10) *Office*

- (11) *Personal service establishment*

- (12) *Professional service establishment*

- (13) *Public assembly*

- (14) *Restaurant, dine-in*

- (15) *Retail store, grocery*

- (16) *Retail store, pharmaceutical*

Accessory Uses:

- (17) *Accessory building*

- (18) *Accessory dwelling unit*

- (19) *Accessory use*

- (20) *Backyard hen keeping*

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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(21) *Group home*

(22) *Home based business, type I*

(23) *Home based business, type II*

10.6.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum <i>floor area ratio</i>	2.3
(2) Maximum number of <i>single-detached dwellings</i> or <i>two-unit dwellings</i> per lot	One (1)
(3) Maximum number of <i>accessory dwelling units</i> per lot that contains a <i>single-detached dwelling</i> or <i>two-unit dwelling</i>	One (1) per principal <i>dwelling unit</i>
Minimum Principal Building Setbacks	
(4) Front yard	2.5 m, except 5.0 m for <i>multi-unit dwellings</i> over 12.0 m in height
(5) Rear yard	2.5 m, except 5.0 m for <i>multi-unit dwellings</i> over 12.0 m in height
(6) Side yard	2.5 m, except 5.0 m for <i>multi-unit dwellings</i> over 12.0 m in height
Principal Building Height	
(7) Maximum <i>building height</i> (<i>single-detached dwelling</i> or <i>two-unit dwelling</i>)	10.0 m
(8) Maximum <i>building height</i> (<i>multi-unit dwelling</i>)	17.0 m
Lot Coverage	
(11) Maximum <i>lot coverage</i> (<i>building</i>) (<i>single-detached</i> and <i>two-unit dwellings</i>)	65%
(12) Maximum <i>lot coverage</i> (<i>building</i>) (<i>multi-unit dwelling</i>)	80%

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10.6.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size (single-detached dwelling)</i>	250.0 sq. m
(2) Maximum <i>lot size (single-detached dwelling)</i>	300.0 sq. m
(3) Minimum <i>lot width (single-detached dwelling)</i>	10.0 m
(4) Minimum <i>lot size (two-unit dwelling)</i>	250.0 sq. m
(5) Minimum <i>lot size for party-wall subdivision (two-unit dwelling or multi-unit dwelling)</i>	187.5 sq. m
(6) Minimum <i>lot width (two-unit dwelling)</i>	14.0 m
(7) Minimum <i>lot width for party-wall subdivision (two-unit dwelling or multi-unit dwelling)</i>	7.0 m
(8) Minimum <i>lot size (multi-unit dwelling)</i>	750.0 sq. m
(9) Minimum <i>lot width</i>	15.0 m

10.6.5 Conditions of Use

Principal and Accessory Dwellings

- (1) A maximum of one (1) kitchen and one (1) *wet bar* is permitted per *dwelling unit*.

Accessory Buildings

- (2) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Accessory Dwelling Units

- (3) The use-specific regulations as contained in [Section 5.2](#) shall apply to all *accessory dwelling units*.

Backyard Hen Keeping

- (4) The use-specific regulations as contained in [Section 5.3](#) shall apply to *backyard hen keeping*.

Beekeeping (Apiculture)

- (5) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

- (6) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Commercial Space

- (7) A maximum of 1,500.0 sq. m *gross floor area* of combined commercial space is permitted within this zone.
- (8) All commercial *development* shall be contained within *mixed-use buildings* and be located on the ground floor.

Community Care Facility

- (9) *Community care facility* is restricted to a maximum of two (2) persons per *sleeping unit*.
- (10) *Community care facility* is prohibited on a *lot* that contains a *group home*, or *home based business* type II.

Comprehensive Development Plan

- (11) Future *development* shall be in general compliance with land use strategy depicted on the approved comprehensive development plan contained in [Section 10.6.6](#).

Fences, Retaining Walls, and Similar Features

- (12) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Group Home

- (13) *Group home* is only permitted within a *single-detached dwelling* or a *two-unit dwelling*.
- (14) *Group home* is restricted to a maximum of ten (10) persons with a maximum of six (6) persons who are in care on the premises at any time.
- (15) *Group home* is prohibited on a *lot* that contains a *community care facility*, *home based business* type II, or *bed and breakfast*.

Home Based Businesses

- (16) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.
- (17) *Home based business* type II is prohibited on a *lot* that contains a *community care facility* or *group home*.

Irregular Shaped Lots

- (18) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

- (19) The general regulations as contained in [Section 4.10](#) shall not apply to *landscaping* within this zone.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Multi-Unit Dwellings

(20) A lot that contains a *multi-unit dwelling* is not permitted to contain a *single-detached dwelling* or a *two-unit dwelling*.

Parking, Loading, and Vehicle Storage

(21) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

(22) The off-street parking regulations as contained in [Section 11](#) shall apply.

(23) The off-street loading regulations as contained in [Section 12](#) shall apply.

(24) Notwithstanding [Section 10.6.5\(22\)](#), the minimum off-street parking requirements within this zone shall be 1.0 *parking spaces*, per principal *dwelling unit*.

(25) Notwithstanding [Section 10.6.5\(22\)](#), 1.0 visitor *parking spaces* are required for every ten (10) principal *dwelling units* within a *multi-unit dwelling*.

Permitted Uses in all Zones

(26) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

(27) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

(28) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(29) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Usable Open Space

(30) A minimum of 10.0 sq. m of *usable open space* is required per each studio and one-bedroom unit.

(31) A minimum of 15.0 sq. m of *usable open space* is required per each two-bedroom unit.

(32) A minimum of 20.0 sq. m of *usable open space* is required per each three or more bedroom unit.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Vision Clearance at Intersections

(33) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

10.6.6 Comprehensive Development Plan



Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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10.7 Comprehensive Development Zone 7 (CD-07)

10.7.1 Purpose

The purpose of this zone is to provide for service commercial, light industrial, and storage *uses* with limited *short term rental* accommodation.

10.7.2 Permitted Uses

Principal Uses:

- (1) *Automotive repair services, light*

- (2) *Contractors yard*

- (3) *Distribution centre*

- (4) *Equipment sales, rental, and repair services, light*

- (5) *Fitness centre*

- (6) *Indoor participant recreation services*

- (7) *Industrial, low impact*

- (8) *Industrial, medium impact*

- (9) *Mixed-use building*

- (10) *Office*

- (11) *Vehicle sales and rental, heavy*

- (12) *Vehicle sales and rental, light*

- (13) *Warehousing*

- (14) *Wholesale*

Accessory Uses:

- (15) *Accessory building*

- (16) *Accessory use*

- (17) *Long term rental*

- (18) *Short term rental*

10.7.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum number of <i>dwelling units</i> per building	One (1) <i>dwelling unit</i> per commercial / industrial building unit

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Minimum Principal Building Setbacks

(2)	Front yard	6.0 m
(3)	Rear yard	3.0 m
(4)	Side yard	3.0 m

Principal Building Height

(5)	Maximum <i>building height</i>	12.0 m
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Lot Coverage

(6)	Maximum <i>lot coverage (building)</i>	60%
(7)	Maximum <i>lot coverage (impermeable surface coverage)</i>	90%

10.7.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	930.0 sq. m
(2) Minimum <i>lot width</i>	20.0 m

10.7.5 Conditions of Use

Accessory Buildings

- (1) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

All Commercial / Industrial Uses

- (2) No *use* shall result in nuisance in the surrounding areas by reason of unsightliness, the emission of odours, liquid effluents, dust, fumes, smoke vibration, noise, or glare.
- (3) No *use* shall produce dust, or other emissions except standards set by provincial legislations, without written authorization from the appropriate provincial agency.
- (4) No *use* shall produce odour, glare, or noise that creates a nuisance.
- (5) For any *uses* that permit *outdoor storage* as ancillary to the *use*, all *outdoor storage* shall be screened from view of adjacent *lots* and *streets*.

Beekeeping (Apiculture)

- (6) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

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Building Height Exemptions

(7) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Comprehensive Development Plan

(8) Future *development* shall be in general compliance with details depicted on the approved comprehensive development plan contained in [Section 10.7.6](#).

Dwelling Units within a Mixed-Use Building

(9) *Dwelling units* within a *mixed-use building* must be accessory to or in conjunction with a *principal use*.

(10) A *dwelling unit* within a *mixed-use building* must be located within a *principal building*.

(11) The maximum *usable floor space* of a *dwelling unit* within a *mixed-use building* is 70.0 sq. m.

Fences, Retaining Walls, and Similar Features

(12) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Irregular Shaped Lots

(13) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

(14) The general regulations as contained in [Section 4.10](#) shall not apply to *landscaping* within this zone.

(15) Adjacent to the *front lot line*, there shall be a minimum of a 3.0 m wide *landscape* buffer.

(16) *Landscape* buffers are required to include the following:

- a. One (1) tree per 10.0 m of *lot* frontage. Deciduous trees are to be a minimum of 6.0 cm caliper and 1.5 m clear stem, conifer trees are to be a minimum height of 2.5 m.
- b. One (1) shrub / perennial per 1.0 m of *lot* frontage. Growth form and size is to be appropriate to the shrub location and is not to create conflict with adjacent parking, access, amenities, and services. Minimum #2 pot size.
- c. All trees, shrubs and perennials shall be irrigated by an automated drip irrigation system.
- d. All trees, shrubs and perennials are to be appropriate for the region and the location proposed.
- e. Decorative rock or coarse bark mulch may be used for ground cover but must be used in conjunction with professional grade *landscape* fabric, material must fully

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cover *landscape* fabric. Fine mulch ground cover materials may be used without *landscape* fabric, material depth shall be a minimum of 12.0 cm.

- f. All *landscape* areas must be edged with durable edging materials.
- g. All *landscaping* is to be installed and maintained according to the B.C Landscape Standards.

Parking, Loading, and Vehicle Storage

- (17) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.
- (18) The off-street parking regulations as contained in [Section 11](#) shall apply.
- (19) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

- (20) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

- (21) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Short Term Rental

- (22) *Short term rental* units must be owned, leased and / or rented along with the adjoining area of *principal use*.
- (23) *Short term rental* units must be accessory to or in conjunction with a *principal use*.
- (24) *Short term rental* units must be located within a *principal building* and be adjacent to the area of the *principal use*.
- (25) *Short term rental* maximum occupancy per licensed bedroom is two (2), and the maximum amount of bedrooms is three (3).
- (26) *Short term rental* units cannot exceed 70.0 sq. m in *usable floor space*, and are restricted to a maximum occupancy of 120 days per calendar year.
- (27) Property owners are required to provide a contact number for themselves or a representative located within the *City* and available 24 hours a day, and the contact number is required to appear on the Business Licence posted in the *short term rental* unit.

Swimming Pools, Hot Tubs, and Saunas

- (28) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

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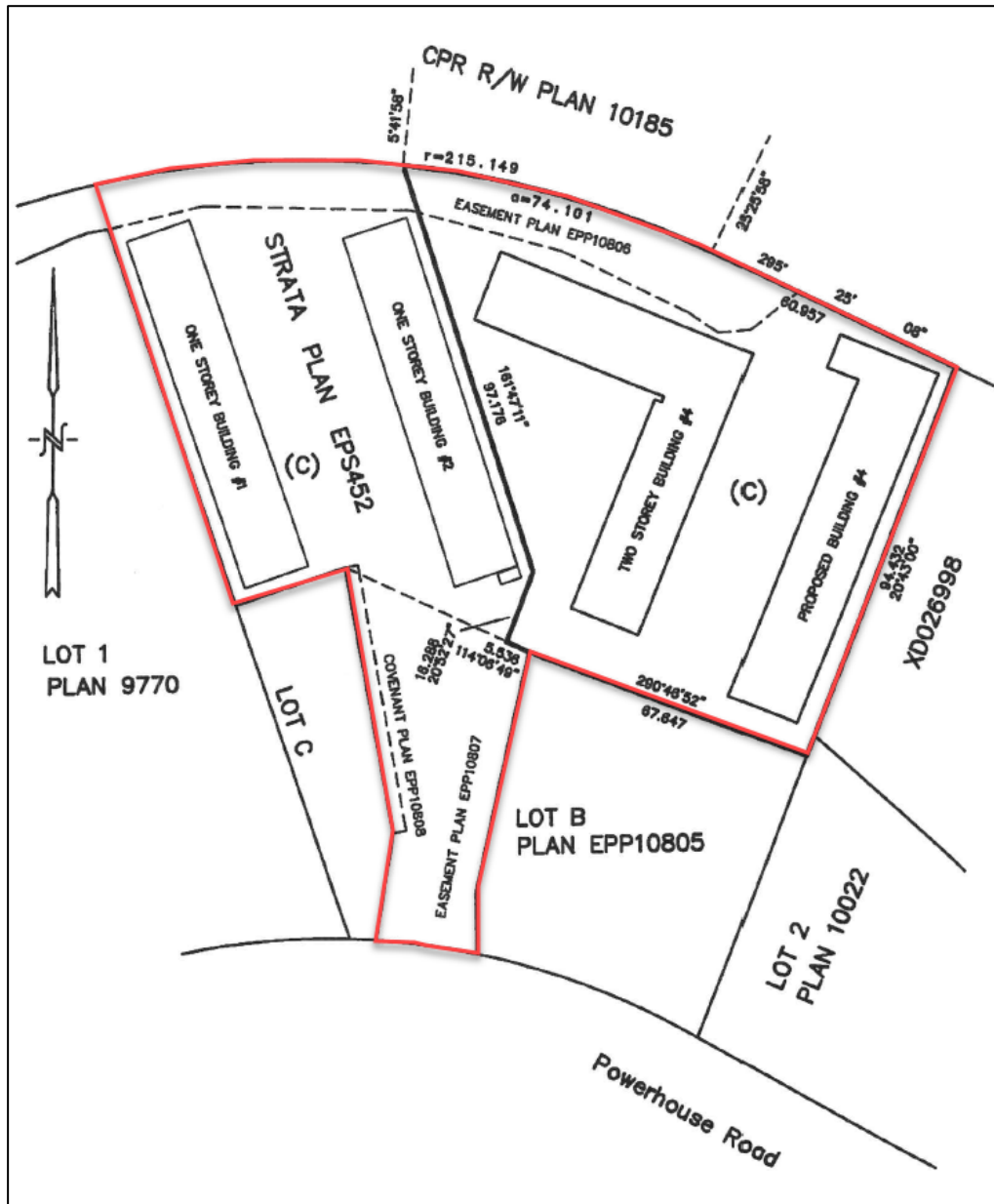
Temporary Buildings and Use of a Recreational Vehicle During Construction

(29) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Vision Clearance at Intersections

(30) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

10.7.6 Comprehensive Development Plan



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10.8 Comprehensive Development Zone 8 (CD-08)

10.8.1 Purpose

The purpose of this zone is to provide for a mixed-use and residential *development* including a series of sub-areas.

10.8.2 Sub-Area A

Sub-Area A Purpose:

The purpose of this sub-area is to provide for a mixed-use area with adaptable *building* types that are suitable for both neighbourhood commercial, tourist commercial and *residential uses* on the ground level with residential or tourist commercial *uses* on the upper floors.

Sub-Area A Principal Uses:

- (1) *Café*

- (2) *Convenience store*

- (3) *Dog day care*

- (4) *Dwelling, multi-unit*

- (5) *Fitness centre*

- (6) *Liquor store*

- (7) *Neighbourhood pub*

- (8) *Personal service establishment*

- (9) *Professional service establishment*

- (10) *Retail store*

- (11) *Retail store, grocery*

- (12) *Restaurant, dine-in*

Sub-Area A Accessory Uses:

- (13) *Accessory building*

- (14) *Accessory use*

- (15) *Home based business, type I*

- (16) *Office*

- (17) *Long term rental*

- (18) *Short term rental*

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10.8.3 Sub-Area A Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum units / hectare for <i>multi-unit dwelling</i> (including <i>short term rentals</i>)	400 units / hectare (approximately 300 units) With a Housing Agreement, the maximum density shall be up to 440 units / hectare
Commercial Floorspace	
(2) Maximum amount of commercial floor space (excluding <i>short term rentals</i>)	3,000.0 sq. m
Minimum Principal Building Setbacks	
(3) Front yard	0.0 m
(4) Rear yard	1.0 m
(5) Side yard	0.0 m
Principal Building Height	
(6) Maximum <i>building height</i>	13.5 m (fourth storey only allowed if underground parking is provided)
(7) Fourth storey <i>setback</i>	4.5 m
Dwelling Unit Width	
(8) Minimum <i>dwelling unit</i> width	6.0 m

10.8.4 Sub-Area B

Sub-Area B Purpose:

The purpose of this sub-area is to provide for a mixed-use area with adaptable *building* types that are suitable for both neighbourhood commercial, tourist commercial and *residential uses* on the ground level with residential or tourist commercial *uses* on the upper floors.

Sub-Area B Principal Uses:

(1) <i>Convenience store</i>
(2) <i>Dog day care</i>
(3) <i>Dwelling, multi-unit</i>
(4) <i>Fitness centre</i>

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(5) *Liquor store*

(6) *Personal service establishment*

(7) *Professional service establishment*

(8) *Retail store*

(9) *Retail store, grocery*

Sub-Area B Accessory Uses:

(10) *Accessory building*

(11) *Accessory use*

(12) *Home based business, type I*

(13) *Long term rental*

(14) *Short term rental*

10.8.5 Sub-Area B Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum units / hectare for <i>multi-unit dwelling</i> (including <i>short term rentals</i>)	400 units / hectare (approximately 300 units) With a Housing Agreement, the maximum density shall be up to 440 units / hectare
Minimum Principal Building Setbacks	
(2) Front yard	0.0 m
(3) Rear yard	1.0 m
(4) Side yard	0.0 m
Principal Building Height	
(5) Maximum <i>building height</i>	13.5 m (fourth storey only allowed if underground parking is provided)
(6) Fourth storey <i>setback</i>	4.5 m
Dwelling Unit Width	
(7) Minimum <i>dwelling unit</i> width	6.0 m

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10.8.6 Sub-Area C

Sub-Area C Purpose:

The purpose of this sub-area is to provide for a high density residential zone with primarily apartment style residences.

Sub-Area C Principal Uses:

- (1) *Dwelling, multi-unit*

Sub-Area C Accessory Uses:

- (2) *Accessory building*
- (3) *Accessory use*
- (4) *Home based business, type I*
- (5) *Long term rental*
- (6) *Short term rental*

10.8.7 Sub-Area C Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum units / hectare for <i>multi-unit dwelling</i> (including <i>short term rentals</i>)	200 units / hectare (approximately 600 units) With a Housing Agreement, the maximum density shall be up to 220 units / hectare
Minimum Principal Building Setbacks	
(2) Front yard	3.0 m
(3) Rear yard	1.0 m
(4) Side yard	3.0 m
Principal Building Height	
(5) Maximum <i>building height</i>	13.5 m
(6) Fourth storey <i>setback</i>	4.5 m
Dwelling Unit Width	
(7) Minimum <i>dwelling unit</i> width	6.0 m

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10.8.8 Sub-Area D

Sub-Area D Purpose:

The purpose of this sub-area is to provide for a high-density residential zone with primarily apartment style residences.

Sub-Area D Principal Uses:

- (1) *Dwelling, multi-unit*

- (2) *Dwelling, two-unit*

Sub-Area D Accessory Uses:

- (3) *Accessory building*

- (4) *Accessory dwelling unit (carriage suite)*

- (5) *Accessory use*

- (6) *Home based business, type I*

- (7) *Long term rental*

- (8) *Short term rental*

10.8.9 Sub-Area D Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum units / hectare (including <i>short term rentals</i>)	65 units / hectare (approximately 280 units) With a Housing Agreement, the maximum density shall be up to 80 units / hectare
Minimum Principal Building Setbacks	
(2) Front yard	3.0 m
(3) Rear yard	1.0 m
(4) Side yard	3.0 m from <i>street</i> / civic space, 1.5 m for interior side, 0.0 m for shared <i>common walls</i>
Principal Building Height	
(5) Maximum <i>building height</i>	13.5 m

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Dwelling Unit Width

(6)	Minimum <i>dwelling unit</i> width	6.0 m
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Parcel and Footprint

(7)	Maximum <i>lot coverage (building)</i>	70%
(8)	Minimum <i>lot width</i>	9.0 m
(9)	Maximum <i>lot width</i>	60.0 m
(10)	Minimum <i>lot depth</i>	25.0 m

10.8.10 Sub-Area E

Sub-Area E Purpose:

The purpose of this sub-area is to provide for a medium-density residential zone with primarily row houses, fourplexes, and six-plexes that provides a visual buffer between adjacent single-detached and two-unit residential zones. Residential units will mimic a single-detached and two-unit zone character while providing higher density.

Sub-Area E Principal Uses:

(1)	<i>Dwelling, multi-unit</i>
(2)	<i>Dwelling, two-unit</i>

Sub-Area E Accessory Uses:

(3)	<i>Accessory building</i>
(4)	<i>Accessory dwelling unit (carriage suite)</i>
(5)	<i>Accessory use</i>
(6)	<i>Home based business, type I</i>
(7)	<i>Long term rental</i>
(8)	<i>Short term rental</i>

10.8.11 Sub-Area E Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum units / hectare (including <i>short term rentals</i>)	55 units / hectare (approximately 50 units) With a Housing Agreement, the maximum density shall be up to 60 units / hectare

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Minimum Principal Building Setbacks

(2)	Front yard	3.0 m
(3)	Rear yard	1.0 m
(4)	Side yard	3.0 m from <i>street</i> / civic space, 1.5 m for interior side, 0.0 m for shared <i>common walls</i>

Principal Building Height

(5)	Maximum <i>building height</i>	13.5 m
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Dwelling Unit Width

(6)	Minimum <i>dwelling unit</i> width	6.0 m
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10.8.12 Sub-Area F

Sub-Area F Purpose:

The purpose of this sub-area is to provide for medium to low density residential zone with primarily *single-detached dwellings* and *two-unit dwellings*. This sub area will buffer surrounding single-detached housing from higher density housing towards the middle of the zone.

Sub-Area F Principal Uses:

(1)	<i>Dwelling, single-detached</i>
(2)	<i>Dwelling, two-unit</i>

Sub-Area F Accessory Uses:

(3)	<i>Accessory building</i>
(4)	<i>Accessory dwelling unit (carriage suite)</i>
(5)	<i>Accessory dwelling unit (secondary suite)</i>
(6)	<i>Accessory use</i>
(7)	<i>Home based business, type I</i>
(8)	<i>Long term rental</i>
(9)	<i>Short term rental</i>

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10.8.13 Sub-Area F Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum units / hectare (including <i>short term rentals</i>)	35 units / hectare (approximately 50 units) With a Housing Agreement, the maximum density shall be up to 60 units / hectare
Minimum Principal Building Setbacks	
(2) Front yard	3.0 m
(3) Rear yard	1.0 m
(4) Side yard	3.0 m from <i>street</i> / civic space, 1.5 m for interior side, 0.0 m for shared <i>common walls</i>
Principal Building Height	
(5) Maximum <i>building height</i>	10.5 m
Dwelling Unit Width	
(6) Minimum <i>dwelling unit</i> width	6.0 m
Parcel and Footprint	
(7) Maximum <i>lot coverage (building)</i>	70%
(8) Minimum <i>lot width</i>	9.0 m
(9) Maximum <i>lot width</i>	20.0 m
(10) Minimum <i>lot depth</i>	25.0 m

10.8.14 Conditions of Use for all Sub-Areas

Accessory Buildings
(1) The use-specific regulations as contained in Section 5.1 shall not apply to <i>accessory buildings</i> within this zone.
(2) <i>Accessory buildings</i> shall comply with the following <i>setback</i> requirements: <ol style="list-style-type: none"> Minimum front yard <i>setback</i> requirement of 3.0 m Minimum side yard <i>setback</i> of 0.0 m, except 1.0 m from a <i>street</i> or civic space Minimum rear yard <i>setback</i> of 0.0 m
(3) <i>Accessory buildings</i> shall comply with a maximum <i>building height</i> of 8.5 m.

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Accessory Dwelling Units

- (4) The use-specific regulations as contained in [Section 5.2](#) shall not apply to *accessory dwelling units (carriage suite)* within this zone.
- (5) The use-specific regulations as contained in [Section 5.2](#) shall apply to *accessory dwelling units (secondary suite)* within this zone.
- (6) *Accessory dwelling units (carriage suite)* are only permitted on subdivided *lots*.
- (7) *Accessory dwelling units (carriage suite)* must have *street* access via an alley or driveway.

All Commercial Uses

- (8) Within Sub-Area A and Sub-Area B, all commercial space shall be located on the ground floor of *buildings*.
- (9) Within Sub-Area A and Sub-Area B, commercial *uses* including *café, child care facility, dog day care, neighbourhood pub, personal service establishment, professional service establishment, retail store, grocery*, and restaurant dine-in, are restricted to a maximum *gross floor area* of 450.0 sq. m.
- (10) Within Sub-Area A and Sub-Area B, commercial *uses* including *convenience store, liquor store, and retail store*, are restricted to a maximum *gross floor area* of 200.0 sq. m.
- (11) Within Sub-Area A and Sub-Area B, the total number of commercial units that shall have a *gross floor area* of 450.0 sq. m is four (4). All other units shall be restricted to a maximum *gross floor area* of 200.0 sq. m.

Beekeeping (Apiculture)

- (12) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

- (13) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Comprehensive Development Plan

- (14) Future *development* shall be in general compliance with details depicted on the approved comprehensive development plan contained in [Section 10.8.15](#).
- (15) Final *lot* sizes of each *lot* shall be determined at subdivision stage in accordance with the executed Master Development Agreement.

Fences, Retaining Walls, and Similar Features

- (16) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

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Home Based Businesses

(17) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Irregular Shaped Lots

(18) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

(19) The general regulations as contained in [Section 4.10](#) shall not apply to *landscaping* within this zone.

Live / Work Dwelling Units

(20) Within Sub-Area A and Sub-Area B, *dwelling units* may be used as an integrated housing unit and working space, occupied and utilized by a single household in a *structure*, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes a complete kitchen space and sanitary facilities as well as a working space reserved for and regularly used by one or more occupants of the unit.

Parking, Loading, and Vehicle Storage

(21) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

(22) The off-street parking regulations as contained in [Section 11](#) shall apply.

(23) The off-street loading regulations as contained in [Section 12](#) shall apply.

Permitted Uses in all Zones

(24) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

(25) The general regulations as contained in [Section 4.6](#) shall apply to all projections into the minimum *building setbacks*.

Short Term Rental

(26) *Short term rental* is permitted as the licensed use of a residential dwelling or a *secondary suite* as *temporary* lodging for paying guests.

(27) The maximum occupancy shall be calculated based on two adults per licensed bedroom with a total maximum occupancy of ten (10) people.

(28) The property owner is required to provide a contact number for themselves or a representative located within the *City* and available 24 hours a day. The contact number is to appear on the Business Licence posted in the *short term rental* unit.

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Swimming Pools, Hot Tubs, and Saunas

(29) The general regulations as contained in [Section 4.9](#) shall not apply to all swimming pools, hot tubs, and saunas within this zone.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(30) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Vision Clearance at Intersections









(31) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

10.8.15 Comprehensive Development Plan

UPDATED Mackenzie Village

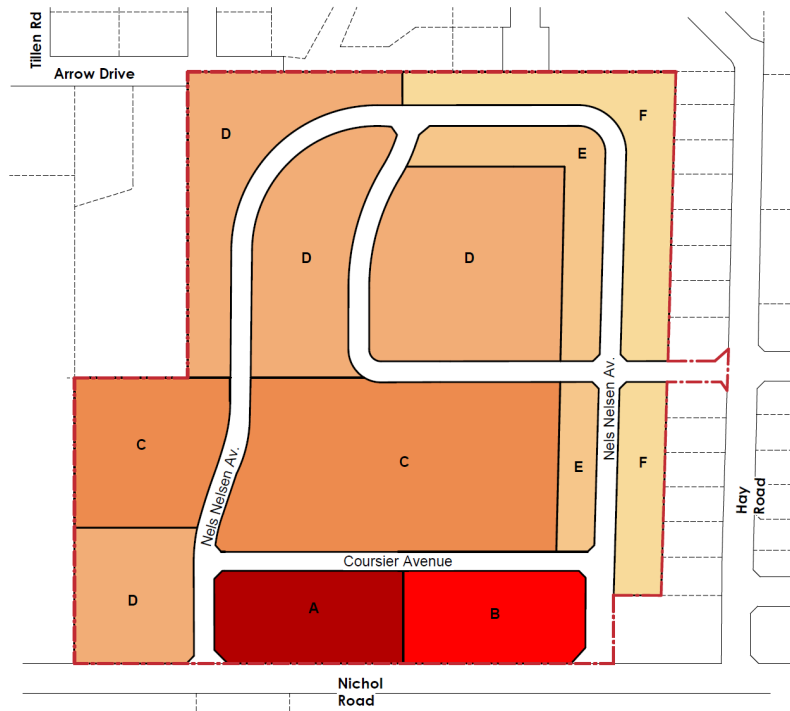
Schedule D-1 Updated - Concept Plan

Legend

-  Property Boundary
-  CD-08 Subzone A
-  CD-08 Subzone B
-  CD-08 Subzone C
-  CD-08 Subzone D
-  CD-08 Subzone E
-  CD-08 Subzone F
-  Existing Lot Lines

0m 20m 50m

Legal: PEM S1/2 of NE 1/4 of SEC23, TP23, W 6M, KOOTENAY DISTRICT
 Lot Area: 14.4
 "Her-Trans"
 D-1 Issued : March 25th,
 2019



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10.9 Comprehensive Development Zone 9 (CD-09)

10.9.1 Area A

Area A Purpose:

A destination hotel accommodation area consisting of main *buildings* and self-contained *accommodation units* to attract four-season tourism to Revelstoke.

Area A Principal Uses:

- (1) *Tourist accommodation*

Area A Accessory Uses:

- (2) *Accessory building*
- (3) *Accessory use*
- (4) *Café*
- (5) *Fitness center*
- (6) *Personal service establishment*
- (7) *Restaurant, dine-in*

10.9.2 Area A Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum <i>floor area ratio</i>	1.25
(2) Maximum <i>floor area ratio</i> when all parking is provided underground	2.0
Lot Coverage	
(3) Maximum <i>lot coverage (building)</i>	35%
(4) Maximum <i>lot coverage (building)</i> when all parking is provided underground	50%
Minimum Principal Building Setbacks	
(5) Front yard	3.0 m
(6) Rear yard	3.0 m
(7) Side yard	1.5 m

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Principal Building Height

(8)	Maximum <i>building height</i>	21.0 m (four storey maximum)
(9)	Maximum <i>building height</i> when all parking is provided underground	24.0 m (5.5 storey maximum)

Dwelling Unit Width

(10)	Minimum <i>dwelling unit width</i>	6.0 m
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10.9.3 Area A Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	590.0 sq. m
(2) Maximum <i>lot width</i>	15.0 sq. m

10.9.4 Area B

Area B Purpose:

The Purpose of this sub-area is to provide park space for the users of the accommodation area.

Area B Principal Uses:

- | |
|---------------------------------------|
| (1) <i>Accessory buildings</i> |
| (2) <i>Environmental conservation</i> |

10.9.5 Area B Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Accessory Building Setbacks	
(1) Front yard	6.0 m
(2) Rear yard	6.0 m
(3) Side yard	6.0 m

Accessory Building Height

(4)	Maximum <i>building height</i>	6.0 m
-----	--------------------------------	-------

10.9.6 Conditions of Use

Accessory Buildings

- | |
|--|
| (1) The use-specific regulations as contained in Section 5.1 shall apply to <i>accessory buildings</i> within this zone. |
|--|

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Beekeeping (Apiculture)

(2) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

(3) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Comprehensive Development Plan

(4) Future *development* shall be in general compliance with details depicted on the approved comprehensive development plan contained in [Section 10.9.7](#).

Fences, Retaining Walls, and Similar Features

(5) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Irregular Shaped Lots

(6) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

(7) The general regulations as contained in [Section 4.10](#) shall not apply to *landscaping* within this zone.

(8) All portions of any *lot* on which any *building* or *structure* is being erected, enlarged, or increased in capacity within this zone that are not covered by *buildings*, *structures*, driveway or walkway areas, or *parking spaces* shall be *landscaped*, provided however that *landscaping* shall cover not less than two (2%) percent of the *lot*.

(9) A continuous *landscaping* strip not less than 2.0 m in width shall be provided along the developed portion of each side of the *lot* which *abuts* a public *street* or *lane*. This *landscaping* strip may be interrupted to provide pedestrian access for entering a *building*.

(10) Loading areas, garbage containers and recycling bins shall be screened from view by a *landscaping* screen, a solid decorative fence, or a combination of both to a minimum height of 2.5 metres.

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Parking, Loading, and Vehicle Storage

- (11) The off-street parking regulations as contained in [Section 11](#) shall apply.
- (12) The off-street loading regulations as contained in [Section 12](#) shall apply.
- (13) Notwithstanding [Section 10.9.6\(12\)](#), the minimum required parking for *tourist accommodation* is 1.0 *parking spaces per accommodation unit*.
- (14) Surface *parking areas* containing more than twelve (12) *parking spaces* shall be screened from any *street*, using *landscaping*, berms, fences, or *buildings*.

Permitted Uses in all Zones

- (15) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

- (16) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.
- (17) Notwithstanding [Section 10.9.6\(16\)](#), for any underground *structure*, the maximum projection permitted in all *setback areas* shall be 0.5 m minimum required *setback* from the nearest *lot* line.

Swimming Pools, Hot Tubs, and Saunas

- (18) The general regulations as contained in [Section 4.9](#) shall not apply to all swimming pools, hot tubs, and saunas in this zone.

Temporary Buildings and Use of a Recreational Vehicle During Construction

- (19) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Tourist Accommodation

- (20) A minimum of 10% of all *tourist accommodation* units are required to be wheelchair accessible.

Vision Clearance at Intersections

- (21) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

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10.9.7 Comprehensive Development Plan

Camozzi Drive

- Area A
- Area B
- Existing Buildings and Lot Lines
- Roads
- Property Boundary



Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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10.10 Comprehensive Development Zone 10 (CD-10)

10.10.1 Purpose

The purpose of this residential zone is to provide for a comprehensively designed residential *development* that includes single-detached, two-unit and ground oriented multi-units dwellings located within sub-zones as specified. This zone provides for different density rules, one applicable generally for the zone and the other to apply if the owner of the *lots* of land in the zone enters into the *City's* standard housing agreement (a certified copy of which may be inspected in the office of the *City's* Corporate Officer) before a Building Permit is issued in relation to the *lots*. The density applicable generally is not more than one *single-detached dwelling* unit for each Residential Sub Zone. The other density applicable if the housing agreement condition is met is set out in [Section 10.10.5](#), [Section 10.10.7](#), and [Section 10.10.9](#).

10.10.2 Sub Zone A Permitted Uses

Principal Uses:

- (1) *Dwelling, single-detached*
-

Accessory Uses:

- (2) *Accessory building*
 - (3) *Accessory dwelling unit (secondary suite)*
 - (4) *Accessory use*
 - (5) *Home based business, type I*
 - (6) *Home based business, type II*
 - (7) *Long term rental*
-

10.10.3 Sub Zone B Permitted Uses

Principal Uses:

- (1) *Dwelling, single-detached*
 - (2) *Dwelling, two-unit*
-

Accessory Uses:

- (3) *Accessory building*
 - (4) *Accessory dwelling unit (secondary suite), only permitted within single-detached dwellings*
 - (5) *Accessory use*
 - (6) *Home based business, type I*
-

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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(7) *Home based business, type II*

(8) *Long term rental*

10.10.4 Sub Zone C Permitted Uses

Principal Uses:

(1) *Dwelling, multi-unit*

(2) *Dwelling, two-unit*

Accessory Uses:

(3) *Accessory building*

(4) *Accessory use*

(5) *Home based business, type I*

(6) *Long term rental*

10.10.5 Sub Zone A Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum amount of <i>single-detached dwelling</i> units per <i>lot</i>	One (1)
(2) Maximum amount of <i>accessory dwelling units (secondary suite)</i> per <i>lot</i>	One (1)
(3) Maximum number of <i>single-detached dwelling</i> units in Sub Zone A	21
Minimum Principal Building Setbacks	
(4) Front yard	4.5 m, except 6.0 m for an attached <i>garage</i>
(5) Rear yard	6.0 m
(6) Side yard	1.5 m
(7) Flanking side yard <i>abutting a street</i>	3.0 m
Principal Building Height	
(8) Maximum <i>building height</i>	10.0 m

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Lot Coverage

(9)	Maximum <i>lot coverage (building)</i>	55%
(10)	Maximum <i>lot coverage (impermeable surface coverage)</i>	65%

Dwelling Unit Width

(11)	Minimum <i>dwelling unit width</i>	6.0 m
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10.10.6 Sub Zone A Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	400.0 sq. m
(2) Minimum <i>lot size, corner lot</i>	425.0 sq. m
(3) Minimum <i>lot width</i>	13.0 m
(4) Minimum <i>lot width, corner lot</i>	14.5 m
(5) Minimum <i>lot depth</i>	25.0 m

10.10.7 Sub Zone B Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum amount of <i>single-detached dwelling units per lot</i>	One (1)
(2) Maximum amount of <i>accessory dwelling units (secondary suite) per lot with a single-detached dwelling</i>	One (1)
(3) Maximum amount of <i>two-unit dwelling units per lot</i>	One (1)
(4) Maximum amount of <i>two-unit dwellings with party-wall subdivision</i>	One (1) <i>dwelling unit</i> per party-wall subdivided <i>lot</i>
(5) Maximum number of <i>single-detached dwelling units and two-unit dwelling units (with party-wall subdivision) in Sub Zone B</i>	16

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Minimum Principal Building Setbacks

(6)	Front yard	4.5 m, except 6.0 m for an attached <i>garage</i>
(7)	Rear yard	6.0 m
(8)	Side yard	1.5 m, except 0.0 m for shared <i>common walls</i>
(9)	Flanking side yard <i>abutting a street</i>	3.0 m

Principal Building Height

(10)	Maximum <i>building height</i>	10.0 m
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Lot Coverage

(11)	Maximum <i>lot coverage (building)</i>	55%
(12)	Maximum <i>lot coverage (impermeable surface coverage)</i>	75%

Dwelling Unit Width

(13)	Minimum <i>dwelling unit width</i>	6.0 m
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10.10.8 Sub Zone B Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size, single-detached dwellings</i>	350.0 sq. m
(2) Minimum <i>lot size, two-unit dwellings</i>	450.0 sq. m
(3) Minimum <i>lot size, party-wall subdivision</i>	225.0 sq. m
(4) Minimum <i>lot size, single-detached dwellings, corner lot</i>	375.0 sq. m
(5) Minimum <i>lot size, two-unit dwellings, corner lot</i>	470.0 sq. m
(6) Minimum <i>lot size, party-wall subdivision, corner lot</i>	235.0 sq. m
(7) Minimum <i>lot width, single-detached dwelling</i>	9.0 m
(8) Minimum <i>lot width, two-unit dwelling</i>	15.0 m
(9) Minimum <i>lot width, party-wall subdivision</i>	7.5 m
(10) Minimum <i>lot width, single-detached dwelling, corner lot</i>	10.5 m

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(11)	Minimum <i>lot width, two-unit dwelling, corner lot</i>	16.5 m
(12)	Minimum <i>lot width, party-wall subdivision, corner lot</i>	9.0 m

10.10.9 Sub Zone C Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum amount of <i>two-unit dwellings per lot</i>	One (1)
(2) Maximum amount of two-unit or <i>multi-unit dwellings with party-wall subdivision</i>	One (1) <i>dwelling unit</i> per party-wall subdivided <i>lot</i>
(3) Maximum amount of <i>multi-unit dwellings per lot</i>	9
(4) Maximum number of two-unit or <i>multi-unit dwellings (with party-wall subdivision)</i> in Sub Zone C	29
Minimum Principal Building Setbacks	
(5) Front yard	4.5 m, except 6.0 m for an attached <i>garage</i>
(6) Rear yard	6.0 m, except 1.2 m for an attached <i>carport</i>
(7) Side yard	1.5 m, except 0.0 m for shared <i>common walls</i>
(8) Flanking side yard <i>abutting a street</i>	3.0 m
Principal Building Height	
(9) Maximum <i>building height, two-unit dwelling</i>	10.0 m
(10) Maximum <i>building height, multi-unit dwelling</i>	11.0 m
Lot Coverage	
(11) Maximum <i>lot coverage (building)</i>	70%
(12) Maximum <i>lot coverage (impermeable surface coverage)</i>	90%
Dwelling Unit Width	
(13) Minimum <i>dwelling unit width</i>	6.0 m

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10.10.10 Sub Zone C Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot</i> size, <i>two-unit dwellings</i>	450.0 sq. m
(2) Minimum <i>lot</i> size, <i>multi-unit dwellings</i>	525.0 sq. m
(3) Minimum <i>lot</i> size, <i>two-unit dwellings, party-wall subdivision</i>	225.0 sq. m
(4) Minimum <i>lot</i> size, <i>multi-unit dwellings, party-wall subdivision</i>	150.0 sq. m
(5) Minimum <i>lot</i> size, <i>two-unit dwellings, corner lot</i>	470.0 sq. m
(6) Minimum <i>lot</i> size, <i>multi-unit dwellings, corner lot</i>	540.0 sq. m
(7) Minimum <i>lot</i> size, <i>two-unit dwellings, party-wall subdivision, corner lot</i>	235.0 m
(8) Minimum <i>lot</i> size, <i>multi-unit dwellings, party-wall subdivision, corner lot</i>	200.0 m
(9) Minimum <i>lot</i> width, <i>two-unit dwelling</i>	15.0 m
(10) Minimum <i>lot</i> width, <i>multi-unit dwelling</i>	21.0 m
(11) Minimum <i>lot</i> width, <i>party-wall subdivision</i>	6.0 m
(12) Minimum <i>lot</i> width, <i>two-unit dwelling, corner lot</i>	16.5 m
(13) Minimum <i>lot</i> width, <i>multi-unit dwelling, corner lot</i>	22.5 m
(14) Minimum <i>lot</i> width, <i>party-wall subdivision, corner lot</i>	9.0 m

10.10.11 Conditions of Use

Accessory Buildings

- (1) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.
- (2) Notwithstanding [Section 10.10.11\(1\)](#), the maximum number of *accessory buildings* shall not exceed the total number of units (excluding *secondary suites*) per *lot*.

Beekeeping (Apiculture)

- (3) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

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Building Height Exemptions

- (4) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Comprehensive Development Plan

- (5) Future *development* shall be in general compliance with details depicted on the approved comprehensive development plan contained in [Section 10.10.12](#).

Fences, Retaining Walls, and Similar Features

- (6) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Home Based Businesses

- (7) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Irregular Shaped Lots

- (8) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

- (9) The general regulations as contained in [Section 4.10](#) shall not apply to *landscaping* within this zone.
- (10) Siting of all *buildings* and *structures* shall be undertaken in such a manner that minimizes disturbance to the existing vegetation in accordance with an approved Landscape Plan for the *lot*.

Parking, Loading, and Vehicle Storage

- (11) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.
- (12) The off-street parking regulations as contained in [Section 11](#) shall apply.
- (13) Notwithstanding [Section 10.10.11\(12\)](#), a minimum of 0.25 visitor *parking spaces* are required per principal *dwelling unit* within a *multi-unit dwelling*.
- (14) Notwithstanding [Section 10.10.11\(12\)](#), tandem *parking spaces* are permitted in all sub zones.
- (15) Notwithstanding [Section 10.10.11\(12\)](#), where *development* has access to a rear *lane*, vehicular access is only permitted from the rear *lane*.

Permitted Uses in all Zones

- (16) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

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Principal Dwelling Units in Multi-Unit Dwellings

(17) All principal *dwelling units* shall be connected via vertical *common walls* with units arranged side-by-side.

Projections into Minimum Setbacks

(18) The general regulations as contained in [Section 4.5](#) shall not apply to all projections into the minimum *building setbacks*.

(19) Notwithstanding [Section 10.10.11\(18\)](#), the only permitted encroachments into the minimum *setback area* are roof projections including eaves and gutters, which may project up to a maximum of 0.75 m into the required *setback area*.

Swimming Pools, Hot Tubs, and Saunas

(20) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

(21) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Vision Clearance at Intersections

(22) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

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10.10.12 Comprehensive Development Plan



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10.11 Comprehensive Development Zone 11 (CD-11)

10.11.1 Purpose

The purpose of this zone is to provide for a comprehensively designed residential *development* that includes ground oriented *multi-unit dwellings* located within sub-zones as specified.

10.11.2 Sub Zone A Permitted Uses

Principal Uses:

- (1) *Dwelling, multi-unit*

- (2) *Dwelling, two-unit*

Accessory Uses:

- (3) *Accessory building*

- (4) *Accessory use*

- (5) *Home based business, type I*

- (6) *Long term rental*

10.11.3 Sub Zone B Permitted Uses

Principal Uses:

- (1) *Dwelling, multi-unit*

Accessory Uses:

- (2) *Accessory building*

- (3) *Accessory use*

- (4) *Home based business, type I*

- (5) *Long term rental*

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10.11.4 Sub Zone A Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum amount of <i>two-unit dwelling</i> units per <i>lot</i>	One (1)
(2) Maximum amount of two-unit or <i>multi-unit dwellings</i> with <i>party-wall subdivision</i>	One (1) <i>dwelling unit</i> per party-wall subdivided <i>lot</i>
(3) Maximum amount of <i>multi-unit dwellings</i> per <i>lot</i>	One (1) <i>building</i> with a maximum of three (3) <i>dwelling units</i> separated by shared <i>common walls</i>
Minimum Principal Building Setbacks	
(4) Front yard	4.5 m
(5) Rear yard	6.0 m
(6) Side yard	1.5 m, except 0.0 m for shared <i>common walls</i>
(7) Flanking side yard <i>abutting a street</i>	3.0 m
Principal Building Height	
(8) Maximum <i>building height</i>	10.0 m
Lot Coverage	
(9) Maximum <i>lot coverage (building)</i>	60%
(10) Maximum <i>lot coverage (impermeable surface coverage)</i>	70%
Dwelling Unit Width	
(11) Minimum <i>dwelling unit</i> width	6.7 m

10.11.5 Sub Zone A Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot</i> size	510.0 sq. m
(2) Minimum <i>lot</i> size, <i>corner lot</i>	530.0 sq. m
(3) Minimum <i>lot</i> size, <i>two-unit dwelling, party-wall subdivision</i>	255.0 sq. m
(4) Minimum <i>lot</i> size, <i>two-unit dwelling, party-wall subdivision, corner lot</i>	275.0 sq. m

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(5)	Minimum <i>lot width</i>	17.0 m
(6)	Minimum <i>lot width, corner lot</i>	19.5 m
(7)	Minimum <i>lot width, two-unit dwelling, party-wall subdivision</i>	8.5 m
(8)	Minimum <i>lot width, two-unit dwelling, party-wall subdivision, corner lot</i>	10.0

10.11.6 Sub Zone B Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum amount of <i>multi-unit dwellings per lot</i>	One (1) <i>building</i> with a maximum of six (6) <i>dwelling units</i> separated by shared <i>common walls</i>
(2) Maximum amount of <i>multi-unit dwellings with party-wall subdivision</i>	One (1) <i>dwelling unit</i> per party-wall subdivided <i>lot</i>
Minimum Principal Building Setbacks	
(3) Front yard	4.5 m
(4) Rear yard	6.0 m
(5) Side yard	1.5 m, except 0.0 m for shared <i>common walls</i>
(6) Flanking side yard <i>abutting a street</i>	3.0 m
Principal Building Height	
(7) Maximum <i>building height</i>	10.0 m
Lot Coverage	
(8) Maximum <i>lot coverage (building)</i>	60%
(9) Maximum <i>lot coverage (impermeable surface coverage)</i>	70%
Dwelling Unit Width	
(10) Minimum <i>dwelling unit width</i>	6.0 m

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10.11.7 Sub Zone B Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot</i> size	690.0 sq. m
(2) Minimum <i>lot</i> size, <i>corner lot</i>	735.0 sq. m
(3) Minimum <i>lot</i> size, <i>party-wall subdivision</i>	201.0 sq. m
(4) Minimum <i>lot</i> size, <i>party-wall subdivision</i> , <i>corner lot</i>	221.0 sq. m
(5) Minimum <i>lot width</i>	23.1 sq. m
(6) Minimum <i>lot width</i> , <i>corner lot</i>	24.6 sq. m
(7) Minimum <i>lot width</i> , <i>party-wall subdivision</i>	6.7 m
(8) Minimum <i>lot width</i> , <i>party-wall subdivision</i> , <i>corner lot</i>	8.2 m

10.11.8 Conditions of Use

Accessory Buildings

- (1) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.
- (2) Notwithstanding [Section 10.11.8\(1\)](#), a maximum of one (1) *accessory building* is permitted per principal *dwelling unit*.
- (3) Notwithstanding [Section 10.11.8\(1\)](#), *accessory buildings* are not permitted within the *front yard setback area*.
- (4) Notwithstanding [Section 10.11.8\(1\)](#), *accessory buildings* shall comply with the following minimum *setback* requirements:
 - a. 1.5 m side yard *setback* requirement (0.0 m for shared *common walls*)
 - b. 3.0 m flanking side yard *abutting a street setback* requirement
 - c. 4.5 m minimum rear yard *setback* requirement
 - d. 6.0 m maximum rear yard *setback* requirement
- (5) Notwithstanding [Section 10.11.8\(1\)](#), *accessory buildings* shall have a maximum height of 6.0 m, provided it does not exceed the maximum *building height* of the *principal building*.
- (6) Notwithstanding [Section 10.11.8\(1\)](#), the height of first storey shall not exceed the height of first storey of *principal building*.
- (7) Notwithstanding [Section 10.11.8\(1\)](#), the *accessory building* or *structure* roof pitch shall match the *principal building*.
- (8) Notwithstanding [Section 10.11.8\(1\)](#), *accessory buildings* and *structures* may share a *common wall* or *party-wall subdivision*.

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- (9) Notwithstanding [Section 10.11.8\(1\)](#), *accessory buildings* and *structures* may be attached to the *principal building* only through a *breezeway*.
-
- (10) Notwithstanding [Section 10.11.8\(1\)](#), *accessory buildings* shall have a continuous *building* façade of not more than 15.0 m.
-

Beekeeping (Apiculture)

- (11) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.
-

Building Height Exemptions

- (12) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.
-

Comprehensive Development Plan

- (13) Future *development* shall be in general compliance with details depicted on the approved comprehensive development plan contained in [Section 10.11.9](#).
-

Fences, Retaining Walls, and Similar Features

- (14) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.
-

Front Yard Setback Area

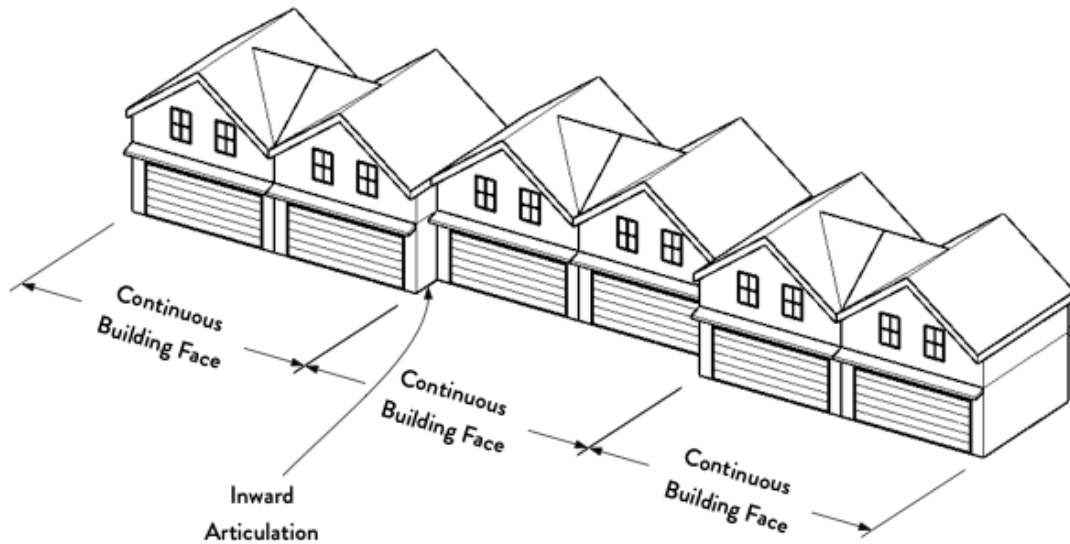
- (15) For the purposes of *development* within this zone, the front yard shall be established along Newlands Road.
-

Garages (attached and detached)

- (16) Attached and detached *garages* shall comply with the following provisions:
- a. Permitted in the rear yard only.
 - b. Only permitted up to 1 space per unit.
 - c. Must be located along a *party-wall subdivision* or shared *common wall*.
 - d. Must include 1 tandem surface *parking space*.
 - e. Must not be greater than 60% of the *principal building* width.
-
- (17) All detached *garages* shall be required to provide 1.5 m of inward *building* articulation so as not to exceed 15.0 m of continuous *building* face as shown in [Section 10.11.8\(18\)](#).
-

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(18)



Home Based Businesses

(19) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Irregular Shaped Lots

(20) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

(21) The general regulations as contained in [Section 4.10](#) shall not apply to *landscaping* within this zone.

Parking, Loading, and Vehicle Storage

(22) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.

(23) The off-street parking regulations as contained in [Section 11](#) shall apply.

(24) Notwithstanding [Section 10.11.8\(23\)](#), vehicular access is not permitted from Newlands Road.

Permitted Uses in all Zones

(25) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

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Projections into Minimum Setbacks

- (26) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.
- (27) Notwithstanding [Section 10.11.8\(26\)](#), fences, walls or hedges shall not be located closer to the *rear lot line* than the *accessory building*.

Swimming Pools, Hot Tubs, and Saunas

- (28) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

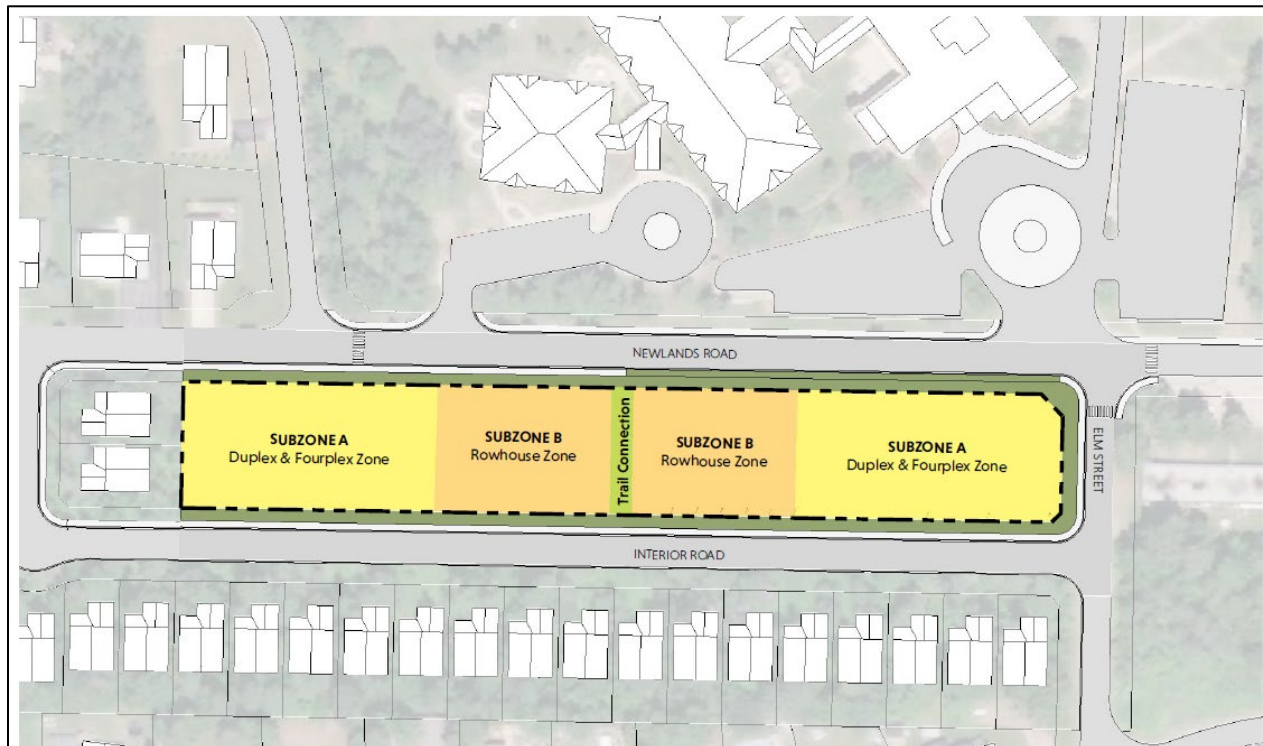
Temporary Buildings and Use of a Recreational Vehicle During Construction

- (29) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Vision Clearance at Intersections

- (30) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

10.11.9 Comprehensive Development Plan



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10.12 Comprehensive Development Zone 12 (CD-12)

10.12.1 Purpose

The purpose of this zone is to provide for rental accommodation in the form of medium density *multi-unit dwellings* with compatible commercial and *accessory uses*.

10.12.2 Permitted Uses

Principal Uses:

- (1) *Dwelling, multi-unit*

- (2) *Mixed-use building*

Accessory Uses:

- (3) *Accessory building*

- (4) *Accessory use*

- (5) *Animal clinic, minor*

- (6) *Café*

- (7) *Convenience store*

- (8) *Community care facility*

- (9) *Fitness centre*

- (10) *Group home*

- (11) *Home based business, type I*

- (12) *Long term rental*

- (13) *Neighborhood pub*

- (14) *Office*

- (15) *Personal service establishment*

- (16) *Professional services establishment*

- (17) *Restaurant, dine-in*

- (18) *Retail store*

- (19) *Retail store, grocery*

- (20) *Retail store, pharmaceutical*

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10.12.3 Development Regulations

<u>Regulation</u>	<u>Requirement</u>
Density	
(1) Maximum <i>floor area ratio</i>	1.3
Minimum Principal Building Setbacks	
(2) <i>Setback</i> from Fourth Street East, Downie Street, and Edward Street	3.5 m
(3) Side yard <i>setback</i> for shared <i>common walls</i>	0.0 m
(4) <i>Setback</i> for <i>buildings abutting</i> a Residential (R) zoned <i>lot</i>	5.0 m
Principal Building Height	
(5) Maximum <i>building height</i>	16.2 m
Lot Coverage	
(6) Maximum <i>lot coverage (building)</i>	80%

10.12.4 Subdivision Regulations

<u>Regulation</u>	<u>Requirement</u>
(1) Minimum <i>lot size</i>	750.0 sq. m
(2) Minimum <i>lot size, party-wall subdivision</i>	220.0 sq. m
(3) Minimum <i>lot width</i>	15.0 m
(4) Minimum <i>lot width, corner lot</i>	17.0 m
(5) Minimum <i>lot width, party-wall subdivision</i>	5.0 m
(6) Minimum <i>lot width, party-wall subdivision, corner lot</i>	7.0 m

10.12.5 Off-Street Parking, Bicycle Parking, and Loading Spaces

<u>Use</u>	<u>Minimum Parking Requirement</u>
(1) <i>Multi-unit dwelling (row house)</i>	1.5 space per unit
(2) <i>Multi-unit dwelling (apartment)</i>	0.6 <i>parking spaces</i> per studio unit 0.8 <i>parking spaces</i> per 1-bedroom unit 1.0 <i>parking space</i> per 2-bedroom unit 1.2 <i>parking spaces</i> per 3-bedroom unit

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(3)	<i>Multi-unit dwelling</i> (seniors apartment)	1 <i>parking space</i> for each 5 <i>dwelling units</i>
(4)	Visitor parking	5% of the total minimum <i>parking spaces</i> for each <i>residential use</i> shall be provided as visitor parking
(5)	All commercial / institutional <i>uses</i>	1 <i>parking space</i> per 50.0 sq. m of <i>gross floor area</i>
(6)	Loading	No loading spaces shall be required
(7)	Bike parking	0.15 bike <i>parking spaces</i> per <i>dwelling unit</i>

10.12.6 Conditions of Use

Accessory Buildings

- (1) The use-specific regulations as contained in [Section 5.1](#) shall apply to all *accessory buildings*.

Beekeeping (Apiculture)

- (2) The use-specific regulations as contained in [Section 5.4](#) apply to all beekeeping.

Building Height Exemptions

- (3) The general regulations as contained in [Section 4.2](#) apply to all *buildings* with respect to exemptions to the maximum *building height*.

Fences, Retaining Walls, and Similar Features

- (4) The general regulations as contained in [Section 4.8](#) shall apply to all fences, retaining walls, and similar features.

Home Based Businesses

- (5) The use-specific regulations as contained in [Section 5.9](#) shall apply to all *home based businesses*.

Irregular Shaped Lots

- (6) The general regulations as contained in [Section 4.3](#) apply to all irregular shaped *lots*.

Landscaping

- (7) The general regulations as contained in [Section 4.10](#) shall not apply to *landscaping* within this zone.
- (8) Required *setbacks* / *landscaping* buffer may be used for a shared garden, snow storage, dog run, parking (loading), and drive aisles

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Parking, Loading, and Vehicle Storage

- (9) The general regulations as contained in [Section 4.6](#) shall apply to all parking and storage of *recreational vehicles*, boats, *commercial vehicles* and equipment.
- (10) The off-street parking regulations as contained in [Section 11](#) shall apply, unless otherwise specified in this zone.
- (11) The off-street loading regulations as contained in [Section 12](#) shall not apply to *development* within this zone.
- (12) Notwithstanding [Section 10.12.6\(10\)\(11\)](#), the minimum number of *parking spaces*, *bicycle parking spaces*, and loading spaces shall be in accordance with [Section 10.12.5](#).

Permitted Uses in all Zones

- (13) The general regulations as contained in [Section 4.1](#) of this Bylaw include *uses* that are permitted in addition to the *uses* permitted within this zone.

Projections into Minimum Setbacks

- (14) The general regulations as contained in [Section 4.5](#) shall apply to all projections into the minimum *building setbacks*.

Swimming Pools, Hot Tubs, and Saunas

- (15) The general regulations as contained in [Section 4.9](#) apply to all swimming pools, hot tubs, and saunas.

Temporary Buildings and Use of a Recreational Vehicle During Construction

- (16) The general regulations as contained in [Section 4.7](#) apply to *temporary buildings* and residing in a *recreational vehicle* during construction.

Vision Clearance at Intersections

- (17) The general regulations as contained in [Section 4.4](#) apply to all *development* within this zone.

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Section 11 – Off-Street Parking Regulations

11.1 General Off-Street Parking Provisions

- (1) When any *development* takes place on any *lot*, off-street *parking spaces* shall be provided and maintained in accordance with the regulations contained in [Section 11](#), unless otherwise provided for in this Bylaw.

- (2) Where provision of off-street parking is required by this Bylaw, a plan of the proposed site layout shall be included with the proposal. The site plan must be drawn to scale and clearly illustrate the *lot* size and configuration, *building* locations, *parking spaces*, loading spaces, onsite circulation, access areas, *landscaping*, fences, and any other details relevant to the review of the *development* proposal.

- (3) Off-street *parking spaces* shall not be credited as off-street loading spaces, or vice versa.

- (4) Required off-street *parking spaces* shall only be used for parking of vehicles. Using off-street *parking spaces* for loading, commercial repair work, display, sale, or storage of goods of any kind is prohibited.

- (5) Required off-street *bicycle parking spaces* shall only be used for parking of bicycles. Using off-street *bicycle parking spaces* for loading, commercial repair work, display, sale, or storage of goods of any kind is prohibited.

- (6) Where any *development* is proposed, including new *development*, change of *use* of existing *development*, or enlargement of existing *development*, off-street parking (including accessible parking, bicycle parking, and visitor parking) shall be provided onsite in accordance with the provisions of this Bylaw.

11.2 Minimum Off-Street Parking Requirements

- (1) Off-street *parking spaces* shall be provided in accordance with the minimum requirements of this Section. In the case of a *use* not specifically mentioned, the required off-street *parking spaces* shall be the same as for a similar *use*.

- (2) Where a *use* is subject to a requirement associated with its location in addition to a requirement associated with its nature, the more stringent requirement shall apply.

- (3) If a *lot* contains more than one *use* or provides collective off-street *parking spaces* for more than one *use*, the total number of off-street *parking spaces* shall be the sum of the requirement for each *use* calculated separately.

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<u>Use</u>	<u>Minimum Off-Street Parking Requirement</u>
Residential Uses	
(4) <i>Accessory dwelling unit</i>	<ul style="list-style-type: none"> a. 1.0 parking spaces per dwelling unit b. Notwithstanding Section 11.2(4)(a), accessory dwelling units less than 29.0 sq. m in usable floor space shall require 0.0 parking spaces per dwelling unit
(5) <i>Bed and breakfast</i>	<ul style="list-style-type: none"> a. 1.0 parking spaces per sleeping unit, in addition to the minimum parking spaces required for the dwelling unit in which the bed and breakfast is operated from
(6) <i>Dwelling, multi-unit</i>	<ul style="list-style-type: none"> a. 1.0 parking spaces per studio or one bedroom dwelling unit; and b. 1.5 parking spaces per two or three bedroom and greater dwelling unit; and c. 1.0 visitor parking spaces per 5 principal dwelling units d. Notwithstanding Section 11.2(6)(c), visitor parking is not required for multi-unit dwellings that are connected via vertical common walls with units arranged side-by-side, and driveways are provided for each principal dwelling unit
(7) <i>Dwelling, multi-unit (rental)</i>	<ul style="list-style-type: none"> a. 1.0 parking spaces per dwelling unit; and b. 1.0 visitor parking spaces per 10 principal dwelling units
(8) <i>Dwelling, single-detached</i> <i>Dwelling, two-unit</i>	<ul style="list-style-type: none"> a. 1.0 parking spaces per dwelling unit on lots 370.0 sq. m and less in size b. 2.0 parking spaces per dwelling unit on lots greater than 370.0 sq. m in size
(9) <i>Employee dwelling unit</i>	<ul style="list-style-type: none"> a. 0.5 parking spaces per dwelling unit b. Notwithstanding Section 11.2(9)(a), when tourist accommodation or multi-unit dwelling includes employee dwelling units, a maximum of 10% of all units may be used as employee dwelling units in a tourist accommodation building for the purposes of calculating off-street parking requirements

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- (10) *Long term rental*
- a. For a *single-detached dwelling* or *two-unit dwelling*, 2.0 *parking spaces* per the first two *sleeping units* rented (inclusive of the minimum *parking space* requirements per principal *dwelling use*), plus 0.5 *parking spaces* per additional *sleeping unit*
 - b. For *multi-unit dwellings* and *mixed-use buildings*, 1.5 *parking spaces* per *dwelling unit*

- (11) *Manufactured home* a. 1.0 *parking spaces* per *dwelling unit*

- (12) *Mixed-use building (residential portion)*
- a. 1.5 *parking spaces* per *dwelling unit*; and
 - b. 1.0 *visitor parking spaces* per 5 principal *dwelling units*

- (13) *Short term rental*
- a. For *short term rentals* operated by a permanent resident onsite operator as required by this Bylaw, 1.0 *parking spaces* per *sleeping unit*, in addition to the minimum *parking spaces* required for the *dwelling unit* in which the *short term rental* is operated from
 - b. For *short term rentals* that are operated as whole home rentals as permitted by this Bylaw, 1.0 *parking spaces* per *sleeping unit*

Commercial / Mixed-Use / Industrial Uses

- (14) *Animal clinic, major*
Animal clinic, minor
Equipment sales, rental, and repair, heavy
Equipment sales, rental, and repair, light
Night club
Office
Personal service establishment
Post office
Professional service establishment
Recycling depot
Social club
- a. 1.0 *parking spaces* per 50.0 sq. m of *usable floor space*

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(15) <i>Auctions</i> <i>Neighbourhood pub</i> <i>Restaurant, dine-in</i> <i>Restaurant, take-out</i>	a. 1.0 <i>parking spaces</i> per 12.0 sq. m of <i>usable floor space</i> , excluding any outdoor patio space for the uses <i>neighbourhood pub, restaurant, dine-in, and restaurant, take-out</i>
(16) <i>Automotive repair services, heavy / automotive repair services, light</i>	a. 1.0 <i>parking spaces</i> per 50.0 sq. m of <i>office and / or retail usable floor space</i> ; and b. 2.0 <i>parking spaces</i> per service bay
(17) <i>Automotive wrecking yard</i> <i>Bulk fuel storage depot</i> <i>Cannabis production facility</i> <i>Distribution centre</i> <i>Industrial, low impact / industrial, medium impact / industrial, high impact</i> <i>Recycling plant</i> <i>Solid waste facility</i> <i>Warehousing</i> <i>Wholesale</i>	a. 1.0 <i>parking spaces</i> per 100.0 sq. m of <i>usable floor space</i>
(18) <i>Brewery, cidery, distillery, meadery, or winery</i>	a. 1.0 <i>parking spaces</i> per 100.0 sq. m of <i>usable floor space</i> dedicated for production, manufacturing, <i>warehousing</i> , and storage of product; and b. 1.0 <i>parking spaces</i> per 30.0 sq. m of <i>usable floor space</i> for accessory retail or <i>restaurant, dine-in uses</i>
(19) <i>Café</i> <i>Cannabis retail sales</i> <i>Casino gaming establishment</i> <i>Convenience store</i> <i>Entertainment centre</i> <i>Fitness centre</i> <i>Funeral parlor</i> <i>Indoor participant recreation services</i> <i>Information centre</i> <i>Liquor store</i> <i>Retail store</i> <i>Retail store, grocery</i> <i>Retail store, pharmaceutical</i>	a. 1.0 <i>parking spaces</i> per 30.0 sq. m of <i>usable floor space</i>

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(20) <i>Campground</i>	<ul style="list-style-type: none"> a. 1.0 <i>parking spaces</i> per 50.0 sq. m of <i>office</i> and / or retail <i>usable floor space</i>; and b. 0.1 <i>parking spaces</i> per campsite as overflow and / or visitor parking
(21) <i>Carwash</i>	<ul style="list-style-type: none"> a. 1.0 <i>parking spaces</i> per 50.0 sq. m of <i>office</i> and / or retail <i>usable floor space</i>; and b. 1.0 <i>parking spaces</i> per wash bay, which may be located in queuing areas
(22) <i>Dog day care</i>	<ul style="list-style-type: none"> a. 1.0 <i>parking spaces</i> per every five (5) animals kept in care
(23) <i>Drive-in theatre</i>	<ul style="list-style-type: none"> a. 1.0 <i>parking spaces</i> per 30.0 sq. m of <i>office</i> and / or retail <i>usable floor space</i>
(24) <i>Gasoline station</i>	<ul style="list-style-type: none"> a. 1.0 <i>parking spaces</i> per 30.0 sq. m of <i>office</i> and / or retail <i>usable floor space</i>, excluding any spaces at dedicated gasoline service pumps or queuing areas
(25) <i>Kennel</i>	<ul style="list-style-type: none"> a. 1.0 <i>parking spaces</i> per every five (5) animals boarded
(26) <i>Mini-storage building</i>	<ul style="list-style-type: none"> a. 1.0 <i>parking spaces</i> per every ten (10) storage units, which includes any required <i>parking spaces</i> for <i>office</i> and / or retail <i>usable floor space</i>
(27) <i>Modular and manufactured home sales</i>	<ul style="list-style-type: none"> a. 1.0 <i>parking spaces</i> per 30.0 sq. m of <i>office</i> and / or retail <i>usable floor space</i>
(28) <i>Nursery</i>	<ul style="list-style-type: none"> a. 1.0 <i>parking space</i> per 200.0 sq. m of <i>lot area</i> dedicated to the <i>nursery</i>
(29) <i>Outdoor participant recreation services</i>	<ul style="list-style-type: none"> a. 2.5 <i>parking spaces</i> per 100.0 sq. m of <i>lot area</i> dedicated for <i>outdoor participant recreation services</i>
(30) <i>Theatre</i>	<ul style="list-style-type: none"> a. 1.0 <i>parking spaces</i> per four (4) seats, which includes any required <i>parking spaces</i> for <i>office</i> and / or retail <i>usable floor space</i>
(31) <i>Tourist accommodation</i>	<ul style="list-style-type: none"> a. 1.0 <i>parking spaces</i> per <i>accommodation unit</i> b. Notwithstanding Section 11.2(31)(a), in the MU-1 and MU-2 zones, the minimum parking requirements shall be 0.5 <i>parking spaces</i> per <i>accommodation unit</i> c. Within the MU-1 and MU-2 zones, for <i>tourist accommodation</i> that includes a <i>restaurant, dine-in</i>, no additional <i>parking spaces</i> shall be required for the <i>restaurant, dine-in use</i>

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- (32) *Vehicle sales and rental, heavy / vehicle sales and rental, light* a. 1.0 *parking spaces* per 50.0 sq. m of *office and / or retail usable floor space*

Institutional Uses

- (33) *Child care facility* a. 1.0 *parking spaces* per 50.0 sq. m of *usable floor space*
 b. Notwithstanding [Section 11.2\(33\)\(a\)](#), when a *child care facility* is located within a *dwelling unit*, no additional *parking spaces* are required beyond those for the principal *dwelling unit*

- (34) *Community care facility* a. 0.5 *parking spaces* per *sleeping unit*, in addition to the minimum *parking spaces* required for the *dwelling unit* if located within a *single-detached dwelling* or *two-unit dwelling*
 b. For *multi-unit dwellings*, 0.75 *parking spaces* per *sleeping unit* (inclusive of the minimum *parking space* requirements per principal *dwelling use*)

- (35) *Educational facility* a. 10.0 *parking spaces* per classroom; and
 b. 1.0 *parking spaces* for every 12.0 sq. m of *public assembly usable floor space*

- (36) *Emergency and protective services* a. 1.0 *parking spaces* per 50.0 sq. m of *usable floor space*

- (37) *Group home* a. 0.5 *parking spaces* per *sleeping unit*, in addition to the minimum *parking spaces* required for the *dwelling unit* if located within a *single-detached dwelling* or *two-unit dwelling*
 b. For *multi-unit dwellings*, 0.75 *parking spaces* per *sleeping unit* (inclusive of the minimum *parking space* requirements per principal *dwelling use*)

- (38) *Place of worship*
Public assembly a. 1.0 *parking spaces* per 12.0 sq. m of *usable floor space*

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11.3 Minimum Off-Street Bicycle Parking Requirements

- (1) Off-street *bicycle parking spaces* shall be provided in accordance with the minimum requirements of this Section. In the case of a *use* not specifically mentioned, the required off-street *bicycle parking spaces* shall be the same as for a similar *use*.

- (2) Where a *use* is subject to a requirement associated with its location in addition to a requirement associated with its nature, the more stringent requirement shall apply.

- (3) If a *lot* contains more than one *use* or provides collective *bicycle parking spaces* for more than one *use*, the total number of *bicycle parking spaces* shall be the sum of the requirement for each *use* calculated separately.

<u>Use</u>	<u>Minimum Visitor Bicycle Parking Requirement</u>	<u>Minimum Permanent Bicycle Parking Requirement</u>
Residential Uses		
(4) <i>Accessory dwelling unit</i>	a. 0.0 <i>bicycle parking spaces</i>	b. 1.0 <i>bicycle parking space per dwelling unit</i>
(5) <i>Bed and breakfast</i>	a. 0.0 <i>bicycle parking spaces per sleeping unit</i>	b. 0.5 <i>bicycle parking spaces per sleeping unit</i>
(6) <i>Dwelling, multi-unit</i>	a. 0.2 <i>bicycle parking spaces per dwelling unit</i>	b. 0.5 <i>bicycle parking spaces per dwelling unit</i>
(7) <i>Dwelling, multi-unit (rental)</i>	a. 0.1 <i>bicycle parking spaces per dwelling unit</i>	b. 0.5 <i>bicycle parking spaces per dwelling unit</i>
(8) <i>Dwelling, single-detached</i> <i>Dwelling, two-unit</i> <i>Manufactured home</i>	a. 0.0 <i>bicycle parking spaces per dwelling unit</i>	b. 0.0 <i>bicycle parking spaces per dwelling unit</i>
(9) <i>Employee dwelling unit</i>	a. 0.0 <i>bicycle parking spaces per dwelling unit</i>	b. 1.0 <i>bicycle parking spaces per dwelling unit</i>
(10) <i>Long term rental</i>	a. 0.0 <i>bicycle parking spaces per dwelling unit</i>	b. 0.5 <i>bicycle parking spaces per sleeping unit</i>
(11) <i>Mixed-use building (residential portion)</i>	a. 0.2 <i>bicycle parking spaces per dwelling unit</i>	b. 0.5 <i>bicycle parking spaces per dwelling unit</i>
(12) <i>Short term rental</i>	a. 0.0 <i>bicycle parking spaces per sleeping unit</i>	b. 0.5 <i>bicycle parking spaces per sleeping unit</i>

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Commercial / Mixed-Use / Industrial Uses

(13)	<p><i>Café</i> <i>Cannabis retail sales</i> <i>Convenience store</i> <i>Fitness centre</i> <i>Gasoline station</i> <i>Indoor participant recreation services</i> <i>Information centre</i> <i>Neighbourhood pub</i> <i>Liquor store</i> <i>Office</i> <i>Restaurant, dine-in,</i> <i>Restaurant, take-out</i> <i>Retail store</i> <i>Retail store (grocery)</i> <i>Retail store (pharmaceutical)</i></p>	a.	<p>1.0 <i>bicycle parking spaces</i> per 50.0 sq. m of <i>usable floor space</i>, except within the MU-1 zone where 0.0 <i>bicycle parking spaces</i> are required</p>	b.	<p>0.0 <i>bicycle parking spaces</i></p>
(14)	<p><i>Outdoor participant recreation services</i></p>	c.	<p>1.0 <i>bicycle parking spaces</i> per 100.0 sq. m of <i>lot area</i> dedicated for <i>outdoor participant recreation services</i></p>	d.	<p>0.0 <i>bicycle parking spaces</i></p>
(15)	<p><i>Tourist accommodation</i></p>	e.	<p>1.0 <i>bicycle parking spaces</i> per every five (5) <i>accommodation units</i></p>	f.	<p>1.0 <i>bicycle parking spaces</i> per every twenty (20) <i>accommodation units</i></p>
(16)	<p>All other commercial, mixed-use, and industrial uses</p>	a.	<p>1.0 <i>bicycle parking spaces</i> per 200.0 sq. m of <i>usable floor space</i>, except within the MU-1 zone where 0.0 <i>bicycle parking spaces</i> are required</p>	b.	<p>0.0 <i>bicycle parking spaces</i></p>

Institutional Uses

(17)	<p><i>Educational facility</i></p>	a.	<p>2.5 <i>bicycle parking spaces</i> per classroom</p>	b.	<p>0.1 <i>bicycle parking spaces</i> per classroom</p>
(18)	<p>All other institutional uses</p>	a.	<p>1.0 <i>bicycle parking spaces</i> per 200.0 sq. m of <i>usable floor space</i></p>	b.	<p>1.0 <i>bicycle parking spaces</i> per 400.0 sq. m of <i>usable floor space</i></p>

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11.4 Minimum Off-Street Accessible Parking Requirements

- (1) Off-street accessible *parking spaces* shall be provided in accordance with the minimum requirements of this Section.

- (2) The minimum off-street accessible *parking spaces* specified in this Section shall be provided as a function of the total number of *parking spaces* required in accordance with [Section 11.2](#), rather than in addition to the minimum number of required off-street *parking spaces*.

<u>Use</u>	<u>Minimum Off-Street Accessible Parking Spaces</u>
(3) <i>Dwelling, multi-unit</i> <i>Dwelling, multi-unit (rental)</i> <i>Mixed-use building</i> (residential portion) All commercial, industrial, mixed-use, and institutional uses	a. For <i>parking areas</i> that contain between one (1) and six (6) <i>parking spaces</i> , 0.0 <i>parking spaces</i> shall be provided as an off-street accessible <i>parking space</i> b. For <i>parking areas</i> that contain between seven (7) and ten (10) <i>parking spaces</i> , 1.0 <i>parking spaces</i> shall be provided as an off-street accessible <i>parking space</i> c. For <i>parking areas</i> that contain between eleven (11) and twenty-five (25) <i>parking spaces</i> , 2.0 <i>parking spaces</i> shall be provided as an off-street accessible <i>parking space</i> d. For <i>parking areas</i> that contain between twenty-six (26) and fifty (50) <i>parking spaces</i> , 3.0 <i>parking spaces</i> shall be provided as an off-street accessible <i>parking space</i> e. For <i>parking areas</i> that contain between fifty-one (51) and 100 <i>parking spaces</i> , 4.0 <i>parking spaces</i> shall be provided as an off-street accessible <i>parking space</i> f. For <i>parking areas</i> that contain greater than 100 <i>parking spaces</i> , for each additional 100 <i>parking spaces</i> , 1.0 <i>parking spaces</i> shall be provided as an off-street accessible <i>parking space</i> in addition to the minimum number of off-street accessible <i>parking spaces</i> identified in Section 11.4(a) – 11.4(e) (inclusive). g. Notwithstanding Section 11.4(4)(a) – 11.4(f) (inclusive), off-street accessible <i>parking spaces</i> are not required for <i>multi-unit dwellings</i> that are connected via vertical <i>common walls</i> with units arranged side-by-side, and driveways are provided for each principal <i>dwelling unit</i>

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11.5 Provision of Off-Street Parking Facilities

- (1) Required *parking spaces* must be located on the same *lot* as the *use* in which they serve.

- (2) Notwithstanding [Section 11.5\(1\)](#), required off-street *parking spaces* for commercial, industrial, and institutional uses (excluding any required accessible off-street *parking spaces*) may be located on a *lot* within 150.0 m of the *use* in which they serve, subject to the requirement to register a restrictive covenant and access easement agreement that the City is a party to, indicating the designated number of *parking spaces* and that they are exclusively reserved for the benefit of the *lot* requiring the parking.

- (3) Off-street parking requirements can be waived where cash-in-lieu is paid to a municipal reserve fund per *parking space* in accordance with the [City of Revelstoke Fees and Charges Bylaw](#), as amended, subject to the following requirements:
 - a. A minimum of 30% of the off-street parking is provided for; and
 - b. At least one (1) electric vehicle charging station is provided for every twenty (20) spaces required.

- (4) Notwithstanding [Section 11.5\(3\)\(a\)\(b\)](#), within the MU-1 zone, where cash-in-lieu is paid to a municipal reserve fund per *parking space* in accordance with the [City of Revelstoke Fees and Charges Bylaw](#), as amended, for a change in use that does not increase the *gross floor area*, there is no requirement to provide off-street *parking spaces* or electric vehicle charging stations.

- (5) The monies referred to in [Section 11.5\(3\)\(4\)](#) are due and payable:
 - a. At the time of issuing a Building Permit; or
 - b. In the event that no Building Permit is required, when the *use* that requires the extra parking begins.

- (6) For *multi-unit dwellings* and *mixed-use buildings* (including *dwelling units* used for *long term rental*), off-street parking may be reduced to 0.5 off-street *parking spaces* for studio / one bedroom units, and 1.0 off-street *parking spaces* for two and three or more bedroom units, where the following is achieved:
 - a. The *development* is within a 300.0 m radius of a bus stop (measured directly from bus stop to *lot* boundary) and the *use retail store, grocery* (measured directly from *lot* boundary to *lot* boundary); and
 - b. 1.0 off-street permanent *bicycle parking spaces* is provided per *dwelling unit*.

- (7) For all commercial and institutional *uses*, a minimum of one (1) electric vehicle charging station is required for every twenty (20) off-street *parking spaces*, with a minimum of one (1) electric vehicle charging station provided in all *parking areas* with eight (8) or more off-street *parking spaces*, up to a maximum of four (4) electric vehicle charging stations.

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11.6 Off-Street Parking Standards

- (1) No *parking area* shall be located within the *front yard setback area*, except in the following circumstances:
 - a. When the *parking area* is intended to service a *single-detached dwelling, two-unit dwelling, or multi-unit dwellings* that are connected via vertical *common wall* with units arranged side-by-side, and individual driveways are provided for each principal *dwelling unit*.
 - b. When the *parking area* is provided for in the MU-4, C-1, C-4, I-1, I-2, or I-3 zone, subject to the requirement of a 2.0 m wide *landscape strip* when *abutting* a Residential (R) zoned *lot*.

- (2) No *parking area* shall be located within the following *setback areas*:
 - a. A flanking *side yard setback area abutting a street* on a *corner lot* within the R-LD1, R-LD2, R-LD3, R-LD6, and R-MD1 zone.
 - b. Any required *setback area* in the I-1, I-2, I-3 zone which *abuts* a *lot* in any Residential (R) zone.

- (3) Two-space tandem parking is permitted for *residential use* when provided for the same *dwelling unit*, and for commercial / industrial / institutional *uses* when provided for employees of a business, but shall not be permitted for visitor or customer parking.

- (4) All off-street *parking spaces* shall measure a minimum of 5.5 m in length, 2.5 m in width, and 2.2 m in height. When a *parking space abuts* a fence, column, post, or similar *structure* over 0.3 m in height, the width of the *parking space* shall be increased by 0.3 m on the side(s) which *abuts* such *structure* to enable the opening of vehicular doors.

- (5) Notwithstanding [Section 11.6\(4\)](#), a *parking area* may have 30% small car off-street *parking spaces*. All small car off-street *parking spaces* shall measure a minimum of 5.0 m in length, 2.4 m in width, and 2.2 m in height.

- (6) All off-street accessible *parking spaces* shall have a minimum length of 6.0 m, and a minimum width of 3.9 m, and be located close to an accessible pathway to the front of the *building* in which they are intended to serve.

- (7) Notwithstanding [Section 11.6\(6\)](#), for accessible *parking spaces* that are *abutting* each other, a shared aisle width of 1.5 m is permitted in order to comply with the minimum width requirement of 3.9 m.

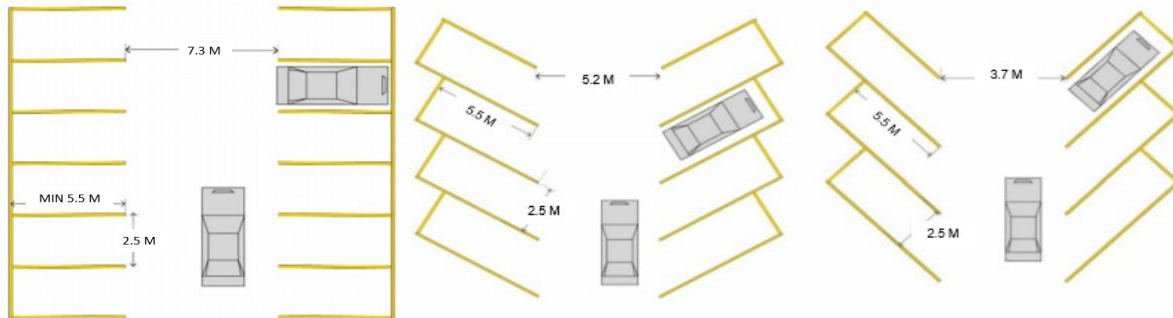
- (8) Unobstructed maneuvering aisles proposed in all *parking areas* shall comply with the following minimum aisle width requirements:

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Parking Angle in Degrees

Width of Aisle

a. 90	7.3 m
b. 60	5.2 m
c. 45 or less	3.7 m



- (9) All off-street *parking areas* shall be provided with adequate curbs in order to retain all vehicles within such permitted *parking area*, and to ensure that required fences, walls, hedges, or *landscaped areas*, as well as any *buildings*, will be protected from parked vehicles.
- (10) All off-street *parking areas* for more than four (4) vehicles shall be surfaced with an asphalt, concrete, or similar material, so as to provide a surface that is durable and dust-free.
- (11) Notwithstanding [Section 11.6\(10\)](#), off-street *parking areas* in the I-1, I-2, and I-3 zone for more than ten (10) vehicles shall be surfaced with an asphalt, concrete, or similar material, so as to provide a surface that is durable and dust-free.
- (12) Any lighting used to illuminate any off-street *parking area* or parking garage shall be so arranged that all direct rays of light are reflected upon such *parking area* or parking garage, and not on any *abutting lots*.

11.7 Off-Street Bicycle Parking Standards

- (1) Off-street *bicycle parking spaces* shall be located so as to not obstruct pedestrian movement.
- (2) Permanent off-street bicycle parking shall be provided in the form of bicycle lockers, compounds, rooms with lockable doors specifically provided and equipped for bicycle storage, or within a dedicated space of a principal *dwelling unit* located on the ground floor.
- (3) Visitor off-street bicycle parking shall:
 - a. Be securely anchored to the ground and constructed of theft resistant material.
 - b. Support the bicycle frame above the centre of gravity.
 - c. Enable both the bicycle frame and the front or rear wheels to be locked.
 - d. Be located in a convenient, well-lit location that is easily located, accessible by visitors, and subject to casual surveillance by passer-by and the occupants of a *building*.

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Section 12 – Off-Street Loading Regulations

12.1 General Off-Street Loading Provisions

- (1) Where any *development* takes place on any *lot*, off-street loading spaces shall be provided and maintained in accordance with the regulations contained in [Section 12](#), unless otherwise provided for in this Bylaw.

- (2) Where provision of off-street loading is required by this Bylaw, a plan of the proposed site layout shall be included with the proposal. The site plan must be drawn to scale and clearly illustrate the *lot* size and configuration, *building* locations, *parking spaces*, loading spaces, onsite circulation, access areas, *landscaping*, fences, and any other details relevant to the review of the *development* proposal.

- (3) Off-street loading spaces shall not be credited as off-street *parking spaces*, or vice versa.

- (4) Required off-street loading spaces shall only be used for the *temporary* loading of materials and supplies. Using off-street loading spaces for permanent parking, commercial repair work, display, sale, or storage of goods of any kind is prohibited.

- (5) Where any *development* is proposed, including new *development*, change of *use* of existing *development*, or enlargement of existing *development*, off-street loading shall be provided onsite in accordance with the provisions of this Bylaw.

12.2 Minimum Off-Street Loading Requirements

- (1) Off-street loading spaces shall be provided in accordance with the minimum requirements of this Section. In the case of a *use* not specifically mentioned, no off-street loading requirements are applicable.

- (2) Where a *use* is subject to a requirement associated with its location in addition to a requirement associated with its nature, the more stringent requirement shall apply.

- (3) If a *lot* contains more than one *use* or provides collective off-street loading spaces for more than one *use*, the total number of off-street loading spaces shall be the sum of the requirement for each *use* calculated separately.

<u>Use</u>	<u>Minimum Off-Street Loading Requirement</u>
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Commercial / Mixed-Use / Industrial / Institutional Uses

- | | |
|--|---|
| (4) <i>Animal clinic, major</i>
<i>Animal clinic, minor</i>
<i>Automotive repair services, heavy / automotive repair services, light</i>
<i>Automotive wrecking yard</i>
<i>Brewery, cidery, distillery, meadery, or winery</i>
<i>Cannabis production facility</i> | a. 1.0 loading spaces for <i>buildings</i> that are 500.0 sq. m or less of <i>usable floor space</i>
b. 2.0 loading spaces for <i>buildings</i> that are greater than 500.0 sq. m of <i>usable floor space</i> but less than 2,300.0 sq. m of <i>usable floor space</i>
c. 3.0 loading spaces for <i>buildings</i> that are 2,300.0 or greater of <i>usable floor space</i> |
|--|---|

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
Section 7: Mixed Use (MU) and Commercial (C) Zones	Section 8: Industrial (I) Zones	Section 9: Environment and Rural Recreation (E) / Public Use (P) Zones	Section 10: Comprehensive Development (CD) Zones	Section 11: Off-Street Parking Regulations	Section 12: Off-Street Loading Regulations

Distribution centre
Equipment sales, rental, and repair, heavy
Equipment sales, rental, and repair, light
Industrial, low impact / industrial medium impact / industrial high impact
Liquor store
Neighbourhood pub
Recycling depot
Recycling plant
Restaurant, dine-in
Restaurant, take-out
Retail store
Retail store, grocery
Retail store, pharmaceutical
Solid waste facility
Warehousing
Wholesale

d. Notwithstanding [Section 12.2\(4\)\(a\)\(b\)\(c\)](#), for *buildings* located in the MU-1 or MU-2 zone, no off-street loading is required

- | | |
|--|---|
| (5) <i>Educational facility</i>
<i>Office</i>
<i>Post office</i>
<i>Public assembly</i>
<i>Tourist accommodation</i> | a. 1.0 loading spaces for <i>buildings</i> that are 2,800.0 sq. m or less of <i>usable floor space</i>
b. 2.0 loading spaces for <i>buildings</i> that are greater than 2,800.0 sq. m of <i>usable floor space</i>
c. Notwithstanding Section 12.2(5)(a)(b) , for <i>buildings</i> that are located in the MU-1 or MU-2 zone, no off-street loading is required |
|--|---|

12.3 Off-Street Loading Standards

- (1) Off-street loading spaces must be located on the same *lot* as the *use* in which they serve.
- (2) Off-street loading spaces are not permitted within the *front yard setback area* or *side yard setback area*.
- (3) All off-street loading spaces shall measure a minimum of 9.0 m in length, 2.5 m in width, and 3.5 m in height.
- (4) All off-street loading areas shall be provided with adequate curbs in order to retain all vehicles within such permitted *parking area*, and to ensure that required fences, walls, hedges, or *landscaped areas*, as well as any *buildings*, will be protected from parked vehicles.
- (5) Any lighting used to illuminate any off-street loading area shall be so arranged that all direct rays of light are reflected upon the loading area, and not any *abutting lots*.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Schedule B – Official Zoning Map

Schedule B, the City of Revelstoke Official Zoning Map, consists of a map of the City of Revelstoke depicting all zones and is contained under a separate cover.

Section 1: Administration and Enforcement	Section 2: Interpretation	Section 3: Definitions	Section 4: General Regulations	Section 5: Use-Specific Regulations	Section 6: Residential (R) Zones
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Legend





Residential

-  R-LD1 - Ground-Oriented Dwelling Zone
-  R-LD2 - Small Lot Ground-Oriented Dwelling Zone
-  R-LD3 - Multi-Unit Rowhouse Zone
-  R-LD4 - Manufactured Home Zone
-  R-LD5 - Manufactured Home & Ground-Oriented Dwelling Zone
-  R-LD6 - Tourist Accommodation Zone
-  R-LD7 - Rural Residential Zone
-  R-MD1 - Multi-Unit Rowhouse Zone
-  R-MD2 - Multi-Unit Apartment Zone
-  R-MD3 - Multi-Unit Condominium Zone
-  R-HD1 - Multi-Unit Apartment Zone
-  R-HD2 - Multi-Unit Condominium Zone






Mixed-Use

-  MU-1 - Downtown Zone
-  MU-2 - Downtown Fringe Zone
-  MU-3 - Scenic Corridor Zone
-  MU-4 - Live-Work Zone





Commercial

-  C-1 - Highway Commercial Zone
-  C-2 - Urban Tourist Accommodation Zone
-  C-3 - Rural Tourist Accommodation Zone
-  C-4 - Local Neighbourhood Commercial Zone

Industrial

-  I-1 - Low Impact Zone
-  I-2 - Medium Impact Zone
-  I-3 - High Impact Zone
-  I-4 - Airport Zone
-  I-5 - Rural Recreation & Natural Resource Zone

Environmental & Rural Recreation / Public Use

-  E-1 - Environmental & Rural Recreation Zone
-  P-1 - Parks & Public Use Zone
-  P-2 - Institutional Zone
-  P-3 - Public Utilities Zone

Comprehensive Development

-  CD-01 - Comprehensive Development Zone 1
-  CD-02 - Comprehensive Development Zone 2
-  CD-03 - Comprehensive Development Zone 3
-  CD-04 - Comprehensive Development Zone 4
-  CD-05 - Comprehensive Development Zone 5
-  CD-06 - Comprehensive Development Zone 6
-  CD-07 - Comprehensive Development Zone 7
-  CD-08 - Comprehensive Development Zone 8
-  CD-09 - Comprehensive Development Zone 9
-  CD-10 - Comprehensive Development Zone 10
-  CD-11 - Comprehensive Development Zone 11
-  CD-12 - Comprehensive Development Zone 12

 Railway

 Highway

 Water

 Parcel

 Municipal Boundary

Note: INFORMATION ON THIS MAP IS FOR GENERAL PURPOSES ONLY AND SHALL NOT BE USED FOR LOCATION OR DIMENSIONAL DETAILS. INFORMATION IS ONLY CURRENT TO MAP'S PUBLISHING DATE.

Last Updated on April 10, 2025

