The Corporation of the District of Saanich

Zoning Bylaw 8200

September 2003



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THE CORPORATION OF THE DISTRICT OF SAANICH

BYLAW NO. 8200

A bylaw to regulate, within the Corporation of the District of Saanich, the use of land and the location, use, size and shape of buildings and structures erected thereon, having due regard to:

1. The promotion of health, safety, convenience and welfare of the public.

2. The prevention of the overcrowding of land and the preservation of the amenities peculiar to any zone.

3. The securing of adequate light, air and access.

4. The value of the land and the nature of its present and prospective use and occupancy.

5. The character of each zone, the character of the buildings already erected and the particular suitability of the zone for specific uses.

6. The conservation of property values.

7. Official Community Plan including Saanich General Plan, Local Area Plan and Action Plan policies.

The Council of the Corporation of the District of Saanich enacts as follows

SECTION 1

SHORT TITLE

1.1 This bylaw may be cited as the “Zoning Bylaw, 2003”.

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In this bylaw unless the context otherwise requires:

Accessory Buildings and Structures - means:

(a) a building or structure the use or intended use of which is accessory to that of the principal building situated on the same lot, or;

(b) a building which is accessory to the principal use being made of the lot on which the building is located.

Accessory Dwelling Unit - means a dwelling unit that is accessory to and contained within the principal building and which may have a separate private access.

B. 10190 2025 **Accessory Farm Residential Uses -** means any Accessory Buildings & Structures or infrastructure that are accessory to the Single Family Dwelling, including but not limited to attached or detached garages or carports, workshops, sheds, offices, sunrooms, recreation facilities (such as indoor and outdoor swimming pools, sports courts, gyms, yoga studios), gazebos and outdoor sitting areas, artificial ponds that do not serve an agricultural purpose, maneuvering and parking spaces for residential vehicles, residential water wells/ systems and residential sewage septic systems.

Accessory Off-Street Loading - means a use of land or buildings for the loading and unloading needs of a principal use on the same lot.

Accessory Off-Street Parking - means a use of land or buildings for parking needs accessory to a principal use; includes uncovered parking spaces and parking spaces at grade covered by an accessory parking structure and internal driveways; excludes those portions of access driveways within any required setback of the principal building from a lot line which abuts a street.

B. 10038 2024 **Accessory Produce Sales** - means an accessory use providing for the sale of lower-risk agricultural products. The lower-risk agricultural products must be produced on the same lot, except in rural-zoned areas (A-zoned properties), where the products sold may be grown on other rural-zoned properties within the District.

Accessory Residential - means a use accessory to another use where the building or buildings so used include not more than one dwelling unit for the accommodation of the owner, operator, manager, or caretaker.

Accessory to - means a use accessory to the principal use of the land, buildings, or structures.

B. 10103 2025 **Agricultural** - means a use providing for the production, keeping, or maintenance of plants and animals, including, but not limited to: forages and sod crops, grains and seed crops, dairy animals and dairy products, poultry and poultry products, livestock including beef cattle, sheep, swine, horses, ponies, mules, or goats, or any mutations or hybrids thereof, including the breeding, boarding, and grazing of any or all of such animals, and the operation of a riding stable, bees and apiary products, fur animals, trees and forest products, fruits of all kinds, vegetables, nursery, floral, ornamental, and greenhouse products; agri-tourism; land devoted to a soil conservation or forestry management program; and includes the storage, repair, and use of machinery and equipment used in conjunction with the agricultural activity carried thereon; excludes feedlots, manufacturing, livestock processing.

B. 10103 2025

Agri-Tourism - means the following activities, unless otherwise defined by the Agricultural Land Commission Act or Agricultural Land Use Reserve Regulation: an agricultural heritage exhibit displayed on the agricultural land; a tour of the agricultural land, an educational activity or demonstration in respect of all or part of the farm operation conducted on that agricultural land, and activities ancillary to any of these; cart, sleigh and ractor rides on the agricultural land; activities that promote or market livestock raised or kept on the agricultural land, whether or not the activity also involves livestock raised or kept elsewhere, including hows, cattle driving and petting zoos; dog trials (agility and stock dog events) held on the agricultural land; harvest festivals and other seasonal production events held on the agricultural land for the purpose of promoting or marketing farm products produced on that agricultural land; and corn mazes prepared using corn produced on the agricultural land on which the activity is taking place. For greater certainty, agri-tourism excludes agri-tourism accommodation, and gathering for an event, both as defined under the Agricultural Land Reserve Use Regulation.

B. 10038 2024

Agricultural Products - means fresh locally grown fruits and vegetables, apiary products, trees and forest products, forages and sod crops, grains and seed crops, eggs, and local ornamental and greenhouse products, and other value-added agricultural products.

Animal Pound - means any building, enclosure, or place established and operated for impounding animals.

Apartment - means the residential use of a building which contains three or more dwelling units with each dwelling unit having its principal access from an entrance or hallway common to other dwelling units.

Assembly - means a use providing for the gathering of people or artifacts for scientific, educational, cultural, religious, philanthropic, charitable, or recreational purposes.

Attached Housing - means three or more dwelling units on a lot at least two of which are contained within a common building and each dwelling unit has its own principal access at ground level.

Auto Wash - means a commercial use of any building or structure or portions thereof for the washing of motor vehicles.

Basement - means that portion of any floor area located more than 1.5 metres below all points where the foundations, contact the *natural grade* or *finished grade*, whichever has the lowest geodetic elevation, but does not include a non-useable area.

Bed and Breakfast - means a home occupation use providing temporary accommodation to guests that involves the use of sleeping units in a dwelling unit where the room rental rate includes breakfast provided on the premises.

Beverage - means any liquid that is a ready-to-serve drink but does not include milk, milk substitutes, rice milk, soya milk, flavoured milk, infant formulas, meal replacements or dietary replacements.

Beverage Container - means a container made of aluminum, glass, paper, plastic, steel or other similar material or any combination of them, that is or was sealed by its manufacturer and may hold, holds or has held a beverage.

Beverage Container Depot - means an operation, facility or retail premises, or an association of operations, facilities or retail premises, for the collection and redemption of beverage containers.

Bicycle Facility- Class I - means a secure weather protected bicycle parking facility used to accommodate long-term parking, such as for residents or employees, usually within a room or covered, fenced area.

Bicycle Facility - Class II - means a short-term visitor bicycle parking facility which may offer some security and be partially protected from the weather. This is often a rack at a building entrance.

Boarding - means a residential use wherein an individual other than a member of the family occupying the dwelling unit who, for consideration, is furnished a sleeping unit and is provided with prepared meals by the principal occupier of the dwelling unit.

Brewery/Distillery - means an establishment engaged in the brewing and/or distilling of alcohol for human consumption and may include within the principal building, tasting room, meeting/presentation room, and retail sales incidental to the brewery/distillery use including the retail sale of alcoholic beverages made on the site for consumption elsewhere than on the premises.

Building - means a structure having a roof supported by columns or walls intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

Cable Hub Site - means a use conducted within a building to store, operate and maintain telecommunications equipment and where the use is designed to be operated without the presence of staff except for periodic maintenance and monitoring.

Campground - means the use of a parcel of land established or maintained for occupancy by tents or recreation vehicles as temporary living quarters for tourists and licensed under regulations pursuant to the Campground Regulation Bylaw.

Cannabis - has the meaning assigned in the Cannabis Act (Canada);

Cannabis Distribution - means the distribution of Cannabis by any means, and includes administering, giving, transferring, transporting, sending, delivering, providing or otherwise making available Cannabis in any manner, whether directly or indirectly, and offering to do any of those things;

Cannabis Lounge - means the use of land, buildings or structures or any portion thereof, including without limitation a deck, patio or balcony, for the consumption of Cannabis in any form and by any means, but does not include a private dwelling;

Cannabis Production - means the production of Cannabis by any method or process, including by manufacturing, synthesis, altering its physical or chemical properties by any means (including destruction), or cultivating, propagating or harvesting it or any living thing from which it may be extracted or otherwise obtained;

Cannabis Sales - means the sale of Cannabis by any means, and includes offering Cannabis for sale, exposing Cannabis for sale, possessing Cannabis for the purpose of sale, and providing referrals or otherwise facilitating access to or sale of Cannabis whether it is physically present at the premises or not;

Cantilevered Balcony - means a platform that is:
i) attached to and projecting from a building;
ii) located above the first storey of the building;
iii) cantilevered;
iv) permanently exposed to outside weather; and
v) accessible only from the interior of the building and not from the exterior.

Church - means the use of land, buildings, or structures for religious worship, includes a mosque, synagogue, temple, chapel, and religious meeting room.

Commercial - means an activity carried out for financial gain.

Communication Facility - means a use of land, buildings or structures to provide radio communication services.

B. 10299 2026 **Community Care Facility** - means a use as defined by Part 1 of the Community Care and Assisted Living Act of the Province of British Columbia, as may be amended or replaced from time to time.

Community Centre - means the use of land, buildings, or structures for recreational, social, and cultural activities.

Community Garden - means a garden in which allotments or shared plots are available to members of the public for a fee, and which supports demonstration gardening, instructional programming, and the production of produce for the personal use of the members.

Community Residential Facility - means any community based group living arrangement which provides for the wellbeing of persons who have social, legal, emotional, or other problems, or who are physically or mentally disabled; and which provides or develops self-help, physical care, guidance, or supervision not otherwise available to such persons within their own family or in an independent living situation; includes group homes, group foster homes, halfway houses, residence for the physically or mentally disabled, specialcare boarding and lodging homes, and community care facilities.

Concealed Parking - means an offstreet parking area which is located within the principal building or structure above grade or within a structure located below grade.

B. 10038 2024 **Concession Stand** - means the use of a building, structure, or stand for the preparation and sale of food and non-alcoholic beverages, and providing no seating.

Congregate Housing - means a use providing serviced accommodation for persons aged 65 years or older or persons with physical or mental disabilities which includes common dining, recreational facilities, and housekeeping services.

Daycare, Adult - means the use of land and building for the purpose of providing community based programs to seniors and adults with disabilities who continue to live in their own homes and includes: supportive group programs; assistance with daily activities and personal care; social and other activities that allow them to be more involved in their community; and caregiver respite, education and support.

B. 10138 2025 **Daycare, Child -** means a facility licensed under the Community Care and Assisted Living Act to provide day care to children under 13 years of age.

B. 10111 2025 **Deer Fence -** means a fence constructed of woven wire mesh, horizontal wires or similar material that is non-opaque except for posts and intended to prohibit deer from accessing farm fields, gardens, and other sensitive areas.

B. 10111 2025 **Deer Fence Extension -** means woven wire mesh, horizontal wire or similar material that is non-opaque except for posts and used to increase the height of a fence primarily to prohibit deer from accessing farm fields, gardens, and other sensitive areas.

Demonstration Farm - means land set aside for producers, government, private industry, or private landowners that allows farmers, researchers, and educators to teach and practice farming.

B. 10299 2026 **Director of Planning** - means the Director of Planning of The District of Saanich or that person's designate.

Double Fronting Lot - means a lot abutting two streets neither of which is a flanking street.

Drive-In Business - means a commercial use which by design, physical facilities, service, or parking encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their motor vehicles.

Drive-In Restaurant - means the use of a building or portion thereof where food and/or beverages are sold in a form ready for consumption and where all or a significant portion of the consumption takes place, or is designed to take place, outside the confines of the building.

Dwelling Unit - means a housekeeping unit, designed, occupied or intended for occupancy, as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a family maintaining a household.

Education Support Services - means the use of land, buildings or structures to accommodate the administrative and/or office uses of individuals, groups, associations or professions that support or provide education services.

Electric Vehicle Energy Management System or EVEMS – means a system to control EVSE electrical loads, comprised of monitor(s), communications equipment, controller(s), timer(s) and other applicable devices.

Electric Vehicle or EV – means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's batteries.

Energized EV Outlet – means a connected point in an electrical wiring installation at which sufficient current may be taken to supply Electric Vehicle Supply Equipment.

Electric Vehicle Supply Equipment or EVSE – means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an electric vehicle.

Energized Space – means a vehicle parking space that is equipped with an Energized EV Outlet and, where required under Table 7.1, Electric Vehicle Supply Equipment.

Excavating Contractor - means the use of land, buildings, or structures for the operation of an excavating contractor business and includes office, indoor and outdoor storage of equipment and materials used in the business, and the repair and maintenance of vehicles, equipment, and machinery associated with the business.

Exterior Side Lot Line - means a lot line not being the front or rear lot line common to the lot and a street.

Exterior Side Yard - means that portion of a lot extending from the front yard to the rear yard and lying between the exterior side lot line and the closest portion of the principal building.

Family - means one or more individuals who by reason of marriage, heredity, adoption, or choice live as a household; provided that the number of persons unrelated by blood or marriage shall not exceed six; excludes boarders, daycare children, or groups of persons forming a monastery, seminary, convent, or similar religious group.

Farm Animal - means any domesticated animal normally raised for food, milk or as a beast of burden and without limiting the generality of the foregoing includes: cattle, horses, swine, sheep, goats, mules, donkeys, asses and oxen; but does not include poultry.

B. 10190 2025 **Farm Footprint Lot** - means a Parcel that is a rural zoned (A-zoned) lot that is between 2,000 m2 and 598,934 m2 (148 acres) in size, or any Parcel that is located within the Agricultural Land Reserve.

Farm Market - means the use of land, buildings, or structures for the preparation and retail sale of fruit and vegetables, meat and seafood, dairy and poultry products, bakery products, plants and horticultural products, gardening supplies, and locally prepared and ready-to-eat foods: excludes the sale of household goods, farm machinery, implements, tools and durable goods of every kind, other than gardening supplies.

B. 10190 2025 **Farm Residential Footprint** - means the portion of a Farm Footprint Lot determined in accordance with the applicable Special Regulations as set out in this Zoning Bylaw.

Fast Food Restaurant - means the use of a building or structure wherein the principal business is the sale of pre-prepared or rapidly prepared food which is ready for consumption served directly to customers at a walkup counter, drivethrough window, or both, and provides for its consumption within the principal building or within customer vehicles parked on site, excludes a restaurant or food counter contained within and incidental to a department store, supermarket, office building, institutional building, shopping centre, or any other retail commercial outlet.

Fence - means and includes boundary fences, screens, guards, gates and walls but does not include a retaining wall.

Finished Grade - means the final elevation of the ground surface after development.

Floor Space Ratio - means the gross floor area excluding those portions located more than 1.5 m (4.9 ft) below finished grade divided by the lot area.

Floor Space Ratio (R) - means the gross floor area excluding non-useable areas divided by the lot area.

B. 10038 2024 **Food and Beverage Sales** - means mobile food vendors and concession stands.

Food Processing - means the commercial use of a building or structure where food is processed or otherwise prepared for human consumption but is not directly retailed from, or consumed on the premises or lot.

Front Building Line - means a line parallel to the front lot line at a distance there from equal to the depth of the required setback for the principal building or structure for the zone in which the lot is located.

Front Lot Line - means a lot line separating a lot from a street.

Front Lot Line - Panhandle Lot - means a lot line adjoining and approximately perpendicular to the access strip; excludes any lot line in the access strip.

Front Yard - means the area of a lot between the principal building and the front lot line extending across the full width of the lot.

B. 10169 2026

Front Yard Open Site Space (SSMUH) - means a landscaped area in the front yard, excluding areas designated for parking and vehicle maneuvering. This space may extend to include side lot line setbacks.

Funeral Home - means buildings and structures used for the preparation of the deceased for burial and the display of the deceased and ceremonies therewith before burial and/or cremation.

B. 10185 2025

Garden Suite - means a building containing one (1) detached dwelling unit on the lot, which adheres to the regulations of Schedule H.

Grade - means the plane of elevation calculated in accordance with the provisions of Section 5.18 of this bylaw.

B. 10075 2025

Gross Floor Area - means the sum of the total floor area on a lot of each storey in each building measured to the outside face of the exterior walls but excludes the following: the unenclosed areas of canopies, balconies, patios, sundecks, and outside stairs, concealed parking, separate and attached carports and garages.

B. 10075 2025

Gross Floor Area (R) - means the sum of the total floor area of all storeys, including basement, of a single family dwelling, houseplex or garden suite, measured to the outside face of the exterior walls and, in the case of an attached carport, measured to the outermost face of the supporting columns. Those portions of the floor area of an attached carport or garage exceeding 50 m2 (538 ft2), shall be included in the Gross Floor Area (R) calculations. The following are excluded from the Gross Floor Area (R) calculations: the unenclosed areas of canopies, balconies, patios, sundecks and outside stairs; interior stairs and elevators; separate carports and garages; attic spaces with a ceiling height from the floor of less than 1.67 m (5.5 ft); and crawlspaces with a ceiling height from the floor of less than 1.67 m (5.5 ft).

Gross Leasable Area - means the portion of Gross Floor Area suitable for tenant occupancy, measured from the centre line of the joint partitions and from the outside face of the exterior walls; excludes pedestrian malls, public washrooms, mechanical rooms, parking areas, truck courts, common loading areas, and all other common areas.

Gross Vehicle Weight - means the gross vehicle weight for which a commercial vehicle, semi trailer or trailer is licensed under the *Commercial Transport Act* 1979, R.S.B.C. c 55 or any successor Act.

Habitable Room - means any room in a dwelling unit other than a kitchen, bathroom, closet, hallway, cellar, storage space, garage, and basement recreation room, utility room, work room, and furnace room.

Height - means the vertical distance of a building measured from grade to the highest point of a building or structure having a flat roof or a roof with a pitch less than 3:12, including a mansard roof, and to the highest midpoint between the eaves and ridge of any gable, hip, gambrel or other sloping roof on the building. In the case of a structure without a roof, height will be measured from grade to the highest point of the structure. Where a building or structure incorporates a roof exceeding a pitch of 12:12, height shall be measured to the highest point of the structure. Where buildings incorporate barrel vaulted roof structures, height shall also be measured to the highest point of the structure. The measurement of height shall exclude the projection of chimneys, vents, stacks, heating, ventilation, air conditioning equipment, stairwells, and elevator lifting devices which protrude above the surrounding roof line.

Hen - means a domesticated female chicken.

High Technology Manufacturing - means a use providing for the production or assembly of computer software, computer hardware, electrical, electronic, communications, telecommunications, fibre optic or pharmaceutical, biotechnological, medical or scientific equipment, and similar products and includes copying, packaging, storing and shipping.

B. 10299 2026 **Highway** - means a street, path, walkway, trail, bridge, road, viaduct and any other way open to public use, but does not include private right-of-ways on private property, or access routes shown on a bareland Strata Plan.

Home Furnishings Store - means the commercial use of a building providing for the retail sale, or wholesale and retail sale of furniture, wall coverings, floor coverings, or major household appliances.

B. 10038 2024 **Home Occupation** - means a use accessory to a residential use where a resident carries on an occupation or practices a profession, but does not include Accessory Produce Sales.

Home Occupation Excavating Contractor - means a use accessory to a residential use to conduct an excavating contractor business and includes office, storage of equipment and machinery used in the business, and the repair and maintenance within a permitted building of vehicles, equipment and machinery associated with the business.

B. 10299 2026 **Home Occupation Office** - means a use accessory to a residential use to conduct the affairs of a business, profession, service or industry

Household - means a family living together in a single dwelling unit with common access to, and common use of, all living and eating areas and facilities for the preparation and storage of food within the dwelling unit.

Housekeeping Unit - means a sleeping unit containing facilities for cooking.

B. 10013 2024 **Houseplex** - means a residential form of a building designed as attached housing to contain two or more self-contained dwelling units, but does not include a single family dwelling with a secondary suite.

Immediate Family of the Owner or Occupier - means a person or persons who are related to the owner or occupier by blood, marriage, common law marriage or legal adoption and includes one or more domestic employees of the owner or occupier but excludes boarders or roomers.

Implement of Husbandry - means such implement as defined in the Motor Vehicle Act of the Province of British Columbia.

Industrial - means a use providing for the processing, manufacture, storage, transportation, distribution, wholesaling, testing, servicing, repairing, wrecking, or salvaging of goods, materials or, things; includes communication, electric, gas, sanitary service, and the selling of heavy industrial equipment.

Interior Side Lot Line - means a lot line, not being a rear lot line, common to more than one lot or to the lot and a body of water.

Interior Side Yard - means that part of a lot extending from the front yard to the rear yard and lying between the interior side lot line and the closest portion of the principal building.

Kennel Operation - means a building or structure where dogs are boarded, bred or kept for sale as part of a commercial business, but does not include a pet store located in a commercial zone.

Kitchen - means a room or area in a building designed or used for the preparation and storage of food which contains a sink, refrigerator and either a stove, hotplate or microwave oven.

Landscape Area - means a portion of a lot covered by lawns, trees, plants and other natural or decorative features.

Landscape Contractor - means the use of land, buildings, or structures for the operation of a landscape

contractor business and includes office, indoor and outdoor storage of vehicles, equipment, and material used in the business, and growing flowers, shrubs and trees for use in the business.

Landscape Screen - means a grouping of trees or shrubs which will form an opaque barrier to the height prescribed in this bylaw within three years of planting.

Level 2 or Level 2 charging – means a Level 2 electric vehicle charging level as defined by SAE International's J1772 standard, and may include variable rate charging that is controlled by an EVEMS.

Liquor Retail Store - means an establishment that engages in the retail sale of wine, beer or other liquor, as defined in the Liquor Control and Licencing Act, for consumption elsewhere than in that establishment.

Local Convenience Store - means the commercial use of a building or structure selling groceries and accessory convenience goods occupying a maximum gross floor area of 275 m^2 (2960 ft^2).

Logging - means the cutting down of trees on a parcel of land but shall not include:

i) the cutting down of not more than three trees for every full .4 hectares (1 acre) of land in a parcel for any reason in any 12 month period, or

ii) the cutting down of trees required to clear a site for a building, driveway, septic field or utility corridor, or

iii) the cutting down of trees which are dead, diseased or damaged by a natural cause.

In this definition a parcel less than .4 hectares (1 acre) in area shall be deemed to be .4 hectares (1 acre) in area.

Lot - means any lot, parcel, block, or other area in which land is held or into which it is subdivided; excludes a highway.

Lot Coverage - means the horizontal area within the vertical projection of the outermost walls of the buildings on a lot expressed as a percentage of the lot area.

Lot Coverage (R) - means the horizontal area within the vertical projection of the outermost walls of the buildings on a lot, expressed as a percentage of the lot area. This includes, in the case of carports or other buildings where the roof is supported on columns, the horizontal area between the vertical supporting columns measured to the outside face of the supporting columns.

Lot Width - means the length of a straight line perpendicular to a straight line connecting the mid-point of the front and rear lot line and at a distance measured from the front lot line, equal to the minimum width requirement of the zone in which the parcel is located.

B. 10038 2024 **Lower Risk Agricultural Products** - means agricultural products, as defined herein, that are not capable of supporting the growth of disease- causing organisms or the production of toxins.

B. 10299 2026 **Manager of Bylaw and Licensing Services** - means the Manager of Bylaw and Licensing Services of The District of Saanich or any employee authorized to act on that person's behalf

B. 10299 2026 **Manager of Inspection Services** - means the Manager of Inspection Services of The District of Saanich or any employee authorized to act on that person's behalf.

Medical Services - means a use providing health services; includes medical and dental laboratories, and outpatient care facilities.

B. 10041 2024 **Motor Scooter** - means a power operated mobility aid similar to a wheelchair but configured with a flat

area for the feet and handlebars for steering.

B. 10038 2024

Mobile Food Vendors - means mobile vehicles or human-powered devices, from which food and/or beverages can be prepared and/or sold.

Natural Boundary - means the visible high water mark of any lake, river, stream, or other body of water where the presence and action of the water are so common and usual and so long contained in all ordinary years as to mark upon the soil of the bed of the lake, river, stream, or other body of water a character distinct from the lands thereof in respect to vegetation as well as in respect to the nature of the soil itself.

Natural Grade - means the elevation of the ground surface of land prior to any disturbance, alteration, excavation or filling.

Natural Park - means a park devoted to the retention, preservation, and enhancement of natural, historic or landscape features and is used primarily for informal or passive recreation purposes.

Nature Centre - means the use of a building or structure accessory to a nature sanctuary, or intended for assembly, the sale of goods and services, or storage accessory to a nature sanctuary.

Nature Sanctuary - means the use by the public of land or water areas set aside for the preservation of plant and animal life including but not limited to land or water containing special or rare biological, physical, or cultural features, areas of particular scientific or educational value, or areas containing other natural features of value.

Non-Conforming Use - means a use or activity which was lawful prior to the adoption, revision or amendment to this bylaw but which fails by reason of such adoption, revision, or amendment to conform to the present requirements of the applicable zone.

Non-Medical Cannabis Retail Store - means an establishment that engages in the retail sale for non-medical purposes of cannabis as defined in the Cannabis Control and Licensing Act for consumption elsewhere than in the establishment.

B. 9908.2023

Non-Medical Cannabis Producer Retail Store - means an establishment, accessory to a Cannabis Production use, that engages in the retail sale for non-medical purposes of cannabis as defined in the *Cannabis Control and Licensing Act* for consumption elsewhere than in the establishment.

B. 10041 2024

Non-Market Housing Development - means a rental housing development operated by a non-profit organization or government agency that is subject to a legal agreement securing affordability and rental tenure.

Subject to the above criteria, a Non-Market Housing Development may include commercial or institutional uses as permitted under the applicable zone provided that at least 50% of the total *gross floor area* on the lot shall be residential.

Non-Useable Areas - means those areas having a clear height measurement from the floor to the under side of the floor joists of the storey above of less than 1.67 m (5.5 ft) and where the floor level is located below the elevation of the natural grade level adjacent to the exterior wall of the building.

Office - means the use of a room or groups of rooms within a building to conduct the affairs of a business, profession, service, industry, or government; does not include the retail sale or wholesale of goods.

Open Site Space Requirement (GS) - means that portion of a lot with a garden suite which is a landscape

area and is not covered by any portion of a building, structure, driveway or impervious surface, other than a feature projecting from a building above ground level.

B. 10013 2024

Open Site Space Requirement (SSMUH) - means a continuous landscaped area, on a lot with Small-Scale Multi-Unit Housing Use as the primary use excluding parking and maneuvering areas, the front yard setback and the sideyard setback except for the portion of the sideyard setback that runs adjacent to the rear yard.

B. 10075 2025

Outermost Wall - means the wall face of a building sited at the lowest elevation using the smallest polygon as described in determining the average grade. The outermost wall does not include exterior projections including balconies, canopies, sundecks or other similar features.

Panhandle Lot - means a lot which requires a relatively narrow strip of land, or panhandle, which is an integral part of the lot, to provide the principal vehicular access to a street.

Parcel - means any lot, block, or other area in which real property is held or into which real property is subdivided but does not include a street or portion thereof.

Parking Area - means any land area designed and used for parking motor vehicles; includes parking lots, garages, private driveways, and legally designated areas of public highways.

Personal Service - means a commercial use primarily providing services for the maintenance of a person or person's apparel.

B. 10038 2024

Pocket Farm Market - means a small-scale temporary use of land for the sale of lower-risk agricultural products, in accordance with section 5.38(a) of this Bylaw.

Porch - means a structure that is:
i) attached to and projecting from a building;
ii) located at or below the first storey of the building; and
iii) may be cantilevered;
and that may include steps and a landing area.

B. 10013 2024

Primary Growth Area - means that area identified on Map 2 "Future Land Use Designations" of the District of Saanich's Official Community Plan Bylaw, 2024, No. 10000, as may be amended or replaced from time to time.

B. 10169 2026

Primary Living Space - means the area of a dwelling unit which supports the majority of a resident's activity during daylight hours, and include kitchen, dining room and living rooms. Bathrooms, storage and utility rooms are not considered Primary Living Space.

B. 10169 2026

Principal Building - Means a building in which is conducted the principal use of the lot on which it is located. For Small-Scale Multi-Unit Housing, the principal building encompasses any residential building except for garden suite. Where there are two or more principal buildings, any reference to the principal building as it relates to lot lines shall mean that principal building nearest to the applicable lot line, unless otherwise defined.

Principal Use - means the primary and chief purposes for which land, buildings, and structures are used.

Public Utility - means a use providing for water, electricity, gas, telephone, cable television, transportation, or sewage disposal services to the public.

Rear Lot Line - means the lot line or lines opposite to and most distant from the front line or, in the case

of a triangular shaped lot, a line 3 m (9.8 ft) in length entirely within the lot, parallel to and at a maximum distance from the front lot line.

B. 10169 2026

Rear Yard - means the area of a lot between the principal building and the rear lot line extending across the full width of the lot. For Small-Scale Multi-Unit Housing developments with two principal buildings, the rear yard shall be measured from the principal building nearest to the front lot line.

Recreation Area - means the use of land or gross floor area within a building designated or set aside for the common pleasure and recreation of persons using the land or building; includes outdoor sitting areas, landscaped areas (exclusive of landscaped areas screening a parking lot), pedestrian plazas, courtyards, indoor and outdoor swimming pools, and racquet courts (inclusive of deck areas, changing rooms, saunas, and other areas associated with swimming pools or racquet courts).

Recreation Facility - means a use of land, buildings, or structures designed and equipped for conduct of sports, leisure time activities, special events including shows, craft fairs and trade exhibitions, and other customary and usual recreational activities; excludes any facilities or activity involving mechanical rides or the use of power driven vehicles other than golf carts.

Recreation / Health Facility - means a recreation facility that may include a space for use by physicians, therapists, and other health related occupations that provide diagnostic and rehabilitative treatment or other recuperative services for the well-being of individuals.

Recycling Facility - means the use of land, buildings, or structures for collecting, sorting, storing or shipping of paper products, plastics, glass, cans, and nonferrous metals intended for reprocessing.

Research - means a use for carrying on investigation, research, and development in the natural, physical, or social sciences.

Research Facility - means the use of a building or group of buildings to conduct scientific research, investigation, testing or experimentation.

Residential - means the use of a building or part thereof as a dwelling unit or dwelling units.

Restaurant - means a use providing for the preparation of food and drink which is served to and consumed by customers within the principal building; but excludes drivein restaurant and fast food restaurant.

Retail Sales Area - means that portion of Gross Floor Area used for the sale and/or display of goods and services to the ultimate consumer but does not include areas used for wholesale and wholesale distribution.

Retaining Wall - means a structure designed and used to hold secure or intact existing ground or imported fill materials located against it.

Riding Stable - means the use of land, buildings, and structures to house horses and ponies, provide for their exercise and training, and may include boarding stables and riding lessons.

B. 10013 2024

Secondary Suite - means an additional dwelling unit located within a building of residential occupancy, accessory to the principal dwelling used as a residence.

Separation Space (GS) - means the minimum separation space between the garden suite and principal building on the lot measured on the horizontal projection, between roof overhangs including gutters and any other projections.

B. 10013 2024 **Separation Space (SSMUH)** - means the minimum separation space between any two residential buildings on the lot measured on the horizontal projection, between roof overhangs including gutters and any other projections.

B. 10188 2025 **Self-storage** - means the use of buildings or structures for the storage of items in self-contained compartments that are rented to the public.

Service Station - means a use providing for the retail sale of motor fuels and lubricants as its principal use; may include the servicing and minor repairing of motor vehicles, the sale of automobile accessories and the accessory sales of retail products.

Sewer Service Area - has the same meaning as under the Sanitary Sewer Bylaw, 2006, No. 8792.

Shopping Centre - means a comprehensively designed and developed commercial facility containing three or more different businesses and two or more classes of use and also provides common parking areas, vehicle access and pedestrian and public areas.

Short-Term Rental - means the renting of a dwelling unit, or one or more sleeping units in a dwelling unit, for overnight accommodation for a period of less than 30 consecutive days, but does not include Bed and Breakfast or Tourist Accommodation.

B. 10013 2024 **Single Family Dwelling** - means a residential use of a building for one dwelling unit only. Where a secondary suite is permitted, this use class may contain a secondary suite.

Sleeping Unit - means one or more rooms equipped to be used for sleeping and sitting purposes only.

B. 10013 2024 **Small-Scale Multi-Unit Housing** - means a residential use of a lot in accordance with Section 5.37 of this Bylaw, which supports residential dwelling units in alignment with section 481.3 of the Local Government Act RSBC. 2015, c.1, as may be amended or replaced from time to time.

B. 10013 2024 **SSMUH Bus Stop** - means bus stop that is served by at least one bus route in respect of which a bus is scheduled to stop at the bus stop as follows:

a) At least every 15 minutes, on average, between the hours of 7 a.m. and 7 p.m., Monday to Friday;
b) At least every 15 minutes, on average, between the hours of 10:00 a.m. and 6 p.m. on Saturdays and Sundays.

B. 10013 2024 **SSMUH Transit Proximity Area or Small Scale Multi Unit Transit Proximity Area** - means an area within 400 metres of a SSMUH Bus Stop.

Solid Waste Management Plan - means a plan approved by the Province of British Columbia that contains provisions, requirements, and an operating plan for the collection, treatment, handling, processing, storage, utilization and disposal of refuse and other waste within the whole of the Capital Regional District.

Storey - means the portion of a building which lies between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, means the space between the surface of the floor and the underside of the ceiling above it, but does not include non-useable areas or a basement;

Strata Lot - means a strata lot as defined by the Land Titles Act.

Strata Plan - means a strata plan as defined by the Land Titles Act.

Street - means any highway except a path, walkway, or trail.

Structure - means any material or a combination of materials that form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water; excludes concrete and asphalt paving or similar surfacing of a lot.

B. 9643 2025 **Supervised Overnight Camping –** means the use of a parcel of land for occupancy of tents as temporary living quarters for overnight camping as part of an organized recreational program for youth or adults where fulltime supervision is provided by employees or volunteers of the program, but does not include or permit the use of any recreational vehicle (RV), camper or camper trailer for occupancy of any kind, except where an individual with a disability requires the use of a recreational vehicle (RV), camper or camper trailer as adaptive equipment in order to participate in such overnight camping;

Supplementary Off-Street Parking - means the use of land to provide for the additional parking of vehicles exclusively for a permitted use located in the immediate area.

B. 10038 2024 **Temporary Farm Market** - means a temporary use of land, primarily for the sale of local agricultural products, meat and seafood, dairy and poultry products, apiary products, plants and horticultural products, homemade baking, liquor, ready to eat foods, and arts and crafts. Mobile food vendors and live entertainment are permitted as ancillary to the sale of above goods.

Temporary Tourist Accommodation - means the temporary use of school or college facilities to accommodate the transient public during those periods when a permitted school or college use is not in session.

Tourist Accommodation - means a use providing for the accommodation of the transient public in individual dwelling units or sleeping units; may include within the principal building licensed premises, dining facilities, meeting rooms, personal services, and retail sales.

Tree - in the definition of "Logging" only, means any living, woody plant which is:

i) 5 metres (16.3 feet) or more in height, and

ii) 15 centimetres (5.9 inches) or more in diameter, or 47 centimetres (18.5 inches) in circumference measured 1.4 metres (4.5 feet) above the ground.

B. 10299 2026 **Underground Parking** – means off street parking which is located within a structure below grade

Underground Structure - means any structure, or portion thereof, that is located below natural grade.

Unenclosed Storage - means the storage of any item when such storage is not contained within a building or contained within an area bounded by an opaque landscape screen or fence.

Use - means the purpose or function for which land, the surface of water, buildings, or structures are designed, arranged, or intended, or for which land, water, or buildings are occupied or maintained.

Vehicle - means a device in, on or by which a person or thing is or may be transported or drawn, including a trailer and an off-road vehicle, but does not include a device designed to be moved by human power or used exclusively on stationary rails or tracks.

Veterinary Clinic - means a use which serves as an out-patient facility for the veterinary care of dogs, cats, and household pets.

Veterinary Hospital - means a use which provides for the veterinary care of dogs, cats, and household pets which provides accommodation for short term care incidental to the Veterinary Clinic use.

Warehousing - means the use of a building primarily for the storage of goods and materials.

Waste Management - means the use of land, buildings or structures for receiving, handling, sorting, landfilling, composting, recycling and processing solid waste and recyclable materials and accessory uses and, without limiting the generality of the foregoing, includes any use of land, buildings, or structures permitted in a Solid Waste Management Plan.

Wholesaling and Wholesale Distribution - means the use of land, buildings, or structures by establishments or businesses engaged in selling merchandise to retailers, to industrial, commercial, institutional, or professional business users or to other wholesalers; or acting as agents, or brokers and buying merchandise for, or selling merchandise to such individuals or companies.

Youth Camp - means the use of land, buildings or structures for the temporary accommodation of youth under adult supervision for camping, social, and/or recreational activities.

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GENERAL PROHIBITIONS

3.1 No person shall cause, suffer, or permit any building or structure to be constructed, placed, reconstructed, altered, moved, or extended in contravention of this bylaw.

3.2 No land, building, or structure shall be used or suffered, or permitted to be used by its owner or occupier for any use other than a use which is expressly permitted by this bylaw for the zone in which the land, building or structure is located.

3.3 Where a building was lawfully constructed prior to the adoption of this bylaw and conforms to the provisions of this bylaw but does not conform to the density provisions, the building may be repaired, altered, extended, rebuilt, or relocated on the same lot provided that such work results in no further contravention of the density, siting, size, or shape provisions of this bylaw beyond the contravention that existed at the time the work commenced and provided that no building shall be rebuilt unless the resulting development of the lot complies with the offstreet parking regulations of this bylaw.

3.4 Where a building conforms to use and density but does not meet the siting, size, loading, or parking requirements of this bylaw, the building may be repaired, extended, or altered, but only to the extent that the repair, extension, or alteration would, when completed, involve no further contravention of the bylaw beyond the contravention that existed at the time that the repair, extension, or alteration was commenced.

3.5 Notwithstanding Section 3.3, where two or more single family dwelling units have been lawfully constructed on an A or RS zoned lot but the property does not comply with Section 5.1 of the bylaw,

(a) the largest single family dwelling on the lot, determined by gross floor area, may be repaired, altered, extended, rebuilt or relocated on the same lot in accordance with the provisions of this bylaw, and

(b) the smallest, and any other single family dwelling on the lot may be repaired, altered or rebuilt on the same lot provided that there shall be no increase in the height, lot coverage or gross floor area of the existing building.

The provisions of this section shall apply to single family dwellings constructed as servants' quarters, gardeners' quarters or other accessory uses notwithstanding the fact that such uses are no longer being carried out on the lot.

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4.1 Zones

For the purpose of this bylaw the territorial area of the District of Saanich is hereby divided into zones and these zones are hereby designated and described by the following classifications.

Rural: A-1, A-1DF, A-1P, A-1RV, A-2, A-2C, A-3, A-4, A-5, A-6, and A-7.

B. 9996 2025
B. 9715 2022

Single Family: RS-1, RS-1CH, RS-1GH, RS-2, RS-2CR, RS-4, RS-6, RS-6A, RS-8, RS-8A, RS-10, RS-10A, RS-10B, RS-10VC, RS-11, RS-12, RS-12A, RS-12B, RS12-SR, RS-13, RS-13B, RS-14, RS14A, RS-15, RS-16, RS-18, RS-CA, RS-CH1, RS-CH2, RS-CR, RS-EL, RS-MF, and RS-F.

Two Family Dwelling: RD-1 and RD-1A.

Residential Comprehensive: RC-1, RC-3, and RC-5.

B. 9876 2023

Attached Housing: RT-1, RT-2, RT-3, RT-4, RT-4A, RT-5, RT-6, RT-7, RT-CH, RT-WA, RT-FC and RT-AH.

B. 10224 2026

Residential Mixed: RM-1, RM-2, RM-3, RM-3TR, RM-4, RM-5, RM-6, RM-7, RM-CH1, RM-CH2, RM-CR, RM-MQ1, RM-RG, RM-RH and RM-SH1.

B. 9724 2022

Apartment: RA-1, RA-2, RA-3, RA-4, RA-6, RA-7, RA-8, RA-9, RA-10, RA-11, RA-12 and RA-CA.

Multi-Family Commercial: MFC-CH, MFI-CH and MFI-RV.

B. 9736 2022
B. 9780 2022
B. 9839 2023
B. 9873 2024
B. 10194 2026

Commercial: C-1, C-1C, C-1CBV, C-1NC, C-1V, C-1R, C2, C2-BW, C-2LRS, C-2RO, C-2S, C-2NC, C3, C-3B, C-3L, C-3LRS, C-3UH, C-4, C-4B, C-4BR, C-4C, C-4D, C-4RT, C5, C-5LRS, C6, C-6DE, C-6UD, C-7, C-8, C-9, C-10, C-11, C-11LRS, C-12, C-13, C-14, C-15, C-16, C-17, and C-18.

Industrial: M-1, M-1DW, M-2, M-2DW, M-3, M-3B/D, M-4, M-5, and M-7.

B. 9749 2022
B. 9964 2024

Public: P-1, P-1A, P-1R, P-1U, P-2, P-2WL, P-3, P-4, P-4H, P-4HR, P-4N, P-4RV, P-5, P-6, P-7, P-9, P-10, P-11, P-12, P-13, P-14, and P30-R.

Residential Personal Care: RP-1, RP-2, RP-3.

B. 10047 2024
B. 10080 2025

Comprehensive Development: CD-1RO, CD-2MV, CD-3GA, CD-4DR, CD-5HR, CD-6NV, CD-7SS, and CD-8NM, CD-9FE.

4.2 Zone Schedules

B. 10047 2024
B. 10080 2025

The Zone Schedules numbered 101 to 1780 containing the uses and regulations pertaining to the zones referred to above form an integral part of this bylaw.

4.3 Plans

The boundaries of the zones are shown and described in the Zoning Plan of the District of Saanich annexed hereto as Schedule A and forming an integral part of this bylaw. The boundary lines of the said zones shall be the centre lines of streets, lanes, or railway allowances unless referenced to lot lines, municipal boundaries, or otherwise shown on Schedule A.

4.4 References

Whenever in this bylaw letters are used in reference to any zone they shall include all similarly referenced zones unless specifically indicated otherwise. For purposes of determining conformity to regulations contained in this bylaw, metric units shall be used. Imperial units shown in parentheses are provided for information purposes only.

4.5 Split Zoned Lots

Where a lot is included in more than one zone, the zone boundary as shown on Schedule A, shall be deemed to be a lot boundary for the purposes of determining applicable uses and regulations other than building setbacks contained in this bylaw.

4.6 Land Use

Where a particular land use is expressly permitted in a zone or zones, such land use is prohibited in all other zones.

B. 10013 2024

5.1 Number of Dwellings

Unless the regulations applicable to a particular zone expressly permit the contrary there shall be:

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a) Not more than one single family dwelling on any A, RS or RD zoned lot.
b) Not more than one garden suite on any RS or RD zoned lot.
c) Not more than one secondary suite or one garden suite on any RS zoned lot outside of the Urban Containment Boundary.

5.2 Prohibited Uses of Land, Buildings and Structures

The following uses shall not be permitted in any zone unless expressly permitted in the applicable zone.

(a) The keeping on any lot in any zone except;

(i) Zones C-6, C-6DE, M-1, M-1DW, M-2, P-1, P-1A, P-1R, P-1U and P-2, more than one vehicle that does not display a current vehicle license which is not in a garage or carport, however, in any A Zone implements of husbandry may be kept.
(ii) Zones C-6, C-6DE, M-1, M-1DW, M-2, P-1 P-1A, P-1R, P-1U and P-2, detached parts of vehicles unless within a building.

(b) The siting of a vehicle not displaying a current motor vehicle license, except implements of husbandry, in a front yard.

(c) The keeping of a vehicle not displaying a current motor vehicle license or the keeping of detached parts of a vehicle on a vacant lot.

(d) The construction or reconstruction of any boat within any yard abutting a street in any RS, RD, RC, RT, RM, RA, RP, MFC-CH or MFI-CH zone.

B. 10133 2025

(e) "Unenclosed storage of goods or materials in any zone, except for:
(i) Agricultural zones solely for farm equipment and materials, and
(ii) Residential zones as long as the accumulation of goods or materials does not cause a property to become and remain unsightly as per the Unsightly Premises Bylaw, 2021 No. 6900, or any successor bylaw."

(f) The use of a tent, trailer, motor vehicle, recreational vehicle, or accessory or agricultural building for lodging, sleeping, accommodation, or a residence.

(g) The operation of a casino, bingo hall or liquor retail store in any C or MFC-CH zone provided, however, that a bingo hall use shall be permitted in any C-3B zone.

(h) The parking and storage of a commercial vehicle, semi-trailer or trailer, as defined in the *Commercial Transport Act, R.S.B.C. 1996*, c.58, which exceeds a gross vehicle weight of 4,200 kg (9, 259 lbs) on any lot in any RS, RD, RC, RT, RM, RA, RP, MFC-CH or MFI-CH zone, unless the vehicle is on the lot for the purpose of delivering or collecting the material or supplies to or from the property.

B. 10075 2025

(i) The construction, installation or use of more than one kitchen in a dwelling unit.

(j) Cannabis Distribution.

(k) Cannabis Lounge.

(l) Cannabis Production.

B. 10133 2025

(m) The operation of sawmills, hammer mills, rolling mills, blast furnaces, foundries, drop forges, brick kilns, flour mills.

B. 10133 2025

(n) The incinerating, processing, rendering, or canning of fish, animal or vegetable products which will result in any vibration, noise, heat, glare, odours, smoke, or fumes detectable from outside any building or structure on the lot, and the manufacture of matches, paper, or rubber.

B. 10133 2025

(o) The manufacturing, processing, refining, mixing, or bulk storage of bitumen, coal, or tar products, or derivatives and corrosive, noxious highly flammable or explosive materials, chemicals, gases and fission or fusion products.

B. 10133 2025

(p) The bulk storage of fuels or other petroleum products in tank farms, or as an accessory use exceeding the fuel tank capacities established under the Oil Burning Equipment and Flammable Liquid and Combustible Liquid Fuel Tank Bylaw, 2014, No. 9265, or any successor bylaw.

B. 10133 2025

(q) The smelting, refining and reducing of minerals or metallic ores.

B. 10133 2025

(r) The operation of stock yards and the slaughtering of animals or poultry inside the Urban Containment Boundary, and the manufacturing of fertilizer.

B. 10133 2025

(s) The wrecking, salvaging or storing of salvage, scrap, or junk except as an accessory use or fully contained within a building.

(t) Cannabis Sales.

5.3 Common Walls and Required Side Yards

The interior lot line setbacks of this bylaw shall not apply to Strata Lots under a registered plan pursuant to the Condominium Act where there is a common wall shared by two or more units within a building.

5.4 Freestanding Poles, Public Utility Devices, Traffic Aids, Cable Hub Sites

(i) Freestanding lighting poles, warning devices, traffic controls, directional signs, utility poles, fences and other equipment required for a public purpose or public utility use are permitted in any zone and are not subject to any siting, height or other regulations contained in this bylaw.

(ii) Cable Hub Sites may be located within any building located on lands zoned C or M.

B.10138 2025

5.5 Home Occupation Use

Any use permitted in any zoned contained in this bylaw may be carried out as an accessory home occupation subject to the following conditions:

(a) There shall be no outside storage of materials, commodities, or finished products.

(b) Only residents of the dwelling unit shall engage in the Home Occupation Use. For the purposes of this section and any other provision of this bylaw pertaining to Home Occupation Use, the word "resident" does not include a corporation, society, trust, partnership, firm or other incorporated entity.

(c) The aggregate floor area devoted to all home occupation uses shall not be more than 20 percent of the combined gross floor area of all structures on a lot, or 50 m2 (538 ft2), whichever is lesser.

(d) The home occupation shall be carried on only within a building or structure.

(e) Not more than 40 m2 or 20% of the combined floor area of all structures on the lot, whichever is lesser, shall be used on any parcel of land to provide sleeping accommodation for guests in a bed and breakfast.

(f) No person shall carry on any activity for a home occupation use which will create any noise which is detectable from outside the premises.

(g) No person shall carry on any activity for a home occupation use, which will create any vibration, heat, glare, odour, or electrical interference which is detectable from outside the premises or which will discharge smoke, fumes, or any toxic or other noxious matter in the atmosphere.

(h) Advertising shall comply with the requirements of the Municipal Sign Bylaw;

(i) No commodity shall be sold or displayed on the premises.

(j) There shall be no more than two clients or patrons of the home occupation use on the premises at any one time, except for Daycare, Child operations and Bed and Breakfast operations.

(k) A home occupation use involving the repair of any internal combustion engine or automotive repairs shall be prohibited.

(l) Only one vehicle used in the conduct of the home occupation shall be stored or parked on the lot in an unenclosed manner. In no case shall the gross vehicle weight of this vehicle exceed 4200 kg (9,259 lbs).

(m) Daycare, Child operations as a home occupation:

(i) shall not accommodate more than twelve (12) children in a Home Occupation setting;

(ii) are exempt from the outside storage restriction as set out in Subsection 5.5(a);

(iii) are exempt from non-resident staff restriction as set out in Subsection 5.5(b), provided the resident works at and is the business licence holder of the Daycare, Child operation.

(iii) are exempt from the floor area coverage restriction, as set out in Subsection 5.5(c).

(iv) are exempt from the indoor restriction, as set out in Subsection 5.5(d), and for greater certainty may use outdoor space in order to meet provincial licensing requirements.

(v) are exempt from the noise restriction as set out in Subsection 5.5(f), insofar as the typical noise associated with daycare operations is permitted.

B.10138 2025

5.6 Home Occupations in RC, RT, RM, RA, RP, FMC-CH, or MFI-CH Zones

The only Home Occupation uses permitted in any RC, RT, RM, Ra, RP, MFC-CH, or MFI-Ch Zones are Office Use, and Daycare, Child.

(a) In addition to those regulations contained in Subsection 5.5, an office home occupation use:

(i) Shall, notwithstanding Subsection 5.5(j), not involve the presence of clients, patrons, customers, or employees on the premises as a function of its normal business activity.

(ii) Shall not occupy more than 15 m2 (161 ft2) of the Gross Floor Area of the dwelling unit in which it is situated, based on the aggregate floor area devoted to all home occupation-office uses.

(iii) Shall be limited to two home occupation uses per dwelling unit.

(iv) Shall not be advertised by means of a sign posted on the lot or structure in which the use is carried on.

5.7 Home Occupation - Excavating Contractor Use in an A-1 & A-4 Zone

A home occupation use in an A-1 or A-4 zone is subject to the regulations contained in Section 5.5 and in addition notwithstanding Section 5.5 and excavating contractor use is subject to the following conditions:

(a) The total floor area devoted to all home occupation uses shall be not more than 150 m^2 (1,615 ft^2).

(b) Notwithstanding Sections 101.7 (b) and 110.8 (b), an accessory building used for the conduct of an excavating contractor home occupation use shall not exceed a height of 6.5 m (21 ft).

(c) All equipment and machinery other than permitted by Section 5.7 (d) shall be stored within a permitted building.

(d) Only two vehicles used in the conduct of the home occupations shall be stored or parked on the lot in an unenclosed manner. In no case shall the gross vehicle weight of a vehicle stored in an unenclosed manner exceed 4200 kg (9,259 lbs).

(e) The mixing of soil shall be prohibited.

(f) The repair and maintenance of equipment and machinery normally used and stored on the site in conjunction with the Excavating Contractor business licenced to operate from the property shall be permitted within a permitted building.

(g) No Home Occupation - Excavating Contractor Use in a Rural Zone shall take place on a lot having an area less than .8 ha (2.0 ac).

5.8 Projection Into Required Yards

(a) Where chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, or ornamental features project beyond the face of a building, the minimum distance to an abutting lot line as permitted elsewhere in this bylaw may be reduced by not more than 60 cm (2.0 ft) or for corner projections not more than 85 cm (2.8 ft) provided such reduction shall apply only to the projecting feature.

(b) An attached gutter projecting beyond the roof of a building shall not be considered part of the building for purposes of calculating the building setbacks from the property lines under this bylaw.

(c) Where steps, eaves, sunlight control projections, canopies, cantilevered balconies, or cantilevered porches project beyond the face of a building, the minimum distance to an abutting front, rear or exterior side lot line as permitted elsewhere in this bylaw may be reduced by not more than 1.2 m (3.9 ft) and the minimum distance to an abutting interior side lot line as permitted elsewhere in this bylaw may be reduced by not more than 60 cm (2.0 ft) provided such reduction shall apply only to the projecting feature.

B. 10075 2025

(d) Where basement access, window wells and below-grade patios extend beyond the face of a building, the minimum distance to an abutting lot line, as measured from the setback as permitted elsewhere in this bylaw to the outermost face of the structure may be reduced by:

i. Not more than 1.2 m (3.9 ft) to an abutting front, rear or exterior side lot line.

ii. Not more than 0.6 m (2.0 ft) to an abutting interior side lot line.

Such reduction shall apply only to the extending feature.

5.9 Storage Tanks for Flammable and Combustible Liquids and Gases

Above ground structures for the storage of and/or pumping of flammable and combustible liquids or gases which are not located within a building,

(a) shall not be installed within any required setback of the principal building from a lot line which abuts a street unless otherwise provided in this bylaw, and

B. 10299 2026

(b) shall be bounded on all sides by a landscape screen or opaque fence not less than 1.75m (5.7 ft) in height which is continuous except for driveways and walkways. A fence shall be not more than 3.0m (9.8 ft) in height.

B. 10038 2024

5.10 Incidental Accessory Structures

i. Structures located in a rear yard having a combined floor area of less than 3 m^2 (32.1 ft^2) and a height less than 1.8 m (5.9 ft) are permitted in any RS Zone and will not be included in the calculation of site coverage or considered as a structure for purposes of this bylaw.

ii. Accessory Produce Sales will not be included in the calculation of site coverage, or considered as a structure for the purposes of this bylaw, unless the regulations applicable to a particular zone expressly address Accessory Produce Sales.

5.11 Underground Structures

(a) An underground structure may be sited anywhere within a lot provided it is entirely below natural grade and is covered by a minimum of 0.5 m (1.6 ft) soil depth to support landscaping.

(b) Notwithstanding s. 5.11(a), underground parking structures for multi-family, commercial, industrial or institutional uses may be below finished grade."

5.12 Refuse Containers

(a) In any RC, RT, RM, RA, RP, C, M, P, MFI-CH or MFC-CH zone, access to communal waste or garbage disposal containers shall remain unobstructed to permit access and removal at all times.

B. 10299 2026

(b) All communal waste, garbage disposal and recycling containers shall be bounded on all sides by a landscape screen or opaque fence not less than 1.75m (5.7 ft) in height which is continuous except for driveways and walkways. A fence shall be not more than 3.0m (9.8 ft) in height.

(c) Commercial waste, garbage disposal and recycling containers shall not be installed or located within any required setback of the principal building from a lot line which abuts a street unless otherwise provided in this bylaw.

5.13 Height and Siting of Antennae

(a) A satellite dish antenna installed on the roof of a building shall not extend above the maximum height permitted for the building upon which it is located.

(b) A satellite dish antenna installed on the ground shall be subject to the siting, site coverage and height regulations for accessory buildings and structures for the zone in which it is located.

(c) Notwithstanding any other provision of this bylaw, receiving antennae, other than satellite dish antennae, are not subject to the restrictions on the height of buildings and structures set out in this bylaw.

B. 10299 2026

5.14 Community Care Facilities

A building or structure licensed as a Community Care Facility under Part 2 of the Community Care and Assisted Living Act for no more than 10 persons, not more than six of whom are persons in care, can be located in any dwelling in any zone

5.15 Property Fronting Arterial Highways

Notwithstanding any other provision of this bylaw, the consent of the Minister of Transportation is required to:

(a) place any building within 4.5 m (14.76 ft) from the property line fronting on an arterial highway.

(b) permit landscaping or any structure to exceed 60 cm (1.96 ft) in width and 90 cm (2.95 ft) in height on land at the intersection of an arterial highway and any other highway within a triangle formed by the right-of-way boundaries and two points on those boundaries 6 m from their point of intersection.

5.16 Property Fronting the Ocean

Notwithstanding any other provision in this bylaw.

(a) No building or structure shall be constructed or located upon or over the land lying below the natural boundary of the ocean including Portage Inlet and Gorge Waterway.

(b) No building, structure, retaining wall, screen, or fence or combination thereof in excess of 0.6 m (1.96 ft) in height shall be constructed or located on a lot within 7.5 m (24.6 ft) of the natural boundary of the ocean excluding Portage Inlet and Gorge Waterway.

(c) For purposes of calculating floor space ratio (R), only the area of the lot located above the mean high water mark shall be included.

5.17 Subdivisions to Provide Residence for a Relative

(a) No parcel located in an A-2, A-4 or A-7 zone shall be subdivided pursuant to Section 514 of the **Local Government Act** unless it exceeds 4.5 ha (11.1 ac) in area

B. 10299 2026

(b) No parcel located in any zone other than A-2, A-4 or A-7 zones shall be subdivided pursuant to Section 514 of the Local Government Act unless it exceeds 2.5 ha (6.17 ac) in area.

(c) This sub-section does not apply to land within an Agricultural Land Reserve established under the **Agricultural Land Commission Act.**

5.18 Determination of Grades

(a) Grade shall be expressed in relation to geodetic datum.

B. 10075 2025

(b) Grade shall be calculated by taking the average elevation – at existing natural grade or finished grade, whichever is the lesser – of the points of the polygon having the shortest perimeter that will encompass the outermost walls of the building or structure.

B. 10075 2025

(c) Where existing natural grade is used in the determination under Section 5.18(b):

(i) the natural grade shall not include fill that has been placed on top of the original natural grade directly below the location of the smallest polygon prescribed in 5.18(b). In such a case, to determine the original natural grade, the Manager of Inspection Services may require the applicant for a building permit to produce, at their expense, a certificate from a geotechnical engineer or other qualified professional identifying, by means of plans or other satisfactory documentation, the original nature grade.

(ii) In a case where it is proposed to construct a building or structure of any part thereof on land where the current surface of the land is below the original natural grade, the current surface of the land shall be deemed to be the natural grade of the land."

(d) In a case where it is proposed to construct a building or structure or any part thereof on land where the current surface of the land is below the original natural grade, the current surface of the land shall be deemed to be the natural grade of the land.

B. 10075 2025

(e) Notwithstanding Subsection 5.18 (b), only natural grade will be considered in the determination of grades for a building or development:

(i) for which an occupancy permit was issued prior to July 1, 2025;

(ii) for which an application for a building permit was submitted in accordance with the requirements of the Building Bylaw, 2019, No. 9529 prior to July 1, 2025; or

(iii) for which an application for a development permit was submitted in accordance with the requirements of the Land Use and Development Procedures Bylaw, 2007, No. 8857 prior to July 1, 2025.

5.19 Setback from Watercourses

Notwithstanding any other provisions in this bylaw, no building or structure shall be constructed or located on a lot within 7.5 m (24.6 ft) of the natural boundary of any watercourse identified in Schedule B to the *"Watercourse and Drainage Bylaw, 1996, No. 7501"*, any amendments thereto and any successor bylaws, except where the watercourse has been enclosed and permission has been granted by the Director of Engineering Services to build over the storm sewer statutory right-of-way.

5.20 Limitation of Residential Occupancy by Unrelated Persons

Notwithstanding any other provision of the bylaw, where a dwelling unit is occupied by two or more persons unrelated by blood or marriage, the total number of persons unrelated by blood or marriage occupying the dwelling unit, including boarders shall not exceed six.

5.21 Maximum Floor Space Ratio (R)/Gross Floor Areas (R) for RS-16 & RS-18 Properties

TABLE 5.1

Maximum F.S.R. (R) / Gross Floor Areas (R) for RS-16 & RS-18 Properties		
Lot Size	**Maximum F.S.R. (R)**	**Maximum Gross Floor Area (R)**
0 m^2 – 1999 m^2 (0 – 21518 ft^2)	.50	625 m^2 (6727 ft^2)
2000 m^2 – 2999 m^2 (21528 ft^2 – 32282 ft^2)	.50	750 m^2 (8073 ft^2)
3000 m^2 – 3999 m^2 (32293 ft^2 – 43046 ft^2)	.50	815 m^2 (8772 ft^2)
4000 m^2 – 19999 m^2 (43051 ft^2 – 215274 ft^2)	.50	875 m^2 (9419 ft^2)
20000 m^2 & greater (215285 ft^2)	0.5	1000 m^2 (10764 ft^2)

5.22 Post Construction Enclosure of Balconies, Sundecks and Patios for Properties Zoned RA, RM, RP, MFC-CH, MFI-CH and C

Notwithstanding the density provisions of this bylaw, and where the floor space ratio has been maximized by existing construction and/or by the previous enclosure of balconies, sundecks and patios, additional enclosures of existing balconies, sundecks and patios may be permitted on properties zoned RA, RM, RP, MFC-CH, MFI-CH and C provided that:

a) The enclosing material, exclusive of supports, is fully transparent, untinted glass.

b) There is no further addition to, or extension, of the balcony, sundeck, or patio floor areas.

c) The area of each balcony to be enclosed does not exceed 18 m^2 (193 ft^2).

d) The area to be enclosed is for providing all-weather protection for uses which are accessory to those of the adjoining dwelling unit.

(e) The area will remain functionally and physically independent from an adjoining habitable room by means of doors or other permanently affixed closures.

B. 10038 2024

5.23 Sale of Christmas Trees

Notwithstanding the parking provisions of Section 7.0 of this bylaw, the retail sale of Christmas trees shall be permitted on any A-1, A-1P, A-2, A-2C, A-3, A-4, A-5, A-6 or A-7 zoned parcel more than 0.5 ha in size and any C-2, C-3, C-3B, C-4, C-4B, C-4BR, C-4C, C-4D, C-4RT, C-5, C-6, C-6DE, C-8, C-9 or P-4 zoned parcel between December 1 and December 26 in any calendar year.

B. 10013 2024

5.24 Secondary Suites

a) No person shall use nor permit or suffer others to use any area in a building for a secondary suite.

b) Notwithstanding any other provision of this bylaw, a secondary suite is a permitted accessory use in all RS, RD, and A zones, subject to the following conditions:

- No more than one secondary suite is permitted per real estate entity;
- The secondary suite must be located within a single family dwelling or houseplex;
- A secondary suite shall not be sited or located on a separate titled parcel from the single family dwelling or houseplex;
- No person shall occupy a secondary suite, and no person shall permit or suffer a person to occupy a secondary suite, unless an occupancy permit has been issued for the secondary suite under the Building Bylaw, No. 9529, or any successor bylaw.
- Unless the applicable regulations say otherwise, one additional on-site parking space for the occupant of the suite must be installed per the requirements of Zoning Bylaw, 2003;
- Boarding is not permitted within the secondary suite.

B. 10173 2025

5.25 Accessory Buildings - Regulation of Bathrooms

a) In an accessory building or structure that is accessory to a residential use, the maximum floor area of a bathroom shall not exceed 3.0 m2 and shall not contain shower or bath facilities."

B. 10013 2024

5.26 Additional Kitchen

[This section has been deleted]

5.27 Regulation of Height on Existing Small Lot RS Zoned Properties

Notwithstanding any other provision of this bylaw, the height of dwellings in any RS zoned lot having an area less than 446 m^2 (4800 ft^2) or a width less than 13.5 m (44.3 ft) shall be calculated as follows and the maximum permitted height shall be the greater of the calculations under subsections a) or b):

B. 10075 2025

a) No dwelling shall exceed a height of 6.0 m (19.6 ft) except for those buildings and structures having or incorporating flat roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 5.0 m (16.4 ft) as measured from grade.

b) The average of the heights of any dwellings located on parcels abutting the rear and interior lot lines of the subject property. In no case shall the maximum permitted height exceed the regulation of existing zoning.

B. 10013 2024

c) The provisions of this section do not apply to any RS-1, RS-2, RS-4, RS-CH1, RS-CH2, RMCH-1, RMCH-2, or RS-EL zoned lands, garden suites, or Small-Scale Multi-Unit Housing.

5.28 Floor Space Exemption for Adaptable Housing Design

Notwithstanding any density provisions including Floor Space Ratio, Floor Space Ratio (R) and Gross Floor Area, an additional 1.5 m^2 (16 ft^2) floor space may be constructed for each dwelling unit in apartment buildings and congregate housing buildings that are constructed in accordance with section 5.36 of this Bylaw.

5.29 Accessory Building Separation for Single Family and Two Family Dwelling Zones

a) Except as provided in subsections (b) and (c), accessory buildings and detached decks on a lot in single family and two family dwelling zones shall be sited so that there is a minimum separation from the principal building on the lot of not less than:

(i) 1.2 metres (4.0 ft) between walls or columns, and
(ii) 60 cm (2.0 ft) measured on a horizontal projection, between roof overhangs including gutters and any other projections.

b) Accessory buildings and detached decks on a lot with a garden suite shall be sited so there is a minimum separation from the garden suite of not less than:

(i) 2.0 metres (6.6 ft) between walls or columns, and
(ii) 60 cm (2.0 ft) measured on a horizontal projection, between roof overhangs including gutters and any other projections.

c) Garden suites shall be sited so that the separation between the principal building on the lot and the garden suite meets the minimum Separation Space (GS) requirements of Schedule H.

5.30 Temporary Use Permits

B. 10175 2025

(a) Notwithstanding any other provisions of this bylaw, a temporary use permit issuedpursuant to Local Government Act s. 492 may be considered on any parcel withinthe District of Saanich.

(b) Notwithstanding Section 5.30 (a), a temporary use permit for a Community Kitchen and Food Resource Centre may be considered on Lot 4, Block 4, Section 37, Victoria District, Plan 1722, except the west 4 feet 6 inches thereof taken for road purposes as shown on said Plan (3541 Shelbourne Street).

B. 10038 2024

(c) Notwithstanding Section 5.30(a), a temporary use permit for the sale of homemade crafts at roadside stands may be considered on parcels within the District zoned RS, RD, RC, RT, RM, RA, RP, MFC, and MFI.

5.31 Siting and Size Regulations for Buildings or Structures used for Keeping Animals

(a) Buildings and structures used or proposed to be used for the keeping of animals shall be constructed and sited in accordance with Table 5.2.

(b) A kennel operation shall not be carried on in a single family dwelling unless the single family dwelling complies with the minimum setback prescribed for a kennel operation in Table 5.2.

Table 5.2
Siting And Size Regulations For Buildings And Structures Used Or Proposed To Be Used For Keeping Of Animals

Type of Animal or Building	Minimum Setback and/or Maximum Height
(a) Farm Animals	(i) 15 m (49.2 ft) from any lot line. (ii) 7.5 m (24.6 ft) from any building used for human habitation.
(b) Kennel Operation including an enclosure or exercise yard as part of a kennel operation	(i) 15.2 m (50.0 ft) from any lot line.
(c) (i) Poultry, kept on a parcel in a single family residential zone or rural zone having an area equal to or greater than 1,114.8 m^2 (12,000 sq ft) (ii) Bantams, kept on a parcel in a single family residential zone or rural zone	(i) 7.6 m (25 ft) from a front lot line and 4.57 m (15 ft) from a rear lot line or side lot line where up to 10 poultry or bantams are kept or the proposed building or structure has the capacity to house up to 10 poultry or bantams. (ii) 15.2 m (50 ft) from a front lot line and 7.6 m (25 ft) from a rear lot line or side lot line where 11 to 30 poultry or bantams are kept or the proposed building or structure has the capacity to house between 11 and 30 poultry or bantams. (iii) Subject to subsection (iv) 45.7 m (150 ft) from any lot line where more than 30 poultry or bantams are kept or the proposed building or structure has the capacity to house more than 30 poultry or bantams. (iv) 42.6 m (140 ft) from any lot line bordering an arterial highway where approval has been obtained from the Minister of Transportation and Infrastructure and more than 30 poultry or bantams are kept or the proposed building or structure has the capacity to house more than 30 poultry or bantams.
(d) Hens, kept on a parcel in a single family residential zone or a rural zone having an area less than 1,114.8 m^2 (12,000 sq ft)	(i) 3.0 m (9.8 ft) from a rear lot line or side lot line. (ii) shall not be located anywhere except in a rear yard. (iii) 3.0 m (9.8 ft) from any door or window of a residential building. (iv) shall not be more than 2.0 m in height.
(e) Pigeons	(i) 7.6 m (25 ft) from a front lot line. (ii) 4.57 m (15 ft) from a side lot line or rear lot line.
(f) Dog or Dogs, other than as part of a kennel operation	(i) the minimum setback for buildings and structures from all property lines as specified in the relevant zone schedule of Zoning Bylaw 8200. (ii) where it is located behind the front building line as defined in the Zoning Bylaw, 1.5 m (4.9 ft) from any side or rear lot line.

5.32 Cannabis-Related Exemptions

Despite section 5.2, the following uses are permitted subject to and in accordance with the applicable legislation of Canada and British Columbia:

(a) Cannabis Production on lands within the British Columbia Agricultural Land Reserve, but only if the cannabis is produced:

(i) outdoors in a field;

(ii) inside a structure that has a base consisting entirely of soil; or

(iii) inside a structure that meets the conditions prescribed in subsection 8(2) of the Agricultural Land Reserve Use Regulation, B.C. Reg. 30/2019.

(b) Cannabis Production by an individual within a dwelling unit up to a maximum of four (4) Cannabis plants per dwelling unit;

(c) Cannabis Distribution and Cannabis Sales for medical use by persons licensed for that purpose pursuant to the Access to Cannabis for Medical Purposes Regulations, SOR/2016-230.

B. 9908 2023

(d) Non-Medical Cannabis Producer Retail Store on lands within the British Columbia Agricultural Land Reserve in accordance with the Agricultural Land Use Regulation, B.C. Reg. 30/2019 but only if it is accessory to a Cannabis Production use.

5.33 Lands within the Agricultural Land Reserve

Notwithstanding any other provisions in this bylaw, all lands within the British Columbia Agricultural Land Reserve are subject to the provisions of the *Agricultural Land Commission Act and regulations thereunder*.

5.34 Accessory Buildings and Structures - RS Zoned Lots

Accessory buildings and structures other than garden suites, on an RS zoned lot, other than a lot zoned RS-1, RS 1GH, RS-2CR, RS-CH1, RS-CH2, RS-EL, RS-MF, RS-CR, or RM-3TR:

(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from the front lot line or, for lots having an area exceeding 2000 m2 (21,528 ft2), 15 m (49.2 ft) from the front lot line.
(ii) 1.5 m (4.9 ft) from a rear lot line or interior side lot line.
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) Shall not exceed a maximum height of 3.75 m (12.3 ft).

(c) Shall not exceed a maximum of one storey.

(d) Shall not exceed a maximum interior height of 4.5 m (14.76 ft) measured vertically between the floor structure and underside of the roof structure within a storey.

(e) Shall not exceed the lot coverage requirements outlined in Table 5.3.

(f) Shall not contain a dwelling unit.

(g) Shall not contain a basement or crawl space.

(h) That are used or proposed to be used for keeping animals shall comply with the siting and size provisions set out in Table 5.2 under s. 5.31 of this Bylaw.

B. 9647 2020

Table 5.3

Lot Size Range	Lot Coverage for All Accessory Blds	Maximum Lot Coverage for Individual Accessory Bld (excluding garden suites)
Less than 399 m^2 (4295 ft^2)	10%	7%
400 m^2 (4306 ft^2) – 999 m^2 (10,753 ft^2)	10%	7%
1000 m^2 (10,764 ft^2) – 1329 m^2 (14,305 ft^2)	10%	70 m^2
1330 m^2 (14,316 ft^2) – 1999 m^2 (21,517 ft^2)	7%	70 m^2
2000 m^2 (21,527 ft^2 -) plus	5%	70 m^2

5.35 Garden Suites

(a) A garden suite permitted under this bylaw is subject to the regulations prescribed in Schedule H.

B. 10013 2024
B. 10033 2024
B. 10299 2026

(b) No garden suite is permitted on any lot unless all of the following conditions are met:

i. The lot must be within a zone which includes “Garden Suite” as a permitted use.
ii. The lot must be within the Sewer Service Area and/or within the Urban Containment Boundary;
iii. The lot must have a minimum area of 400 m^2;

iv. The lot must be a minimum of 12 m wide; and
v. The principal building on the lot must be a single family dwelling.

(c) No more than one garden suite is permitted on a lot.

(d) Bed and breakfast use is prohibited in a garden suite.

(e) Short-term rental use is prohibited in a garden suite.

(f) Boarding use is prohibited in a garden suite.

B. 10185 2025

(g) The garden suite shall be located either:

i. on the same fee simple parcel as a single family dwelling; or
ii. on the same strata plan as a single family dwelling.

B. 9919 2023

5.36 Adaptable Housing

New residential buildings must comply with the adaptable housing requirements identified in the British Columbia Building Code, as amended or replaced from time to time.

5.37 Small-Scale Multi-Unit Housing

B. 10013 2024

a) Small-Scale Multi-Unit Housing is permitted only on those lots where all of the following conditions are met:

i. The lot must be within a zone which includes "Small-Scale Multi-Unit Housing" as a permitted use;
ii. The lot must be within the Urban Containment Boundary;
iii. The lot must be within the Sewer Service Area;
iv. If the lot is within the Primary Growth Area, the lot must be less than 4,050 m^2;
v. The lot must not be within any Transit Oriented Area, as established by the Transit Oriented Area Bylaw, 2024, No. 10015, as may be amended or replaced from time to time.

b) Small-Scale Multi-Unit Housing use:
i. Must contain at least one houseplex on the lot; and
ii. May support a maximum of one single family dwelling.

For greater clarity, a single family dwelling with a secondary suite and/or a garden suite does not constitute Small-Scale Multi-Unit Housing.

c. Notwithstanding any other provision of this Bylaw, Small-Scale Multi-Unit Housing shall be subject to the regulations set out in Schedule "G".

B. 10038 2024

5.38 Pocket Farm Markets and Accessory Produce Sales

a) A pocket farm market is only permitted on those lands that are zoned for "pocket farm market" use, and must operate in accordance with all of the following conditions:

i. The pocket farm market operator must secure permission from the property owner prior to operating.
ii. The site area of the pocket farm market must be outdoors, and must not exceed 184 m^2 (1991 ft^2).

iii. Mobile food vendors and live entertainment are prohibited at pocket farm markets.
iv. Pocket farm markets must not operate on any given lot more than twice weekly.
v. The pocket farm market must only operate from tables or vehicles.

b) Accessory produce sales are only permitted on those lands that are zoned for "accessory produce sales" use. Unless otherwise specified in a zone schedule, structures for accessory produce sales must operate in accordance with all of the following conditions:

i. The structure must be sited 0.6 m from any lot line and must not exceed 1.8 m (5.9 ft) in height and 3 m^2 (32.1 ft^2) in floor area;
ii. The structure must maintain a 1.0 m clearance from any fire hydrants on the boulevard;
iii. The structure must be located in the front yard;
iv. Structures for accessory produce sales are limited to one structure per lot.

5.39 Non-Market Housing Development

a) A Non-Market Housing Development is a permitted use on any lot if all of the following conditions are satisfied:

i. The lot must be within the Sewer Service Area and/or within the Urban Containment Boundary.
ii. The lot must not be zoned M-Industrial.

b) Notwithstanding any other provision of this Bylaw, Non-Market Housing Development shall be subject to the regulations set out in Schedule "I".

B. 10058 2025

5.40 Maximum House Size in Agriculture Zones

Notwithstanding any other provision of this Bylaw, the following restriction: "shall not exceed a Floor Space Ratio (R) of 0.45, or a combined Gross Floor Area (R) of 400 m^2 (4306 ft^2), whichever is lesser" does not apply in the following zones: A-1, A-1DF, A-1P, A-1RV, A-2, A-3, A-4, A-5, A-6, and A-7, if an application for a building permit was submitted in accordance with the requirements of the Building Bylaw, 2019, No. 9529 prior to January 1, 2025.

B. 10190 2025

5.41 Farm Residential Footprint

a) All Farm Footprint Lots shall have a Farm Residential Footprint.

b) The Single Family Dwelling, any additional Dwelling Units (where permitted), and Accessory Farm Residential Uses shall be sited within the Farm Residential Footprint.

c) If, prior to January 1, 2026, the Farm Footprint Lot has a Single Family Dwelling or a building permit is issued for a Single Family Dwelling, the Farm Residential Footprint shall be sited as follows:

i. The Farm Residential Footprint shall be rectangular in shape, with one side parallel to the Front Lot Line where the Front Lot Line is closest to Single Family Dwelling;
ii. The Farm Residential Footprint is determined by connecting the outermost points on four sides of the Single Family Dwelling (excluding exterior projections such as balconies,

canopies, sundecks, patios and other similar features) to form a rectangular shape;

iii. If the size of Farm Residential Footprint is smaller than the maximum permitted in Table 5.4, it may be expanded outwards in equal portions on all sides, up to the maximum area permitted in Table 5.4; and

iv. If any boundary of the Farm Residential Footprint reaches a lot line before the maximum permitted area is achieved, the remaining area may be distributed proportionally on the other sides, provided the total area does not exceed the maximum specified in Table 5.4.

Table 5.4

Lot Size Range	Maximum Farm Residential Footprint Size
2,000 m^2 to 4,999 m^2	1,000 m^2
5,000 m^2 to 19,999 m^2	1,500 m^2
>20,000 m^2	2,000 m^2

d) Subject to Section 5.41 c), if the Farm Footprint Lot does not have a Single Family Dwelling, the Farm Residential Footprint shall be sited at an intersection of the Front Lot Line and an Interior or Exterior Side Lot Line, and in accordance with Table 5.5. The rear boundary of the Farm Residential Footprint shall be parallel with the Front Lot Line.

Table 5.5

Lot size Range	Maximum Distance from Front Lot Line	Maximum Distance from Side or Exterior Lot Line	Maximum Farm Residential Footprint Size
2,000 m^2 to 4,999 m^2	40 m	25 m	1,000 m^2
5,000 m^2 to 19,999 m^2	40 m	37.5 m	1,500 m^2
>20,000 m^2	40 m	50 m	2,000 m^2

e) If, prior to January 1, 2026, a Farm Residential Lot has two legal Single Family Dwellings or a building permit is issued for an additional Single Family Dwelling each dwelling will have its own Farm Residential Footprint determined in accordance with 5.41 c).

B. 10299 2026

f) Subject to Section 5.41 e), any additional Single-Family Dwelling must be included in the Farm Residential Footprint. For additional Single-Family Dwellings on a A-2 Zoned lot, the Farm Residential Footprint may be expanded by 1,000 m² such that both Single-Family Dwellings are contained within one rectangular-shaped Farm Residential Footprint.

g) If a Single Family Dwelling is constructed to replace the existing Single Family Dwelling on a Farm Residential Lot, the new dwelling must be sited within the same Farm Residential Footprint as the existing Single Family Dwelling.

h) On properties designated as Agricultural Land Reserve, the provisions of the Agricultural Land Commission Act and its regulations shall prevail.

B. 10218 2026 5.42 Land Dedications, Setbacks and Density

a) Where a Lot is reduced in size by a dedication for the purposes of establishing a new highway or widening of an existing highway, the remainder of that Lot shall for the purpose of this bylaw be deemed to conform. If the Lot is to be redeveloped, the Lot shall be considered to exist as it did prior to the dedication, subject to the following:

   a. The area of the dedication does not exceed 20% of the original lot area; and
   b. The setback from the Exterior Side Lot Line, Front Lot Line, Front Lot Line – Panhandle Lot, Interior Side Lot Line, Rear Lot Line is a minimum of 2.0 meters unless a lesser amount is permitted in the applicable zone

b) Where a Lot is reduced in size by a dedication for the purposes establishing a new highway or widening of an existing highway unit density and Floor Space Ratio shall be calculated using the Lot as it existed prior to dedication.

c) Sections 5.42(a) and 5.42(b) shall not apply:

   a. if the dedication occurs as part of a re-zoning;
   b. If the dedication occurs as part of a subdivision; or
   c. the Lot is re-zoned after the dedication.

B. 10299 2026 5.43 Minimum Dwelling Unit Size

All dwelling units must be a minimum of 33 m² of Gross Floor Area or Gross Floor Area (R), whichever applies to the lot on which the dwelling unit is located. Non-Market Housing Developments, Community Residential Facilities, Community Care Facilities, Congregate Housing, and nursing homes are exempt from the dwelling unit size minimum.

B. 10103 2025 5.44 Agri-tourism

Agri-tourism is only permitted on those lands that are zoned for “agriculture”, and must operate in accordance with all of the following conditions:

a) The agri-tourism activity is conducted on agricultural land that is classified as a farm under the Assessment Act;

b) Members of the public are ordinarily invited to the activity, whether or not a fee or other charge is payable”;

c) No permanent facilities, including parking areas, are constructed or erected in connection with the agri-tourism activity;

d) The agri-tourism activity must be accessory to the agricultural use of the land.

6.1 Landscape and Maintenance

B. 10013 2024

(a) On any lot occupied by a building or structure where the principal use is not agricultural, single family dwelling, Small-Scale Multi-Unit Housing, or industrial extraction, those portions of the lot not covered by buildings or structures, off-street parking, off-street loading, outside storage, or pedestrian walkways shall be planted as a landscape area and continuously maintained.

(b) Required landscaping shall be completed prior to the issuance of an occupancy permit.

B. 10299 2026

(c) Notwithstanding Section 6.1(b) a developer may, at the developer's option, provide a performance bond, irrevocable letter of credit, or other financial guarantee satisfactory to the Manager of Inspection Services in an amount equal to 120% of the cost of landscaping. In such case, the occupancy permit may be issued prior to the completion of the landscaping, and the required landscaping shall be completed within four months of issuance of the occupancy permit in default of which the bond, letter of credit, or other guarantee shall be forfeited to the Municipality.

B. 9647 2020

(d) On any lot occupied by a building or structure where the principal use is a single family dwelling and there is a garden suite, the Open Site Space Requirement (GS) shall apply.

B. 10013 2024

(e) On any lot occupied by a building or structure where the principal use is Small-Scale Multi-Unit Housing, the Open Site Space Requirement (SSMUH) set out in Schedule "G" shall apply.

6.2 Fences, Retaining Walls

(a) The height of a fence or retaining wall shall mean the vertical distance between natural grade and the top of the fence or retaining wall directly above.

(b) In any case where a fence or retaining wall is constructed on land where fill has been placed on top of the natural grade, the height calculation under (a) shall be measured from the original natural grade directly below the intersection of the fence or retaining wall with the ground.

(c) Where a fence is constructed on top of a retaining wall the combined height of the retaining wall and fence shall not exceed the maximum permitted height of a fence in such location.

(d) Notwithstanding s.6.2(a) the height of the fence constructed on top of a retaining wall shall be the vertical distance between the top of the fill and the top of the fence directly above.

(e) Notwithstanding s.6.2(c) a fence or guard not exceeding a height of 1.07 m (42 in) may be constructed on top of a retaining wall even if the combined height of the guard or fence and retaining wall exceeds the maximum permitted height of a fence in such location.

(f) Unless expressly provided for elsewhere in this section:

(i) no fence constructed between the minimum setback distance required for the principal building on a lot and any lot line abutting a street, shall exceed a height of 1.5m (4.9 ft);

(ii) no fence in any other yard shall exceed a height of 1.9 m (6.2 ft)

B. 10111 2025

(g) Notwithstanding section 6.2 (f), deer fences and deer fence extensions not exceeding a combined height of 2.5m (8.0 ft) are permitted in the following areas:

(i) On lots zoned for Agricultural use; and
(ii) Within all other lots that are not zoned Agricultural, provided that the deer fence or deer fence extension does not border a street, or is not placed on a street corner."

(h) Subject to s.5.15, 5.16, 6.3 and 6.4 of this bylaw, fences and retaining walls may be constructed in any location on a lot.

6.3 Landscaping and Screening in RS & RD Zones - Special Provision

(a) Where a lot zoned RS or RD abuts a lot zoned for any other use, landscaping or fences may be provided along the common lot line in accordance with the regulations applying to the adjacent zone.

(b) Notwithstanding any other provision of this section, in any single family or two family dwelling zone district, no person shall construct, install, suffer or maintain a fence which exceeds a height of 1 m (3.3 ft) in the area bounded by the intersecting lot lines at a street corner and a line joining points along said lot lines 9.0 m (29.53 ft) from their point of intersection.

6.4 Landscaping and Screening in RC, RT, RA, RM, RP, and MFI-CH Zones

(a) A landscape screen or an opaque fence of not less than 1.5 (4.9 ft) in height shall be provided along all lot lines which do not abut a street to within 3.0 m (9.8 ft) of a street.

(b) An accessory off-street parking area other than concealed parking for attached housing or apartment use which is located within any yard which abuts a street shall be bounded by a landscape screen of not less than 1 m (3.3 ft) in height along the property line abutting the parking area.

(c) Where any required landscaped area or sidewalk abuts an area devoted to the circulation or parking of vehicles, it shall be edged with a non-mountable reinforced concrete curb or concrete curb and gutter that shall be continuous except for driveways and walkways and for drainage to engineered on-site stormwater detention and treatment facilities.

B. 10299 2026

6.5 Landscaping and Screening Requirements For C, M and MFC-CH Zones

(a) Where a lot zoned C or MFC-CH abuts a street and any portion is directly opposite a lot zoned A, RS, RD, RC, RT, RM, RA or RP, a landscape area having a minimum depth of 1.75 m (5.7 ft) shall be provided along the full length of the property line abutting the street except for driveways and walkways.

(b) Where a lot zoned C, MFC-CH, M-1, M-1DW, M-2, M-4, M-5 or M-7 abuts a lot zoned A, RS, RD, RC, RT, RM, RA, or RP an opaque landscape screen or fence not less than 1.75 m (5.7 ft) in height shall be provided along the full length of an abutting property line. A fence shall be not more than 3.0 m (9.8 ft) in height.

(c) Where a lot is zoned C-6, C-6DE, C-7, M-1, M-1DW, M-2, M-4, M-5 or M-7 a landscape area having a minimum depth of 3.75 m (12.3 ft) shall be provided along the full length of any yard which abuts a street except for driveways and walkways.

(d) On any portion of a lot where an industrial use involves wrecking, salvaging, the unenclosed storage of salvage, scrap, junk, equipment, materials, gravel extraction, fuel storage tanks or any other unenclosed storage use, it shall be bounded on all sides by a landscape screen or opaque fence not less than 1.75 m (5.7 ft) in height which is continuous except for driveways and walkways. A fence shall be not more than 3.0 m (9.8 ft) in height.

(e) Where any required landscaped area abuts an area devoted to the circulation or parking of vehicles, it shall be edged with a non-mountable reinforced concrete curb or concrete curb and gutter that shall be continuous except for driveways and walkways and for drainage to engineered on-site stormwater detention and treatment facilities.

6.6 Landscaping and Screening Requirements for M-3 Zoned Property

(a) Where a lot zoned M-3 abuts a lot zoned A, RS, RD, RC, RT, RM, RA, RP, MFC-CH, or MFI-CH, a landscape area having a minimum depth of 30.0 m (98.4 ft) shall be provided along the full length of the abutting property line.

(b) Where a lot zoned M-3 abuts a street or lane which in turn abuts a lot zoned A, RS, RD, RC, RT, RM, RA, RP, MFC-CH or MFI-CH, a landscape area having a minimum depth of 15.0 m (49.2 ft) shall be provided along the full length of the property line abutting the street except for driveways and walkways.

(c) Where provision for the parking or loading of vehicles is to be made in a yard abutting a street, there shall be:

(i) a landscape area a minimum of 7.5 m (24.6 ft) in depth abutting the property line which is continuous except for driveways;
(ii) a landscape screen or fence a minimum of 1.5 m (4.9 ft) in height provided around the parking or loading area which is continuous except for driveways.

6.7 Landscaping and Screening Requirements for P Zones

(a) An accessory off-street parking area other than concealed parking, which is located within any yard which abuts a street shall be bounded by a landscape screen not less than 1.0 m (3.3 ft) in height along the property line abutting the parking area.

(b) Any portion of a lot used for unenclosed storage in a P Zone shall be bounded on all sides by a landscape screen or fence not less than 1.75 m (5.7 ft) in height which is continuous except for driveways and walkways. A fence shall be not more than 3.0 m (9.8 ft) in height.

(c) Where a lot in a P Zone abuts a lot zoned A, RS, RD, RC, RT, RM, RA, RP, MFC-CH, MFI-CH, or a zone providing for a Tourist Accommodation Use, an opaque landscape screen or fence of not less than 1.75 m (5.7 ft) in height may be provided along the full length of the abutting property line. A fence shall be not more than 3.0 m (9.8 ft) in height.

(d) Where any required landscaped area devoted to the circulation or parking of vehicles, it shall be edged with a non-mountable reinforced concrete curb or concrete curb and gutter that shall be continuous except for driveways and walkways and for drainage to engineered on-site stormwater detention and treatment facilities.

7.1 Provision and Maintenance of Off-Street Parking Areas

(a) Whenever a use of land, buildings or structures occurs in any zone pursuant to any provision in this bylaw and reference is specifically made to this section, offstreet parking spaces required by this section, shall be continuously provided and maintained.

(b) All required parking areas shall be completed prior to the issuance of an occupancy permit.

(c) The parking or storage of vehicles shall not be permitted on any required landscape area.

7.2 Buildings Non-Conforming as to Off-Street Parking

(a) Any building or structure which conforms to the uses permitted in a zone but does not conform to parking regulations shall not be reconstructed, moved, or extended until the parking spaces are provided in accordance with this bylaw.

(b) Any building or structure conforming as to use may not be occupied for any other conforming use requiring a greater number of parking spaces as calculated from Table 7.1 unless and until the required spaces are provided.

B. 9627 2020

7.3 Number of Off-Street Parking Spaces, Energized Spaces and Required Electric Vehicle Supply Equipment

(a) The minimum number of off-street parking spaces for any use shall be calculated in accordance with Table 7.1.

(b) The minimum number of off-street parking spaces required for any use, as determined in accordance with section 7.3(a), that must be Energized Spaces shall be calculated in accordance with Table 7.1. In Table 7.1, “Minimum Energized Spaces” refers to the minimum number of parking spaces for which Energized EV Outlets must be provided, expressed as a percentage of the total off-street parking spaces required for the use or as a whole number.

(c) The minimum number of off-street parking spaces, as determined in accordance with section 7.3(a), that must be Energized Spaces equipped with Electric Vehicle Supply Equipment shall be calculated in accordance with Table 7.1. In Table 7.1, “Minimum EVSE” refers to the minimum number of Energized Spaces that must also be provided with Electric Vehicle Supply Equipment (EVSE), expressed either as percentage of the total off-street parking spaces required for the use or as a whole number. The “Minimum EVSE” for a specific use shall not exceed the “Minimum Energized Spaces” for that use.

(d) In Table 7.1, “Minimum charging level” refers to the minimum charging level to be provided at each Energized Space, where L2 = Level 2, and L2M = Level 2 with energy management enabled.

(e) Where L2 is specified in Table 7.1 as the Minimum charging level, an Electric Vehicle Energy Management System is not permitted.

(f) Where L2M is specified in Table 7.1 as the Minimum charging level, an Electric Vehicle Energy Management System is permitted but is not required.

(g) If a use is not listed in Table 7.1, the number of off-street parking spaces, Energized Spaces, and Energized Spaces that must be equipped with Electric Vehicle Supply Equipment shall be calculated on the basis of a use that is most similar to a use that is listed.

(h) Unless otherwise provided in Table 7.1, if a development contains more than one use or involves collective parking for more than one building or use, the total number of off-street parking spaces, Energized Spaces, and Energized Spaces that must be equipped with Electric Vehicle Supply Equipment shall be the sum of the various classes of uses calculated separately and any off-street parking spaces, Energized Spaces, and Energized Spaces that must be equipped with Electric Vehicle Supply Equipment that are required for one use shall not be included in the calculations for any other use.

(i) Where the calculation of the total required off-street parking spaces, Energized Spaces, and Energized Spaces that must be equipped with Electric Vehicle Supply Equipment results in a fractional number, rounding off to the larger whole number shall apply.

B. 10075 2025

(j) The off street parking requirements of subsections 7.3(a), (b), (c) and 7.4(a) do not apply to the residential use of land or buildings that are:

1) Within a Transit Oriented Area, as defined in the Transit Oriented Area Designation Bylaw. 2024, No. 10015, as amended or replaced from time to time unless the residential use is ancillary or secondary to an agricultural or industrial use; or

2) Within a Small Scale Multi Unit Transit Proximity Area.

B. 10041 2024

3) Developed for Non-Market Housing Development use.

B. 10299 2026

(k) If off street parking spaces are provided when not required pursuant to Section 7.3(j), such off street parking spaces will be installed and constructed in accordance with the applicable standards and specifications of Sections 7.5, 7.6 and 7.7

B. 10014 2024

(l) Notwithstanding section 7.3(a), the minimum number of parking spaces to be provided for Small-Scale Multi-Unit Housing shall be calculated in accordance with Table 7.1A.

B. 10071 2024

TABLE 7.1

USE OF BUILDING		MINIMUM REQUIRED PARKING SPACES	MAXIMUM PARKING SPACES ALLOWED	REQUIRED EV CHARGING INFRASTRUCTURE		
				Minimum Energized Spaces	Minimum EVSE	Minimum charging level
1.0 Residential						
1.1	Single Family Dwellings	1 space per dwelling unit	n/a	1	0	L2M
1.2	Secondary Suite or Garden Suite	1 space	n/a	1	0	L2M
1.3	Two Family Dwellings	1 space per dwelling unit	n/a	2	0	L2M
1.4	Single Family Dwelling providing boarding or sleeping accommodation for guest in a bed and breakfast	1 space per dwelling unit plus 0.5 space per bedroom used for boarders or guests	n/a	2	0	L2M
1.5	Attached Housing with 3-12 dwelling units	1 space per dwelling unit	n/a	100%	0	L2M
1.6	Apartments with 3-12 dwelling units	1 space per dwelling unit	n/a	100%	0	L2M
1.7	Developments with more than 12 dwelling units	0	1.5 spaces per dwelling unit	100% *	0	L2M
1.8	Accessory residential uses in buildings also used for commercial users	1 space per dwelling unit	n/a	100%	0	L2M
1.9	Buildings for Tourist Accommodation	1 space per dwelling unit or sleeping unit and 1 space per employee	n/a	100%	0	L2M
1.10	Congregate Housing	0.5 space per dwelling or sleeping unit	n/a	100%	0	L2M

B. 10299 2026

* Although 0 spaces are required,100% of parking spaces provided for Buildings with more than 12 dwelling units must be Energized Spaces.

USE OF BUILDING		REQUIRED PARKING SPACES	REQUIRED EV CHARGING INFRASTRUCTURE		
			Minimum Energized Spaces	Minimum EVSE	Minimum charging level
2.0	**Institutional Public and Semi-Public and Health**				
2.1	Personal Care Homes, Extended Care Homes or Group Care Facilities with lodging	1 space per 3 beds	5%	2	L2M
2.2	Medical, Dental and Real Estate office	1 space per 20 m^2 (215.0 ft^2) of gross floor area	5%	2	L2
2.3	Hospital or similar use	1 space per 50 m^2 (538.2 ft^2) of gross floor area	5%	12	L2M
2.4	Funeral Homes	1 space per 5.6 m^2 (60.0 ft^2) of gross floor area used for Assembly	1	1	L2
2.5	Churches (areas of worship, halls, meeting rooms)	1 space per 8.0 m^2 (86.1 ft^2) of gross floor area used for Assembly	1	1	L2
2.6	Sunday School	1 space per classroom	0%		
2.7	Schools				
	(a) Kindergarten and Elementary	1 space per employee plus 2	5%	6	L2M
	(b) Junior Secondary/ Middle	1 space per employee plus 2	5%	6	L2M
	(c) Senior Secondary	1 space per employee and 1 space per 10 students	5%	6	L2M
	(d) Colleges	1 space per 30 m^2 (322 ft^2) of gross floor area	5%	12	L2M
	(e) Universities	1 space per 50 m^2 (538 ft^2) of gross floor area	5%	12	L2M
2.8	Public Utilities	1 space per employee	5%	6	L2M
3.0	**Cultural and Recreational**				
3.1	Community Centres, Activity Centres	1 space per 20 m^2 (215 ft^2) of gross floor area used for Assembly	4	2	L2
3.2	Libraries, Galleries, Museums	1 space per 10 m^2 (107 ft^2) of gross floor area used for Assembly	4	2	L2
3.3	Theatres, Auditoriums, Dancehalls, Clubs, Halls or Lodges	1 space per 10 m^2 (107 ft^2) of gross floor area used for Assembly	4	2	L2
3.4	Stadiums, Arenas, Exhibition Halls, Pools or similar places with spectator facilities	1 space per 4 seats plus 1 space per 10 m^2 (107 ft^2) of ice area plus 1 space per player capacity of other sports	5%	6	L2
3.5	Gymnasiums, Health Clubs, Spas	1 space per 10 m^2 (107 ft^2) of fitness or gymnasium surface area	4	2	L2
3.6	Bowling Alleys, Curling Rinks	4 spaces per alley or sheet of ice plus 1 space per employee	4	2	L2

USE OF BUILDING		REQUIRED PARKING SPACES	REQUIRED EV CHARGING INFRASTRUCTURE		
			Minimum Energized Spaces	Minimum EVSE	Minimum charging level
3.7	Racquet and ball courts	2 spaces per court	1	1	L2
3.8	Ranges for golfing driving, archery or small arms firing	1 space per range tee or target corridor	4	2	L2
3.9	Golf Courses	8 spaces per golf hole provided	4	2	L2
3.10	Marinas, Sailing Schools and Associations	1 space per 2 mooring berths or storage spaces provided	4	2	L2
4.0	**Commercial**				
4.1	General Office	For buildings not exceeding 1000 m^2 (10764 ft^2) of gross floor area: 1 space per 25 m^2 (269 ft^2). For buildings exceeding 1000 m^2 (10764 ft^2): 1 space per 25 m^2 (269 ft^2) for the first 1000 m^2 (10764 ft^2), and 1 space per 30 m^2 (323 ft^2) for any additional area.	2 5%	2 4	L2M L2M
4.2	Retail sales of goods and services	1 space per 14 m^2 (150 ft^2) of gross floor area	5%	4	L2
4.3	Freestanding Local Convenience Stores	5 spaces plus 1 employee parking space	0%		
4.4	Retail Food Stores greater than 275 m^2 (2960 ft^2) of gross floor area	1 space per 14 m^2 (150 ft^2) of gross floor area	5%	4	L2
4.5	Restaurants, Drive-in and Fast Food Restaurants	1 space per 10 m^2 (107 ft^2) of gross floor area	0%		
4.6	Premises or portions thereof, licenced pursuant to Provincial Legislation for the regular sale of liquor except for neighbourhood public houses	1 space per 5.5 m^2 (59 ft^2) of gross floor area open to the public	0%		
4.7	Neighbourhood Public Houses	1 space per 3 seats	0%		
4.8	Service stations and facilities for the repair or servicing of motor vehicles	1 space per 2 employees (minimum of 2 spaces) plus 1 space for each service bay	1	1	L2
4.9	Financial Institutions	1 space per 16 m^2 (172 ft^2) of gross floor area	2	2	L2
4.10	Shopping centres less than 1000 m^2 (10764 ft^2) of gross leasable area	Shall be the sum of the various classes of uses calculated separately			
4.11	Shopping centres greater than 1000 m^2 (10764 ft^2) and less than 23225 m^2 (250000 ft^2) of gross leasable floor area	1 space per 19 m^2 (204 ft^2) of gross leasable floor area	5%	6	L2

USE OF BUILDING		REQUIRED PARKING SPACES	REQUIRED EV CHARGING INFRASTRUCTURE		
			Minimum Energized Spaces	Minimum EVSE	Minimum charging level
4.12	Shopping centres greater than 23225 m^2 (250000 ft^2) of gross leasable area	1 space per 17 m^2 (183 ft^2) of gross leasable floor area	5%	18	L2
4.13	Cabaret or Dinner Theatres	1 space per 10 m^2 (107 ft^2) of gross floor area open to the public	0%		
4.14	Studios for broadcasting and production for television, radio or recording purposes	1 space per 30 m^2 (322 ft^2) of gross floor area	2	2	L2
4.15	Auction Rooms	1 space per 10 m^2 (107 ft^2) of auction floor area	0%		
4.16	Home Furnishing Stores	1 space per 80 m^2 (861 ft^2) of gross floor area	0%		
4.17	Rental and repair of household items, tools, appliances and small equipment	1 space per 100 m^2 (1076 ft^2) of gross floor area	0%		
5.0	**Industrial**				
5.1	(a) Warehouse and Storage Area (b) Retail Sales Areas incidental to a Permitted Use (c) Home Furnishing Store	1 space per 175 m^2 (1883 ft^2) of gross floor area 1 space per 14 m^2 (150 ft^2) of gross floor area Notwithstanding clause 5.1(a) or (b), 1 space per 80 m^2 (861 ft^2) of gross floor area	5%	2	L2M
5.2	Industrial	1 space per 95 m^2 (1022 ft^2) of gross floor area	5%	2	L2M
5.3	Research Establishments, Laboratories	1 space per 30 m^2 (322 ft^2) of gross floor area	5%	2	L2M
5.4	Beverage Container Depots in Industrial Zones	1 space per 40 m^2 (431 ft^2) of gross floor area or 6 spaces, whichever is greater	5%	2	L2M

B. 10014 2024

TABLE 7.1A - Parking for Small Scale Multi Unit Housing				
USE	**REQUIRED PARKING SPACES**	**REQUIRED EV CHARGING INFRASTRUCTURE**		
		Minimum Energized Spaces	**Minimum EVSE**	**Minimum Charging Level**
Small-Scale Multi-Unit Housing	1 space per dwelling unit	1 space per dwelling unit	0	L2M
Small-Scale Multi-Unit Housing within 800 meters of a BC Transit bus stop with service every 15 minutes between 7:00 am and 7:00 pm on weekdays ("Regular Transit Area").	0.5 spaces per dwelling unit	0.5 spaces per dwelling unit	0	L2M
Small-Scale Multi-Unit Housing within a Small-Scale Multi-Unit Transit Proximity Area	0 spaces per dwelling unit	0	0	N/A
*If a lot is wholly or partly within a Regular Transit Area or a Small-Scale Multi-Unit Transit Proximity Area the least restrictive parking requirement will apply to that lot.				

B. 10299 2026

TABLE 7.1B - Required amount of Residential Accessible Parking Spaces		
Total Number of Dwelling Units	**Minimum number of Required Accessible Parking Spaces**	**Minimum number of Required Van-Accessible Parking spaces (In addition to the minimum required accessible parking spaces)**
1-6 units	0 spaces	0 spaces
7-12 units	1 space	0 spaces
13-50 units	0 space	1 space
51-100 units	1 spaces	1 space
101-200 units	2 spaces	1 space
201-300 units	3 spaces	1 space
301-400 units	4 spaces	1 space
401-500 units **	4 spaces	2 spaces
501-600 units	5 spaces	2 spaces
For every additional 100 units, or part thereof.	1 additional accessible parking space	
For every additional 600 units, or part thereof.		1 additional Van accessible parking space

7.4 Exceptions and Additional Requirements for Off-Street Parking

B. 10299 2026

(a) **Visitor Parking**

In any RC, RT, RM, RA, RP, MFC-CH or MFI-CH Zone, 0.3 parking spaces per dwelling unit shall be designated and clearly marked as "Visitor Parking" and shall be freely accessible at all times. The regulations of Sections 7.3(b) and 7.3(c) do not apply to visitor parking spaces.

(i) In a mixed residential/commercial development required visitor parking spaces can be assigned to commercial use parking spaces but shall not account for more than 15% of the space required for the commercial use component.

B. 10014 2024

(b) **Accessible Parking Spaces**

(i) The minimum number of Accessible Parking Spaces to be provided for a residential use shall be calculated in accordance with Table 7.1B.

(ii) For all uses, other than residential uses, if there are more than 25 required parking spaces, Accessible Parking Spaces shall be provided in the ratio of 1 for every 100 parking spaces required or part thereof.

B. 10299 2026

(iii) Each Accessible Parking Space shall be a minimum of 3.7m (12.1 ft) in width and 5.5m (18.0 ft) in depth, and shall occupy the nearest parking space to a building entrance that accommodates wheelchair access.

B. 10299 2026

(iv) Notwithstanding Section 7.4(b)(iii), each Van Accessible Parking Space shall be a minimum of 4.8 m (15.7 ft) in width and 5.5m (18.0 ft) in depth.

(v) Van-accessible parking space(s)s must have a safe and barrier free path of travel between the Accessible Parking Space and building entrance with signage to easily locate the elevator.

(vi) Drop curbs shall be provided on any curb between an Accessible Parking Space and the building entrance to accommodate wheelchair access.

(vii) Each Accessible Parking Space shall have a firm, slip-resistant and level surface.

(c) **Neighbourhood Public House**

A neighbourhood public house shall provide parking in accordance with the requirements of Section 4.7 of Table 7.1.

B. 10013 2024

(d) **A, RS and RD Zones**

Parking provided in conjunction with:

(i) an agricultural use, a single family dwelling use, or a single family dwelling with a secondary suite or garden suite shall provide the number of spaces required by table 7.1, but need not conform to the regulations of Sections 7.5, 7.6 and 7.7;

(ii) a small-scale multi-unit housing use shall provide the number of spaces required by Table 7.1A, but need not conform to the regulations of Section 7.5, 7.6 and 7.7.

(e) **Attached Dwelling Use**

Parking shall be provided for an attached dwelling use in accordance with Table 7.1, however, the calculation may include a tandem parking arrangement to a maximum of 50% of the total spaces required and shall only be calculated where one of the tandem spaces is concealed within, attached to, and/or immediately adjacent to the dwelling unit for which the parking spaces are provided and need not conform to the regulations of Section 7.6(b).

(f) **Provision of Transit Facilities**

Where a Regional Transit Stop is provided on any site, the total required parking for the uses located on the site may be reduced by 1% for every transit route utilizing the stop(s) provided.

B. 10071 2024

(g) **Transportation Demand Management Plan**

The following types of developments must select a Transportation Demand Management Plan, outlined in Table 7.5, and secured as necessary through legal agreements acceptable to the Director of Engineering and the Director of Planning:

B. 10075 2025

(i) Developments with more than twelve (12) dwelling units except for Non-Market Housing Developments.

Notwithstanding this section 7.4(g), if an application for development permit is submitted, in accordance with the District of Saanich applicable bylaws, on or before January 1, 2025, ("In-stream Applications") the applicant may elect to either provide the maximum number of spaces required in Table 7.1, or meet the Transportation Demand Management Plan requirements under this section and Table 7.5. If for any reason the In-stream Application is not approved on or before March 10, 2025, the applicant will be required to meet the Transportation Demand Management Plan requirements.

B. 10071 2024

(h) **On-Site Loading Space Requirements**

Additional on-site parking spaces must be provided for the temporary stopping, loading, and unloading of vehicles for residential developments with more than twelve (12) dwelling units. The number and type of on-site loading spaces provided will be in accordance with the requirements in Tables 7.6A and 7.6B. Loading spaces shall meet the following requirements:

(i) Each on-site loading space shall be of adequate size and accessibility to accommodate the vehicles expected to load and unload.

(ii) Access to any loading area shall be arranged such that no backing or turning movement of vehicles going to or from the site causes interference with traffic on the abutting streets or lanes.

(iii) Access to any loading area shall be provided internally to the development or from a lane abutting the development.

(iv) Each off-street loading space shall be clearly marked for use as a loading space in which standard, visitor, or accessible parking is not permitted.

(v) On-site loading spaces should be exclusive of the space set aside for residential garbage and waste collection, with the exception that if the waste bins are stored elsewhere, they shall be moved to the loading area for collection when required.

(vi) The Director of Planning, in consultation with the Director of Engineering, may allow a decrease in the length, width, or height of no more than 30 centimetres so long as such dimensions remain adequate to accommodate the largest vehicles intended to occupy the space while loading.

7.5 Dimensions of Off-Street Parking Spaces

(a) An off-street parking area provided in conjunction with any residential land use shall conform to Table 7.2 provided that:

(i) up to 35% of the total required off-street parking spaces may be designed for small cars by reducing the depth of parking spaces for 90 degree parking from 5.5 m (18.0 ft) to 4.5 m (14.7 ft).
(ii) small car spaces are clearly designated for that use.

(b) An off-street parking area provided for any non-residential land use shall conform to Table 7.3 provided that:

(i) up to 30% of the total required off-street parking spaces may be designed for small cars, by reducing the depth of parking spaces for 90 degree parking from 5.5 m (18.0 ft) to 4.5 m (14.7 ft).
(ii) small car spaces are clearly designated for that use.

(c) Notwithstanding the provisions of Tables 7.1 or 7.2 or Section 7.4 (b)(ii), where any parking space abuts any portion of a fence or structure the minimum parking spaces width shall be increased by 30 cm (1 ft) for that parking spaces only.

7.6 Location and Siting of Off-Street Parking Areas

(a) Required off-street parking spaces and manoeuvring aisles as required under Sections 7.5 (a) and 7.5 (b) shall be provided on the same lot as the use for which they are required.

(b) Any area of a lot used for off-street parking shall be constructed so as to permit unobstructed access to and egress from each space at all times and shall be developed to ensure that adequate provision is made for access by vehicles to off-street parking spaces located in parking areas by means of unobstructed manoeuvring aisles as described in Tables 7.2 and 7.3.

(c) Any area of a lot used for off-street parking shall not be located within 1 m (3.3 ft) of a lot line common to the lot and to a street.

(d) No parking space having direct access from a manoeuvring aisle that also serves as a means of access and egress to a lot zoned C-2, C-3, C-5, C-6, C-6DE or C-7 shall be located within 5.5 m (18.0 ft) of the lot line common to the lot and to a street as measured along the centre line of the access/egress driveway.

7.7 Design of Off-Street Parking Areas

(a) All parking areas shall have vehicle stops or curbs not less than 90 cm (3.0 ft) from the end of each parking space except this requirement shall not apply to a parking space which shares a common front boundary with another parking space or has a parking angle of 0 degrees.

(b) Each parking space and manoeuvring aisle in all parking areas shall be surfaced with asphalt, pavers, bricks, concrete, or other similar dust-free materials, but shall not be surfaced with sand, gravel, dirt, or

any other unconsolidated substances.

(c) (i) Permeable paving shall be approved by a professional engineer in the form of a stormwater management plan and approved by the Municipal Engineer to adequately accommodate all surface runoff and subsurface water flows through infiltration into appropriate soils, landscaped areas, conventional storm drain systems, or a combination of the above.

(ii) Where an approved design of a permeable paving surface directs surface runoff onto landscaped areas, the requirement for continuous non-mountable concrete curb and gutter in Sections 6.4, 6.5 and 6.7 shall not apply.

(d) Each parking area shall be designed and constructed in accordance with accepted engineering practices and designed to ensure that no drainage traverses a sidewalk.

(e) The boundaries between each parking space shall be clearly delineated by means of painted lines on the parking surface or by means of vehicle stops.

(f) The illumination of all outdoor parking areas shall comply with the provisions of the Municipal Outdoor Lighting Standards to Control Light Pollution annexed hereto as Schedule "B" and forming part of this bylaw.

7.8 Provision of Bicycle Parking Bicycle parking facilities for various uses shall be provided in accordance with the specifications of Table 7.4.

7.9 Where a Transportation Demand Management Plan is required pursuant to section 7.4(g), development permit submissions must include a Transportation Demand Management Plan identified for the specific Land Use Category in Table 7.5. Notwithstanding, a development will be deemed to be in Land Use Category "A" as identified in Table 7.5, if the development is located on lands that are within:

(a) both Land Use Category "B" and Land Use Category "A", as identified in Table 7.5;

(b) both Land Use Category "B" and a Transit Oriented Area, as established by the Transit Oriented Area

TABLE 7.2 - Residential

Parking Angle In Degrees	Minimum Width Of Parking Spaces	Minimum Depth Perpendicular to Manoeuvring Aisle	Minimum Width of Parking Spaces Parallel to Manoeuvring Aisle	Minimum Width of Manoeuvring Aisle
0	2.4 m (7.9 ft)	2.4 m (7.9 ft)	6.7 m (22.0 ft)	3.7 m (12.1 ft)-one way
30	2.4 m (7.9 ft)	4.8 m (15.7 ft)	4.9 m (16.0 ft)	3.7 m (12.1 ft)-one way
45	2.4 m (7.9 ft)	5.6 m (18.4 ft)	3.4 m (11.1 ft)	3.7 m (12.1 ft)-one way
60	2.4 m (7.9 ft)	6.0 m (19.7 ft)	2.8 m (9.2 ft)	6.4 m (21.0 ft)-two way
90	2.4 m (7.9 ft)	5.5 m (18.0 ft)	2.4 m (7.9 ft)	7.9 m (25.9 ft)-two way*
90	2.6 m (8.5 ft)	5.5 m (18.0 ft)	2.6 m (8.5 ft)	7.6 m (24.9 ft)-two way*
90	2.75 m (9.0 ft)	5.5 m (18.0 ft)	2.75 m (9.0 ft)	7.3 m (24.0 ft)-two way*
* The minimum width for a manoeuvring aisle accessing only one bank of parking shall be 6.75 m (22.1 ft)				

TABLE 7.3 - Non-Residential

Parking Angle In Degrees	Minimum Width Of Parking Spaces	Minimum Depth Perpendicular to Manoeuvring Aisle	Minimum Width of Stall Parallel to Manoeuvring Aisle	Minimum Width of Manoeuvring Aisle
0	2.6m (8.5 ft)	2.6m (8.5 ft)	7.0m (23.0)	3.7m (12.1 ft)-One Way
30	2.6m (8.5 ft)	5.0m (16.4 ft)	5.2m (17.0 ft)	3.7m (12.1 ft)-One Way
45	2.6m (8.5 ft)	5.7m (18.7 ft)	3.7m (12.1 ft)	3.7m (12.1 ft)-One Way
60	2.6m (8.5 ft)	6.0m (19.7 ft)	3.0m (9.8 ft)	6.1m (20.0 ft)-Two Way
90	2.6m (8.5 ft)	5.5m (18.0 ft)	2.6m (8.5 ft)	7.6m (24.9 ft)-Two Way*
*The minimum width for a manoeuvring aisle accessing only one bank of parking shall be 6.75 m (22.1 ft)				

TABLE 7.4

USE	BICYCLE SPACES REQUIRED (MINIMUM OF 6)	TYPE AND NO. OF BICYCLE PARKING
RESIDENTIAL		
B. 10014 2024 • Single Family	N/A	N/A
B. 10014 2024 • Small Scale Multi Unit Housing	One per dwelling unit	Class I or Class II
SINGLE FAMILY/TWO FAMILY	N/A	N/A
• Apartment/Townhouse	• One per unit plus six space rack at each entrance of an apartment	Class I - 100% Class II - six space rack
• Buildings containing three or more dwelling units for senior citizen housing and approved by the BC Housing Management Commission under the non-profit housing program/congregate housing	• One per 15 dwelling units	Class I - 70% Class II - 30%
B. 10041 2024 • Non-Market Housing Development	• One per 15 dwelling units, except that where parking is provided for motor scooters, the number of scooter parking spaces may be counted toward the bicycle parking requirement.	Class I - 70% Class II - 30%
COMMERCIAL		
• Hotel/Motel	• One per 15 rooms • In addition, when hotel/motel is larger than 75 rooms, a six space visitor rack shall be provided	Class I - 60% Class II - 40%
• Office (all) retail sales of goods and services, restaurants research establishments, laboratories	• One per 250 m^2 GFA for the first 5000 m^2 and one per 500 m^2 GFA for any additional area	Class I - 50% Class II - 50%
• Shopping Centre	• One per 250 m^2 of gross leasable area for the first 5000 m^2 and one per 500 m^2 of gross leasable for any additional area	Class I - 30% Class II - 70%
INDUSTRIAL (ALL)	• One per 950 m^2 GFA	Class I - 80% Class II - 20%

USE	BICYCLE SPACES REQUIRED (MINIMUM OF 6)	TYPE AND NO. OF BICYCLE PARKING
INSTITUTIONAL		
• Hospitals	• One per 500 m^2 GFA plus six space rack at each entrance	Class I - 75% Class II - 25%
• Schools	• All levels: One per 10 employees	Class I employees Class II students
• Elementary	• One per 10 students	
• Junior Secondary (Middle)	• One per eight students	
• Senior Secondary	• One per eight students	
• College	• One per five students	
• University	• One per five students (full-time, max attendance)	
• Churches	• One per 50 fixed seats	Class II - 100%
• Library/Museum/Art Gallery	• One per 100 m^2 GFA	Class I - 20% Class II - 80%
• Personal Care/Nursing Home/Group Home	• One per 15 dwelling units	Class I - 75% Class II - 25%
• Correctional Institutions	• One per 50 beds	Class I - 70% Class II - 30%
CULTURAL & RECREATIONAL		
• Community Care	• One per 80 m^2 of GFA	Class I - 20% Class II - 80%
• Stadium, Arena, Pool, Exhibition Hall, similar places with spectator facilities	• One per 100 m^2 of surface area	Class I - 20% Class II - 80%
• Gymnasium, Health Spa	• One per 80 m^2 of surface area	Class I - 20% Class II - 80%
• Bowling Alley, Curling Rink	• One per 2 alleys or sheets	Class I - 20% Class II - 80%

B. 10071 2024

TABLE 7.5 Land Use Designation (LUD) Category for Transportation Demand Management (TDM) Plan Requirements

Land Use Category	OCP Land Use Designations	TDM Plan Requirements
A	• Uptown Core • Centres • Primary Corridors	• Must adopt TDM Plan A – Transit Package • Must choose at least one additional TDM Plan Package from the selections below
B	• Villages • Neighbourhoods • Neighbourhood Hubs • Secondary Corridors • Other Land Use Designations with a residential component of more than 12 dwelling units	• Must adopt TDM Plan C – Carshare Package • Must choose at least one additional TDM Plan Package from the selections below

TDM Plan A – Transit Package

i. Through the EcoPASS program, or any future replacement program for BC Transit, provide every dwelling unit access to a public transit fund equivalent to the value of one monthly Adult pass for a minimum of a 3-year term for every dwelling unit; and

ii. Provide new residents with a transit welcome packet within 30 days of occupancy containing redeemable benefit codes, and marketing information on program eligibility, specific transit routes, and schedules associated with the project site.

TDM Plan B – Cycling Package

i. Provide 30% additional Class I bicycle parking spaces above the minimum requirements set out in Table 7.4;

ii. Provide energized outlets to 50% of Class I bicycle parking spaces;

iii. Provide 15% additional non-standard bike parking spaces; and

iv. Provide a secure bicycle repair station, otherwise known as a bike kitchen, within a secured and covered area on the lot, where bicycle maintenance tools and supplies are readily available to complete basic repairs and adjustments.

TDM Plan C – Carshare Package

i. Provide membership to a two-way carshare service for every dwelling unit for the lifetime of the building; and

ii. Provide at least the following number of carshare vehicles and corresponding exclusive-use parking spaces:

   a. One carshare vehicle and parking space for developments with 99 or fewer dwelling units;
   b. Two carshare vehicles and parking spaces for developments with 100-149 dwelling units;
   c. Three carshare vehicles and parking spaces for developments with 150-199 dwelling units; and
   d. Four carshare vehicles and parking spaces for developments with over 199 dwelling units.

iii. Provide a letter of intent from a two-way carshare vehicle service operator, indicating their willingness to supply and operate the carshare vehicle(s) on the site upon building occupancy for a period of at least 3 years. The letter should indicate acceptance of the general location, configuration, and accessibility of the carshare vehicle space(s).

TDM Plan D – Unbundled Parking Package

i. Unbundle parking from all dwelling units that are to be sold or leased separately from the dwelling units.

B. 10075 2025

TABLE 7.6A Minimum number of on-site loading spaces required for residential uses		
Number of dwelling units	**Number of loading spaces**	
	Medium	**Large**
Up to and including 12	n/a	n/a
13 to 100	0	1
101 to 250	1	1
*For every 250 additional units, or portion thereof, one additional Medium size loading space will be required and zero additional Large size loading spaces will be required.		

B. 10075 2025

Table 7.6B Minimum on-site loading space dimensions for residential uses			
	Minimum Length (m) (includes operating clearances)	**Minimum Width (m) (includes operating clearances)**	**Minimum Vertical Clearance (m)**
Medium	7.5	3.0	3.5
Large	10.2	3.5	4.5

8.1 Provision and Maintenance of Off-Street Loading Areas

(a) Whenever a use of land, buildings, or structures occurs in any zone pursuant to any provision in this bylaw and reference is specifically made to this section, off-street loading spaces required by this section shall be continuously provided and maintained.

(b) All required loading spaces shall be completed prior to the issuance of an occupancy permit.

8.2 Buildings Non-Conforming as to Off-Street Loading

Any building or structure which conforms to the uses permitted in a zone but does not conform to loading regulations shall not be reconstructed, moved, or extended until the loading spaces are provided in accordance with this bylaw.

8.3 Number of Off-Street Loading Spaces

The minimum number of off-street loading spaces required for any use shall be calculated in accordance with Table 8.1.

8.4 Location, Siting, and Design of Loading Areas

All required off-street loading areas shall:

(a) provide spaces having dimensions of not less than 3 m (9.8 ft) in width, 14.5 m (47.5 ft) in length, and a minimum 4.25 m (13.9 ft) of clearance between the surface of the loading space and any structure above;

(b) have unobstructed vehicular access and egress from a street;

(c) be graded and drained in accordance with accepted engineering standards to ensure that no drainage traverses a sidewalk; and

(d) be clearly designated as loading areas.

TABLE 8.1

In a C-1NC, C-2, C-2S, C-2LRS, C-3, C-3B, C-3L, C-3LRS, C-4, C-4B, C-4BR, C-4C, C-4D, C-4RT, C-5, C-5LRS, C-6, C-6DE, C-11LRS, C-14 or MFC-CH zone, clearly designated unobstructed loading spaces shall be provided as follows:

TOTAL FLOOR AREA	SPACES REQUIRED
0 – 700 m^2 (7,535 ft^2)	0
700 m^2 (7,535 ft^2) – 1400 m^2 (15,070 ft^2)	1
For each additional 1400 m^2 (15,070 ft^2) or portion thereof	1

In a M-1, M-1DW, M-2, M-3, M-4, M-5 or M-7 zone clearly designated unobstructed spaces shall be provided as follows:

TOTAL FLOOR AREA	SPACES REQUIRED
0 – 700 m^2 (7,535 ft^2)	1
700 m^2 – 2800 m^2 (30,139 ft^2)	2
2800 m^2 – 4200 m^2 (45,209 ft^2)	3
For each additional 2300 m^2 (24,758 ft^2) or portion thereof	1

9.1 The Council may, by resolution, on application of the owner of the land, issue a development variance permit that may, in respect of the land covered in the permit, vary the provisions of this bylaw except that;

(a) A development variance permit shall not vary

(i) the use or density of land from that specified in the bylaw.

(b) The provisions of a development variance permit prevail over any provisions of the bylaw in the event of conflict.

B. 10013 2024

10.1 No building permit for any use other than a single-family dwelling, houseplex not subject to a development permit, or building or structure accessory to such uses shall be issued until a site development plan for the development has been approved by the Director of Planning.

10.2 A site development plan shall include plans, profiles and elevations of proposed buildings and structures together with landscape plans, parking layouts, and any other information required by the Director of Planning to indicate compliance with all relevant regulations of this bylaw.

10.3 The Director of Planning shall approve a site development plan if the development shown on the plan complies with all applicable bylaws and conditions of a development permit or a development variance permit where applicable.

10.4 Any construction, development, alteration, or reconstruction shall be carried out only in compliance with an approved site development plan.

11.1 Administration

Applications for amendment to this bylaw shall be made to the Director of Planning Services on forms available from the Planning Department.

11.2 Enforcement

(a) The Manager of Inspection Services shall be responsible for the enforcement of this bylaw and for carrying out inspections regarding the use and occupancy of buildings and structures.

(b) The Manager of Inspection Services or any of his inspectors or the Chief Constable or Municipal Constable are hereby authorized to enter at all reasonable times upon any property for the purpose of administering and enforcing this bylaw.

B. 10299 2026

(c) The Manager of Inspection Services and the Manager of Bylaw and Licensing Services may cause a written notice to be delivered to the owner of any property directing the owner to correct any condition which constitutes a violation of this bylaw or ordering the owner to cease any activity not permitted by this bylaw.

(d) Prior to issuing any building permit, the Manager of Inspection Services shall ensure that the requirements of the Zoning Bylaw have been met for a single-family dwelling use, a two-family dwelling use not subject to a development permit, or any use accessory to these, or that an approved site development plan approved by the Director of Planning Services for all other uses has been received.

(e) No person shall prevent or obstruct or attempt to prevent or obstruct the entry onto any property by the Manager of Inspection Services or any of his inspectors or the Chief Constable or a Municipal Constable authorized to enter upon property by this bylaw.

12.1 Every person who contravenes this bylaw by doing any act which it forbids or omitting to do any act which it requires to be done is guilty of an offence and is liable on summary conviction to a fine of not less than $150.00.

12.2 A separate offence shall be deemed to be committed on each day on which an infraction occurs or continues.

12.3 The penalties imposed under this subsection shall be in addition to and not in substitution for any other penalty or remedy imposed by this bylaw.

Bylaw Number 6120 being "Zoning Bylaw, 1988" and all amending Bylaws thereto, are hereby repealed except insofar as they repeal any other bylaw.

This Bylaw shall come into force and take effect upon the adoption thereof.

Read a first time this 25th day of August, 2003.

Public Hearing held at the Municipal Hall on the 26th day of August, 2003.

Read a second time this 26th day of August, 2003.

Read a third time this 26th day of August, 2003.

Approved under Part 6 of the Highway Act on the 4th day of September, 2003.

Adopted by Council, signed by the Mayor and Clerk and sealed with the Seal of The Corporation on the 8th day of September, 2003.

"C. MacPHEE"	"F. LEONARD"
Clerk of the Corporation of the District of Saanich	Mayor

Zone *Schedules*



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A *Zones*

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101.1 Uses Permitted

Uses Permitted:
(a) Agriculture
(b) Single Family Dwelling
(c) Small-Scale Multi-Unit Housing B. 10013 2024
(d) Boarding
(e) Home Occupation
(f) Accessory Produce Sales
(g) Accessory Buildings & Structures

101.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

101.3 Lot Coverage

Lot Coverage:
For a lot having an area less than 2000 m^2 (.49 ac), the maximum Lot Coverage of all buildings and structures shall be 40% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, B. 10013 2024 the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

101.4 Buildings and Structures for Agriculture

Buildings and Structures for Agriculture:
(a) Buildings and structures for an agricultural use, other than for keeping animals shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.
(iii) 3.0 m (9.8 ft) from all buildings used for residential purposes.

(b) Buildings and structures for agriculture that are used or proposed to be used for keeping animals B. 10013 2024 shall comply with the siting provisions set out in table 5.2 under s.5.31 of this Bylaw.

B. 10173 2025 (c) The following restrictions apply to buildings and structures for agricultural use:

(i) the maximum floor area of a bathroom shall not exceed 3.0 m2 and shall not contain shower or bath facilities;
(ii) Notwithstanding Subsection c(i), a bathroom may contain a shower facility if it is demonstrated that the shower is required for specific biosecurity requirements related to farm purposes. If a bathroom contains a shower facility, the maximum floor area of the bathroom shall not exceed 4.0 m2;
(iii) The maximum height of a building or structure shall not exceed one storey. A hayloft or mezzanine is permitted.

101.5 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front and a rear lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

B. 10058 2025 (c) Shall not exceed a Floor Space Ratio (R) of 0.45, or a combined Gross Floor Area (R) of 400 m^2 (4306 ft^2), whichever is lesser.

B. 10013 2024 Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

101.6 Houseplex Buildings

B. 10013 2024

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

101.7 Buildings and Structures for Accessory Produce Sales

Buildings and Structures for Accessory Produce Sales:

(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) Shall not exceed a total floor area of 12.0 m^2 (129 ft^2).

(c) Shall be limited to one per lot.

101.8 Accessory Buildings and Structures for Use Other than Agriculture

Accessory Buildings and Structures for Use Other than Agriculture:

(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) Shall not exceed a height of 3.75 m (12.3 ft)

101.9 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 60 m (196 ft)
- area 2 ha (4.9 ac)

(b) Panhandle Lot
- not permitted

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(c) Homesite Severance Subdivision approved by the Agricultural Land Commission
- area 2500 m^2 (26910.7 ft^2).

101.10 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

101.11 General

General:
The relevant provisions of Sections 5, 6, and 7 of the bylaw shall apply.

103.1 Uses Permitted

Uses Permitted:
(a) Agriculture
(b) Demonstration Farm
(c) Single Family Dwelling
(d) Boarding
(e) Home Occupation
(f) Accessory Produce Sales
(g) Accessory Buildings & Structures

103.2 Boarding

Boarding:
There shall not be more than two boarders in a dwelling unit.

103.3 Lot Coverage

Lot Coverage:
For a lot having an area less than 2000 m^2 (.49 ac), the maximum Lot Coverage of all buildings and structures shall be 40% of the lot area.

103.4 Buildings and Structures for Agriculture

Buildings and Structures for Agriculture:
(a) Buildings and structures for an agricultural use, other than for keeping animals shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.
(iii) 3.0 m (9.8 ft) from all buildings used for residential purposes.

(b) Buildings and structures for agriculture that are used or proposed to be used for keeping animals shall comply with the siting provisions set out in table 5.2 under s.5.31 of this Bylaw.

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(c) The following restrictions apply to buildings and structures for agricultural use:

(i) the maximum floor area of a bathroom shall not exceed 3.0 m2 and shall not contain shower or bath facilities;
(ii) Notwithstanding Subsection c(i), a bathroom may contain a shower facility if it is demonstrated that the shower is required for specific biosecurity requirements related to farm purposes. If a bathroom contains a shower facility, the maximum floor area of the bathroom shall not exceed 4.0 m2;
(iii) The maximum height of a building or structure shall not exceed one storey. A hayloft or mezzanine is permitted.

103.5 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front and a rear lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

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(c) Shall not exceed a Floor Space Ratio (R) of 0.45, or a combined Gross Floor Area (R) of 400 m^2 (4306 ft^2), whichever is lesser.

103.6 Buildings and Structures for Accessory Produce Sales

Buildings and Structures for Accessory Produce Sales:

(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) Shall not exceed a total floor area of 12.0 m^2 (129 ft^2).

(c) Shall be limited to one per lot.

103.7 Accessory Buildings and Structures for Use other than Agriculture

Accessory Buildings and Structures for Use other than Agriculture:

(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, rear and exterior side lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

103.8 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or area less than:

(a) Standard Lot
- width 60 m (196.9 ft)
- area 2 ha (4.9 ac)

(b) Panhandle Lot
- not permitted

(c) Home-site Severance Subdivision approved by the Agricultural Land Commission
- area 2500 m^2 (26,910.7 ft^2).

103.9 General

General:
The relevant provisons of Secitons 5, 6 and 7 of the bylaw shall apply.

105.1 Uses Permitted

Uses Permitted:
(a) Agriculture
(b) Single Family Dwelling
(c) Boarding
(d) Home Occupation
(e) Animal Pound
(f) Accessory Produce Sales
(g) Accessory Buildings & Structures

105.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

105.3 Lot Coverage

Lot Coverage:
(a) For a lot having an area less than 2000 m^2 (.49 ac), the maximum Lot Coverage of all buildings and structures shall be 40% of the lot area.

(b) For animal pound use, the maximum Lot Coverage of all buildings, structures and outdoor pens shall be 5% of the lot area.

105.4 Buildings and Structures for Agriculture

Buildings and Structures for Agriculture:
(a) Buildings and structures for an agricultural use, other than for keeping animals shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.
(iii) 3.0 m (9.8 ft) from all buildings used for residential purposes.

(b) Buildings and structures for agriculture that are used or proposed to be used for keeping animals shall comply with the siting provisions set out in table 5.2 under s.5.31 of this Bylaw.

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(c) The following restrictions apply to buildings and structures for agricultural use:

(i) the maximum floor area of a bathroom shall not exceed 3.0 m2 and shall not contain shower or bath facilities;
(ii) Notwithstanding Subsection c(i), a bathroom may contain a shower facility if it is demonstrated that the shower is required for specific biosecurity requirements related to farm purposes. If a bathroom contains a shower facility, the maximum floor area of the bathroom shall not exceed 4.0 m2;
(iii) The maximum height of a building or structure shall not exceed one storey. A hayloft or mezzanine is permitted.

105.5 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front and a rear lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

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(c) Shall not exceed a Floor Space Ratio (R) of 0.45, or a combined Gross Floor Area (R) of 400 m^2 (4306 ft^2), whichever is lesser.

105.6 Buildings and Structures for Accessory Produce Sales

Buildings and Structures for Accessory Produce Sales:

(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.

(ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) Shall not exceed a total floor area of 12.0 m^2 (129 ft^2).

(c) Shall be limited to one per lot.

105.7 Accessory Buildings and Structures for Use Other than Agriculture

Accessory Buildings and Structures for Use Other than Agriculture:

(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.

(ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

105.8 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 60 m (196.9 ft)
- area 2 ha (4.9 ac)

(b) Panhandle Lot
- not permitted

(c) Homesite Severance Subdivision approved by the Agricultural Land Commission
- area 2500 m^2 (26910.7 ft^2).

105.9 General

General:
The relevant provisions of Sections 5, 6, and 7 of the bylaw shall apply.

107.1 Uses Permitted

Uses Permitted:
(a) Agriculture
(b) Single Family Dwelling
(c) Boarding
(d) Home Occupation
(e) Accessory Produce Sales
(f) Accessory Buildings and Structures
(g) Unenclosed storage of unoccupied recreation vehicles and boats

107.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

107.3 Lot Coverage

Lot Coverage:
(a) For a lot having an area less than 2000 m^2 (.49 ac), the maximum Lot Coverage of all buildings and structures shall be 40% of the lot area.

(b) The maximum Lot Coverage for unenclosed storage of unoccupied Recreational Vehicles and boats shall be 30% of the lot area.

107.4 Buildings and Structures for Agriculture

Buildings and Structures for Agriculture:
(a) Buildings and structures for an agricultural use, other than for keeping animals shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.
(iii) 3.0 m (9.8 ft) from all buildings used for residential purposes.

(b) Buildings and structures for agriculture that are used or proposed to be used for keeping animals shall comply with the siting provisions set out in table 5.2 under s.5.31 of this Bylaw.

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(c) The following restrictions apply to buildings and structures for agricultural use:

(i) the maximum floor area of a bathroom shall not exceed 3.0 m2 and shall not contain shower or bath facilities;
(ii) Notwithstanding Subsection c(i), a bathroom may contain a shower facility if it is demonstrated that the shower is required for specific biosecurity requirements related to farm purposes. If a bathroom contains a shower facility, the maximum floor area of the bathroom shall not exceed 4.0 m2;
(iii) The maximum height of a building or structure shall not exceed one storey. A hayloft or mezzanine is permitted.

107.5 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front and a rear lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

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(c) Shall not exceed a Floor Space Ratio (R) of 0.45, or a combined Gross Floor Area (R) of 400 m^2 (4306 ft^2), whichever is lesser.

107.6 Buildings and Structures for Accessory Produce Sales

Buildings and Structures for Accessory Produce Sales:

(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.

(ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) Shall not exceed a total floor area of 12.0 m^2 (129 ft^2).

(c) Shall be limited to one per lot.

107.7 Accessory Buildings and Structures for Use Other than Agriculture

Accessory Buildings and Structures for Use Other than Agriculture:

(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.

(ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) Shall not exceed a height of 3.75 m (12.3 ft)

101.8 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

- width 60 m (196 ft)
- area 2 ha (4.9 ac)

107.9 General

General:
The relevant provisions of Sections 5, 6, and 7 of the bylaw shall apply.

110.1 Uses Permitted

Uses Permitted:
(a) Agriculture
(b) Single Family Dwelling
(c) Small-Scale Multi-Unit Housing
(d) Boarding
(e) Home Occupation
(f) Accessory Produce Sales
(g) Accessory Buildings & Structures

110.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

110.3 Lot Coverage

Lot Coverage:
For a lot having an area less than 2000 m^2 (.49 ac), the maximum Lot Coverage of all buildings and structures shall be 40% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

110.4 Buildings and Structures for Agriculture

Buildings and Structures for Agriculture:
(a) Buildings and structures for an agricultural use, other than for keeping animals shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.
(iii) 3.0 m (9.8 ft) from all buildings used for residential purposes.

(b) Buildings and structures for agriculture that are used or proposed to be used for keeping animals shall comply with the siting provisions set out in table 5.2 under s.5.31 of this Bylaw.

(c) The following restrictions apply to buildings and structures for agricultural use:

(i) the maximum floor area of a bathroom shall not exceed 3.0 m2 and shall not contain shower or bath facilities;
(ii) Notwithstanding Subsection c(i), a bathroom may contain a shower facility if it is demonstrated that the shower is required for specific biosecurity requirements related to farm purposes. If a bathroom contains a shower facility, the maximum floor area of the bathroom shall not exceed 4.0 m2;
(iii) The maximum height of a building or structure shall not exceed one storey. A hayloft or mezzanine is permitted.

110.5 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front and a rear lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.
(iii) 3.5 m (11.5 ft) from an exterior side lot line.
(iv) 7.5 m (24.6 ft) from another single family dwelling on the same lot.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

(c) Shall be limited to two per lot.

(d) Shall be sited so as to not make impractical the future subdivision of the lot.

(e) Shall not exceed a Floor Space Ratio (R) of 0.45, or a combined Gross Floor Area (R) of 400 m^2 (4306 ft^2), whichever is lesser.

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Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10013 2024

110.6 Houseplex Buildings

B. 10013 2024

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

110.7 Buildings and Structures for Accessory Produce Sales

Buildings and Structures for Accessory Produce Sales:

(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.

(ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) Shall not exceed a total floor area of 12.0 m^2 (129 ft^2).

(c) Shall be limited to one per lot.

110.8 Accessory Buildings and Structures

Accessory Buildings and Structures:

(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.

(ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

110.9 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot

- width 60 m (196.9 ft)
- area 4 ha (9.9 ac)

(b) Panhandle Lot

- not permitted

B. 10013 2024

110.10 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

110.11 General

General:
The relevant provisions of Sections 5, 6, and 7 of the bylaw shall apply.

115.1 Uses Permitted

Uses Permitted:
(a) Agriculture
(b) Single Family Dwelling
(c) Youth Camp
(d) Accessory Produce Sales
(e) Accessory Buildings and Structures

115.2 Buildings and Structures for Single Family Dwelling, Agriculture, Youth Camp, Accessory Produce Sales, or Accessory Buildings and Structures

Buildings and Structures for Single Family Dwelling, Agriculture, Youth Camp, Accessory Produce Sales, or Accessory Buildings and Structures:
(a) Buildings and structures for single family dwelling, agriculture other than for keeping animals, youth camp, accessory produce sales, or accessory buildings and structures shall be sited not less than:

(i) 10.0 (32.6 ft) from a front, an interior, and an exterior side lot line.
(ii) 125 m (410 ft) from a rear lot line.

(b) Buildings and structures for agriculture that are used or proposed to be used for keeping animals shall comply with the greater of the siting provisions set out in section 115.2(a) and table 5.2 under s.5.31 of this Bylaw.

115.3 Buildings and Structures for a Youth Camp or a Single Family Dwelling

Buildings and Structures for a Youth Camp or a Single Family Dwelling:
(a) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

(b) Shall not exceed a combined Gross Floor Area (R) of 400 m^2 (4305 ft^2) for single family dwelling use and a combined Gross Floor Area of 375 m^2 (4036 ft^2) for buildings and structures for a youth camp use.

(c) Two single family dwellings shall be permitted per lot.

115.4 Accessory Buildings and Structures and those used for Accessory Produce Sales

Accessory Buildings and Structures and those used for Accessory Produce Sales:
(a) Shall not exceed a height of 3.75 m (12.3 ft).

(b) Shall not exceed a Gross Floor Area of 12.0 m^2 (129 ft^2) for an accessory produce sales use and shall be restricted to one per lot.

115.5 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 60 m (196 ft)
- area 4 ha (9.9 ac)

115.6 General

General:
The relevant provisions of Sections 5, 6, and 7 of this bylaw shall apply.

120.1 Uses Permitted

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Uses Permitted:
(a) Agriculture
(b) Single Family Dwelling
(c) Small-Scale Multi-Unit Housing
(d) Boarding
(e) Home Occupation
(f) Accessory Produce Sales
(g) Farm Market Use
(h) Accessory Buildings & Structures

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120.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

120.3 Lot Coverage

Lot Coverage:
For a lot having an area less than 2000 m^2 (.49 ac), the maximum Lot Coverage of all buildings and structures shall be 40% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

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120.4 Buildings and Structures for Agriculture

Buildings and Structures for Agriculture:
(a) Buildings and structures for an agricultural use, other than for keeping animals shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.
(iii) 3.0 m (9.8 ft) from all buildings used for residential purposes.

(b) Buildings and structures for agriculture that are used or proposed to be used for keeping animals shall comply with the siting provisions set out in table 5.2 under s.5.31 of this Bylaw.

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(c) The following restrictions apply to buildings and structures for agricultural use:

(i) the maximum floor area of a bathroom shall not exceed 3.0 m2 and shall not contain shower or bath facilities;
(ii) Notwithstanding Subsection c(i), a bathroom may contain a shower facility if it is demonstrated that the shower is required for specific biosecurity requirements related to farm purposes. If a bathroom contains a shower facility, the maximum floor area of the bathroom shall not exceed 4.0 m2;
(iii) The maximum height of a building or structure shall not exceed one storey. A hayloft or mezzanine is permitted.

120.5 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front and a rear lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

(c) Shall not exceed a Floor Space Ratio (R) of 0.45, or a combined Gross Floor Area (R) of 400 m^2 (4306 ft^2), whichever is lesser.

Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

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120.6 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

120.7 Buildings and Structures for Farm Market

Buildings and Structures for Farm Market:

(a) Shall be sited not less than 15.0 m (49.2 ft) from a lot line.

(b) Shall be limited to one per lot.

(c) Shall not exceed a Gross Floor Area of 300 m^2 (3229.3 ft^2)

120.8 Buildings and Structures for Accessory Produce Sales

Buildings and Structures for Accessory Produce Sales:

(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.

(ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) Shall not exceed a total floor area of 12.0 m^2 (129 ft^2).

(c) Shall be limited to one per lot.

120.9 Accessory Buildings and Structures

Accessory Buildings and Structures:

(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.

(ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

120.10 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than;

(a) Standard Lot
- width 60 m (196.9 ft)
- area 2 ha (4.9 ac)

(b) Panhandle Lot
- not permitted

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120.11 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

120.12 General

General:
The relevant provisions of Sections 5, 6, and 7 of this bylaw shall apply.

125.1 Uses Permitted

Uses Permitted:
(a) Agriculture
(b) Single Family Dwelling
(c) Boarding
(d) Home Occupation
(e) Accessory Produce Sales
(f) Accessory Buildings and Structures

125.2 Prohibited Uses

Prohibited Uses:
All uses not permitted by Section 125.1 and without limiting the generality of the foregoing:

(a) Logging

125.3 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

125.4 Lot Coverage

Lot Coverage:
For a lot having an area less than 2000 m^2 (.49 ac), the maximum Lot Coverage of all buildings and structures shall be 40% of the lot area.

125.5 Buildings and Structures for Agriculture

Buildings and Structures for Agriculture:
(a) Buildings and structures for an agricultural use, other than for keeping animals shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.
(iii) 3.0 m (9.8 ft) from all buildings used for residential purposes.

(b) Buildings and structures for agriculture that are used or proposed to be used for keeping animals shall comply with the siting provisions set out in table 5.2 under s.5.31 of this Bylaw.

B. 10173 2025

(c) The following restrictions apply to buildings and structures for agricultural use:

(i) the maximum floor area of a bathroom shall not exceed 3.0 m2 and shall not contain shower or bath facilities;
(ii) Notwithstanding Subsection c(i), a bathroom may contain a shower facility if it is demonstrated that the shower is required for specific biosecurity requirements related to farm purposes. If a bathroom contains a shower facility, the maximum floor area of the bathroom shall not exceed 4.0 m2;
(iii) The maximum height of a building or structure shall not exceed one storey. A hayloft or mezzanine is permitted.

125.6 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

B. 10058 2025

(c) Shall not exceed a Floor Space Ratio (R) of 0.45, or a combined Gross Floor Area (R) of 400 m^2 (4306 ft^2), whichever is lesser.

125.7 Buildings and Structures for Accessory Produce Sales

Buildings and Structures for Accessory Produce Sales:

(a) Shall be sited not less than:

(i) 7.5 m (24.6 (ft) from a front, a rear, and an exterior side lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) Shall not exceed a total floor area of 12.0 m^2 (129 ft^2).

(c) Shall be limited to one per lot.

125.8 Accessory Buildings and Structures

Accessory Buildings and Structures:

(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

125.9 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 60 m (196.9 ft)
- area 4 ha (9.9 ac)

(b) Panhandle Lot
- not permitted

125.10 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

130.1 Uses Permitted

Uses Permitted:
(a) Agriculture
(b) Single Family Dwelling
(c) Small-Scale Multi-Unit Housing
(d) Boarding
(e) Home Occupation
(f) Landscape Contractor Business
(g) Accessory Unenclosed Storage
(h) Accessory Buildings and Structures

130.2 Prohibited Uses

Prohibited Uses:
The retail sale of products to customers on the lot.

130.3 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

130.4 Lot Coverage

Lot Coverage:
For a lot having an area less than 2000 m^2 (.49 ac), the maximum Lot Coverage of all buildings and structures together shall be 40% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

130.5 Buildings and Structures for Agriculture or Landscape Contractor Business

Buildings and Structures for Agriculture or Landscape Contractor Business:
(a) Buildings and structures for agriculture other than for keeping animals, or landscape contractor business shall be sited not less than:

    (i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
    (ii) 3.0 m (9.8 ft) from an interior side lot line.
    (iii) 3.0 m (9.8 ft) from all buildings used for residential purposes.

(b) Buildings and structures for agriculture that are used or proposed to be used for keeping animals shall comply with the siting provisions set out in table 5.2 under s.5.31 of this Bylaw.

B. 10013 2024

130.6 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
    (ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

B. 10058 2025

(c) Shall not exceed a Floor Space Ratio (R) of 0.45, or a combined Gross Floor Area (R) of 400 m^2 (4306 ft^2), whichever is lesser.

B. 10013 2024

Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10013 2024

B. 10013 2024

130.7 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

130.8 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
    (ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

130.9 Accessory Unenclosed Storage

Accessory Unenclosed Storage:
(a) Shall be sited not less than:

(i) 15.0 m (49.2 ft) from a front and an exterior side lot line.
(ii) 30.0 m (98 ft) from all buildings used for residential purposes sited on an adjacent lot.

(b) An accessory unenclosed storage use involving the storage of soil, bark mulch, rock or other material shall not be stored so as to extend more than 2.0 m (6.6 ft) above finished ground level.

130.10 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 60 m (196.9 ft)
- area 2 ha (4.9 ca)

(b) Panhandle Lot
- not permitted

130.11 Small-Scale Multi-Unit Housing

B. 10013 2024

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

130.12 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

135.1 Uses Permitted

Uses Permitted:
(a) Agriculture
(b) Single Family Dwelling
(c) Home Occupation excluding Daycare, Child
(d) Accessory Produce Sales
(e) Storage of Explosives
(f) Accessory Buildings and Structures

135.2 Lot Coverage

Lot Coverage:
For a lot having an area less than 2000 m^2 (.49 ac), the maximum Lot Coverage of all buildings and structures shall be 40% of the lot area.

135.3 Buildings and Structures for Agriculture

Buildings and Structures for Agriculture:
(a) Buildings and structures for an agricultural use, other than for keeping animals shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.
(iii) 3.0 m (9.8 ft) from all buildings used for residential purposes.

B. 10058 2025

(b) Buildings and structures for agriculture that are used or proposed to be used for keeping animals shall comply with the siting provisions set out in table 5.2 under s.5.31 of this Bylaw.

(c) The following restrictions apply to buildings and structures for agricultural use:

B. 10173 2025

(i) the maximum floor area of a bathroom shall not exceed 3.0 m2 and shall not contain shower or bath facilities;
(ii) Notwithstanding Subsection c(i), a bathroom may contain a shower facility if it is demonstrated that the shower is required for specific biosecurity requirements related to farm purposes. If a bathroom contains a shower facility, the maximum floor area of the bathroom shall not exceed 4.0 m2;
(iii) The maximum height of a building or structure shall not exceed one storey. A hayloft or mezzanine is permitted.

135.4 Buildings and Structures for the Storage of Explosives

Buildings and Structures for the Storage of Explosives:
Shall be sited and developed in accordance with the Canada Explosives Act.

135.5 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

(c) Shall not exceed a Floor Space Ratio (R) of 0.45, or a combined Gross Floor Area (R) of 400 m^2 (4306 ft^2), whichever is lesser.

135.6 Buildings and Structures for Accessory Produce Sales

Buildings and Structures for Accessory Produce Sales:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) Shall not exceed a total floor area of 12.0 m^2 (129 ft^2).

(c) Shall be limited to one per lot.

135.7 Accessory Buildings and Structures

Accessory Buildings and Structures:

(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.

(ii) 3.0 m (9.8 ft) from an interior side lot line.

(b) Shall not exceed a height of 7.5 m (24.6 ft).

135.8 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 60 m (196.9 ft)
- area 2 ha (4.9 ac)

(b) Panhandle Lot
- not permitted

135.9 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

140.1 Uses Permitted

Uses Permitted:
(a) Agriculture
(b) Single Family Dwelling
(c) Home Occupation
(d) Accessory Produce Sales
(e) Accessory Buildings and Structures

140.2 Lot Coverage

Lot Coverage:
For a lot having an area less than 2000 m^2 (.49 ac), the maximum Lot Coverage of all buildings and structures shall be 40% of the lot area.

140.3 Buildings and Structures for Agriculture

Buildings and Structures for Agriculture:
(a) Buildings and structures for an agricultural use, other than for keeping animals shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.
(iii) 3.0 m (9.8 ft) from all buildings used for residential purposes.

(b) Buildings and structures for agriculture that are used or proposed to be used for keeping animals shall comply with the siting provisions set out in table 5.2 under s.5.31 of this Bylaw.

(c) The following restrictions apply to buildings and structures for agricultural use:

(i) the maximum floor area of a bathroom shall not exceed 3.0 m2 and shall not contain shower or bath facilities;
(ii) Notwithstanding Subsection c(i), a bathroom may contain a shower facility if it is demonstrated that the shower is required for specific biosecurity requirements related to farm purposes. If a bathroom contains a shower facility, the maximum floor area of the bathroom shall not exceed 4.0 m2;
(iii) The maximum height of a building or structure shall not exceed one storey. A hayloft or mezzanine is permitted.

140.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front and a rear lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

B. 10058 2025 (c) Shall not exceed a Floor Space Ratio (R) of 0.45, or a combined Gross Floor Area (R) of 400 m^2 (4306 ft^2), whichever is lesser.

140.5 Accessory Buildings and Structures for Use Other than Agriculture

Accessory Buildings and Structures for Use Other than Agriculture:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front, a rear, and an exterior side lot line.
(ii) 3.0 m (9.8 ft) from an interior side lot line.

B. 10173 2025 (b) Shall not exceed a height of 3.75 m (12.3 ft).

140.6 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 60 m (196.9 ft)
- area 4 ha (9.9 ac)

(b) Panhandle Lot
- not permitted.

140.7 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

* Refer to Subdivision Bylaw Section 5.0 for special subdivision provision for A-7 zoned parcels.

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RS *Zones*

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201.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Home Occupation
(e) Accessory Buildings and Structures
(f) Accessory Produce Sales

201.2 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

201.3 Buildings for Single Family Dwelling

Buildings for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 6.0 m (19.7 ft) from a front lot line and 7.5 m (24.6 ft) from a rear lot line provided the combined front and rear setbacks are not less than 15.0 m (49.2 ft).
(ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of 6.5 m (21.0 ft), as measured from grade.

B. 10075 2025 B. 10013 2024 B. 10299 2026 B. 10038 2024 (c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 215 m^2 (2314 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10013 2024

B. 10013 2024 B. 10013 2024

201.4 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

201.5 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 12 m (39.4 ft)
- area 400 m^2

(b) Panhandle Lot
- not permitted

B. 10013 2024

201.6 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

B. 10299 2026

201.7 Garden Suite

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

201.8 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

205.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

205.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

205.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

205.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 6.0 m (19.7 ft) from a front lot line and 7.5 m (24.6 ft) from a rear lot line provided the combined front and rear setbacks are not less than 15.0 m (49.2 ft).
(ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

B. 10075 2025 (c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 261 m^2 (2809 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).
B. 10013 2024
B. 10299 2026

B. 10038 2024 Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".
B. 10013 2024

205.5 Houseplex Buildings

B. 10013 2024 Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

205.6 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

B. 10013 2024
(a) Standard Lot
- width 14 m (45.9 ft)
- area 460 m^2 (4952 ft^2)

(b) Panhandle Lot
- not permitted

B. 10013 2024 **205.7 Small-Scale Multi-Unit Housing**

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

B. 10299 2026 **205.8 Garden Suite**

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

205.9 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

210.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

210.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

210.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

210.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling**:**

(a) Shall be sited not less than:

(i) 6.0 m (19.7 ft) from a front lot line and 7.5 m (24.6 ft) from a rear lot line provided the combined front and rear setbacks are not less than 15.0 m (49.2 ft).
(ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

B. 10013 2024

(ii) Notwithstanding the above, lots less than 446 m^2 (4800 ft^2) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

B. 10299 2026
B. 10075 2025
B. 10038 2024

(c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 310 m^2 (3337 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10013 2024 Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10013 2024

210.5 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

B. 10013 2024

210.6 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 16 m (52.5 ft)
- area 560 m^2 (6028 ft^2)

(b) Panhandle Lot
- width 20 m (65.6 ft)
- area excluding access strip 835 m^2 (8988 ft^2)

210.7 Small-Scale Multi-Unit Housing

B. 10013 2024

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

210.8 Garden Suite

B. 10299 2026

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

210.9 General

General:
The relevant provisions of Section 5, 6 and 7 of this bylaw shall apply.

215.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

215.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

215.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

215.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 6.0 m (19.7 ft) from a front lot line and 7.5 m (24.6 ft) from a rear lot line provided the combined front and rear setbacks are not less than 15.0 m (49.2 ft).
(ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of 5.0 m (16.4 ft), as measured from grade.

B. 10075 2025
B. 10013 2024
B. 10299 2026
(c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 310 m^2 (3337 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10013 2024
B. 10038 2024
Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10013 2024
215.5 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

215.6 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:
B. 10013 2024

(a) Standard Lot
- width 16 m (52.5 ft)
- area 560 m^2 (6028 ft^2)

(b) Panhandle Lot
- width 20 m (65.6 ft)
- area excluding access strip 835 m^2 (8988 ft^2)

B. 10013 2024
215.7 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

B. 10299 2026
215.8 Garden Suite

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

215.9 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

220.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

220.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

220.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 35% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

220.4 Buildings and Structures for a Single Family Dwelling

Buildings and Structures for a Single Family Dwelling:
(a) Shall be sited not less than:

(i) 6.0 m (19.7 ft) from a front lot line and 7.5 m (24.6 ft) from a rear lot line provided the combined front and rear setbacks are not less than 15.0 m (49.2 ft).
(ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

B. 10013 2024
B. 10299 2026

(ii) Notwithstanding the above, lots less than 446 m^2 (4800 ft^2) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

B. 10075 2025
B. 10038 2024

(c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 364 m^2 (3918 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10013 2024
Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10013 2024
220.5 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

220.6 Minimum Lot Size

Minimum Lot Size:
B. 10013 2024
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 18 m (59.1 ft)
- area 665 m^2 (7158 ft^2)

(b) Panhandle Lot
- width 23 m (75.5 ft)
- area excluding access strip 930 m^2 (10010 ft^2)

220.7 Small-Scale Multi-Unit Housing

B. 10013 2024

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

220.8 Garden Suite

B. 10299 2026

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

220.9 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

225.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

225.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

225.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 35% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

225.4 Buildings and Structures for a Single Family Dwelling

Buildings and Structures for a Single Family Dwelling:
(a) Shall be sited not less than:

(i) 6.0 m (19.7 ft) from a front lot line and 7.5 m (24.6 ft) from a rear lot line provided the combined front and rear setbacks are not less than 15.0 m (49.2 ft).
(ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of 5.0 m (16.4 ft), as measured from grade.

B. 10075 2025
B. 10013 2024
B. 10299 2026
(c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 364 m^2 (3918 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10013 2024
B. 10038 2024
Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10013 2024
225.5 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

225.6 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

B. 10013 2024
(a) Standard Lot
- width 18 m (59.1 ft)
- area 665 m^2 (7158 ft^2)

(b) Panhandle Lot
- width 23 m (75.5 ft)
- area excluding access strip 930 m^2 (10010 ft^2)

B. 10013 2024
225.7 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

B. 10299 2026
225.8 Garden Suite

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

225.9 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

230.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

230.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

230.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

B. 10013 2024 Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

230.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line and a rear lot line.
(ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

(ii) Notwithstanding the above, lots less than 446 m^2 (4800 ft^2) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

B. 10075 2025 (c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 435 m^2 (4682 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10013 2024
B. 10299 2026

B. 10038 2024 Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10013 2024

B. 10013 2024 230.5 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

230.6 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 20 m (65.6 ft)
- area 780 m^2 (8396 ft^2)

(b) Panhandle Lot
- width 24 m (78.7 ft)
- area excluding access strip 1020 m^2 (10980 ft^2)

B. 10013 2024 230.7 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

B. 10299 2026 230.8 Garden Suite

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

230.9 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

235.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

235.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

235.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

235.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line and a rear lot line.
(ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of 5.0 m (16.4 ft), as measured from grade.

B. 10075 2025 (c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 435 m^2 (4682 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10013 2024
B. 10299 2026

B. 10013 2024 Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10038 2024

B. 10013 2024 ### 235.5 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

235.6 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

B. 10013 2024

(a) Standard Lot
- width 20 m (65.6 ft)
- area 780 m^2 (8396 ft^2)

(b) Panhandle Lot
- width 24 m (78.7 ft)
- area excluding access strip 1020 m^2 (10980 ft^2)

B. 10013 2024 ### 235.7 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

B. 10299 2026 ### 235.8 Garden Suite

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

235.9 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

240.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Veterinary Clinic
(g) Accessory Buildings and Structures
(h) Accessory Produce Sales

240.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

240.3 Home Occupation - Veterinary Clinic

Home Occupation - Veterinary Clinic:
Notwithstanding Section 5.5 (b) and (c) of this bylaw, a Home Occupation for a Veterinary Clinic use may also employ a maximum of two non-resident persons and the use may occupy a gross floor area not exceeding 93 m^2 (1000 ft^2).

240.4 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

240.5 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line and a rear lot line.
(ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

B. 10013 2024
B. 10299 2026

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

B. 10038 2024

(ii) Notwithstanding the above, lots less than 446 m^2 (4800 ft^2) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

B. 10075 2025

(c) Shall not exceed a Floor Space Ratio of 0.50 or a Gross Floor Area (R) of 435 m^2 (4682 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10013 2024

Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10013 2024

240.6 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

240.7 Minimum Lot Size

Minimum Lot Size:
B. 10013 2024
No land shall be subdivided into lots having a width or an area less than:
(a) Standard Lot
- width 20 m (65.5 ft)
- area 780 m^2 (8396 ft)

(b) Panhandle Lot
- width 24 m (78.7 ft)

240.8 Small-Scale Multi-Unit Housing

B. 10013 2024

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

240.8 Garden Suite

B. 10299 2026

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

240.10 General

General:
The relevant provisions of Sections 5, 6, and 7 of this bylaw shall apply.

245.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

245.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

245.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

245.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line and a rear lot line.
(ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

B. 10013 2024 (ii) Notwithstanding the above, lots less than 446 m^2 (4800 ft^2) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

B. 10299 2026
B. 10075 2025
B. 10038 2024 (c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 975 m^2 (10495 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10013 2024 Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10013 2024 ### 245.5 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

B. 10013 2024 ### 245.6 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 20 m (65.6 ft)
- area 780 m^2 (8396 ft^2)

(b) Panhandle Lot
- width 24 m (78.7 ft)
- area excluding access strip 1020 m^2 (10980 ft^2)

245.7 Small-Scale Multi-Unit Housing

B. 10013 2024

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

245.8 Garden Suite

B. 10299 2026

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

245.8 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

250.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

250.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

250.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

B. 10013 2024

250.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line.
(ii) 10.5 m (34.5 ft) from a rear lot line.
(iii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iv) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

(ii) Notwithstanding the above, lots less than 446 m^2 (4800 ft^2) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

B. 10075 2025 (c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 667 m^2 (7179 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10299 2026
B. 10013 2024

B. 10013 2024 Single Family Dwellings under Small-Scale Multi-
B. 10038 2024 Unit Housing use shall be in accordance with Schedule "G".

250.5 Houseplex Buildings

B. 10013 2024

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

250.6 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 22 m (72.2 ft)
- area 930 m^2 (10010 ft^2)

(b) Panhandle Lot
- width 25 m (82.0 ft)
- area excluding access strip 1300 m^2 (13994 ft^2)

B. 10013 2024

250.7 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

B. 10299 2026

250.8 Garden Suite

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

250.9 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

255.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

255.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

255.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 40 % of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

255.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line.
(ii) 10.5 (34.5 ft) from a rear lot line.
(iii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iv) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of 5.0 m (16.4 ft), as measured from grade.

(c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 667 m^2 (7179 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

255.5 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

255.6 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 22 m (72.2 ft)
- area 930 m^2 (10010 ft^2)

(b) Panhandle Lot
- width 25 m (82.0 ft)
- area excluding access strip 1300 m^2 (13994 ft^2)

255.7 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

255.8 Garden Suite

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

255.9 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

260.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

260.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

260.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 35 % of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

260.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line.
(ii) 10.5 m (34.5 ft) from a rear lot line.
(iii) 3.5 m (11.5 ft) from an interior side lot line, provided the sum of both sideyards is not less than 35 % of the width of the lot as measured at the front building line.
(iv) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

(ii) Notwithstanding the above, lots less than 446 m^2 (4800 ft^2) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

B. 10075 2025
(c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 465 m^2 (5005 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10013 2024
B. 10299 2026
B. 10013 2024
Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with
B. 10038 2024
Schedule "G".

B. 10013 2024
260.5 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

260.6 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:
B. 10013 2024

(a) Standard Lot
- width 22 m (72.2 ft)
- area 930 m^2 (10010 ft^2)

(b) Panhandle Lot
- width 25 m (82.0 ft)
- area excluding access strip 1300 m^2 (13994 ft^2)

B. 10013 2024
260.7 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

260.8 Garden Suite

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

260.9 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

265.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

265.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

265.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw. B. 10013 2024

265.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line or for lots having an area exceeding 2000 m^2 (21528 ft^2) 15.0 m (49.2 ft) from a front lot line.
(ii) 10.5 m (34.5 ft) from a rear lot line.
(iii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iv) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

(ii) Notwithstanding the above, lots less than 446 m^2 (4800 ft^2) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

B. 10075 2025 (c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 667 m^2 (7179 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R). B. 10013 2024 B. 10299 2026

B. 10038 2024 Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G". B. 10013 2024

265.5 Houseplex Buildings B. 10013 2024

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

265.6 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 25 m (82.0 ft)
- area 1450 m^2 (15608 ft^2)

(b) Panhandle Lot
- width 30 m (98.4 ft)
- area excluding access strip 1750 m^2 (18837 ft^2)

265.7 Small-Scale Multi-Unit Housing B. 10013 2024

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

265.8 Garden Suite B. 10299 2026

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

265.9 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

270.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

270.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

270.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 35% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

270.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 10.5 m (32.8 ft) from a front lot line.
(ii) 15.0 m (49.2 ft) from a rear lot line.
(iii) 5.0 m (16.4 ft) from an interior side lot line, provided the sum of both sideyards is not less than 35 % of the width of the lot as measured at the front building line.
(iv) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of 7.0 m (22.9 ft) as measured from grade.
(ii) Notwithstanding the above, lots less than 446 m^2 (4800 ft^2) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

(c) Shall not exceed a Floor Space Ratio (R) of 0.45 or a Gross Floor Area (R) of 652 m^2 (7018 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

270.5 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

270.6 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 25 m (82.0 ft)
- area 1450 m^2 (15608 ft^2)

(b) Panhandle Lot
- width 30 m (98.4 ft)
- area excluding access strip 1750 m^2 (18837 ft^2)

270.7 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

270.8 Garden Suite

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

270.9 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

275.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

275.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

275.3 Buildings and Structures for Single Family Dwelling

Buildings for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line or for lots having an area exceeding 2000 m^2 (21528 ft^2) 15.0 m (49.2 ft) from a front lot line.
(ii) 10.5 m (34.5 ft) from a rear lot line.
(iii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iv) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

(ii) Notwithstanding the above, lots less than 446 m^2 (4800 ft^2) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

B. 10075 2025

(c) Shall not exceed a Floor Space Ratio (R) of 0.45 or a Gross Floor Area (R) of 900 m^2 (9687 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10013 2024
B. 10299 2026
B. 10013 2024

Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10038 2024

B. 10013 2024

275.4 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

275.5 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 30 m (98.4 ft)
- area 2020 m^2 (21744 ft^2)

(b) Panhandle Lot
- width 35 m (114.8 ft)
- area 2020 m^2 (21744 ft^2)

B. 10013 2024

275.6 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

B. 10299 2026

275.7 Garden Suite

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

B. 10075 2025

275.8 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

280.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Sports Fields
(g) Accessory Buildings and Structures
(h) Accessory Produce Sales

280.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

280.3 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line or for lots having an area exceeding 2000 m^2 (21528 ft^2) 15.0 m (49.2 ft) from a front lot line.
(ii) 10.5 m (34.5 ft) from a rear lot line.
(iii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iv) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of 5.0 m (16.4 ft), as measured from grade.

B. 10075 2025 (c) Shall not exceed a Floor Space Ratio (R) of 0.45 or a Gross Floor Area (R) of 900 m^2 (9687 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10013 2024
B. 10299 2026

B. 10013 2024 Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with

B. 10038 2024 Schedule "G".

B. 10013 2024 280.4 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

280.5 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 30 m (98.4 ft)
- area 2020 m^2 (21744 ft^2)

(b) Panhandle Lot
- width 35 m (114.8 ft)
- area 2020 m^2 (21744 ft^2)

B. 10013 2024 280.6 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

B. 10299 2026 280.7 Garden Suite

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

280.8 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

285.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

285.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

285.3 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line or for lots having an area exceeding 2000 m^2 (21528 ft^2) 15.0 m (49.2 ft) from a front lot line.
(ii) 10.5 m (34.5 ft) from a rear lot line.
(iii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iv) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;
(ii) No vertical portion of the dwelling, within 5.0 m (16.4 ft) of a vertical plane extending from the outermost wall, may exceed 7.5 m (24.6 ft) in height, or 6.5 m (21.3 ft) in the case of a flat roof or roof pitch less that 3:12. For the purpose of this regulation, grade will be the average elevation as measured at the outside corners of the outermost wall.
(iii) Notwithstanding the above, lots less than 446 m^2 (4800 ft^2) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

B. 10075 2025
(c) Shall not exceed a Floor Space Ratio (R) of 0.45 or a Gross Floor Area (R) of 975 m^2 (10495 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10013 2024
B. 10299 2026
B. 10013 2024
Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10038 2024
B. 10013 2024

285.4 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

285.5 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 35 m (114.8 ft)
- area 3000 m^2 (32293 ft^2)

(b) Panhandle Lot
- width 40 m (131.2 ft)
- area 3000 m^2 (32293 ft^2)

B. 10013 2024
285.6 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

B. 10299 2026
285.7 Garden Suite

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

285.8 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

290.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

290.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

290.3 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line or for lots having an area exceeding 2000 m^2 (21528 ft^2) 15.0 m (49.2 ft) from a front lot line.
(ii) 11.0 m (36.1 ft) from a rear lot line.
(iii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iv) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;
(ii) Notwithstanding the above, lots less than 446 m^2 (4800 ft^2) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

B. 10075 2025 (c) Shall not exceed the lesser of the Floor Space Ratio (R) or a Gross Floor Area (R) contained in Table 5.1 of Section 5.21. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10013 2024
B. 10299 2026
B. 10013 2024

290.4 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

B. 10038 2024
B. 10013 2024

290.5 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 40 m (131.2 ft)
- area 0.4 ha (43056 ft^2)

(b) Panhandle Lot
- width 45 m (147.6 ft)
- area 0.4 ha (43056 ft^2)

B. 10013 2024

290.6 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

B. 10299 2026

290.7 Garden Suite

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

290.8 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

295.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

295.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

295.3 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line or for lots having an area exceeding 2000 m^2 (21528 ft^2) 15.0 m (49.2 ft) from a front lot line.
(ii) 12.0 m (39.4 ft) from a rear lot line.
(iii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iv) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

(ii) Notwithstanding the above, lots less than 446 m^2 (4800 ft^2) or having a width less than 13.5 m (44.3 ft) shall comply with Section 5.27 of this bylaw.

(c) Shall not exceed the lesser of the Floor Space Ratio (R) or a Gross Floor Area (R) contained in Table 5.1 of Section 5.21. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10075 2025

B. 10013 2024 Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10013 2024

295.4 Houseplex Buildings

B. 10299 2026

B. 10013 2024 Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

B. 10038 2024

295.5 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 60 m (196.9 ft)
- area 2 ha (4.9 ac)

(b) Panhandle Lot
- not permitted

B. 10013 2024

295.6 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

B. 10299 2026

295.7 Garden Suite

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

295.8 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

RD *Zones*

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301.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding in Single Family Dwelling
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

301.2 Boarding

Boarding:
There shall be not more than two boarders in a single family dwelling.

301.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) for all buildings shall be 30% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

301.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line.
(ii) 10.5 m (34.5 ft) from a rear lot line.
(iii) 3.0 m (9.8 ft) from an interior side lot line, provided the sum of both side yards is not less than 30% of the lot width as measured at the front building line.
(iv) 4.5 m (14.7 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

(c) Shall not exceed a Floor Space Ratio (R) of 0.50. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) for a single family use shall be included in the Gross Floor Area (R).

Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

301.5 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

301.6 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line.
(ii) 1.5 m (4.9 ft) from a rear lot line.
(iii) 3.0 m (9.8 ft) from an interior side lot line.
(iv) 4.5 m (14.7 ft) from an exterior side lot line.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

(d) that are used or proposed to be used for keeping animals shall comply with the siting and size provisions set out in table 5.2 under s.5.31 of this Bylaw.

301.7 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:
(a) Standard Lot
- width 20 m (65.6 ft) or 1.3 times the minimum lot width of the largest adjacent single family dwelling zone, whichever is greater.
- area 750 m^2 (8073 ft^2)

(b) Panhandle Lot
- not permitted

301.8 Small-Scale Multi-Unit Housing

B. 10013 2024

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

301.9 Garden Suite

B. 10299 2026

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

301.10 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

305.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Garden Suite
(d) Boarding in Single Family Dwelling
(e) Home Occupation
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

305.2 Boarding

Boarding:
There shall be not more than two boarders in a single family dwelling.

305.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) for all buildings shall be 30% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

305.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line.
(ii) 10.5 m (34.5 ft) from a rear lot line.
(iii) 3.0 m (9.8 ft) from an interior side lot line, provided the sum of both side yards is not less than 30% of the lot width as measured at the front building line.
(iv) 4.5 m (14.7 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of 5.0 m (16.4 ft), as measured from grade.

(c) Shall not exceed a Floor Space Ratio (R) of 0.50. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) for a single family use shall be included in the Gross Floor Area (R).

Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

305.5 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

305.6 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line.
(ii) 1.5 m (4.9 ft) from a rear lot line.
(iii) 3.0 m (9.8 ft) from an interior side lot line.
(iv) 4.5 m (14.7 ft) from an exterior side lot line.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

(d) that are used or proposed to be used for keeping animals shall comply with the siting and size provisions set out in table 5.2 under s.5.31 of this Bylaw.

305.7 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 20 m (65.6 ft) or 1.3 times the minimum lot width of the largest adjacent single family dwelling zone, whichever is greater.
- area 750 m^2 (8073 ft^2)

(b) Panhandle Lot
- not permitted

305.8 Small-Scale Multi-Unit Housing

B. 10013 2024

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

305.9 Garden Suite

B. 10299 2026

A garden suite is only permitted in accordance with the conditions set out in section 5.35 of this Bylaw.

305.10 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

RC *Zones*

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401.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Attached Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

401.2 Lot Coverage

B. 10038 2024

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35% of the lot area.

401.3 Density

Density:
The maximum density shall be one dwelling unit per 940 m^2 (10,118 ft^2) of lot area.

401.4 Open Space Areas

Open Space Areas:
Open Space Areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 5% of the site area shall be provided and located:

  (i) outside the required building setback areas;
  (ii) outside the required parking areas.

(b) The 5% open space requirement will be reduced by 1% for every 1% that the lot coverage is less than the maximum permitted.

401.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the centre of all windows in a living room.

(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.

(c) 6.0 m (19.7 ft) from the centre of all other windows, from walls, and from outside corners of buildings.

401.6 Buildings and Structures for Attached Housing and Single Family Dwellings

B. 10138 2025

Buildings and Structures for Attached Housing and Single Family Dwellings:
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 7.5 m (24.6 ft) from an interior side lot line.
  (iii) 10.5 m (34.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 7.5 m (24.6 ft).

401.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

401.8 Accessory Off -Street Parking

Accessory Off -Street Parking:
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of a parking area or driveway surface for an attached housing use shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

401.9 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 27 m (88.6 ft)
- area 750 m^2 (8073 ft^2)

(b) Panhandle Lot
- not permitted

401.10 General

General:
The relevant provisions of Sections 5, 6 ,7 and Schedule B of this bylaw shall apply.

405.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Apartment
(c) Attached Housing
(d) Accessory Buildings and Structures
(e) Home Occupation Office and Daycare, Child
(f) Accessory Produce Sales

B. 10138 2025

B. 10038 2024

405.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35% of the lot area.

405.3 Density

Density:
The maximum density shall be one dwelling unit per 760 m^2 (8,181 ft^2) of lot area.

405.4 Open Space Areas

Open Space Areas:
Open Space Areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 5% of the site area shall be provided and located:

    (i) outside the required building setback areas;
    (ii) outside the required parking areas.

(b) The 5% open space requirement will be reduced by 1% for every 1% that the lot coverage is less than the maximum permitted.

405.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the centre of all windows in a living room.
(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.
(c) 6.0 m (19.7 ft) from the centre of all other windows, from walls, and from outside corners of buildings for an attached housing use and 12.0 m (39.3 ft) for an apartment use.

405.6 Buildings and Structures for Single Family Dwellings, Attached Housing and Apartments

Buildings and Structures for Single Family Dwellings, Attached Housing and Apartments:
(a) Shall be sited not less than:

    (i) 7.5m (24.6 ft) from any lot line which abuts a street.
    (ii) 7.5 m (24.6 ft) from an interior side lot line.
    (iii) 10.5 (34.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 7.5 m (24.6 ft) for a single family dwelling or an attached housing use and a height of 9.0 m (29.5 ft) for an apartment use.

405.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

405.8 Accessory Off-Street Parking

Accessory Off-Street Parking:

(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of a parking area or driveway surface for an attached housing or apartment use shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking garage and not on any adjoining premises.

(d) The parking area for an apartment use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

405.9 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

a) Standard Lot
- width 15 m (49.2 ft)
- area 500 m^2 (5382 ft^2)

b) Panhandle Lot
- not permitted

405.10 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of the bylaw shall apply.

410.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Attached Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

B. 10138 2025

B. 10038 2024

410.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35 % of the lot area.

410.3 Density

Density:
The maximum density shall be one dwelling unit per 635 m^2 (6835 ft^2) of lot area.

410.4 Open Space Areas

Open Space Areas:
Open Space Areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 5% of the total site area shall be provided and located:

  (i) outside the required building setback areas;
  (ii) outside the required parking areas.

(b) The 5% open space requirement will be reduced by 1% for every 1% that the lot coverage is less than the maximum permitted.

410.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the centre of all windows in a living room.

(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.
(c) 6.0 m (19.7 ft) from the centre of all other windows, from walls, and from outside corners of buildings for an attached housing use and 12.0 m (39.3 ft) for an apartment use.

410.6 Buildings and Structures for Attached Housing and Apartments

Buildings and Structures for Attached Housing and Apartments:
(a) Shall be sited not less than:
  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 7.5 m (24.6 ft) from an interior side lot line.
  (iii) 10.5 m (34.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 7.5 m (24.6 ft) for an attached housing use and a height of 9.0 m (29.5 ft) for an apartment use.

410.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

410.8 Accessory Off-Street Parking

Accessory Off-Street Parking :
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of a parking area or driveway surface for an attached housing or apartment use shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(d) The parking area for an apartment use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

410.9 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 30 m (98.4 ft)
- area 1200 m^2 (12917 ft^2)

(b) Panhandle Lot
- not permitted

410.10 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

RT *Zones*

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501.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Attached Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

501.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35 % of the lot area.

501.3 Density

Density:
The maximum density shall be one dwelling unit per 550 m^2 (5920 ft^2) of lot area.

501.4 Open Space Areas

Open Space Areas:
Open Space Areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 5% of the total site area shall be provided and located:

  (i) outside the required building setback areas;
  (ii) outside the required parking areas.

(b) The 5% open space requirement will be reduced by 1% for every 1% that the lot coverage is less than the maximum permitted.

501.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the centre of all windows in a living room.

(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.

(c) 6.0 m (19.7 ft) from the centre of all other windows, from walls, and from outside corners of buildings for an attached housing use and 12.0 m (39.3 ft) for an apartment use.

501.6 Buildings and Structures for Single Family Dwellings, Attached Housing and Apartments

B. 10138 2025

B. 10038 2024

Buildings and Structures for Single Family Dwellings, Attached Housing and Apartments:

(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 7.5 m (24.6 ft) from an interior side lot line.
  (iii) 10.5 m (34.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 7.5 m (24.6 ft).

501.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

501.8 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of a parking area or driveway surface for an attached housing use shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

501.9 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 27 m (88.6 ft)
- area 750 m^2 (8073 ft^2)

(b) Panhandle Lot
- not permitted.

501.10 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

505.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Attached Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

505.2 Lot Coverage

B. 10038 2024

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35 % of the lot area.

505.3 Density

Density:
The maximum density shall be one dwelling unit per 400 m^2 (4305 ft^2) of lot area.

505.4 Open Space Areas

Open Space Areas:
Open Space Areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 5% of the total site area shall be provided and located:

  (i) outside the required building setback areas;
  (ii) outside the required parking areas.

(b) The 5% open space requirement will be reduced by 1% for every 1% that the lot coverage is less than the maximum permitted.

505.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the centre of all windows in a living room.

(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.

(c) 6.0 m (19.7 ft) from the centre of all other windows, from walls, and from outside corners of buildings.

505.6 Buildings and Structures for Single Family Dwellings and Attached Housing

B. 10138 2025

Buildings and Structures for Single Family Dwellings and Attached Housing:
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 7.5 m (24.6 ft) from an interior side lot line.
  (iii) 10.5m (34.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 7.5 m (24.6 ft).

505.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

505.8 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of a parking area or driveway surface for an attached housing use shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area of parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

505.9 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 27 m (88.6 ft)
- area 750 m^2 (8073 ft^2)

(b) Panhandle Lot
- not permitted.

505.10 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

510.1 Uses Permitted

Uses Permitted:
(a) Attached Housing
(b) Home Occupation Office and Daycare, Child
(c) Accessory Buildings and Structures
(d) Accessory Produce Sales

B. 10138 2025

B. 10038 2024

510.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35 % of the lot area.

510.3 Density

Density:
The maximum density shall be one dwelling unit per 275 m^2 (2960 ft^2) of lot area.

510.4 Open Space Areas

Open Space Areas:
Open Space Areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 5% of the total site area shall be provided and located:

    (i) outside the required building setback areas;
    (ii) outside the required parking areas.

(b) The 5% open space requirement will be reduced by 1% for every 1% that the lot coverage is less than the maximum permitted.

510.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the centre of all windows in a living room.
(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.
(c) 6.0 m (19.7 ft) from the centre of all other windows, from walls, and from outside corners of buildings.

510.6 Buildings and Structures for Attached Housing

Buildings and Structures for Attached Housing:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 7.5 m (24.6 ft) from an interior side lot line.
    (iii) 10.5 m (34.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 7.5 m (24.6 ft).

510.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

510.8 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of a parking area or driveway surface for an attached housing use shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area of parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

510.9 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

a) Standard Lot
- width 30 m (98.4 ft)
- area 900 m^2 (9688 ft^2)

b) Panhandle Lot
- not permitted.

510.10 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

515.1 Uses Permitted

Uses Permitted:
(a) Attached Housing
(b) Home Occupation Office and Daycare, Child
(c) Accessory Buildings and Structures
(d) Accessory Produce Sales

B. 10138 2025

B. 10038 2024

515.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35 % of the lot area.

515.3 Density

Density:
The maximum density shall be one dwelling unit per 200 m^2 (2152 ft^2) of lot area.

515.4 Open Space Areas

Open Space Areas:
Open Space Areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 5% of the total site area shall be provided and located:

    (i) outside the required building setback areas;
    (ii) outside the required parking areas.

(b) The 5% open space requirement will be reduced by 1% for every 1% that the lot coverage is less than the maximum permitted.

515.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the centre of all windows in a living room.

(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.

(c) 6.0 m (19.7 ft) from the centre of all other windows, from walls, and from outside corners of buildings.

515.6 Buildings and Structures for Attached Housing

Buildings and Structures for Attached Housing:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 7.5 m (24.6 ft) from an interior side lot line.
    (iii) 10.5 m (34.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 7.5 m (24.6 ft).

515.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

515.8 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of a parking area or driveway surface for an attached housing use shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area of parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

515.9 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

a) Standard Lot
- width 30 m (98.4 ft)
- area 900 m^2 (9688 ft^2)

b) Panhandle Lot
- not permitted.

515.10 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

516.1 Uses Permitted

Uses Permitted:
(a) Attached Housing
(b) Home Occupation Office and Daycare, Child
(c) Accessory Buildings and Structures
(d) Accessory Dwelling Unit
(e) Accessory Produce Sales

B. 10138 2025

B. 10038 2024

516.2 Lot Coverage

Lot Coverage:
The maximum lot coverage of all buildings and structures shall be 40 % of the lot area.

516.3 Density

Density:
The maximum density shall be one dwelling unit per 200 m^2 (2152 ft^2) of lot area.

516.4 Open Space Areas

Open Space Areas:
Open Space Areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 5% of the total site area shall be provided and located:

    (i) outside the required building setback areas;
    (ii) outside the required parking areas.

(b) The 5% open space requirement will be reduced by 1% for every 1% that the lot coverage is less than the maximum permitted.

516.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the centre of all windows in a living room.
(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.
(c) 6.0 m (19.7 ft) from the centre of all other windows, from walls, and from outside corners of buildings.

516.6 Buildings and Structures for Attached Housing

Buildings and Structures for Attached Housing:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 7.5 m (24.6 ft) from an interior side lot line.
    (iii) 10.5 m (34.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 7.5 m (24.6 ft).

516.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

516.8 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of a parking area or driveway surface for an attached housing use shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area of parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

516.9 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

a) Standard Lot
- width 30 m (98.4 ft)
- area 900 m^2 (9688 ft^2)

b) Panhandle Lot
- not permitted.

516.10 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

520.1 Uses Permitted

Uses Permitted:
(a) Attached Housing
(b) Home Occupation Office and Daycare, Child
(c) Accessory Buildings and Structures
(d) Accessory Produce Sales

B. 10138 2025

B. 10038 2024

520.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 45 % of the lot area.

520.3 Density

Density:
The maximum density shall be one dwelling unit per 130 m^2 (1399 ft^2) of lot area.

520.4 Open Space Areas

Open Space Areas:
Open Space Areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 5% of the total site area shall be provided and located:

    (i) outside the required building setback areas;
    (ii) outside the required parking areas.

(b) The 5% open space requirement will be reduced by 1% for every 1% that the lot coverage is less than the maximum permitted.

520.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the centre of all windows in a living room.

(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.

(c) 6.0 m (19.7 ft) from the centre of all other windows, from walls, and from outside corners of buildings.

520.6 Buildings and Structures for Attached Housing

Buildings and Structures for Attached Housing:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 7.5 m (24.6 ft) from an interior side lot line.
    (iii) 10.5 m (34.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 7.5 m (24.6 ft).

520.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

520.8 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of a parking area or driveway surface for an attached housing use shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area

of parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

520.9 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

a) Standard Lot
- width 30 m (98.4 ft)
- area 900 m^2 (9688 ft^2)

b) Panhandle Lot
- not permitted.

520.10 General

General:
The relevant provisions of Sections 5, 6, 7, Schedule B of this bylaw shall apply.

525.1 Uses Permitted

Uses Permitted:
(a) Attached Housing
(b) Home Occupation Office and Daycare, Child
(c) Accessory Buildings and Structures
(d) Accessory Dwelling Unit
(e) Accessory Produce Sales

B. 10138 2025

B. 10038 2024

525.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 45% of the lot area.

525.3 Density

Density:
Buildings and structures for a townhouse use shall not exceed a floor space ratio of 0.70.

525.4 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 3 m (9.8 ft) from the centre of all windows, from walls, and from outside corners of buildings.

525.5 Buildings and Structures for Attached Housing

Buildings and Structures for Attached Housing:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line which abuts a street.
(ii) 7.5 m (24.6 ft) from an interior side lot line.
(iii) 7.5 m (24.6 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 8.5 m (27.8 ft).

525.6 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line which abuts a street.
(ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

525.7 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) Any lighting used to illuminate a parking area of parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

525.8 Lot Size

Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 27 m (88.6 ft)
- area 750 m (8073 ft)

(b) Panhandle Lot
- not permitted

525.9 General

General:
The relevant provisions of Sections 5, 6 7, Schedule B of this bylaw shall apply.

525.10 Housing Agreement

Housing Agreement:
No building permit shall be issued for development in this zone unless a housing agreement has been entered into by the owner ensuring that housing units will be made available for sale to lower income families on the following basis:

(i) Housing units will not be purchased by persons with annual incomes greater that the Current Low Income Cutoffs prescribed by the Canada Customs & Revenue Agency.
(ii) Initial occupants of units must have contributed a minimum of 500 hours of physical labour towards construction of their unit or other units.
(iii) For period of 20 years from construction a unit cannot be sold for more than its original purchase price.

530.1 Uses Permitted

Uses Permitted:
(a) Attached Housing
(b) Home Occupation Office and Daycare, Child
(c) Accessory Buildings and Structures
(d) Accessory Produce Sales

530.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 45 % of the lot area.

530.3 Density

Density:
The maximum density shall be one dwelling unit per 125 m^2 (1345 ft^2) of lot area.

530.4 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the centre of all windows in a living room.

(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.

(c) 6.0 m (19.7 ft) from the centre of all other windows, from walls, and from outside corners of buildings.

530.5 Buildings and Structures for Attached Housing

Buildings and Structures for Attached Housing:
(a) Shall be sited not less than:

(i) 4 m (13.1 ft) from any lot line which abuts a street.
(ii) 7.5 m (24.6 ft) from an interior side lot line.

(b) Shall not exceed a height of 10.5 m (34.4 ft).

530.6 Accessory Buildings and Structures

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Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line which abuts a street.
(ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

530.7 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

530.8 General

General:
The relevant provisions of Sections 5, 6, 7, Schedule B of this bylaw shall apply.

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601.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Apartment
(c) Attached Housing
(d) Home Occupation Office and Daycare, Child
(e) Accessory Buildings and Structures
(f) Accessory Produce Sales

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601.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35 % of the lot area.

601.3 Density

Density:
The maximum density shall be one dwelling unit per 500 m^2 (5382 ft^2) of lot area.

601.4 Open Space Areas

Open Space Areas:
Open Space Areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 5% of the total site area shall be provided and located:

  (i) outside the required building setback areas;
  (ii) outside the required parking areas.

(b) The 5% open space requirement will be reduced by 1% for every 1% that the lot coverage is less than the maximum permitted.

601.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the centre of all windows in a living room.

(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.

(c) 6.0 m (19.7 ft) from the centre of all other windows, from walls, and from outside corners of buildings for an attached housing use and 12.0 m (39.3 ft) for an apartment use.

601.6 Buildings and Structures for Single Family Dwellings, Attached Housing and Apartment

Buildings and Structures for Single Family Dwellings, Attached Housing and Apartment:
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 7.5 m (24.6 ft) from an interior side lot line.
  (iii) 10.5m (34.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 7.5 m (24.6 ft) for a single family dwelling or an attached housing use and a height of 9.0 m (29.5 ft) for an apartment use.

601.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

601.8 Accessory Off-Street Parking

Accessory Off-Street Parking :
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of a parking area or driveway surface for an attached housing or apartment use shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area of parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(d) The parking area for an apartment use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

601.9 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

a) Standard Lot
- width 15 m (49.2 ft)
- area 500 m^2 (5382 ft^2)

b) Panhandle Lot
- not permitted.

601.10 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

605.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Attached Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

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605.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35% of the lot area.

605.3 Density

Density:
The maximum density shall be one dwelling unit per 400 m^2 (4305 ft^2) of lot area.

605.4 Open Space Areas

Open Space Areas:
Open Space areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 5% of the total site area shall be provided and located:

    (i) outside the required building setback area;
    (ii) outside the required parking area.

(b) The 5% open space requirement shall be reduced 1% for every 1% that the lot coverage is less than the maximum permitted.

605.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the center of all windows in a living room.
(b) 12.0 m (39.4 ft) from the center of all windows in a habitable room other than a living room.
(c) 6.0 m (19.7 ft) from the center of all other windows, from walls, and from outside corners of buildings for an attached housing use and 12.0 m (39.3 ft) for an apartment use.

605.6 Building and Structures for Attached Housing and Apartments

Building and Structures for Attached Housing and Apartments:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 7.5 m (24.6 ft) from an interior side lot line.
    (iii) 10.5 m (34.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 7.5 m (24.6 ft) for an attached housing use and a height of 9.0 m (29.5 ft) for an apartment use.

605.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

605.8 Accessory Off-Street Parking

Accessory Off-Street Parking:

(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of any parking area or driveway surface for an attached housing or apartment use shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

d) The parking area for an apartment use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

605.9 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

a) Standard Lot
- width 30 m (98.4 ft)
- area 1200 m^2 (12917 ft^2)

b) Panhandle Lot
- not permitted

605.10 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

610.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Attached Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

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610.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35% of the lot area.

610.3 Density

Density:
The maximum density shall be one dwelling unit per 275 m^2 (2960 ft^2) of lot area.

610.4 Open Space Areas

Open Space Areas:
Open Space areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 5% of the total site area shall be provided and located:

    (i) outside the required building setback area;
    (ii) outside the required parking area.

(b) The 5% open space requirement shall be reduced 1% for every 1% that the lot coverage is less than the maximum permitted.

610.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the center of all windows in a living room.
(b) 12.0 m (39.4 ft) from the center of all windows in a habitable room other than a living room.
(c) 6.0 m (19.7 ft) from the center of all other windows, from walls, and from outside corners of buildings for an attached housing use and 12.0 m (39.3 ft) for an apartment use.

610.6 Building and Structures for Attached Housing and Apartments

Building and Structures for Attached Housing and Apartments:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 7.5 m (24.6 ft) from an interior side lot line.
    (iii) 10.5 m (34.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 7.5 m (24.6 ft) for an attached housing use and a height of 9.0 m (29.5 ft) for an apartment use.

610.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

610.8 Accessory Off-Street Parking

Accessory Off-Street Parking:

(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of any parking area or driveway surface for an attached housing or apartment use shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

d) The parking area for an apartment use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

610.9 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

a) Standard
- width 30 m (98.4 ft)
- area 900 m^2 (9688 ft^2)

b) Panhandle Lot
- not permitted

605.10 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

615.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Attached Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

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615.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35% of the lot area.

615.3 Density

Density:
(a) The maximum density shall be one dwelling unit per 175 m^2 (1883 ft^2) of lot area.
(b) Buildings and structures for an attached housing use and an apartment use shall not exceed a floor space ratio of 0.55.

615.4 Open Space Areas

Open Space Areas:
Open Space areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 5% of the total site area shall be provided and located:

    (i) outside the required building setback area;
    (ii) outside the required parking area.

(b) The 10% open space requirement shall be reduced 1% for every 1% that the lot coverage is less than the maximum permitted.

615.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal are unencumbered by buildings on the same lot of a radius not less than:
(a) 15.0 m (49.2 ft) from the center of all windows in a living room.
(b) 12.0 m (39.4 ft) from the center of all windows in a habitable room other than a living room.
(c) 6.0 m (19.7 ft) from the center of all other windows, from walls, and from outside corners of buildings for an attached housing use and 12.0 m (39.3 ft) for an apartment use.

615.6 Building and Structures for Attached Housing and Apartments

Building and Structures for Attached Housing and Apartments:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 7.5 m (24.6 ft) from an interior side lot line.
    (iii) 10.5 m (34.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 7.5 m (24.6 ft) for an attached housing use and a height of 9.0 m (29.5 ft) for an apartment use.

615.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

615.8 Accessory Off-Street Parking

Accessory Off-Street Parking:

(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of any parking area or driveway surface for an attached housing or apartment use shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(d) The parking area for an apartment use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

615.9 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 30 m (98.4 ft)
- area 900 m^2 (9688 ft^2)

(b) Panhandle Lot
- not permitted

615.10 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

620.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Attached Housing
(c) Congregate Housing
(d) Home Occupation Office and Daycare, Child
(e) Accessory Buildings and Structures
(f) Accessory Produce Sales

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620.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35% of the lot area.

620.3 Density

Density:
(a) The maximum density shall be one dwelling unit per 115 m^2 (1238 ft^2) of lot area.

(b) Buildings and structures for an attached housing, apartments, or congregate housing shall not exceed a Floor Space Ratio of 0.85.

620.4 Open Space Areas

Open Space Areas:
Open Space areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 10% of the total site area shall be provided and located:

  (i) outside the required building setback area;
  (ii) outside the required parking area.

(b) The 10% open space requirement shall be reduced 1% for every 1% that the lot coverage is less than the maximum permitted.

620.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the center of all windows in a living room.

(b) 12.0 m (39.4 ft) from the center of all windows in a habitable room other than a living room.

(c) 6.0 m (19.7 ft) from the center of all other windows, from walls, and from outside corners of buildings for an attached housing use and 12.0 m (39.3 ft) from an apartment use or a congregate housing use.

620.6 Building and Structures for Apartment, Attached Housing or Congregate Housing

Building and Structures for Apartment, Attached Housing or Congregate Housing:
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 7.5 m (24.6 ft) from an interior side lot line.
  (iii) 10.5 m (34.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 9.0 m (29.5 ft).

(c) Shall not have more than four levels of usable space of which not more than three may be designed for human habitation. If a level of usable space designed for other than human habitation comprises one of four levels of usable space, the ceilings of such level of usable space shall not be above the average elevation of the natural grade of the lot or lots on which the building is constructed.

(d) Shall not exceed a horizontal width of 55.0 m (180.4 ft).

620.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line which abuts a street.
(ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

620.8 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of any parking area or driveway surface for an attached housing, or apartment use, or a congregate housing use shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(d) The parking area for an apartment use or a congregate housing use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

620.9 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

a) Standard Lot
- width 30 m (98.4 ft)
- area 900 m^2 (9688 ft^2)

b) Panhandle Lot
- not permitted

620.10 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

625.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Attached Housing
(c) Congregate Housing
(d) Home Occupation Office and Daycare, Child
(e) Accessory Buildings and Structures
(f) Accessory Produce Sales

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625.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35% of the lot area.

625.3 Density

Density:
Buildings and structures for an attached housing use, an apartment, or congregate housing shall not exceed a Floor Space Ratio of 1.20.

625.4 Open Space Areas

Open Space Areas:
Open Space areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 10% of the total side area shall be provided and located:

  (i) outside the required building setback area;
  (ii) outside the required parking area.

(b) The 10% open space requirement shall be reduced 1% for every 1% that the lot coverage is less than the maximum permitted.

625.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the center of all windows in a living room.

(b) 12.0 m (39.4 ft) from the center of all windows in a habitable room other than a living room.

(c) 6.0 m (19.7 ft) from the center of all other windows, from walls, and from outside corners of buildings for an attached housing use and 12.0 m (39.3 ft) for an apartment use or a congregate housing use.

625.6 Building and Structures for Apartment, Attached Housing, or Congregate Housing

Building and Structures for Apartment, Attached Housing, or Congregate Housing:
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 7.5 m (24.6 ft) from an interior side lot line.
  (iii) 10.5 m (34.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 7.5 m (24.6 ft) for an attached housing use and a height of 11.5 m (37.7 ft) for an apartment use or congregate housing use.

(c) Shall not have more than five levels of usable space of which not more than the four may be designed for human habitation. If a level of usable space designed for other than human habitation comprises one of five levels of usable space, the ceilings of such level of usable space shall not be above the average elevation of the natural grade of the lot or lots on which the building is to be constructed.

(d) Shall not exceed a horizontal width of 55.0 m (180.4 ft).

625.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line which abuts a street.
(ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

625.8 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

b) No portion of any parking area or driveway surface for an attached housing, or apartment use, or a congregate housing use shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(d) The parking area for an apartment use or a congregate housing use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

625.9 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

a) Standard Lot
- width 30 m (98.4 ft)
- area 900 m^2 (9688 ft^2)

b) Panhandle Lot
- not permitted

625.10 General

General:
The relevant provisions of Sections 5, 6 ,7, and Schedule B of this bylaw shall apply.

630.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Attached Housing
(c) Houseplex
(d) Congregate Housing
(e) Home Occupation Office and Daycare, Child
(f) Accessory Buildings and Structures

630.2 Lot Coverage

The maximum coverage of all buildings and structures shall be 45% of the lot area.

630.3 Density

Buildings and structures shall not exceed a Floor Space Ratio of 1.2.

630.4 Building and Structures for Apartment, Attached Housing, Houseplex or Congregate Housing

(a) Shall be sited not less than:

(i) 4.0 m (13.1 ft) from any lot line which abuts a street.
(ii) 3.0 m (9.8 ft) from an interior side lot line.
(iii) 4.0 m (13.1 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 11.0 m (36.1 ft) and 3 storeys. Habitable spaces located below grade which comply with the definition of Basement do not count as a Storey and may project above Grade to a maximum of 1.25 m (4.1 ft) to maximize livability.

630.5 Accessory Buildings and Structures

(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line which abuts a street.
(ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

630.6 Accessory Off-Street Parking

(a) Surface parking, loading areas and associated drive aisles shall not exceed 30% of the lot area.

(b) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

630.7 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

a) Standard Lot
- width 30 m (98.4 ft)
- area 900 m2 (9688 ft2)

b) Panhandle Lot
- not permitted

630.8 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply

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701.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Congregate Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

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701.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35% of the lot area.

701.3 Density

Density:
(a) The maximum density shall be one dwelling unit per 185 m^2 (1991 ft^2) of lot area.

(b) Buildings and structures for an apartment use or a congregate housing use shall not exceed a Floor Space Ratio of 0.55.

701.4 Open Space Areas

Open Space Areas:
Open Space areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 10% of the total site area shall be provided and located:

  (i) outside the required building setback area;
  (ii) outside the required parking area.

(b) The 10% open space requirement shall be reduced 1% for every 1% that the lot coverage is less than the maximum permitted.

701.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the centre of all windows in a living room.

(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.

(c) 12.0 m (39.4 ft) from the centre of all other windows, from walls, and from outside corners of buildings.

701.6 Building and Structures for Apartment or Congregate Housing

Building and Structures for Apartment or Congregate Housing:
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 7.5 m (24.6 ft) from an interior side lot line.
  (iii) 10.5 m (34.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 7.5 m (24.6 ft).

701.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

701.8 Accessory Off-Street Parking

Accessory Off-Street Parking:

(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of any parking area of driveway surface shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(d) The parking area for an apartment use or a congregate housing use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

701.9 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

705.3 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Congregate Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

B. 10138 2025

B. 10038 2024

705.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35% of the lot area.

705.3 Density

Density:
(a) The maximum density shall be one dwelling unit per 125 m^2 (1345 ft^2) of lot area.

(b) Buildings and structures for an apartment use or congregate housing use shall not exceed a Floor Space Ratio of 0.85.

705.4 Open Space Areas

Open Space Areas:
Open Space areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 10% of the total site area shall be provided and located:

  (i) outside the required building setback area;
  (ii) outside the required parking area.

(b) The 10% open space requirement shall be reduced 1% for every 1% that the lot coverage is less than the maximum permitted.

705.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:
(a) 15.0 m (49.2 ft) from the centre of all windows in a living room.
(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.

(c) 12.0 m (39.4 ft) from the centre of all other windows, from walls, and from outside corners of buildings.

705.6 Building and Structures for Apartment or Congregate Housing

Building and Structures for Apartment or Congregate Housing :
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 7.5 m (24.6 ft) from an interior side lot line.
  (iii) 10.5 m (34.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 9.0 m (29.5 ft).

(c) Shall not have more than four levels of usable space of which not more than three may be designed for human habitation. If a level of usable space designed for other than human habitation comprises one of four levels of usable space, the ceilings of such level of usable space shall not be above the average elevation of the natural grade of the lot or lots on which the building is constructed.

(d) Shall not exceed a horizontal width of 55.0 m (180.4 ft).

705.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

705.8 Accessory Off-Street Parking

Accessory Off-Street Parking:

(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of any parking area or driveway surface shall be located within 3.0 (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(d) The parking area for an apartment use or a congregate housing use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

705.9 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

710.1 Use Permitted

Use Permitted:
(a) Apartment
(b) Congregate Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

B. 10138 2025

B. 10038 2024

710.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures together shall be 35% of the lot area.

710.3 Density

Density:
Buildings and structures for an apartment use or congregate housing use shall not exceed a Floor Space Ratio of 1.20.

710.4 Open Space Areas

Open Space Areas:
Open Space areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 10% of the total site area shall be provided and located:

  (i) outside the required building setback area;
  (ii) outside the required parking area.

(b) The 10% open space requirement shall be reduced 1% for every 1% that the lot coverage is less than the maximum permitted.

710.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 (49.2 ft) from the centre of all windows in a living room.

(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.

(c) 12.0 m (39.4 ft) from the centre of all other windows, from walls, and from outside corners of buildings.

710.6 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 7.5 m (24.6 ft) from an interior side lot line.
  (iii) 12.0 m (39.4 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 11.5 m (37.7 ft).

(c) Shall have not more than five levels of usable space of which not more than four may be designed for human habitation. If a level of usable space designed for other than human habitation comprises one of five levels of usable space, the ceiling of such level of usable space shall not be above the average elevation of the natural grade of the lot or lots on which the building is to be constructed.

(d) Shall not exceed a horizontal width of 55.0 m (180.4 ft).

710.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

710.8 Accessory Off-Street Parking

Accessory Off-Street Parking:

(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of any parking area or driveway surface shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(d) The parking area for an apartment use or a congregate housing use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

710.9 General

General:

The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

715.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Congregate Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

B. 10138 2025

B. 10038 2024

715.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35% of the lot area.

715.3 Density

Density:
(a) The maximum density shall be one dwelling unit per 125 m^2 (1345 ft^2) of lot area.

(b) Buildings and structures for an apartment use or congregate housing use shall not exceed a Floor Space Ratio of 1.00.

715.4 Open Space Areas

Open Space Areas:
Open Space areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 10% of the total site area shall be provided and located:

  (i) outside the required building setback area;
  (ii) outside the required parking area.

(b) The 10% open space requirement shall be reduced 1% for every 1% that the lot coverage is less than the maximum permitted.

715.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the centre of all windows in a living room.

(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.

(c) 12.0 m (39.4 ft) from the centre of all other windows, from walls, and from outside corners of buildings.

715.6 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 7.5 m (24.6 ft) from an interior side lot line.
  (iii) 10.5 m (34.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 9.0 m (29.5 ft).

(c) Shall not have more than four levels of usable space of which not more than three may be designed for human habitation. If a level of usable space designed for other than human habitation comprises one of four levels of usable space, the ceilings of such level of usable space shall not be above the average elevation of the natural grade of the lot or lots on which the building is constructed.

(d) Shall not exceed a horizontal width of 55.0 m (180.4 ft).

715.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

715.8 Accessory Off-Street Parking

Accessory Off-Street Parking:

(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of any parking area or driveway surface shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(d) The parking area for an apartment use or a congregate housing use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

715.9 General

General:
The relevant provisions of Section 5, 6, 7, and Schedule B of this bylaw shall apply.

720.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Congregate Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

B. 10138 2025

B. 10038 2024

720.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35% of the lot area.

720.3 Density

Density:
Buildings and structures for an apartment use or congregate housing use shall not exceed a Floor Space Ratio of 1.20 except that where at least 80% of the required parking is concealed parking, the Floor Space Ratio may be increased to 1.40.

720.4 Open Space Areas

Open Space Areas:
Open Space areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 10% of the total site area shall be provided and located:

    (i) outside the required building setback area;
    (ii) outside the required parking area.

(b) The 10% open space requirement shall be reduced 1% for every 1% that the lot coverage is less than the maximum permitted.

720.5 Building Separation

Building Separation :
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the centre of all windows in the living room.

(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.

(c) 12.0 m (39.4 ft) from the centre of all other windows, from walls, and from outside corners of buildings.

720.6 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 7.5 m (24.6 ft) from an interior side lot line.
    (iii) 12.0 m (39.4 ft) from a rear lot line.

(b) Shall not exceed a height of 11.5 m (37.7 ft).

(c) Shall not have more than five levels of usable space of which not more than four may be designed for human habitation. If a level of usable space designed for other than human habitation comprises one of five levels of usable space, the ceilings of such level of usable space shall not be above the average elevation of the natural grade of the lot or lots on which the building is constructed.

(d) Shall not exceed a horizontal width of 55.0 m (180.4 ft).

720.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

720.8 Accessory Off-Street Parking

Accessory Off-Street Parking:

(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of any parking area or driveway surface shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(d) The parking area for an apartment use or a congregate housing use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

720.9 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

725.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Congregate Housing
(c) Retail Sales of Goods and Services
(d) Office
(e) Restaurant
(f) Personal Services
(g) Home Occupation Office and Daycare, Child
(h) Accessory Buildings and Structures
(i) Accessory Produce Sales

B. 10138 2025

B. 10038 2024

725.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35% of the lot area.

725.3 Density

Density:
(a) The maximum density for all uses shall not exceed a Floor Space Ratio of 1.50.

(b) The total Gross Floor Area devoted to all commercial uses shall not exceed 110 m^2.

725.4 Open Space Areas

Open Space Areas:
Open Space areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 10% of the total site area shall be provided and located:

    (i) outside the required building setback area;
    (ii) outside the required parking area.

725.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the centre of all windows in the living room.

(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.

(c) 12.0 m (39.4 ft) from the centre of all other windows, from walls, and from outside corners of buildings.

725.6 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartments and Congregate Housing:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 7.5 m (24.6 ft) from an interior side lot line.
    (iii) 12.0 m (39.4 ft) from a rear lot line.

(b) Shall not exceed a height of 16 m (52.49 ft).

(c) Commercial uses shall be confined to the principle building and shall be located in the first storey only.

725.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

725.8 Accessory Off-Street Parking

Accessory Off-Street Parking:

(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of any parking area or driveway surface shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(d) The parking area for an apartment use or a congregate housing use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

725.9 General

General:

The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

730.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Congregate Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

B. 10138 2025

B. 10038 2024

730.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 50% of the lot area.

730.3 Density

Density:
Buildings and structures for an apartment use or congregate housing use shall not exceed a Floor Space Ratio of 1.50 except that where at least 80% of the required parking is concealed parking, the Floor Space Ratio may be increased to 1.70.

730.4 Open Space Areas

Open Space Areas:
Open Space areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 10% of the total site area shall be provided and located:

    (i) outside the required building setback area;
    (ii) outside the required parking area.

(b) The 10% open space requirement shall be reduced 1% for every 1% that the lot coverage is less than the maximum permitted.

730.5 Building Separation

Building Separation :
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:
(a) 15.0 m (49.2 ft) from the centre of all windows in the living room.
(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.

(c) 12.0 m (39.4 ft) from the centre of all other windows, from walls, and from outside corners of buildings.

730.6 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 7.5 m (24.6 ft) from an interior side lot line.
    (iii) 12.0 m (39.4 ft) from a rear lot line.

(b) Shall not exceed a height of 11.5 m (37.7 ft).

(c) Shall not have more than five levels of usable space of which not more than four may be designed for human habitation. If a level of usable space designed for other than human habitation comprises one of five levels of usable space, the ceilings of such level of usable space shall not be above the average elevation of the natural grade of the lot or lots on which the building is constructed.

(d) Shall not exceed a horizontal width of 55.0 m (180.4 ft).

730.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

730.8 Accessory Off-Street Parking

Accessory Off-Street Parking:

(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of any parking area or driveway surface shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(d) The parking area for an apartment use or a congregate housing use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

730.9 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

735.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Congregate Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

B. 10138 2025

B. 10038 2024

735.2 Lot Coverage

Lot Coverage:
(a) The maximum coverage of all buildings and structures shall be 50% of the lot area.

735.3 Density

Density:
Buildings and Structures for an apartment use or congregate housing use shall not exceed a Floor Space Ratio of 1.50 except that where at least 80% of the required parking is concealed parking, the Floor Space Ratio may be increased to 1.70.

735.4 Open Space Area

Open Space Areas:
Open Space areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 10% of the total site area shall be provided and located:
  (i) outside the required building setback area;
  (ii) outside the required parking area.

(b) The 10% open space requirement shall be reduced 1% for every 1% that the lot coverage is less than the maximum permitted.

735.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the centre of all windows in the living room.

(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.

(c) 12.0 m (39.4 ft) from the centre of all other windows, from walls, and from outside corners of buildings.

735.6 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:

(a) Shall be sited not less than:
  (i) 6.0 m (19.7 ft) from any lot line which abuts a street;
  (ii) 4.0 m (13.1 ft) from an interior side lot line;
  (iii) 6.5 m (21.3 ft) from a rear lot line.

(b) Shall not exceed a height of 13.0 m (42.7 ft).

(c) Shall not have more than five levels of usable space of which not more than four may be designed for human habitation. If a level of usable space designed for other than human habitation comprises one of five levels of usable space, the ceilings of such level of usable space shall not be above the average elevation of the natural grade of the lot or lots on which the building is constructed.

(d) Shall not exceed a horizontal width of 55.0 m (180.4 ft).

735.7 Accessory Buildings and Structures

Accessory Buildings and Structures:

(a) Shall not be sited less than:
  (i) 7.5 m (24.6 ft) from any lot line which abuts a street;
  (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%

735.8 Accessory Off Street Parking

Accessory Off-Street Parking:

(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of any parking area or driveway surface shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(d) The parking area for an apartment use or a congregate housing use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

735.9 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this Bylaw shall apply.

740.1 Uses Permitted

Uses permitted:
(a) Apartment
(b) Attached Housing
(c) Congregate Housing
(d) Home Occupation Office and Daycare, Child
(e) Accessory Buildings and Structures
(f) Accessory Produce Sales

B. 10138 2025

B. 10038 2024

740.2 Lot Coverage

Lot Coverage:
(a) The maximum coverage of all buildings and structures shall not exceed 50% of the lot area.

740.3 Density

Density:
Buildings and Structures for an apartment use or congregate housing use shall not exceed a Floor Space Ratio of 1.7 except that where at least 80% of the required parking is located within a parking structure below grade, the Floor Space Ratio may be increased to 1.9.

740.4 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:

(a) Shall be sited not less than:
  (i) 5.0 m from any lot line which abuts a street.
  (ii) 5.0 m from an interior side lot line.
  (iii) 7.5 m from a rear lot line.

(b) Shall not exceed a height of 15.0 m.

(c) Shall not exceed a horizontal width of 55.0 m.

740.5 Buildings and Structures for Attached Housing

Buildings and Structures for Attached Housing:

(a) Shall be sited within the same building or structure providing apartment dwelling units; and

(b) Each Attached Housing unit shall have its own principal access at ground level; and

(c) Notwithstanding Section 2 (Definitions), each Attached Housing unit does not require an access from an entrance or hallway common to other units.

740.6 Accessory Buildings and Structures

Accessory Buildings and Structures
(a) Shall be sited not less than:
  (i) 5 m from any lot line which abuts a street;
  (ii) 1.5 m from any lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m.

(c) Together shall not exceed a lot coverage of 10%

740.7 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of any parking area or driveway surface shall be located within 3.0 m of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(d) The parking area for an apartment use or a congregate housing use shall not be permitted within 7.5 m of a front lot line or a rear lot line which abuts a street, or within 3. 0 m of an exterior side lot line.

(e) Notwithstanding Section 7.3 (Off-Street Parking), the number of off-street parking spaces required for Attached Housing shall be 1.5 spaces per dwelling unit.

740.8 Bicycle Parking

Bicycle Parking:
Bicycle parking shall be provided in accordance with Table 7.4, except that where parking is provided for motor scooters the number of scooter parking spaces may be counted toward the bicycle parking requirement.

For the purpose of this section, motor scooter parking spaces must be secured, have electrical services for recharging, and have a minimum width of 1 m and length of 1.5 m.

740.9 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this Bylaw shall apply.

745.1 Uses Permitted

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Uses permitted:
(a) Apartment
(b) Congregate Housing
(c) Home Occupation Office and Day Care for preschool children
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

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745.2 Lot Coverage

Lot Coverage:
(a) The maximum coverage of all buildings and structures shall not exceed 50% of the lot area.

745.3 Density

Density:
Buildings and Structures for an apartment use or congregate housing use shall not exceed a Floor Space Ratio of 2.9.

745.4 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:

(a) Shall be sited not less than:
  (i) 5.0 m from any lot line which abuts a street.
  (ii) 4.0 m from an interior side lot line.
  (iii) 6.5 m from a rear lot line.

(b) Shall not exceed a height of 21.5 m.

(c) Shall not exceed a horizontal width of 55.0 m.

745.5 Accessory Buildings and Structures

Accessory Buildings and Structures:

(a) Shall be sited not less than:
  (i) 5 m from any lot line which abuts a street;
  (ii) 1.5 m from any lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m.

(c) Together shall not exceed a lot coverage of 10%.

745.6 Accessory Off-Street Parking

Accessory Off-Street Parking:

(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of any parking area or driveway surface shall be located within 3.0 m of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(d) The parking area for an apartment use or a congregate housing use shall not be permitted within 7.5 m of a front lot line or a rear lot line which abuts a street, or within 3. 0 m of an exterior side lot line.

745.7 Bicycle Parking

Bicycle Parking:

Bicycle parking shall be provided in accordance with Table 7.4, except that where parking is provided for motor scooters the number of scooter parking spaces may be counted toward the bicycle parking requirement.

For the purpose of this section, motor scooter parking spaces must be secured, have electrical services for recharging, and have a minimum width of 1 m and length of 1.5 m.

745.8 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this Bylaw shall apply.

750.1 Uses Permitted

Uses permitted:
(a) Apartment
(b) Congregate Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

750.2 Lot Coverage

Lot Coverage:
(a) The maximum coverage of all buildings and structures shall not exceed 65% of the lot area.

750.3 Density

Density:
Buildings and Structures for an apartment use or congregate housing use shall not exceed a Floor Space Ratio of 1.8.

750.4 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:

(a) Shall be sited not less than:
  (i) 4.5 m from any lot line which abuts a street.
  (ii) 3.0 m from an interior side lot line.
  (iii) 4.0 m from a rear lot line.

(b) Shall not exceed a height of 15.0 m.

(c) Shall not exceed a horizontal width of 55.0 m.

750.5 Building Separation

Building separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the centre of all windows in the living room.

(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.

(c) 12.0 m (39.4 ft) from the centre of all other windows, from walls, and from outside corners of buildings.

B. 9724 2022

750.6 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

B. 10138 2025

  (i) 5.0 m from any lot line which abuts a street;

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  (ii) 1.5 m from any lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m.

(c) Together shall not exceed a lot coverage of 10%.

750.7 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of any parking area or driveway surface shall be located within 3.0 m of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(d) The parking area for an apartment use or a congregate housing use shall not be permitted within 7.5 m of a front lot line or a rear lot line which abuts a street, or within 3. 0 m of an exterior side lot line.

750.8 Bicycle Parking

Bicycle Parking:
Bicycle parking shall be provided in accordance with Table 7.4, except that where parking is provided for motor scooters the number of scooter parking spaces may be counted toward the bicycle parking requirement.

For the purpose of this section, motor scooter parking spaces must be secured, have electrical services for recharging, and have a minimum width of 1.0 m and length of 1.5 m.

750.9 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this Bylaw shall apply.

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801.1 Uses Permitted

Uses Permitted:
(a) Retail Sales of Groceries, Perishable Items and Sundry Household Items
(b) Personal Service
(c) Restaurant
(d) Repair of Household Furnishings and Appliances
(e) Office
(f) Cable Hub Site
(g) Accessory Residential
(h) Daycare, Adult
(i) Daycare, Child

801.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 801.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard.

(b) The Sale, Servicing, or Repair of New or Used Vehicles, Trailers, Mobile Homes, Recreation Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines.

801.3 Density

Density:
Buildings and structures shall not exceed a Gross Floor Area of 275 m^2 (2960 ft^2).

801.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).
(ii) 0 m or 3.0 m (9.8 ft) from a rear lot line which does not abut a street except that where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA or RP zone the minimum setback shall be 7.5 m (24.6 ft).
(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one storey building
- 6.0 m (19.7 ft) in the case of a building of more than one storey

(b) Shall not exceed a height of 7.5 m (24.6 ft).

801.5 Accessory Residential

Accessory Residential:
Shall be located within the building containing a permitted commercial use and may be on the main floor.

801.6 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

a) Standard Lot
- width 18 m (59.1 ft)
- area 550 m^2 (5920 ft^2)

b) Panhandle Lot
- not permitted

801.7 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

804.1 Uses Permitted

Uses Permitted:
(a) Retail Sales of Groceries, Perishable Items and Sundry Household Items
(b) Personal Service
(c) Restaurant
(d) Repair of Household Furnishings and Appliances
(e) Office
(f) Rental of Canoes, Sailboards, Aqua bikes, and Kayaks
(g) Accessory Residential
(h) Cable Hub Site

804.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 804.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard.

(b) The Sale, Servicing, Retail or Repair of:

(i) New or Used Vehicles
(ii) Trailers
(iii) Mobile Homes
(iv) Recreation Vehicle Units
(v) All Motorized and Non-Motorized Watercraft not specifically permitted by Section 804.1(f)
(vi) Farm and Industrial Machinery
(vii) Internal Combustion Engines

804.3 Density

Density:
Buildings and structures shall not exceed a Gross Floor Area of 275 m^2 (2960 ft^2).

804.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line, and, where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).

(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one-storey

(b) Shall not exceed a height of 7.5 m (24.6 ft).

804.5 Accessory Residential

Accessory Residential:
Shall be located within the building containing a permitted commercial use and may be on the main floor.

804.6 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 18 m (59.1 ft)
- area 550 m^2 (5920 ft^2)

(b) Panhandle Lot
- not permitted

804.7 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

806.1 Uses Permitted

Uses Permitted:
(a) Retail Sales of Goods and Services
(b) Personal Service
(c) Office
(d) Restaurant
(e) Attached Housing
(f) Apartment
(g) Accessory Residential
(h) Home Occupation Office and Daycare, Child
(i) Daycare, Adult
(j) Daycare, Child
(k) Accessory Buildings and Structures
(l) Cable Hub Site

B. 10138 2025

806.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 806.1 and without limiting the gereality of the foregoing:

(a) Lumber and Building Supply Yard

(b) The Sale, Servicing or Repair of New or Used Vehicles, Trailers, Mobile Homes, Recreation Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines except as an Accessory Use to a Department or Hardware Store

(c) Unenclosed Storage

(d) Neighbourhood Public house

(e) Medical Services

806.3 Density

Density:
Buildings and Structures shall not exceed a Floor Space Ratio of 1.6.

806.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 2.1 m (6.9 ft) from any lot line which abuts a street.
(ii) 2.0 m (6.6 ft) from an interior side lot line.
(iii) 4.4 m (14.5 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 11.0 m.

806.5 Buildings and Structures for Apartment

Buildings and Structures for Apartment:
Buildings and Structures for Apartment shall be limited exclusively to storeys above the first storey of a building.

806.6 Accessory Residential

Accessory Residential:
Shall be contained within the building housing a permitted commercial use.

806.7 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this Bylaw shall apply.

808.1 Uses Permitted

Uses Permitted:
(a) Retail Sales of Goods and Services
(b) Medical Services
(c) Repair of Household Items, Tools and Appliances
(d) Personal Service
(e) Office
(f) Restaurant
(g) Accessory Residential
(h) Cable Hub Site
(i) Daycare, Adult
(j) Daycare, Child

808.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 808.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard

(b) The Sale, Servicing, or Repair of New or Used Vehicles, Trailers, Mobile Homes, Recreation Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines except as an Accessory Use to a Department or Hardware Store

808.3 Density

Density:
Buildings and structures shall not exceed a Floor Space Ratio of .50.

808.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 (9.8 ft) from the rear lot line, and, where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).

(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one storey building
- 6.0 m (19.7 ft) in the case of a building of more than one storey

(b) Shall not exceed a height of 7.5 m (24.6 ft).

808.5 Accessory Residential

Accessory Residential:
Shall be contained within the building housing a permitted commercial use.

808.6 General

General:
The relevant provisions of Sections 5, 6, 7, 8, and Schedule B of this bylaw shall apply.

810.1 Uses Permitted

Uses Permitted:
(a) Retail Sales of Goods and Services
(b) Personal Service
(c) Office
(d) Restaurant
(e) Attached Housing
(f) Apartment
(g) Accessory Residential
(h) Cable Hub Site
(i) Home Occupation Office and Daycare, Child B. 10138 2025
(j) Daycare, Adult
(k) Daycare, Child

810.2 Prohibited Uses B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 810.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard

(b) The Sale, Servicing, or Repair of New or Used Vehicles, Trailers, Mobile Homes, Recreation Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines except as an Accessory Use to a Department or Hardware Store

(c) Neighbourhood Public House

(d) Medical Services

810.3 Density

Density:
Buildings and structures shall not exceed a Floor Space Ratio of 0.75.

810.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 (9.8 ft) from the rear lot line, and, where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).

(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one storey building
- 6.0 m (19.7 ft) in the case of a building of more than one storey

(b) Shall not exceed a height of 12.0 m (39.4 ft).

(c) Shall not permit more than 50% of the building lot coverage to be occupied by vehicle parking and circulation area under the building.

810.5 Buildings and Structures for Apartment

Buildings and Structures for Apartment:
Buildings and Structures for Apartment shall be limited exclusively to storeys above the first storey of a building.

810.6 Accessory Residential

Accessory Residential:
Shall be contained within the building housing a permitted commercial use.

810.7 General

General:
The relevant provisions of Sections 5, 6, 7, 8, and Schedule B of this bylaw shall apply.

812.1 Uses Permitted

Uses Permitted:
(a) Agriculture
(b) Farm Market Use
(c) Retail Sale of Groceries, Perishable Items, Sundry Household Items and Animal Feed
(d) Personal Service
(e) Restaurant
(f) Storage
(g) Cable Hub Site

812.2 Lot Coverage

Lot Coverage:
For a lot having an area less than 2000 m^2 (0.49 ac), the maximum lot coverage of all buildings and structures shall be 40% of the lot area.

812.3 Density

Density:
(a) Buildings and structures shall not exceed a Gross Floor Area of 625 m^2 (6727 ft^2).

(b) The combined Gross Floor Area for all permitted uses other than an agricultural or storage use shall be limited to 400 m^2 (4305 ft^2) of which not more than 200 m^2 (2153 ft^2) shall be used as a restaurant.

812.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than 15.0 m (49.2 ft) from a lot line.

812.5 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 60 m (196.9 ft)
- area 2 ha (4.9 ac)

(b) Panhandle Lot
- not permitted

812.6 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

816.1 Uses Permitted

Uses Permitted:
(a) Retail Sales of Goods and Services
(b) Wholesaling Accessory to Retail Sales
(c) Medical Services
(d) Rental and Repair of Household Items, Tools, and Appliances
(e) Personal Service
(f) Office
(g) Restaurant
(h) Assembly
(i) Apartment
(j) Congregate Housing
(k) Accessory Residential
(l) Supplementary Off-Street Parking
(m) Cable Hub Site
(n) Beverage Container Depot
(o) Daycare, Adult
(p) Daycare, Child

816.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 816.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard

(b) The Sale, Servicing, or Repair of New or Used Vehicles, Trailers, Mobile Homes, Recreation Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines except as an Accessory Use to a Department or Hardware Store

(c) Neighbourhood Public House

(d) Beverage Container Depots where the total leasable floor area of all classes of uses is 1000 m^2 and less.

816.3 Density

Density:
Buildings and structures shall not exceed a Floor Space Ratio of 1.20.

816.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line it shall be sited not less than 3.0 m (9.8 ft) from the rear line, and, where a rear lot line, abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).

(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one storey

(iv) 7.5 m (24.6 ft) from a front, exterior side and interior side lot line and 10.0 m (32.8 ft) from a rear lot line for the portion of the building used for apartment use or a congregate housing use.

(b) Shall not exceed a height of 15.0 m (49.2 ft).

816.5 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:

(a) Shall be limited exclusively to storeys above the first storey of a building.

(b) Shall be permitted only where no Advertising Use or Accessory Advertising Use is on, above, or attached to the storeys so used.

816.6 Accessory Residential

Accessory Residential:
Shall be contained within the building housing a permitted commercial use and may be on the main floor.

816.7 Beverage Container Depots

Beverage Container Depots:
Collection activities and storage to be conducted entirely within a building or fully enclosed structure.

816.8 General

B. 10299 2026

General:
The relevant provisions of Section 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

817.1 Uses Permitted

Uses Permitted:
(a) Retail Sales of Goods and Services
(b) Wholesaling Accessory to Retail Sales
(c) Medical Services
(d) Rental and Repair of Household Items, Tools, and Appliances
(e) Personal Service
(f) Office
(g) Restaurant
(h) Assembly
(i) Apartment
(j) Congregate Housing
(k) Daycare, Adult
(l) Daycare, Child
(m) Accessory Residential
(n) Supplementary Off-Street Parking
(o) Cable Hub Site

817.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 817.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard

(b) The Sale, Servicing, or Repair of New or Used Vehicles, Trailers, Mobile Homes, Recreation Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines except as an Accessory Use to a Department or Hardware Store

(c) Neighbourhood Public House

817.3 Density

Density:
Buildings and structures shall not exceed a Floor Space Ratio of 1.30.

817.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line it shall be sited not less than 3.0 m (9.8 ft)from the rear line, and, where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).

(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:

- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one storey

(iv) 7.5 m (24.6 ft) from a front, exterior side and interior side lot line and 10.0 m (32.8 ft) from a rear lot line for the portion of the building used for apartment use or a congregate housing use.

(b) Shall not exceed a height of 15.0 m (49.2 ft).

817.5 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:
(a) Shall be limited exclusively to storeys above the first storey of a building.

(b) Shall be permitted only where no Advertising Use or Accessory Advertising Use is on, above, or attached to the storeys so used.

817.6 Accessory Residential

Accessory Residential:
Shall be contained within the building housing a permitted commercial use and may be on the main floor.

817.7 General

General:
The relevant provisions of Section 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

818.1 Uses Permitted

Uses Permitted:
(a) Retail Sales of Goods and Services
(b) Wholesaling Accessory to a Retail Sales Use
(c) Medical Services
(d) Rental and Repair of Household Items, Tools, and Appliances
(e) Personal Service
(f) Office
(g) Restaurant
(h) Assembly
(i) Apartment
(j) Congregate Housing
(k) Accessory Residential
(l) Supplementary Off-street Parking
(m) Cable Hub Site
(n) Beverage Container Depot
(o) Liquor Retail Store
(p) Non-Medical Cannabis Retail Store B. 9581.2020
(q) Daycare, Adult
(r) Daycare, Child

818.2 Prohibited Uses B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 818.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard

(b) The Sale, Servicing, or Repair of New or Used Vehicles, Trailers, Mobile Homes, Recreation Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines except as an Accessory Use to a Department or Hardware Store.

(c) Neighbourhood Public House

(d) Beverage Container Depots where the total leasable floor area of all classes of uses is 1000 m^2 and less.

818.3 Density

Density:
(a) Buildings and structures shall not exceed a floor space ratio of 1.20.
(b) The Gross Floor Area of a Liquor Retail Store or a Non-Medical Cannabis Retail Store shall not exceed 275 m^2 (2960 ft^2).

818.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).
(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line, and, where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).
(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building or more than one-storey.

(iv) 7.5 m (24.6 ft) from a front, exterior side and interior side lot line and 10.0 m (32.8 ft) from a rear lot line for the portion of the building used for apartment use or a congregate housing use.

(b) Shall not exceed a height of 15.0 m (49.2 ft).

818.5 Building and Structures for Apartment or Congregate Housing

Building and Structures for Apartment or Congregate Housing:

(a) Shall be limited exclusively to storeys above the first storey of a building.

(b) Shall be permitted only where no Advertising Use or Accessory Advertising Use is on, above, or attached to the storeys so used.

818.6 Accessory Residential

Accessory Residential:
Shall be contained within the building housing a permitted commercial use and may be on the main floor.

818.7 Beverage Container Depots

Beverage Container Depots:
Collection activities and storage to be conducted entirely within a building or fully enclosed structure.

818.8 Liquor Retail Store

Liquor Retail Store:
Shall be limited to one per parcel.

818.9 Non-Medical Cannabis Retail Store

Non-Medical Cannabis Retail Store:
Shall be limited to one per parcel.

818.10 General

General:
The relevant provisions of Sections 5, 6, 7, and 8 of this bylaw shall apply.

819.1 Uses Permitted

Uses Permitted:
(a) Retail Sales of Goods and Services
(b) Wholesaling Accessory to Retail Sales
(c) Medical Services
(d) Rental and Repair of Household Items, Tools, and Appliances
(e) Personal Service
(f) Office
(g) Restaurant
(h) Assembly
(i) Apartment
(j) Congregate Housing
(k) Accessory Residential
(l) Supplementary Off-Street Parking
(m) Cable Hub Site
(n) Daycare, Adult
(o) Daycare, Child

819.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 816.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard

(b) The Sale, Servicing, or Repair of New or Used Vehicles, Trailers, Mobile Homes, Recreation Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines except as an Accessory Use to a Department or Hardware Store

(c) Neighbourhood Public House

816.3 Density

Density:
Buildings and structures shall not exceed a Floor Space Ratio of 1.75.

819.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line it shall be sited not less than 3.0 m (9.8 ft) from the rear line, and, where a rear lot line, abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).

(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one storey

(iv) 7.5 m (24.6 ft) from a front, exterior side and interior side lot line and 10.0 m (32.8 ft) from a rear lot line for the portion of the building used for apartment use or a congregate housing use.

(b) Shall not exceed a height of 15.0 m (49.2 ft).

819.5 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:

(a) Shall be limited exclusively to storeys above the first storey of a building.

(b) Shall be permitted only where no Advertising Use or Accessory Advertising Use is on, above, or attached to the storeys so used.

819.6 Accessory Residential

Accessory Residential:
Shall be contained within the building housing a permitted commercial use and may be on the main floor.

819.7 General

B. 10299 2026

General:
The relevant provisions of Section 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

820.1 Uses Permitted

Uses Permitted:
Shopping Centre; which may include the following uses:

(a) Display and/or Retail Sale of all Classes of Goods, Wares, and Merchandise
(b) Personal Service
(c) Medical Services
(d) Restaurant
(e) Drive-In Restaurant
(f) Fast Food Restaurant
(g) Office
(h) Recreation Facility
(i) Assembly
(j) Apartment
(k) Congregate Housing
(l) Service Station
(m) Supplementary Off-Street Parking
(n) Cable Hub Site
(o) Beverage Container Depot
(p) Daycare, Adult
(q) Daycare, Child

820.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 820.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard

(b) The Sale, Servicing, or Repair of New or Used Vehicles, Trailers, Mobile Homes, Recreation Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines except as an Accessory Use to a Department or Hardware Store

(c) Neighbourhood Public House

(d) Carnivals, Circuses, and Fairs

(e) Beverage Container Depots where the total leasable floor area of all classes of uses in 1000 m^2 and less.

820.3 Density

Density:

(a) Buildings and structures shall not exceed a Floor Space Ratio of 1.20.

(b) Where Land is dedicated for highway specifically to accommodate a dedicated transit lane or other transit facilities, the area of the highway dedication shall be deemed to be lot area for the purpose of calculating Floor Space Ratio.

820.4 Buildings and Structures

Buildings and Structures:

(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line, and, where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).

(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one-storey

(iv) 7.5 m (24.6 ft) from a front, exterior

side and interior side lot line and 10.0 m (32.8 ft) from a rear lot line for the portion of the building used for an apartment use or a congregate housing use.

(b) Shall not exceed a height of 15.0 m (49.2 ft).

820.5 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:

(a) Shall be limited exclusively to storeys above the first storey of a building.

(b) Shall be permitted only where no Advertising Use or Accessory Advertising Use is on, above, or attached to the storeys so used.

820.6 Service Station

Service Station:

(a) Shall be limited to one per shopping centre.

820.7 Beverage Container Depot

Beverage Container Depot:
Collection activities and storage to be conducted entirely within a building or fully enclosed structure.

820.8 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

821.1 Development Areas

Development Areas:
This zone contains regulations that apply to all areas within the zone and in addition the zone is divided into Development Areas A and B as shown on the attached plan forming part of this zone schedule.

821.2 Definitions

Definitions:
Notwithstanding the definition of "height" in section 2 of this bylaw, for the purposes of this zone "height" means the vertical distance of a building measured from sea level to the highest point of a building or structure. The measurement of height shall exclude the projection of chimneys, vents, stacks, heating, ventilation, air conditioning equipment, stairwells, elevator lifting devices and roof mounted solar energy collectors which protrude above the surrounding roof line.

821.3 Uses Permitted

Uses Permitted:

(a) Apartment

(b) Shopping Centre, which may include any combination of the following uses:
- (i) Assembly
- (ii) Congregate Housing
- (iii) Daycare, Adult
- (iv) Daycare, Child
- (v) Fast Food Restaurant
- (vi) Home Occupation
- (vii) Liquor Retail Store
- (viii) Medical Services
- (ix) Non-Medical Cannabis Retail Store
- (x) Office
- (xi) Personal Service
- (xii) Research
- (xiii) Restaurant
- (xiv) Retail

B. 9736 2022

821.4 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:
Shall be limited exclusively to storeys above the first storey of a building.

821.5 Liquor Retail Store

Liquor Retail Store:
Shall be limited to one per shopping centre.

821.6 Non-Medical Cannabis Retail Store

Non-Medical Cannabis Retail Store:
Shall be limited to one per shopping centre.

821.7 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

821.8 Development Area A

The provisions of Sections 821.9 and 821.10 apply within Development Area A as shown on the attached plan forming part of this zone schedule.

821.9 Density

Density:

(a) Buildings and structures shall not exceed a Floor Space Ratio of 2.12.

(b) The number of dwelling units shall not exceed 597.

(c) The Gross Floor Area of a Liquor Retail Store or a Non-Medical Cannabis Store shall not exceed 799 m² (7535 ft²).

821.10 Buildings and Structures

Buildings and Structures:

(a) Shall be sited not less than:

- (i) 3.00 m (9.84 ft) from a lot line abutting McKenzie Avenue.

(ii) 0 m (0 ft) from a lot line abutting Cedar Hill Road.
(iii) 1.00 m (3.28 ft) from a lot line abutting Shelbourne Street.
(iv) 0 m (0 ft) from an interior lot line.

(b) Notwithstanding Section 821.10(a)(ii) buildings and structures shall not be sited within the area 5.00 m (16.40 ft) from a lot line abutting Cedar Hill Road, within 32.5 m (106.6 ft) from a lot line abutting McKenzie Avenue, as shown on the attached plan forming part of this zone schedule.

(c) Shall not exceed a height of 66.00 m (216.54 ft).

821.11 Development Area B

The provisions of Sections 821.12 and 821.13 apply within Development Area B as shown on the attached plan forming part of this zone schedule.

821.12 Density

Density:

(a) Buildings and structures shall not exceed a Floor Space Ratio of .39.

(b) Dwelling units are prohibited.

(c) The Gross Floor Area of a Liquor Retail Store or a Non-Medical Cannabis Store shall not exceed 799 m² (7535 ft²).

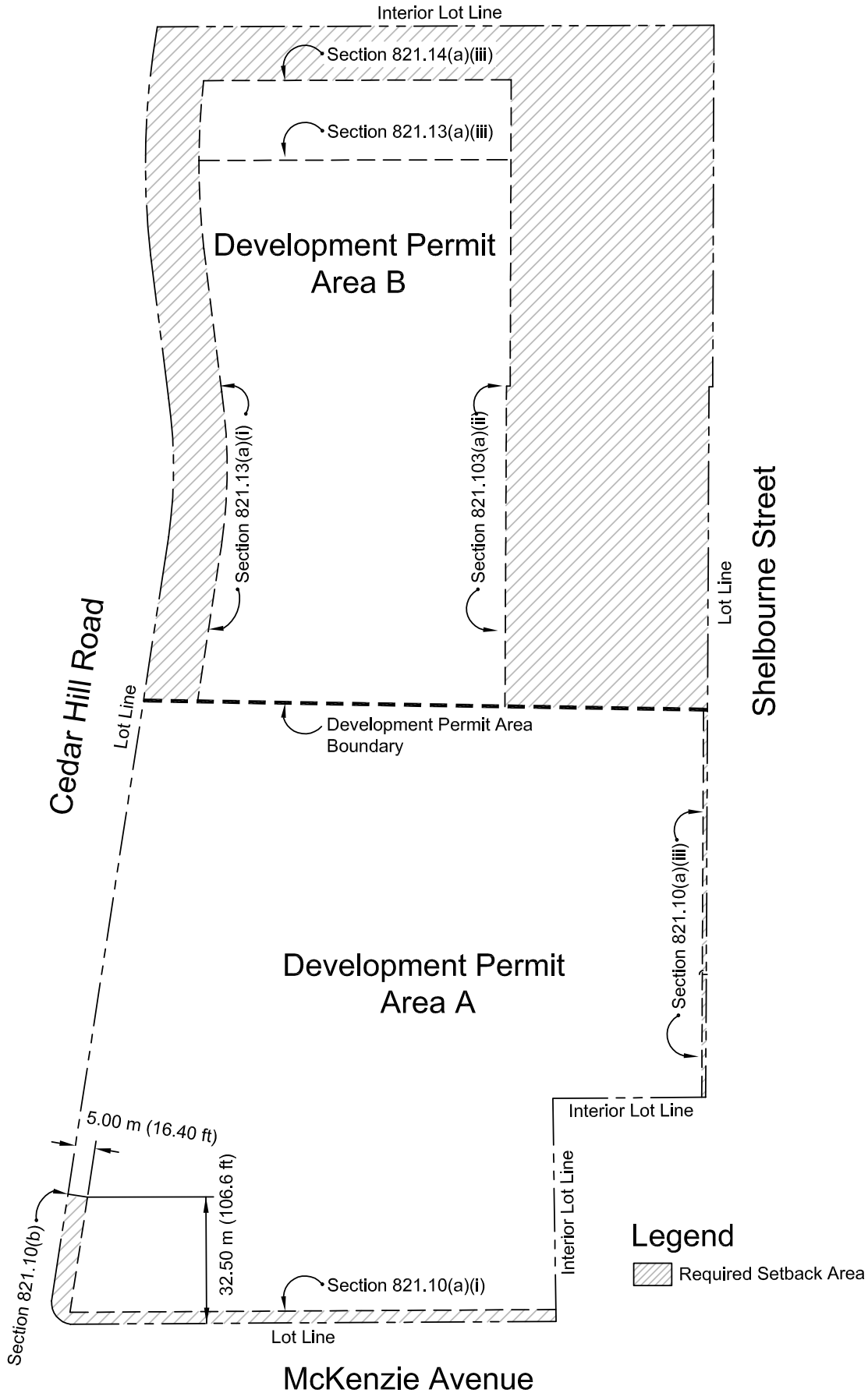
821.13 Buildings and Structures

Buildings and Structures:

(a) Shall be sited not less than:

(i) 13.5 m (44.29 ft) from a lot line abutting Cedar Hill Road.
(ii) 50 m (164 ft) from a lot line abutting Shelbourne Street.
(iii) 33 m (108.27 ft) from the northern interior lot line.

(b) Shall not exceed a height of 40.84 m (134 ft).


Interior Lot Line
Section 821.14(a)(iii)
Section 821.13(a)(iii)
Development Permit Area B
Section 821.13(a)(i)
Section 821.103(a)(ii)
Cedar Hill Road
Lot Line
Development Permit Area Boundary
Lot Line
Shelbourne Street
Section 821.10(a)(iii)
Development Permit Area A
Interior Lot Line
5.00 m (16.40 ft)
Section 821.10(b)
32.50 m (106.6 ft)
Section 821.10(a)(i)
Interior Lot Line
Lot Line
McKenzie Avenue
Legend
Required Setback Area

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824.1 Uses Permitted

Uses Permitted:
Shopping Centre; which may include the following uses:

(a) Display and/or Retail Sales of all Classes of Goods, Wares, and Merchandise
(b) Personal Service
(c) Medical Services
(d) Restaurant
(e) Drive-in Restaurant
(f) Fast-food Restaurant
(g) Office
(h) Recreation Facility
(i) Assembly
(j) Apartment
(k) Congregate Housing
(l) Service Station
(m) Supplementary Off-Street Parking
(n) Bingo Hall
(o) Cable Hub Site
(p) Daycare, Adult
(q) Daycare, Child

824.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 824.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard

(b) The Sale, Servicing, or Repair of New of Used Vehicles, Trailer, Mobile Homes, Recreation Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines except as an Accessory Use to a Department or Hardware Store

(c) Neighbourhood Public House

(d) Carnival, Circuses, and Fairs

824.3 Density

Density:
Buildings and structures shall not exceed a Floor Space Ratio of 1.20.

824.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).
(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line, and, where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24. 6 ft).
(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one-storey

(iv) 7.5 m (24.6 ft) from a front, exterior side and interior side lot line and 10.0 m (32.8 ft) from a rear lot line for the portion of the building used for an apartment use or a congregate housing use.

(b) Shall not exceed a height of 15.0 m (49.2 ft).

824.5 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:

(a) Shall be limited exclusively to storeys above the first storey of a building.

(b) Shall be permitted only where no Advertising Use of Accessory Advertising Use is on, above, or attached to the storeys so used.

824.6 Service Station

Service Station:

(a) Shall be limited to one per shopping centre.

824.7 General

General:

The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

825.1 Uses Permitted

Uses Permitted:
Shopping Centre; which may include the following uses:

(a) Display and/or Retail Sale of all Classes of Goods, Wares, and Merchandise
(b) Personal Service
(c) Medical Services
(d) Restaurant
(e) Drive-In Restaurant
(f) Fast Food Restaurant
(g) Office
(h) Recreation Facility
(i) Assembly
(j) Apartment
(k) Congregate Housing
(l) Service Station
(m) Supplementary Off-Street Parking
(n) Cable Hub Site
(o) Beverage Container Depot
(p) Liquor Retail Store
(q) Non-Medical Cannabis Retail Store
(r) Daycare, Adult
(s) Daycare, Child

B. 9581.2020

825.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 825.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard

(b) The Sale, Servicing, or Repair of New or Used Vehicles, Trailers, Mobile Homes, Recreation Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines except as an Accessory Use to a Department or Hardware Store

(c) Neighbourhood Public House

(d) Carnivals, Circuses, and Fairs

(e) Beverage Container Depots where the total leasable floor area of all classes of uses in 1000 m^2 and less.

825.3 Density

Density:
(a) Buildings and structures shall not exceed a Floor Space Ratio of 1.50.

(b) The Gross Floor Area of a Liquor Retail Store or a Non-Medical Cannabis Retail Store shall not exceed 700 m^2 (7535 ft^2).

(c) Where Land is dedicated for highway specifically to accommodate a dedicated transit lane or other transit facilities, the area of the highway dedication shall be deemed to be lot area for the purpose of calculating Floor Space Ratio.

825.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).
(ii) 0 m from a rear lot line or an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear or interior side lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear or interior side lot line.

(b) Shall be constructed such that the top of any building or structure for residential use is not higher than 65 m geodetic and the top of any building or structure for any use other than residential is not higher than 44 m geodetic. For the purposes of this section, architectural appurtenances and/or mechanical screens that do not contain useable floor area are excluded.

825.5 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:

(a) Shall be limited exclusively to storeys above the first storey of a building.

(b) Shall be permitted only where no Advertising Use or Accessory Advertising Use is on, above, or attached to the storeys so used.

825.6 Service Station

Service Station:
Shall be limited to one per shopping centre.

825.7 Liquor Retail Store

Liquor Retail Store:
Shall be limited to one per shopping centre.

825.8 Non-Medical Cannabis Retail Store

Non-Medical Cannabis Retail Store:
Shall be limited to one per shopping centre.

825.9 Beverage Container Depot

Beverage Container Depot:
Collection activities and storage to be conducted entirely within a building or fully enclosed structure.

825.10 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

826.1 Uses Permitted

Uses Permitted:
Shopping Centre; which may include the following uses:

(a) Display and/or Retail Sale of all Classes of Goods, Wares, and Merchandise
(b) Personal Service
(c) Medical Services
(d) Restaurant
(e) Drive-In Restaurant
(f) Fast Food Restaurant
(g) Office
(h) Recreation Facility
(i) Assembly
(j) Apartment
(k) Congregate Housing
(l) Service Station
(m) Supplementary Off-Street Parking
(n) Cable Hub Site
(o) Beverage Container Depot
(p) Liquor Retail Store
(q) Non-Medical Cannabis Retail Store — B. 9581.2020
(r) Daycare, Adult
(s) Daycare, Child

826.2 Prohibited Uses — B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 826.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard

(b) The Sale, Servicing, or Repair of New or Used Vehicles, Trailers, Mobile Homes, Recreation Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines except as an Accessory Use to a Department or Hardware Store

(c) Neighbourhood Public House

(d) Carnivals, Circuses, and Fairs

(e) Beverage Container Depots where the total leasable floor area of all classes of uses in 1000 m^2 and less.

826.3 Density

Density:
(a) Buildings and structures shall not exceed a Floor Space Ratio of 1.20.

(b) The Gross Floor Area of a Liquor Retail Store or a Non-Medical Cannabis Retail Store shall not exceed 700 m^2 (7535 ft^2).

826.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).
(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line, and, where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).
(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one-storey

(iv) 7.5 m (24.6 ft) from a front, exterior side and interior side lot line and 10.0 m (32.8 ft) from a rear lot line for the portion of the building used for an apartment use of a congregate housing use.

(b) Shall not exceed a height of 15.0 m (49.2 ft).

826.5 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:

(a) Shall be limited exclusively to storeys above the first storey of a building.

(b) Shall be permitted only where no Advertising Use or Accessory Advertising Use is on, above, or attached to the storeys so used.

826.6 Service Station

Service Station:
Shall be limited to one per shopping centre.

826.7 Liquor Retail Store

Liquor Retail Store:
Shall be limited to one per shopping centre.

826.8 Non-Medical Cannabis Retail Store

Non-Medical Cannabis Retail Store:
Shall be limited to one per shopping centre.

826.9 Beverage Container Depot

Beverage Container Depot:
Collection activities and storage to be conducted entirely within a building or fully enclosed structure.

826.10 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

827.1 Uses Permitted

Uses Permitted:
Shopping Centre; which may include the following uses:

(a) Display and/or Retail Sale of all Classes of Goods, Wares, and Merchandise
(b) Personal Service
(c) Medical Services
(d) Restaurant
(e) Drive-In Restaurant
(f) Fast Food Restaurant
(g) Office
(h) Recreation Facility
(i) Assembly
(j) Apartment
(k) Congregate Housing
(l) Service Station
(m) Supplementary Off-Street Parking
(n) Cable Hub Site
(o) Beverage Container Depot
(p) Liquor Retail Store
(q) Non-Medical Cannabis Retail Store ← B. 9581.2020
(r) Daycare, Adult
(s) Daycare, Child

827.2 Prohibited Uses ← B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 826.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard

(b) The Sale, Servicing, or Repair of New or Used Vehicles, Trailers, Mobile Homes, Recreation Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines except as an Accessory Use to a Department or Hardware Store

(c) Neighbourhood Public House

(d) Carnivals, Circuses, and Fairs

(e) Beverage Container Depots where the total leasable floor area of all classes of uses in 1000 m^2 and less.

827.3 Density

Density:
(a) Buildings and structures shall not exceed a Floor Space Ratio of 1.20.

(b) The Gross Floor Area of a Liquor Retail Store or a Non-Medical Cannabis Retail Store shall not exceed 275 m^2 (2960 ft^2).

827.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line, and, where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).

(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one-storey

(b) Shall not exceed a height of 15.0 m (49.2 ft).

827.5 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:

(a) Shall be limited exclusively to storeys above the first storey of a building.

(b) Shall be permitted only where no Advertising Use or Accessory Advertising Use is on, above, or attached to the storeys so used.

827.6 Service Station

Service Station:
Shall be limited to one per shopping centre.

827.7 Liquor Retail Store

Liquor Retail Store:
Shall be limited to one per shopping centre.

827.8 Non-Medical Cannabis Retail Store

Non-Medical Cannabis Retail Store:
Shall be limited to one per shopping centre.

827.9 Beverage Container Depot

Beverage Container Depot:
Collection activities and storage to be conducted entirely within a building or fully enclosed structure.

827.10 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

828.1 Uses Permitted

Uses Permitted:
(a) Office
(b) Medical Services
(c) Apartment
(d) Congregate Housing
(e) Assembly
(f) Accessory Buildings and Structures
(g) Cable Hub Site
(h) Attached Housing
(i) Daycare, Adult
(j) Daycare, Child

828.2 Prohibited Uses

Prohibited Uses:
All uses not permitted by Section 828.1 and without limiting the generality of the foregoing:

828.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line, and, where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).

(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one-storey

(iv) 7.5 m (24.6 ft) from a front, exterior side and interior side lot line and 10.0 m (32.8 ft) from a rear lot line for the portion of the building used for an apartment use, attached housing or a congregate housing use.

B. 10133 2025 (b) Shall not exceed a height of 15.0 m (49.2 ft).

828.4 Density

Density:
Buildings and structures shall not exceed a Floor Space Ratio of 1.20.

828.5 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:
Shall be limited exclusively to storeys above the first storey of a building and no advertising of any kind shall be located on or attached to storeys so used.

828.6 General

B. 10038 2024 General:
(a) The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

(b) Notwithstanding Section 828.1 (Uses Permitted), the following additional uses are permitted on Lot A Section 33 Victoria District Plan 14934 Except that part in plan 803RW and plan 33545 (Saanich Municipal Hall): pocket farm market, temporary farm market, food and beverage sales.

832.1 Uses Permitted

Uses Permitted:
(a) Office
(b) Medical Services
(c) Assembly
(d) Cable Hub Site
(e) Accessory Buildings and Structures
(f) Daycare, Adult
(g) Daycare, Child

832.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 832.1 and without limiting the generality of the foregoing:

832.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).
(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line, and , where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).
(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one-storey

(b) Shall not exceed a height of 11.5 m (37.5 ft).

832.4 Density

Density:
Buildings and structures shall not exceed a Floor Space Ratio of 0.50.

832.5 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

836.1 Uses Permitted

Uses Permitted:
(a) Office
(b) Medical Services
(c) Restaurant
(d) Assembly
(e) Cable Hub Site
(f) Accessory Buildings and Structures
(g) Daycare, Adult
(h) Daycare, Child

836.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 836.1 and without limiting the generality of the foregoing:

(a) Restaurant having a Gross Floor Area greater than 125 m^2.

836.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3.ft).
(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line, and , where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).
(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line and where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RT zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one-storey

(b) Shall not exceed a height of 11.5 m (37.5 ft).

836.4 Density

Density:
Buildings and structures shall not exceed a Floor Space Ratio of 0.50.

836.5 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

840.1 Uses Permitted

Uses Permitted:
(a) Office
(b) Medical Services
(c) Apartment
(d) Congregate Housing
(e) Assembly
(f) Cable Hub Site
(g) Accessory Buildings and Structures
(h) Daycare, Adult
(i) Daycare, Child

840.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 840.1 and without limiting the generality of the foregoing:

840.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3.ft).
(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line, and , where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).
(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RT zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one-storey

(iv) 7.5 m (24.6 ft) from a front, exterior side and interior side lot line and 10.0 m (32.8 ft) from a rear lot line for the portion of the building used for an apartment use or a congregate housing use.

(b) Shall not exceed a height of 15.0 m (49.2 ft).

840.4 Density

Density:
Buildings and structures shall not exceed a Floor Space Ratio of 1.35.

840.5 Apartment or Congregate Housing

Apartment or Congregate Housing:
Shall be limited exclusively to storeys above the first storey of a building and no advertising of any kind shall be located on or attached to the storeys so used.

840.6 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

844.1 Uses Permitted

Uses Permitted:
(a) Office
(b) Medical Services
(c) Apartment
(d) Congregate Housing
(e) Assembly
(f) Accessory Buildings and Structures
(g) Cable Hub Site
(h) Attached Housing
(i) Daycare, Adult
(j) Daycare, Child

844.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 844.1 and without limiting the generality of the foregoing:

844.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line, and, where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).

(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building or more than one-storey

(iv) 7.5 m (24.6 ft) from a front, exterior side and interior side lot line and 10.0 m (32.8 ft) from a rear lot line for the portion of the building used for an apartment use, attached housing or a congregate housing use.

(b) Shall not exceed a height of 15.0 m (49.2 ft).

844.4 Density

Density:
Buildings and structures shall not exceed a Floor Space Ratio of 1.40.

844.5 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:
Shall be limited exclusively to storeys above the first storey of a building and no advertising of any kind shall be located on or attached to storeys so used.

844.6 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

848.1 Use Permitted

Use Permitted:
(a) Office
(b) Medical Services
(c) Assembly
(d) Accessory Buildings and Structures
(e) Cable Hub Site
(f) Restaurant
(g) Daycare, Adult
(h) Daycare, Child

848.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 848.1 and without limiting the generality of the foregoing:

(a) Restaurant having a Gross Floor Area greater than 125 m^2.

848.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).
(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line, and where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RT zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building or more than one storey

(b) Shall not exceed a height of 13.5 m (44.3 ft).

848.4 Density

Density:
Buildings and structures shall not exceed floor space ratio of 0.90.

848.5 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

852.1 Uses Permitted

Uses Permitted:
(a) Assembly
(b) Medical Services
(c) Office
(d) Personal Service Establishment
(e) Restaurant
(f) Retail Sales of Goods and Services
(g) Tourist Accommodation
(h) Apartment
(i) Congregate Housing
(j) Cable Hub Site
(k) Beverage Container Depot
(l) Daycare, Adult
(m) Daycare, Child

852.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 852.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard

(b) The Sale, Servicing, or Repair of New or Used Vehicles, Trailers, Mobile Homes, Recreation Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines except as an Accessory Use to a Department or Hardware Store

(c) Neighbourhood Public House

(d) Beverage Container Depots where the total leasable floor area of all classes of uses is 1000 m^2 and less.

852.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street.
(ii) 0 m from an interior side or rear lot line where it does not abut a street.
(iii) 5.0 m (16.4 ft) from the surface of parking areas, roadways, and driveways.

(b) Shall not exceed a height of 37.0 m (121.4 ft) for apartments, tourist accommodation, and congregate housing and 28.0 m (91.8 ft) for all other land uses.

852.4 Density

Density:
(a) Buildings and structures for apartment, congregate housing, or tourist accommodation uses shall not exceed a Floor Space Ratio of 2.0 and buildings and structures for any other use shall not exceed a Floor Space Ratio of 1.5.

(b) If a building contains apartment, congregate housing, or tourist accommodation uses and any other permitted use, the land use having the largest Gross Floor Area shall be used to determine the maximum height and density of a building.

(c) If there is located on one lot an apartment, congregate housing, or tourist accommodation building and a building containing any other permitted use, the Floor Space Ratio applicable to the land use having the largest Gross Floor Area shall apply.

(d) Any recreation area provided within a building shall not be included in the Gross Floor Area for purposes of calculating the Floor Space Ratio up to a maximum of 20% of the Gross Floor Area of the building.

(e) Only 50% of the Gross Floor Area of a theatre, art gallery or museum shall be included in the calculation of the Floor Space Ratio for the lot on which the development is to be located.

852.5 Beverage Container Depot

Beverage Container Depot:
Collection activities and storage to be conducted entirely within a building or fully enclosed structure.

852.6 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

854.1 Uses Permitted

Uses Permitted:
(a) Assembly
(b) Medical Services
(c) Office
(d) Personal Service Establishment
(e) Restaurant
(f) Retail Sales of Goods and Services
(g) Tourist Accommodation
(h) Apartment
(i) Congregate Housing
(j) Cable Hub Site
(k) Beverage Container Depot
(l) Liquor Retail Store
(m) Non-Medical Cannabis Retail Store — B. 9581.2020
(n) Daycare, Adult
(o) Daycare, Child

854.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 854.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard

(b) The Sale, Servicing, Or Repair of New Or Used Vehicles, Trailers, Mobile Homes, Recreation Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines Except as an Accessory Use to a Department Or Hardware Store.

(c) Neighbourhood Public House

(d) Beverage Container Depots where the total leasable floor area of all classes of uses is 1000 m^2 and less.

854.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft.) from any lot line abutting a street.

(ii) 0 m from an interior side or rear lot line where it does not abut a street.

(iii) 5.0 m (16.4 ft.) from the surface of parking areas, roadways, and driveways.

(b) Shall not exceed a height of 37.0 m (121.4 ft.) for Apartments, Tourist Accommodation, and Congregate Housing and 28.0 m (91.8 ft.) for all other land uses.

854.4 Density

Density:
(a) Buildings and structures for Apartment, Congregate Housing, or Tourist Accommodation uses shall not exceed a floor space ratio of 2.0 and buildings and structures for any other use shall not exceed a floor space ratio of 1.5.

(b) If a building contains Apartment, Congregate Housing, or Tourist Accommodation uses and any other permitted use, the land use having the largest gross floor area shall be used to determine the maximum height and density of a building.

(c) If there is located on one lot an Apartment, Congregate Housing, or Tourist Accommodation building and a building containing any other permitted use, the floor space ratio applicable to the land use having the largest gross floor area shall apply.

(d) Any recreation area provided within a building shall not be included in the gross floor area for purposes of calculating the floor space ratio up to a maximum of 20% of the gross floor area of the building.

(e) Only 50% of the gross floor area of a theatre, art gallery or museum shall be included in the calculation of the floor space ratio for the lot on which the development is to be located.

(f) The gross floor area of a Liquor Retail Store or a Non-Medical Cannabis Retail Store shall not exceed 275 m^2 (2960 ft^2).

854.5 Beverage Container Depots

Beverage Container Depots:
Collection activities and storage to be conducted entirely within a building or fully enclosed structure.

854.6 Liquor Retail Store

Liquor Retail Store:
Shall be limited to one per shopping centre.

854.7 Non-Medical Cannabis Retail Store

Non-Medical Cannabis Retail Store:
Shall be limited to one per parcel.

854.8 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

856.1 Uses Permitted

Uses Permitted:
(a) Retail Sales of Goods and Services
(b) Office
(c) Personal Service
(d) Medical Service
(e) Restaurant
(f) Rental and Repair of Household Items, Tools, Appliances, and Small Equipment
(g) Assembly
(h) Automobile, Boat, Truck and Trailer Rentals
(i) Facilities to Maintain, Wash, Park, Store, or Repair Motor Vehicles and Boats but excludes Service Station
(j) Veterinary Clinic and Veterinary Hospital
(k) Warehousing
(l) Wholesaling and Wholesale Distribution
(m) Research
(n) Cable Hub Site
(o) Accessory Residential
(p) Daycare, Adult
(q) Daycare, Child

B. 9163 2012

856.2 Prohibited Uses

Prohibited Uses:
All uses not permitted by Section 856.1 and, without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard

(b) Auto Wrecking or the Storage of Wrecked Vehicles except within a permitted building

(c) Neighbourhood Public House

856.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 (9.8 ft) from the rear lot line, and, where a rear lot line abuts an A, RS, RD, RC, RT, RM RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).

(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one-storey

(b) Shall not exceed a height of 15.0 m (49.2 ft).

856.4 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

860.1 Uses Permitted

Uses Permitted:
(a) Retail sales of goods and services
(b) Offices
(c) Personal services
(d) Medical services
(e) Restaurant
(f) Rental and Repair of household items, tools, appliances and small equipment
(g) Assembly
(h) Automobile, boat, truck and trailer rentals
(i) Facilities to maintain, wash, park, store, or repair motor vehicles
(j) Veterinary clinic and veterinary hospital
(k) Warehousing
(l) Wholesaling and wholesale distribution
(m) Research
(n) Accessory residential
(o) Cable Hub Site
(p) High technology manufacturing
(q) Daycare, Adult
(r) Daycare, Child
(s) High density tourist accommodation
(t) Apartment

860.2 Prohibited Commercial Uses

Prohibited Commercial Uses:
All uses not permitted by Section 860.1 and, without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard.

(b) Auto Wrecking or the Storage of Wrecked Vehicles except within a permitted building.

(c) Neighbourhood Public House.

860.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line, and where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).

(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior lot line it shall be sited not less than 3.0 m (9.9 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one storey

(b) Shall not exceed a height of 15.0 m (49.2 ft).

860.2 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

862.1 Uses Permitted

Uses Permitted:
(a) Retail sales of goods and services
(b) Offices
(c) Personal services
(d) Medical services
(e) Restaurant
(f) Rental and Repair of household items, tools, appliances and small equipment
(g) Assembly
(h) Veterinary clinic and veterinary hospital
(i) Warehousing
(j) Wholesaling and wholesale distribution
(k) Research
(l) Accessory residential
(m) Cable Hub Site
(n) High technology manufacturing
(o) Daycare, Adult
(p) Daycare, Child
(q) High density tourist accommodation
(r) Apartment

862.2 Prohibited Commercial Uses

Prohibited Commercial Uses:
All uses not permitted by Section 862.1 and, without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard.

(b) Auto Wrecking or the Storage of Wrecked Vehicles except within a permitted building.

(c) Neighbourhood Public House.

(d) Automobile, boat, truck and trailer sales, rentals

(e) Facilities to maintain, wash, park, store, or repair motor vehicles

862.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line, and where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).

(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior lot line it shall be sited not less than 3.0 m (9.9 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one storey

(b) Shall not exceed a height of 15.0 m (49.2 ft).

862.4 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

864.1 Uses Permitted

Uses Permitted:
(a) Drive-In Business
(b) Fast Food Restaurant
(c) Drive-In Restaurant
(d) Cable Hub Site

864.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 864.1 and, without limiting the generality of the foregoing:

(a) Auto Wash

(b) Service Station

(c) Drive-In Theatre

864.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 (9.8 ft) from the rear lot line, and, where a rear lot line abuts an A, RS, RD, RC, RT, RM RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).

(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one-storey

(b) Shall not exceed a height of 7.5 m (24.6 ft).

864.4 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

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868.1 Uses Permitted

Uses Permitted:
(a) Service Station
(b) Servicing and Repair of Motor Vehicles
(c) Auto Wash
(d) Storage and Rental of Trucks having a Gross Vehicle Weight not exceeding 5000 kg, and Utility Trailers not exceeding 5.5 m in length as an Accessory Use to a Service Station
(e) Taxi Office
(f) Retail Sale of Groceries, Perishable Items and Sundry Household Items accessory to a Service Station Use
(g) Restaurant accessory to a Service Station Use
(h) Cable Hub Site

868.2 Prohibited Uses

Prohibited Uses:
All uses not permitted by Section 868.1 and, without limiting the generality of the foregoing:

(a) Body Shop

(b) Paint Shop

(c) Welding Shop

(d) Machine Shop

868.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 10.5 m (34.4 ft) from any lot line abutting a street.
(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line, and, where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).
(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one-storey

(iv) 3.0 m (9.8 ft) from all lot lines for a canopy.
(v) 4.5 m (14.8 ft) from all lot lines for gasoline pump stands, compressed air connections and other equipment.

(b) Shall not exceed a height of 7.5 m (24.6 ft).

868.4 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

872.1 Uses Permitted

Uses Permitted:
(a) Service Station
(b) Accessory Retail Sales
(c) Cable Hub Site

872.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 872.1 and, without limiting the generality of the foregoing:

(a) Storage, Rental and Sale of Motor Vehicles

872.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 10.5 m (34.4 ft) from any lot line for a building.
(ii) 3.0 m (9.8 ft) from all lot lines for a canopy.
(iii) 4.5 m (14.8 ft) from all lot lines for gasoline pumps, compressed air connections, and other equipment.

(b) Shall not exceed a height of 7.5 m (24.6 ft).

872.4 Accessory Retail Sales

Accessory Retail Sales:
Retail sales accessory to a service station use may include the sale of products other than automobile accessories, provided that the total area devoted to the display or sale of such goods does not exceed 3.0 m^2 (32 ft^2) of Gross Floor Area.

872.5 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

876.1 Uses Permitted

Uses Permitted:
(a) Tourist Accommodation
(b) Recreation Facility
(c) Cable Hub Site
(d) Accessory Residential

876.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

    (i) 9.0 m (29.5 ft) from a front lot line.
    (ii) 7.5 m (24.6 ft) from a rear lot line.
    (iii) 7.5 m (24.6 ft) from an interior and exterior side lot line.

(b) Shall not exceed a height of 7.5 m (24.6 ft).

876.3 Density

Density:
(a) The maximum density shall be one dwelling unit or sleeping unit for each 180 m^2 (1938 ft^2) of lot area.

(b) Buildings and structures shall not exceed a Floor Space Ratio of 0.55.

876.4 General

General:
The relevant provisions of Section 5, 6, and 7 of this bylaw shall apply.

880.1 Uses Permitted

Uses Permitted:
(a) Tourist Accommodation
(b) Apartments Accessory to a Hotel Use
(c) Accessory Residential
(d) Congregate Housing
(e) Recreation Facility
(f) Cable Hub Site

880.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, of within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line, and, where a rear lot line abuts an A, RS, RD, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).

(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one-storey

(iv) 7.5 m (24.6 ft) from a front, exterior side and interior side lot line and 10.0 m (32.8 ft) from a rear lot line for the portion of the building used for sleeping or dwelling units.

(b) Shall not exceed a height of 20.0 m (65.6 ft).

880.3 Density

Density:
(a) Buildings and structures shall not exceed:

(i) For tourist accommodation or congregate housing a Floor Space Ratio of 1.20.

(ii) For apartments, a Floor Space Ratio of 0.55.

(b) The number of apartments shall not exceed 50% of the total number of sleeping or dwelling units provided.

880.4 Recreation Areas

Recreation Areas:
(a) Shall be provided on the same parcel on which tourist accommodation, congregate housing, or apartments are provided in sleeping or dwelling units.

(b) Shall be provided in the amount of 10 m^2 (108 ft^2) per sleeping or dwelling units.

(c) Where less than 50 m^2 (538 ft^2) shall not be included in the calculation of the minimum recreation area to be provided in a development.

(d) Where consisting of an indoor swimming pool and associated areas shall be multiplied by 2 for the purposes of satisfying Subsection 880.4 (b).

(e) Where consisting of an outdoor swimming pool, indoor or outdoor racquet courts and associated areas shall be multiplied by 1.5 for the purposes of satisfying Subsection 880.4 (b).

880.5 General

General:
(a) The relevant provisions of Sections 5, 6, 7 and Schedule B of the bylaw shall apply.

B. 9275 2014 (b) Notwithstanding Section 880.1, "office" is permitted on Lot A, Section 7, Victoria District, Plan 43259 (3269 Maple Street) provided that the gross floor area for an office use does not exceed 275 m^2 (2960 ft^2).

881.1 Uses Permitted

Uses Permitted:
(a) Tourist Accommodation
(b) Apartments Accessory to a Hotel Use
(c) Accessory Residential
(d) Congregate Housing
(e) Recreation Facility
(f) Cable Hub Site
(g) Liquor Retail Store
(h) Non-Medical Cannabis Retail Store

B. 9581.2020

881.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line and, where a rear lot line abuts an A, RS, RD, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).

(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immedately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) From the interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building or more than one-storey

(iv) 7.5 m (24.6 ft) from a front, exterior side and interior side lot line and 10.0 m (32.8 ft) from a rear lot line for the portion of the building used for sleeping or dwelling units.

(b) Shall not exceed a height of 20.0 m (65.6 ft).

881.3 Density

Density:
(a) Buildings and structures shall not exceed:

(i) For tourist accommodation or congregate housing a Floor Space Ratio of 1.20.

(ii) For apartments, a Floor Space Ratio of 0.55.

(b) The number of apartments shall not exceed 50% of the total number of sleeping or dwelling units provided.

(c) The gross floor area of a Liquor Retail Store or a Non-Medical Cannabis Retail Store shall not exceed 275 m^2 (2960 ft^2).

881.4 Recreation Areas

Recreation Areas:
(a) Shall be provided on the same parcel on which tourist accommodation, congregate housing, or apartments are provided in sleeping or dwelling units.

(b) Shall be provided in the amount of 10 m^2 (108 ft^2) per sleeping or dwelling units.

(c) Where less than 50 m^2 (538 ft^2) shall not be included in the calculation of the minimum recreation area to be provided in a development.

(d) Where consisting of an indoor swimming pool and associated areas shall be multiplied by 2 for the purposes of satisfying Subsection 881.4(b).

(e) Where consisting of an outdoor swimming pool, indoor or outdoor racquet courts and associated areas shall be multiplied by 1.5 for the purposes of satisfying Subsection 881.4(b).

881.5 Liquor Retail Store

Liquor Retail Store:
Shall be limited to one per parcel.

881.6 Non-Medical Cannabis Retail Store

Non-Medical Cannabis Retail Store:
Shall be limited to one per parcel.

881.7 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of the bylaw shall apply.

882.1 Uses Permitted

Uses Permitted:
(a) Warehousing
(b) Research
(c) Accessory Unenclosed Storage of Recreation Vehicles
(d) Office
(e) Accessory Residential
(f) Cable Hub Site
B. 10188 2025 (g) Self-storage

882.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 3.75 m (12.3 ft) from a front lot line.
(ii) 9.0 m (29.5 ft) from a rear lot line.
(iii) 6.0 m (19.7 ft) from an interior side lot line.

(b) Shall not exceed a height of 7.5 m (24.6 ft).

882.3 Density

Density:
(a) Buildings and structures shall not exceed a floor space ratio of 0.75.

882.4 General

General:
The relevant provisions of Sections 5, 6, and 7 of this bylaw shall apply.

884.1 Uses Permitted

Uses Permitted:
(a) School
(b) College
(c) Assembly
(d) Restaurant and Retail Sale of Books and Gifts incidental to a permitted use
(e) Accessory Residential
(f) Cable Hub Site
(g) Daycare, Adult
(h) Daycare, Child

884.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).
(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 f t) from the rear lot line, and, where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).
(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one-storey

(iv) 7.5 m (24.6 ft) from a front, exterior side and interior side lot line and 10.0 m (32.8 ft) from a rear lot line for the portion of the building used for sleeping or dwelling units.

(b) Shall not exceed a height of 15.0 m (49.2 ft).

884.3 Density

Density:
Buildings and structures shall not exceed a Floor Space Ratio of 0.60.

884.4 Restaurant and Retail Sale of Books and Gifts Incidental to a Permitted Use

B. 9163 2012

Restaurant and Retail Sale of Books and Gifts Incidental to a Permitted Use:
(a) The combined area for restaurant and retail sale of books and gifts shall not exceed 5% of the Gross Floor Area of any buildings which are on the parcel.

(b) Shall be located on the first floor.

884.5 Accessory Residential

Accessory Residential:
Shall be located within the building containing the school or college use.

884.6 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

888.1 Uses Permitted

Uses Permitted:
(a) Neighbourhood Public House
(b) Retail Sales of Goods and Services
(c) Office
(d) Restaurant
(e) Assembly
(f) Personal Service
(g) Medical Services
(h) Cable Hub Site
(i) Accessory Residential
(j) Liquor Retail Store
(k) Non-Medical Cannabis Retail Store

B. 9581.2020

888.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 888.1 and without limited the generality of the foregoing:

(a) Lumber and Building Supply Yard

(b) Sale and Servicing of New and Used Automobiles, Trucks, Farm and Industrial Machinery, Trailers, Mobile Homes, Camper Vehicles and Boats except as provided in a Department or Hardware Store

888.3 Density

Density:
(a) Buildings and structures shall not exceed a Floor Space Ratio of 0.45.

(b) The gross floor area of a Liquor Retail Store or Non-Medical Cannabis Retail Store shall not exceed 275 m^2 (2960 ft^2).

888.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line, and, where a rear lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone, the minimum setback shall be 7.5 m (24.6 ft).

(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line, and, where an interior side lot line abuts an A, RS, RD, RC, RT, RM, RA, or RP zone the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 (19.7 ft) in the case of a building or more than one-storey

(b) Shall not exceed a height of 9.5 m (31.0 ft).

888.5 Accessory Residential

Accessory Residential:
Shall be contained within the principal building housing a permitted use and may be on the main floor.

888.6 Liquor Retail Store

Liquor Retail Store:
Shall be limited to one per parcel.

888.7 Non-Medical Cannabis Retail Store

Non-Medical Cannabis Retail Store:
Shall be limited to one per parcel.

888.8 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

890.1 Uses Permitted

Uses Permitted:
(a) Retail Sales of Goods and Services
(b) Personal Service
(c) Office
(d) Restaurant
(e) Apartment
(f) Congregate Housing
(g) Accessory Residential
(h) Cable Hub Site
(i) Home Occupation Office and Daycare, Child B. 10138 2025
(j) Daycare, Adult
(k) Daycare, Child

890.2 Prohibited Uses B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 890.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard.

(b) The Sale, Servicing or Repair of New or Used Vehicles, Trailers, Mobile Homes, Recreation Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines except as an Accessory Use to a Department or Hardware Store.

(d) Neighbourhood Public House.

890.3 Density

Density:
Buildings and Structures shall not exceed a Floor Space Ratio of 2.30.

890.4 Open Space Areas

Open Space Areas:
Open Space areas shall be provided as follows:

(a) A continuous hard or soft landscape area equal to 10% of the total site area shall be provided and located:

(i) outside the required building setback area;
(ii) outside the required parking area.

890.5 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).
(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within 0.5 m (1.6 ft) of the rear lot line it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line and, where a rear lot line abuts an RS, RD, RC, RT, RM, RA or RP zone, the minimum setback shall be 7.5 m (24.6 ft).
(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line and, where an interior side lot line abuts an RS, RD, RC, RT, RM, RA or RP zone, the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft in the case of a building of more than one storey

(iv) 7.5 m (24.6 ft) from a front, rear, exterior side and interior side lot line for the portion of the building used for apartment use or a congregate housing use.

(b) Shall not exceed a height of 22 m (72.2 ft)

(c) Off Street Parking

(i) Underground parking and or structures shall not be permitted within 3m (9.8 ft) of a lot line abutting a street, or a right-of-way for public pedestrian access.

890.6 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:

(a) Shall be permitted only where no Advertising Use or Accessory Advertising Use is on, above, or attached to the storeys so used.

890.7 Accessory Residential

Accessory Residential:
Shall be contained within the building housing a permitted commercial use and may be on the main floor.

890.8 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedules B and F of this bylaw shall apply.

891.1 Uses Permitted

B. 9780 2022

Uses Permitted:
(a) Apartment
(b) Accessory Residential
(c) Day Care, Adult
(d) Day Care, Child
(e) Congregate Housing
(f) Home Occupation Office and Daycare, Child
(g) Personal Service
(h) Retail Sales of Goods and Services
(i) Restaurant

891.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 892.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard

(b) The Sale, Servicing or Repair of New or Used Vehicles, Trailers, Mobile Homes, Recreation Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines except as an Accessory Use to a Department or Hardware Store.

(d) Neighbourhood Public House

891.3 Lot Coverage

(a) The maximum coverage of all buildings and structures shall not exceed 60%.

891.4 Density

Density:
Buildings and Structures shall not exceed a Floor Space Ratio of 2.0, except that where at least 80% of the **proposed** parking is located within a parking structure below grade, the Floor Space Ratio may be increased to 3.2.

891.5 Buildings and Structures

Buildings and Structures:

(a) Shall be sited not less than:

(i) 5.0 m (16.4 ft) from any lot line abutting a street.
(ii) 5.0 m (16.4 ft) from an interior side lot line.
(iii) 7.5 m (24.6 ft) from a rear lot line.

(b) Shall not exceed a continuous horizontal width of 55.0 m (180.4 ft).

(c) Shall not exceed a height of 15 m (49.2 ft) for buildings and structures where the lot coverage is greater than 55%; or

(d) Shall not exceed a height of 20 m (65.6 ft) where the lot coverage is less than 55%.

B. 10138 2025

(e) Off Street Parking

(i) Underground parking and or structures shall not be permitted within 3 m (9.8 ft) of a lot line abutting a street, or a right of way for public pedestrian access.

891.6 Buildings and Structures for Apartment and Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:

(a) Shall be permitted only where no Advertising Use or Accessory Advertising Use is on, above, or attached to the storeys so used.

891.7 Accessory Residential Use

Accessory Residential Use:

(a) Shall be contained within the building housing a permitted commercial use and may be on the main floor.

891.8 General

General:

The relevant provisions of Section 5, 6, 7, 8 and Schedules B and F of this Bylaw shall apply.

892.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Attached Housing
(c) Accessory Residential
(d) Day Care, Adult
(e) Day Care, Child
(f) Congregate Housing
(g) Home Occupation Office and Daycare, Child
(h) Personal Service
(i) Retail Sales of Goods and Services
(j) Restaurant
(k) Medical Services
(l) Office

B. 10138 2025

892.2 Prohibited Uses

B. 10133 2025

Prohibited Uses:
All uses not permitted by Section 891.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard

(b) The Sale, Servicing or Repair of New or Used Vehicles, Trailers, Mobile Homes, Recreation Vehicle Units, Boats, Farm and Industrial Machinery, and Internal Combustion Engines

(c) Beverage Container Depot except as an Accessory Use with collection activities and storage to be conducted entirely within a building or fully enclosed structure.

892.3 Density

Density:
Building and Structures shall not exceed a Floor Space Ratio of 3.55

892.4 Buildings and Structures

B. 10299 2026

Buildings and Structures:

(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within 0.5 m (1.6 ft) of the rear lot line it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line and, where a rear lot line abuts an RS, RD, RC, RT, RM, RA or RP zone, the minimum setback shall be 7.5 m (24.6 ft).

(iii) 0 m from an interior side lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within 0.5 m (1.6 ft) of the interior side lot line it shall be sited not less than 3.0 m (9.8 ft) from the interior side lot line and, where an interior side lot line abuts an RS, RD, RC, RT, RM, RA or RP zone, the minimum setback shall be:
- 3.0 m (9.8 ft) in the case of a one-storey building
- 6.0 m (19.7 ft) in the case of a building of more than one storey

(iv) 7.5 m (24.6 ft) from a front, rear, exterior side and interior side lot line for the portion of the building used for apartment use or a congregate housing use.

(b) Shall not exceed a height of 21.5 m

892.5 Buildings and Structures for Apartment and Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:

(a) Shall be permitted only where no Advertising Use or Accessory Advertising Use is on, above, or attached to the storeys so used.

892.6 Accessory Residential

Accessory Residential:

Shall be contained within the principal building housing a permitted use and may be on the main floor.

892.7 General

General:

The relevant provisions of Section 5, 6, 7, 8 and Schedules B and F of this Bylaw shall apply.

893.1 Uses Permitted

Permitted:
(a) Apartment
(b) Assembly
(c) Attached Housing
(d) Cable Hub Site
(e) Congregate Housing
(f) Daycare, Adult
(g) Daycare, Child
(h) Home Occupation Office
(i) Medical Services
(j) Office
(k) Personal Service
(l) Public Utility (Transportation Uses Only)
(m) Recreation Facility
(n) Recreation Health Facility
(o) Rental and Repair of Household Items, Tools, and Appliances
(p) Restaurant
(q) Retail Sales of Goods and Services
(r) Tourist Accommodation
(s) Veterinary Clinic
(t) Wholesaling Accessory to Retail Sales

893.2 Condition of Use

(a) Short Term Rentals are prohibited in all residential uses.

(b) Residential uses are prohibited within the first storey of a building, for a depth of 11.0 m measured inward from the exterior building face fronting West Saanich Road and extending across the full width of that frontage, except for entrances providing access to the residential portion of the building.

(c) Notwithstanding Section 893.3.b, Non-Market Housing Developments are permitted in all areas of the first storey.

893.3 Minimum Lot Size

No land shall be subdivided into lots having less than:

(a) A frontage on West Saanich Road of less than 37.0 m.

(b) An area less than 1,000 m2.

893.4 Density

(a) Buildings and Structures shall not exceed a Floor Space Ratio of 4.0.

(b) A minimum of 50 percent of total Gross Floor Area must be allocated for residential uses per lot.

893.5 Buildings and Structures

(a) Where a Building and/or Structure has nonresidential uses at grade, it shall be sited not less than:

(i) 2.0 m from a lot line abutting West Saanich Road
(ii) 3.0 m from a lot line abutting Patricia Bay Highway (Highway 17).

(b) Where a Building and/or Structure has residential uses at grade, it shall be site not less than:

(i) 4.0 m from a lot line abutting West Saanich Road
(ii) 6.0 m from a lot line abutting Patricia Bay Highway (Highway 17).

(c) All Buildings and Structures shall be sited not less than 4.0 m from an Interior Side Lot Line.

(d) All Buildings and Structures shall be separated from the Patrica Bay Highway by a landscaped buffer no less than 2.0 m in depth.

893.6 Height

(a) Each individual Building and/or Structure shall not exceed a Height of more than 12-storeys.

(b) A Storey which is solely utilized for mechanical servicing and/or a common amenity area is excluded from the Height calculation of the building. All enclosed portions of a rooftop common amenity area must be setback a minimum of 2.0 m from the exterior walls of the level below and be no greater than 50% of the total floor area of the level below.

893.7 Projections

(a) Notwithstanding Section 5.8, where canopies and awnings project beyond the building face, the minimum distance to an abutting lot line adjacent to West Saanich Road may be reduced to 0.0 m.

893.8 General

The relevant provisions of Sections 5, 6, 7, 8 and Schedules B and I of this bylaw shall apply.

M *Zones*

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901.1 Uses Permitted

Uses Permitted:
(a) Industry
(b) Wholesale and Warehouse Distribution
(c) Research
(d) Lumber and Building Supply Yard
(e) Office
(f) Accessory Unenclosed Storage
(g) Servicing, Testing and Repair of Goods
(h) Food Processing
(i) Retail Sales Incidental to a Permitted Use
(j) Accessory Residential
(k) Cable Hub Site
(l) Rental and Repair of Household Items, Tools, Appliances and Small Equipment
(m) Beverage Container Depot
(n) Cannabis Production

B. 9604 2020

(o) Non-Medical Cannabis Producer Retail Store

B. 9908 2023

901.2 Buildings and Structures

B. 10133 2025

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and a lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).
(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line.
(iii) 6.0 m (19.7 ft) from an interior side lot line provided that the minimum setback may be reduced to 0 m on one side only.
(iv) 12.0 m (39.4 ft) from any lot line abutting an A, RS, RD, RC, RT, RM, RA or RP zone.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

901.3 Accessory Unenclosed Storage

Accessory Unenclosed Storage:
An accessory unenclosed storage use involving the storage of salvage, scrap, junk, or other material excluding sand, gravels, or earth shall not be stored so as to extend more than 2.5 m (8.2 ft) above finished ground level.

901.4 Retail Sales Incidental to a Permitted Use

Retail Sales Incidental to a Permitted Use:
(a) No area outside a building shall be used for the display or storage of goods or products available for retail sale.
(b) A retail sales area for any business shall not exceed 25% of the Gross Floor Area of any buildings or parts of buildings which are on the parcel and used by the business.

901.5 Beverage Container Depots

Beverage Container Depots:
Collection activities and storage to be conducted entirely within a building or enclosed structure.

901.6 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

905.1 Uses Permitted

Uses Permitted:
(a) Industry
(b) Wholesale and Warehouse Distribution
(c) Research
(d) Lumber and Building Supply Yard
(e) Office
(f) Restaurant
(g) Accessory Unenclosed Storage
(h) Servicing, Testing and Repair of Goods
(i) Food Processing
(j) Retail Sales Incidental to a Permitted Use
(k) Accessory Residential
(l) Cable Hub Site
(m) Rental and Repair of Household Items, Tools, Appliances and Small Equipment
(n) Beverage Container Depot
(o) Cannabis Production

B. 9604 2020

(p) Non-Medical Cannabis Producer Retail Store

B. 9908 2023

905.2 Buildings and Structures

B. 10133 2025

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and a lot line is landscaped and not used for the provision of off-street parking, the minimum setback may be reduced to 3.75 m (12.3 ft).
(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less that 3.0 (9.8f t) from the rear lot line.
(iii) 6.0 m (19.7 ft) from an interior side lot line provided that the minimum setback may be reduced to 0 m on one side only.
(iv) 12.0 m (39.4 ft) from any lot line abutting an A, RS, RD, RC, RT, RM, RA, or RP zone.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

905.3 Accessory Unenclosed Storage

Accessory Unenclosed Storage:
An accessory unenclosed storage use involving the storage of salvage, scrap, junk, or other material excluding sand, gravels, or earth shall not be stored so as to extend more than 2.5 m (8.2 ft) above finished ground level.

905.4 Retail Sales Incidental to a Permitted Use

Retail Sales Incidental to a Permitted Use:
(a) No area outside a building shall be used for the display or storage of goods or products available for retail sale.

(b) A retail sales area for any business shall not exceed 25% of the gross floor area of any buildings or parts of buildings which are on the parcel and used by the business.

905.5 Beverage Container Depots

Beverage Container Depots:
Collection activities and storage to be conducted entirely within a building or enclosed structure.

903.6 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

906.1 Uses Permitted

Uses Permitted:
(a) Industry
(b) Warehousing
(c) Wholesale and Warehouse Distribution
(d) Research
(e) Office
(f) Commercial Instruction and Education
(g) Restaurant
(h) Accessory Unenclosed Storage
(i) Servicing, Testing and Repair of Goods
(j) Food Processing
(k) Retail Sales Incidental to a Permitted Use
(l) Accessory Residential
(m) Cable Hub Site
(n) Rental and Repair of Household Items, Tools, Appliances and Small Equipment
(o) Beverage Container Depot
(p) Cannabis Production

B. 9908 2023 (q) Non-Medical Cannabis Producer Retail Store

906.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and a lot line is landscaped and not used for the provision of off-street parking, the minimum setback may be reduced to 3.75 m (12.3 ft).

(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less that 3.0 (9.8 ft) from the rear lot line.

(iii) 6.0 m (19.7 ft) from an interior side lot line provided that the minimum setback may be reduced to 0 m on one side only.

(iv) 12.0 m (39.4 ft) from any lot line abutting an A, RS, RD, RC, RT, RM, RA, or RP zone.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

906.3 Accessory Unenclosed Storage

Accessory Unenclosed Storage:
An accessory unenclosed storage use involving the storage of salvage, scrap, junk, or other material excluding sand, gravels, or earth shall not be stored so as to extend more than 2.5 m (8.2 ft) above finished ground level.

906.4 Retail Sales Incidental to a Permitted Use

B. 9604 2020 Retail Sales Incidental to a Permitted Use:

B. 9908 2023 (a) No area outside a building shall be used for the display or storage of goods or products available for retail sale.

B. 10133 2025 (b) A retail sales area for any business shall not exceed 25% of the gross floor area of any buildings or parts of buildings which are on the parcel and used by the business.

906.5 Beverage Container Depots

Beverage Container Depots:
Collection activities and storage to be conducted entirely within a building or enclosed structure.

906.6 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

910.1 Uses Permitted

Uses Permitted:
(a) Warehousing
(b) Wholesale and Wholesale Distribution
(c) Retail Sales Incidental to a Warehouse or Wholesaling Function
(d) Research
(e) Accessory Unenclosed Storage
(f) Office
(g) Commercial Instruction and Education
(h) Accessory Residential
(i) Cable Hub Site
(j) Rental and Repair of Household Items, Tools, Appliances and Small Equipment
(k) Beverage Container Depot
(l) Cannabis Production

B. 9604 2020

(m) Non-Medical Cannabis Producer Retail Store

B. 9908 2023

910.2 Prohibited Uses

Prohibited Uses:
All uses not permitted by Section 910.1 and, without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard.

(b) The direct sale of motor fuels to customers on site.

910.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and a lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).
(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line.
(iii) 6.0 m (19.7 ft) from an interior side lot line provided that the minimum setback may be reduced to 0 m on one side only.
(iv) 12.0 m (39.4 ft) from any lot line abutting an A, RS, RD, RC, RT, RM, RA or RP zone.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

910.4 Retail Sales Incidental to a Warehouse or Wholesaling

Retail Sales Incidental to a Warehouse or Wholesaling:
(a) No area outside a building shall be used for the display or storage of goods or products available for retail sale.

(b) A retail sales area for any business shall not exceed 25% of the Gross Floor Area of any buildings or parts of buildings which are on the parcel and used by the business.

910.5 Beverage Container Depots

Beverage Container Depots:
Collection activities and storage to be conducted entirely within a building or fully enclosed structure.

910.6 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

915.1 Uses Permitted

Uses Permitted:
(a) Warehousing
(b) Wholesaling and Wholesale Distribution
(c) Retail Sales Incidental to a Warehousing or Wholesale Function
(d) Office
(e) Industry
(f) Commercial Instruction and Education
(g) Research
(h) Food Processing
(i) Accessory Residential
(j) Veterinary Clinic and Veterinary Hospital
(k) Cable Hub Site
(l) Rental and Repair of Household Items, Tools, Appliances and Small Equipment
(m) Beverage Container Depot
(n) Cannabis Production

B. 9604 2020

(o) Non-Medical Cannabis Producer Retail Store

B. 9908 2023

915.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 15.0 m (49.2 ft) from a front lot line.
(ii) 7.5 m (24.6 ft) from a rear lot line and 0 m from a landscape area as required by subsection 6.6 of this bylaw.
(iii) 15.0 m (49.2 ft) from an exterior side lot line.
(iv) 6.0 m (19.7 ft) from an interior side lot line or 0 m from a landscape area as required by subsection 6.6 of this bylaw; provided that the minimum setback may be reduced to 0 m on one side only in the case of lots of less than 4000 m^2 (43057 ft^2) in size.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

915.3 Retail Sales Incidental to Warehouse or Wholesaling

Retail Sales Incidental to Warehouse or Wholesaling:
(a) No area outside a building shall be used for the display or storage of goods or products available for retail sale.

(b) A retail sales area for any business shall not exceed 25% of the Gross Floor Area of any buildings or parts of buildings which are on the parcel and used by the business.

915.4 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 30 m (98.4 ft)
- area 2000 m^2 (21529 ft^2)

(b) Panhandle Lot
- not permitted

915.5 Beverage Container Depots

Beverage Container Depots:
Collection activities and storage to be conducted entirely within a building or fully enclosed structure.

915.6 General

General:
(a) The relevant provisions of Sections 5,6,7,8 and Schedule B of this bylaw shall apply.

(b) Notwithstanding Section 915.1 (Uses Permitted), “Medical Marihuana Production and Distribution” is permitted on Strata Lot 1, Section 100, Lake District, Plan VIS4905, Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1 (Unit 101 – 4226 Commerce Circle).

920.1 Uses Permitted

Uses Permitted:
(a) Sale of Lumber and Building Supplies
(b) Accessory Unenclosed Storage
(c) Accessory Residential
(d) Cable Hub Site
(e) Cannabis Production B. 9604 2020
(f) Non-Medical Cannabis Producer Retail Store B. 9908 2023

920.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and a lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).
(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line.
(iii) 6.0 m (19.7 ft) from an interior side lot line provided that the minimum setback may be reduced to 0 m on one side only.
(iv) 12.0 m (39.4 ft) from any lot line abutting an A, RS, RD, RC, RT, RM, RA or RP zone.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

920.3 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

925.1 Uses Permitted

B. 10159 2025

Uses Permitted:
(a) Food Processing
(b) Cable Hub Site
(c) Cannabis Production
(d) Non-Medical Cannabis Producer Retail Store
(e) Apartment
(f) Home Occupation Office and Daycare, Child

925.2 Buildings and Structures

B. 10133 2025

Building and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line which abuts a street except that where the area between the building and a lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).
(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line.
(iii) 6.0 m (19.7 ft) from an interior side lot line provided that the minimum setback may be reduced to 0 m on one side only.
(iv) 12.0 m (39.4 ft) from any lot line abutting an A, RS, RD, RC, RT, RM, RA or RP zone.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

925.3 Buildings and Structures for Apartment

B. 10159 2025

Buildings and Structures for Apartment:
(a) Buildings and Structures for Apartment shall be limited exclusively to storeys above the first storey of a building.
(b) The number of dwelling units for apartment use shall not exceed nine (9) dwelling units.

925.4 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

930.1 Uses Permitted

Uses Permitted:
(a) Industry
(b) Wholesale and Warehouse Distribution
(c) Research
(d) Lumber and Building Supply Yard
(e) Office
(f) Accessory Unenclosed Storage
(g) Servicing, Testing and Repair of Goods
(h) Food Processing
(i) Retail Sales Incidental to a Permitted Use
(j) Recycling Facility
(k) Accessory Residential
(l) Cable Hub Site
(m) Rental and Repair of Household Items, Tools, Appliances and Small Equipment
(n) Beverage Container Depot
(o) Cannabis Production

B. 9604 2020

(p) Non-Medical Cannabis Producer Retail Store

B. 9908 2023

930.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street except that where the area between the building and a lot line is landscaped and not used for the provision of off-street parking the minimum setback may be reduced to 3.75 m (12.3 ft).
(ii) 0 m from a rear lot line which does not abut a street provided that where a building or structure is not sited immediately adjacent to, or within, 0.5 m (1.6 ft) of the rear lot line, it shall be sited not less than 3.0 m (9.8 ft) from the rear lot line.
(iii) 6.0 m (19.7 ft) from an interior side lot line provided that the minimum setback may be reduced to 0 m on one side only.
(iv) 12.0 m (39.4 ft) from any lot line abutting an A, RS, RD, RC, RT, RM, RA or RP zone.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

930.3 Accessory Unenclosed Storage

Accessory Unenclosed Storage:
An accessory unenclosed storage use involving the storage of salvage, scrap, junk or other material excluding sand, gravels, or earth shall not be stored so as to extend more than 2.5 m (8.2 ft) above finished ground level.

930.4 Retail Sales Incidental to Warehouse or Wholesaling

Retail Sales Incidental to Warehouse or Wholesaling:
(a) No area outside a building shall be used for the display or storage of goods or products available for retail sale.
(b) A retail sales area for any business shall not exceed 25% of the Gross Floor Area of any buildings or parts of buildings which are on the parcel and used by the business.

930.5 Beverage Container Depots

Beverage Container Depots:
Collection activities and storage to be conducted entirely within a building or fully enclosed structure.

930.6 General

General:
The relevant provisions of Sections 5, 6, 7, 8 and Schedule B of this bylaw shall apply.

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1001.1 Uses Permitted

Uses Permitted:
(a) Art Gallery
(b) Astrophysical Observatory
(c) Church
(d) College
(e) Community Centre
(f) Daycare, Adult
(g) Daycare, Child
(h) Horticulture Centre
(i) Library
(j) Museum
(k) School
(l) Theatre
(m) Recreation Facility
(n) University
(o) Accessory Residential
(p) Accessory Buildings and Structures
(q) Education Support Services
(r) Pocket Farm Market
(s) Accessory Produce Sales

B. 10038 2024
B. 10038 2024

1001.2 Prohibited Uses

B. 9358 2016

Prohibited Uses:
All uses not permitted by Section 1001.1 and without limiting the generality of the foregoing:

(a) The use of a float home or other floating vessel as a residence
(b) The anchoring or moorage of any vessel for a continuous period exceeding 72 hours.

1001.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

  (i) 10.0 m (32.8 ft) from a front, a rear, and an exterior side lot line.
  (ii) 6.0 m (19.7 ft) from an interior side lot line.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

1001.4 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

1005.1 Uses Permitted

Uses Permitted:
(a) Church
(b) Daycare, Adult
(c) Daycare, Child
(d) School
(e) Accessory Residential
(f) Accessory Buildings and Structures
(g) Pocket Farm Market
(h) Accessory Produce Sales

B. 10038 2024
B. 10038 2024

1005.2 Buildings and Structures for a Church or Daycare

Buildings and Structures for a Church or Daycare:
(a) Shall be sited not less than:

(i) 29.0 (95.2 ft) from a front lot line.
(ii) 6.0 m (19.7 ft) from an interior side lot line.
(iii) 10.0 m (32.8 ft) from a rear and an exterior side lot line.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

1005.3 Accessory Buildings and Structures or an Accessory Residential Building

Accessory Buildings and Structures or an Accessory Residential Building:
(a) Shall be sited not less than:

(i) 10.0 m (32.8 ft) from a front, a rear, and an exterior side lot line.
(ii) 6.0 m (19.7 ft) from an interior side lot line.

(b) Shall not exceed a height of 7.5 m (24.6 ft) for an accessory residential building nor a height of 3.75 m (12.3 ft) for all other accessory buildings and structures.

1005.4 Density

Density:
(a) The Gross Floor Area for all buildings and structures shall not exceed 1900 m^2 (20452 ft^2).

(b) The Gross Floor Area for church use shall not exceed 1500 m^2 (16146 ft^2) .
(c) The Gross Floor Area for residential use shall not exceed 400 m^2 (4306 ft^2).

(d) The Gross Floor Area for school use shall not exceed 325 m^2 (3498 ft^2).

1005.5 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 60 m (196.9 ft)
- area 2 ha (4.9 ac)

(b) Panhandle Lot
- not permitted

1005.6 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

1010.1 Uses Permitted

Uses Permitted:
(a) Art Gallery
(b) Astrophysical Observatory
(c) Church
(d) College
(e) Daycare, Adult
(f) Daycare, Child
(g) Community Centre
(h) Horticultural Centre
(i) Library
(j) Museum
(k) School
(l) Theatre
(m) Recreation Facility
(n) University
(o) Accessory Residential
(p) Accessory Buildings and Structures
(q) Pocket Farm Market
(r) Accessory Produce Sales

B. 10038 2024
B. 10038 2024

1010.2 Prohibited Uses

Prohibited Uses:
All uses not permitted by Section 1010.1 and without limiting the generality of the foregoing:

(a) Bingos, Casinos, and any other activity involving gambling or betting whether carried on for profit or not.

1010.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

  (i) 10.0 m (32.8 ft) from a front, a rear and an exterior side lot line.
  (ii) 6.0 m (19.7 ft) from an interior side lot line.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

1010.4 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

1015.1 Uses Permitted

Uses Permitted:
(a) Art Gallery
(b) Astrophysical Observatory
(c) Church
(d) College
(e) Daycare, Adult
(f) Daycare, Child
(g) Community Centre
(h) Horticultural Centre
(i) Library
(j) Museum
(k) School
(l) Theatre
(m) Recreation Facility
(n) University
(o) High Technology Manufacturing
(p) Research
(q) Accessory Residential
(r) Accessory Buildings and Structures
(s) Pocket Farm Market
(t) Accessory Produce Sales

B. 10038 2024
B. 10038 2024

1015.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 10.0 m (32.8 ft) from a front, rear, and an exterior side lot line.
(ii) 6.0 m (19.7 ft) from an interior side lot line.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

1015.3 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

1020.1 Uses Permitted

Uses Permitted:
(a) Ambulance Hall
(b) Fire Hall
(c) Motor Vehicle Inspection Station
(d) Police Station
(e) Public Utility
(f) Public Works and Storage Yard including Accessory Retail Sales
(g) Pump Station
(h) Reservoir
(i) Accessory Unenclosed Storage
(j) Accessory Buildings and Structures
(k) Daycare, Adult
(l) Daycare, Child

1020.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

    (i) 10.0 m (32.8 ft) from a front, a rear and an exterior side lot line.
    (ii) 6.0 m (19.7 ft) from an interior side lot line.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

1020.3 Accessory Unenclosed Storage

Accessory Unenclosed Storage:
An accessory unenclosed storage use involving the storage of salvage, scrap, or other material excluding sand, gravel, or earth shall not be stored so as to extend more than 2.5 m (8.2 ft) above finished ground level.

1020.4 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

1023.1 Uses Permitted

Uses Permitted:
(a) Underground Holding Tank
(b) Underground Pump Station
(c) Accessory Parking

1023.2 Buildings and Structures

Buildings and Structures:
(a) Shall be located wholly underground.

(b) Notwithstanding 1023.2(a) ventilation pipes no greater than 1.4 meters in height above ground are permitted.

(c) Notwithstanding Section 5.11, underground structures shall be sited not less than:

(i) 25 m (82.0 ft) from a front and exterior side lot line.
(ii) 35 m (114.8 ft) from an interior side lot line.
(iii) 10 m (32.8 ft) from a rear lot line.

1023.3 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

(a) Notwithstanding Section 7.3, the number of offstreet parking space(s), shall not exceed five.

1025.1 Uses Permitted

Uses Permitted:
(a) Hospital
(b) Nursing Home
(c) Accessory Buildings and Structures
(d) Community Residential Facility
(e) Congregate Housing
(f) Daycare, Adult
(g) Daycare, Child
(h) Accessory Produce Sales B. 10038 2024

1025.2 Prohibited Uses

Prohibited Uses:
All uses not permitted by Section 1025.1 and without limiting the generality of the foregoing:

(a) A Community Residential Facility for more than 10 persons excluding staff.

1025.3 Density

Density:
(a) The maximum density for all uses on lots less than 1.5 ha (3.7 ac) shall not exceed a Floor Space Ratio of .45.

(b) There is no density maximum on lots equal to or greater than 1.5 ha (3.7 ac).

1025.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

  (i) 10.0 m (32.8 ft) from a front, a rear and an exterior side lot line.
  (ii) 6.0 m (19.7 ft) from an interior side lot line.

(b) Shall not exceed a height of 9.0 m (29.5 ft).

1025.5 General

General:
The relevant provisions of Sections 5, 6, and 7 and Schedule B of this bylaw shall apply.

1030.1 Uses Permitted

Uses Permitted:
(a) Community Centre
(b) Park
(c) Recreation Facility
(d) Accessory Residential
(e) Accessory Buildings and Structures
(f) Daycare, Adult
(g) Daycare, Child
(h) Pocket Farm Market
(i) Accessory Produce Sales
(j) Temporary Farm Market
(k) Mobile Food Vendor

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1030.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 10.0 m (32.8 ft) from a front, a rear and an exterior side lot line.
(ii) 6.0 m (19.7 ft) from an interior side lot line.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

1030.3 Temporary Farm Market and Food and Beverage Sales

B. 10038 2024

Temporary farm market and food and beverage sales use is only permitted as accessory to those lots where the primary use is “park” or “recreation facility.”

1030.4 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

1033.1 Uses Permitted

Uses Permitted:
(a) Community Centre
(b) Park
(c) Recreation/Health Facility
(d) Accessory Retail Sales
(e) Accessory Residential
(f) Accessory Buildings and Structures
(g) Daycare, Adult
(h) Daycare, Child
(i) Pocket Farm Market
(j) Accessory Produce Sales
(k) Temporary Farm Market
(l) Mobile Food Vendor

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1033.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

  (i) 10.0 m (32.8 ft) from a front, a rear and an exterior lot line.
  (ii) 6.0 m (19.7 ft) from an interior side lot line.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

1033.3 Temporary Farm Market and Food and Beverage Sales

B. 10038 2024

Temporary farm market and food and beverage sales use is only permitted as accessory to those lots where the primary use is “park” or “recreation/health facility.”

1033.4 General

General:
The relevant provisions of Sections 5, 6, and 7 of this bylaw shall apply.

1035.1 Uses Permitted

Uses Permitted:
(a) Community Centre
(b) Park
(c) Recreation/Health Facility
(d) Accessory Residential
(e) Accessory Buildings and Structures
(f) Daycare, Adult
(g) Daycare, Child
(h) Pocket Farm Market
(i) Accessory Produce Sales
(j) Temporary Farm Market
(k) Mobile Food Vendor

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1035.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 10.0 m (32.8 ft) from a front, a rear, and an exterior side lot line.
(ii) 6.0 m (19.7 ft) from an interior side lot line.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

1035.3 Temporary Farm Market and Food and Beverage Sales

B. 10038 2024

Temporary farm market and food and beverage sales use is only permitted as accessory to those lots where the primary use is “park” or “recreation/health facility.”

1035.4 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

1040.1 Uses Permitted

Uses Permitted:
(a) Natural Park
(b) Nature Centre
(c) Accessory Residential
(d) Accessory Buildings and Structures

1040.2 Prohibited Uses

Prohibited Uses:
All uses not permitted by Section 1040.1 and without limiting the generality of the foregoing:

(a) Recreation Facility
(b) Community Centre
(c) Playing Fields

1040.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

    (i) 10.0 m (32.8 ft) from a front, a rear and an exterior side lot line.
    (ii) 6.0 m (19.7 ft) from an interior side lot line.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

1040.4 General

General:
The relevant provision of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

1042.1 Uses Permitted

Uses Permitted:
(a) Community Centre
(b) Park
(c) Recreation Facility
(d) Accessory Residential
(e) Accessory Buildings and Structures
(f) Daycare, Adult
(g) Daycare, Child
(h) Unenclosed Storage of Unoccupied Recreation Vehicles, Boats and Trailers
(i) Accessory Produce Sales

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1042.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 10.0 m (32.8 ft) from a front, a rear, and an exterior side lot line.
(ii) 6.0 m (19.7 ft) from an interior side lot line.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

1042.3 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

1043.1 Uses Permitted

Uses Permitted:
(a) Community Centre
(b) Park
(c) Recreation Facility
(d) Overnight Camping, Supervised
(e) Accessory Residential
(f) Accessory Buildings and Structures
(g) Daycare, Adult
(h) Daycare, Child

B. 9643 2025

1043.2 Buildings and Structures

Buildings and Structures:

(a) Shall be sited not less than:

(i) 10.0 m (32.8 ft) from a front, a rear and an exterior side lot line.
(ii) 6.0 m (19.7 ft) from an interior side lot line.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

1043.3 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this Bylaw shall apply.

1045.1 Uses Permitted

Uses Permitted:
(a) Nature Centre
(b) Nature Sanctuary
(c) Accessory Residential
(d) Accessory Agricultural
(e) Accessory Buildings and Structures

1045.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than 10.0 m (32.8 ft) from any lot line.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

1045.3 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

1050.1 Uses Permitted

Uses Permitted:
(a) School
(b) College
(c) Temporary Tourist Accommodation
(d) Accessory Residential
(e) Accessory Buildings and Structures
(f) Daycare, Adult
(g) Daycare, Child
(h) Accessory Produce Sales

B. 10038 2024

1050.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 9.0 m (29.5 ft) from a front lot line.
(ii) 7.5 m (24.5 ft) from rear lot line.
(iii) 7.5 m (24.5 ft) from interior and exterior side lot line.

(b) Shall not exceed a height of 15 m (49.2 ft).

1050.3 Density

Density:
Buildings and structures shall not exceed a Floor Space Ratio of .60.

1050.4 General

General:
The relevant provisions of Sections 5, 6, and 7 of this bylaw shall apply.

1055.1 Uses Permitted

Uses Permitted:
(a) Funeral Home
(b) Cemetery
(c) Crematorium
(d) Columbarium
(e) Accessory Residential
(f) Accessory Buildings and Structures

1055.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 40% of the lot area.

1055.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 10 m (32.8 ft) from a front, a rear and an exterior side lot line.
(ii) 6 m (19.7 ft) from an interior side lot line.

(b) Shall not exceed a height of 10 m (32.8 ft).

1055.4 Buildings and Structures for a Crematorium

Buildings and Structures for a Crematorium:
(a) Shall be sited not less than:

(i) 30 m (98.4 ft) from any lot line.

(b) Shall not exceed a height of 10 m (32.8 ft).

1055.5 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

1060.1 Uses Permitted

Uses Permitted:
(a) Communication Facility
(b) Park

1060.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than 3 m (9.8 ft) from any lot line.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

1060.3 Communication Masts or Antennas

Communication Masts or Antennas:
Shall not, notwithstanding Section 1060.2, exceed a height of 42 m (138 ft).

1060.4 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

1062.1 Uses Permitted

Uses Permitted:
(a) Waste Management
(b) Accessory Wholesale and Retail
(c) Accessory Residential
(d) Accessory Buildings and Structures

1062.2 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than 10.0 m (32.8 ft) from any lot line.

(b) Shall not exceed a height of 15 m (49.2 ft) except for:

    (i) Poles forming part of bird control structures.
    (ii) A stack to accommodate the combustion and dispersion of landfill gas as part of an energy recovery initiative.

1062.3 Minimum Lot Size for Subdivsion

Minimum Lot Size for Subdivsion:
No land shall be subdivided into lots having an area less than 2 ha.

1062.4 General

General:
The relevant provisions of Section 5, 6, and 7 of this bylaw shall apply.

1065.1 Uses Permitted

Uses Permitted:
(a) Hospital
(b) Nursing Home
(c) Community Residential Facility
(d) College
(e) University
(f) Office
(g) Research
(h) High Technology Manufacturing
(i) Accessory Buildings and Structures
(j) Daycare, Adult
(k) Daycare, Child
(l) Pocket Farm Market
(m) Accessory Produce Sales

B. 10038 2024
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1065.2 Prohibited Uses

Prohibited Uses:
All uses not permitted by Section 1065.1 and without limiting the generality of the foregoing:

(a) A Community Residential Facility for more than 10 persons excluding staff.

(b) The manufacture, or sale of products except as incidental to a Research Use.

(c) Medical and Dental Offices, Real Estate, Brokerage Offices, Banks, Credit Unions and Trust Companies, and Taxation Offices.

1065.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

  (i) 10.0 m (32.8 ft) from a front, a rear and an exterior side lot line.
  (ii) 6.0 m (19.7 ft) from an interior side lot line.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

1065.4 General

General:
The relevant provision of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

1070.1 Uses Permitted

Uses Permitted:
(a) High Technology Manufacturing
(b) Research
(c) Nursing Home
(d) Community Residential Facility
(e) College
(f) University
(g) Office
(h) Retail Sales of Goods and Services including Recreation Facility
(i) Daycare, Adult
(j) Daycare, Child
(k) Restaurant
(l) Pocket Farm Market
(m) Accessory Produce Sales

B. 10038 2024
B. 10038 2024

1070.2 Prohibited Uses

Prohibited Uses:
All uses not permitted by Section 1070.1 and without limiting the generality of the foregoing:

(a) Manufacturing other than High Technology Manufacturing as defined.

(b) Medical and Dental Offices, Real Estate, Brokerage Offices, and Taxation Offices.

(c) A Community Residential Facility for more than 10 persons excluding staff.

1070.3 Density

Density:
(a) The total Gross Floor Area for all buildings and structures shall not exceed 38,555 m^2 (415,016 ft^2).

(b) The total combined Gross Floor for restaurant use shall not exceed 420 m^2 (4520 ft^2).

(c) The total combined Gross Floor Area for retailing of goods and services including recreation facilities shall not exceed 1000 m^2 (10,764 ft^2).

1070.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

  (i) 10.0 m (32.8 ft) from a front, a rear and an exterior side lot line.
  (ii) 6.0 m (19.7 ft) from an interior side lot line.

(b) Shall not exceed a height of 18.0 m (59.0 ft) or four storeys, as defined by the British Columbia Building Code, whichever is less.

1070.5 Minimum Lot Size for Subdivision

Minimum Lot Size for Subdivision:
No land shall be subdivided into lots having an area less than 14.0 ha.

1070.6 General

General:
The relevant provision of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

1075.1 Uses Permitted

Uses Permitted:
(a) Research
(b) Office
(c) High Technology Manufacturing
(d) Manufacturing incidental to research use
(e) Accessory Buildings and Structures
(f) Accessory Unenclosed Storage incidental to the research use
(g) Daycare, Adult
(h) Daycare, Child
(i) Pocket Farm Market
(j) Accessory Produce Sales

B. 10038 2024
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1075.2 Prohibited Uses

Prohibited Uses:
All uses not permitted by Section 1075.1 and without limiting the generality of the foregoing:

(a) Manufacturing, other than High Technology Manufacturing as defined, or as incidental to a research use.

(b) Medical and Dental, Real Estate, Brokerage, and Taxation Offices.

(c) Banks, credit unions and trust companies.

1075.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

  (i) 10.0 m (32.8 ft) from a front and an exterior side lot line.
  (ii) 6.0 m (19.7 ft) from a property line abutting an RS zone.
  (iii) 6.0 m (19.7 ft) from a zoning boundary adjacent to a P-4N zone.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

1075.4 General

General:
The relevant provision of Sections 5, 6 and 7 of this bylaw shall apply.

1080.1 Uses Permitted

Uses Permitted:
(a) Art Gallery
(b) Astrophysical Observatory
(c) Church
(d) College
(e) Community Centre
(f) Daycare, Adult
(g) Daycare, Child
(h) Horticulture Centre
(i) Library
(j) Museum
(k) School
(l) Theatre
(m) Recreation Facility
(n) University
(o) Accessory Residential
(p) Accessory Buildings and Structures
(q) Education Support Services
(r) Congregate Housing
(s) Medical Services
(t) Accessory Produce Sales

B. 10038 2024

1080.2 Prohibited Uses

Prohibited Uses:
All uses not permitted by Section 1001.1 and without limiting the generality of the foregoing:

(a) The use of a float home or other floating vessel as a residence
(b) The anchoring or moorage of any vessel for a continuous period exceeding 72 hours.

1080.3 Buildings and Structures

Buildings and Structures:

(a) Shall be sited not less than:
  (i) 10.0 m (32.8 ft) from a front, a rear, and an exterior side lot line.
  (ii) 6.0 m (19.7 ft) from an interior side lot line.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

1080.4 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

RP *Zones*

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1100.1 Uses Permitted

Uses Permitted:
(a) Congregate Housing
(b) Nursing Home
(c) Retail Sales, Office, and Personal Service incidental to a permitted use
(d) Accessory Buildings and Structures
(e) Daycare, Adult
(f) Daycare, Child

1100.2 Density

Density:
Buildings and structures shall not exceed a Floor Space Ratio of 0.6.

1100.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line which abuts a street.
(ii) 7.5 m (24.6 ft) from an interior side lot line.
(iii) 12.0 m (39.4 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 9.0 m (29.5 ft).

1100.4 Retail Sales, Office, and Personal Service Incidental to a Permitted Use

Retail Sales, Office, and Personal Service Incidental to a Permitted Use:
(a) No area outside a building shall be used for the display of goods or products.

(b) The combined area for retail sales, office, and personal service shall not exceed 10% of the Gross Floor Area of any buildings which are on the parcel.

1100.5 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall occupy not more that 30% of the surface of the lot area.

(b) No portion of any parking area or driveway surface shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(d) The parking area shall not be permitted within 7.5 m (24.6 ft) of a lot line which abuts a street.

B. 9163 2012

1100.6 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

1105.1 Uses Permitted

Uses Permitted:
(a) Congregate Housing
(b) Nursing Home
(c) Retail Sales, Office and Personal Service incidental to a permitted use
(d) Accessory Buildings and Structures
(e) Daycare, Adult
(f) Daycare, Child

B. 9163 2012

1105.2 Density

Density:
Buildings and structures shall not exceed a Floor Space Ratio of 1.2.

1105.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line which abuts a street.
(ii) 7.5 m (24.6 ft) from an interior side lot line.
(iii) 12.0 m (39.4 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 11.5 m (39.7 ft).

1105.4 Retail Sales, Office and Personal Service Incidental to a Permitted Use

Retail Sales, Office and Personal Service Incidental to a Permitted Use:
(a) No area outside a building shall be used for the display of goods or products.

(b) The combined area for retail sales, office and personal service shall not exceed 10% of the Gross Floor Area of any buildings which are on the parcel.

1105.5 An Accessory Off-Street Parking Use

An Accessory Off-Street Parking Use:
(a) The parking area shall occupy not more than 30% of the surface of the lot area.
(b) No portion of any parking area or driveway surface shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

1105.6 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

1110.1 Uses Permitted

Uses Permitted:
(a) Congregate Housing
(b) Nursing Home
(c) Community Residential Facility
(d) Office and Personal Service incidental to a permitted use
(e) Accessory Buildings and Structures
(f) Daycare, Adult
(g) Daycare, Child

1110.2 Density

Density:
Buildings and structures shall not exceed a Floor Space Ratio of 0.91.

1110.3 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 6.0 m (19.6 ft) from any lot line which abuts a street.
(ii) 7.0 m (22.9 ft) from an interior side lot line.
(iii) 6.0 m (19.6 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 12 m (39.4 ft).

1110.4 Office and Personal Service Incidental to a Permitted Use

Office and Personal Service Incidental to a Permitted use:
The combined area for office and personal service shall not exceed 5% of the Gross Floor Area of any buildings which are on the parcel.

1110.5 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of any parking area or driveway surface shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

1110.6 General

General:
B. 9163 2012
The relevant provisions of Sections 5, 6 and 7 and Schedule B of this bylaw shall apply.

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Special Zone *Schedules*

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1200.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Boarding
(d) Home Occupation
(e) Accessory Buildings and Structures
(f) Accessory Produce Sales

1200.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

1200.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 45% of the lot area.

B. 10013 2024
Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

1200.4 Buildings for Single Family Dwelling

Buildings for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 4.5 m (14.8 ft) from a front lot line.
(ii) 7.5 m (24.6 ft) from a rear lot line.
(iii) 1.2 m (3.9 ft) from an interior side lot line.
(iv) 2.5 m (8.2 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

(c) Shall not exceed a Floor Space Ratio (R) of 0.55 or a Gross Floor Area (R) of 165 m^2 (1776 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10013 2024
B. 10013 2024
Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10013 2024
1200.5 Houseplex Buildings

B. 10038 2024
Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

1200.6 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 4.5 m (14.8 ft) from a front lot line.
(ii) 1.5 m (4.9 ft) from a rear and an interior side lot line.
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

B. 10013 2024
(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

(d) that are used or proposed to be used for keeping animals shall comply with the siting and size provisions set out in table 5.2 under s.5.31 of this Bylaw.

1200.7 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 10.5 m (34.4 ft)
- area 300 m^2 (3229 ft^2)

(b) Panhandle Lot
- not permitted.

B. 10013 2024
1200.8 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

1200.9 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

1202.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Boarding
(c) Home Occupation
(d) Accessory Buildings and Structures

1202.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

1202.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

1202.4 Buildings for Single Family Dwelling

Buildings for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 4.0 m (13.1 ft) from a front lot line.
(ii) 5.8 m (19.0 ft) from a rear lot line.
(iii) 1.5 m (4.9 ft) from an interior side lot line.
(iv) 1.5 m (4.9 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 6.5 m (21.3 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 5.5 m (18.0 ft) as measured from grade;

(ii) No vertical portion of the dwelling, within 5.0 m (16.4 ft) of a vertical plane extending from the outermost wall, may exceed 6.5 m (21.3 ft) in height, or 5.5 m (18.0 ft) in the case of a flat roof or roof pitch less that 3:12. For the purpose of this regulation, grade will be the average elevation as measured at the outside corners of the outermost wall.

(c) Shall not exceed a Floor Space Ratio (R) of 0.60. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

1202.5 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:
(i) 4.0 m (13.1ft) from a front lot line and a rear lot line.
(ii) 1.5 m (4.9 ft) from an interior side lot line.
(iii) 1.5 m (4.9 ft) from an exterior side lot line.
(b) Shall not exceed a height of 3.75 m (12.3 ft).
(c) Together shall not exceed a lot coverage of 10%.
(d) That are used or proposed to be used for keeping animals shall comply with the siting and size provisions set out in table 5.2 under s.5.31 of this Bylaw.

1202.6 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 8.8 m (28.8 ft)
- area 280 m^2 (3014 ft^2)

(b) Panhandle Lot
- not permitted.

1202.7 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

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1205.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Boarding
(d) Home Occupation
(e) Accessory Buildings and Structures
(f) Accessory Produce Sales

1205.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

1205.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 45% of the lot area.

B. 10013 2024
Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

1205.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 6.0 m (19.7 ft) from a front lot line and 7.5 m (24.6 ft) from a rear lot line.
(ii) 1.2 m (3.9 ft) from an interior side lot line.
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

(c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 233 m^2 (2508 ft^2), whichever is the lesser. For purposes of this section those portions of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10013 2024
Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10038 2024
1205.5 Houseplex Buildings

B. 10013 2024
Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

B. 10013 2024
1205.6 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 6.0 m (19.7 ft) from a front lot line.
(ii) 1.5 m (4.9 ft) from a rear and an interior side lot line.
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

(d) that are used or proposed to be used for keeping animals shall comply with the siting and size provisions set out in table 5.2 under s.5.31 of this Bylaw.

1205.7 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 12 m (39.4 ft)
- area 465 m^2 (5005 ft^2)

(b) Panhandle Lot
- not permitted

B. 10013 2024
1205.8 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

1205.9 General

General:
The relevant provisions of Sections 5, 6, and 7 of this bylaw shall apply.

1210.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Boarding
(d) Home Occupation
(e) Accessory Buildings and Structures
(f) Accessory Produce Sales

1210.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

1210.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

1210.4 Buildings for Single Family Dwelling

Buildings for Single Family Dwelling:
(a) Shall not be sited on any part of a lot outside the building envelope shown on Plan CR.01 of Schedule D.3 to this bylaw.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

(c) Shall not exceed a Floor Space Ratio (R) of 0.45 or a Gross Floor Area (R) of 180 m^2 (1937 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10013 2024

1210.5 Houseplex Buildings

B. 10013 2024

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

B. 10013 2024
B. 10038 2024

1210.6 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 3.5 m (14.8 ft) from a front lot line.
(ii) 1.5 m (4.9 ft) from a rear and an interior side lot line.
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

B. 10013 2024

(d) that are used or proposed to be used for keeping animals shall comply with the siting and size provisions set out in table 5.2 under s.5.31 of this Bylaw.

1210.7 Minimum Lot Size

(a) Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(i) Standard Lot
- width 10.5 m (34.4 ft)
- area 400 m^2 (3229 ft^2)

(ii) Panhandle Lot
- width 10.5 m (34.4 ft)
- area 400 m^2 (3229 ft^2)

(b) Minimum Lot Depth:
Notwithstanding Subdivision Bylaw 1987, s.51(b), no land shall be subdivided into lots having a depth less than 19.0 m.

1210.8 Small-Scale Multi-Unit Housing

B. 10013 2024

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

1210.9 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

1215.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Boarding
(d) Home Occupation
(e) Accessory Buildings and Structures
(f) Accessory Produce Sales

1215.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

1215.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 40 % of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

B. 10013 2024

1215.4 Buildings and Structures for Single Family Dwelling

B. 10013 2024

Buildings and Structures for Single Family Dwelling:
(a) Shall not be sited on any part of a lot outside the building envelope shown on Plan G.P.01 of Schedule D of this bylaw.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

(c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 418 m^2 (4500 ft^2), whichever is the lesser. For the purposes of this section those portion of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10075 2025

Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10013 2024

1215.5 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

B. 10013 2024

1215.6 Minimum Lot Size

B. 10038 2024

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 20 m (65.6 ft)
- area 780 m^2 (8396 ft^2)

(b) Panhandle Lot
- width 24 m (78.7 ft)
- area excluding access strip 1020 m^2 (10980 ft^2)

1215.7 Small-Scale Multi-Unit Housing

B. 10013 2024

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

1215.8 General

B. 10013 2024

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

1217.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Boarding
(d) Home Occupation
(e) Accessory Buildings and Structures
(f) Accessory Produce Sales

1217.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

1217.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

B. 10013 2024

1217.4 Buildings and Structures for a Single Family Dwelling Use

Buildings and Structures for a Single Family Dwelling Use:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line.
10.5 m (34.5 ft) from a rear lot line.
1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).

(ii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

B. 10075 2025

(c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 310 m^2 (3337 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10013 2024

B. 10038 2024

Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10013 2024

B. 10013 2024

1217.5 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

1217.6 Minimum Lot Size for Subdivision

Minimum Lot Size for Subdivision:
No land shall be subdivided into lots having a width or an area less than:

B. 10013 2024

(a) Standard Lot
- width 22 m (72.2 ft)
- area 930 m^2 (10010 sq ft)

(b) Panhandle Lot
- width 25 m (82.0 ft)
- area excluding access strip 1300 m^2 (13994ft)

(c) Notwithstanding subsection 1217.6 (a), if 20% or more of the property is dedicated as park or set aside for environmental protection, lot area may be reduced to 585 m^2 and a minimum lot width of 18.3 m.

1217.7 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

1217.8 General

B. 10013 2024

General:
The relevant provisions of sections 5, 6, and 7 of the bylaw shall apply.

1218.1 Development Areas

Development Areas: This zone contains regulations that apply to all areas within the zone and in addition, the zone is divided into Development Area A and Development Area B as shown on the attached plan forming part of this zone schedule. Specific regulations are prescribed for each of Development Area A and Development Area B, in sections 1218.7 and 1218.8.

1218.2 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Subject to Sections 1218.3 and 1218.4, Boarding
(d) Home Occupation
(e) Accessory Produce Sales

1218.3 Boarding

Boarding:
There shall not be more than two boarders in a dwelling unit.

1218.4 Prohibited Uses of Land, Buildings and Structures

Prohibited Uses:
Without limiting Section 3.2 and for the avoidance of doubt, all uses not expressly permitted by Section 1218.2 are prohibited and without limiting the generality of the foregoing, the following uses are prohibited:

(a) Accessory Buildings
(b) Secondary Suite
(c) Garden Suite
(d) Boarding within Development Area B

1218.5 Small-Scale Multi-Unit Housing

B. 10013 2024

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

1218.6 General

General:
(a) Single Family Dwellings shall be limited to two per lot.

B. 10013 2024

(b) The maximum Lot Coverage (R) of all buildings shall be 40.0% of the lot area, unless the use is Small-Scale Multi-Unit Housing, in which case the maximum lot coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.
(c) Single Family Dwellings shall be sited so that there is a minimum separation of not less than 3.60 m (11.81 ft) measured on a horizontal projection between walls, columns, roof overhangs including gutters and any other projections.
(d) The relevant provisions of Section 5, 6 and 7 of this bylaw shall apply.

B. 10013 2024

1218.7 Minimum Lot Size

B. 10038 2024

Minimum Lot Size:
No land shall be subdivided into lots having a width or area less than:

(a) Standard Lot
- width 16.0 m² (52.5 ft²)
- area 560.0 m² (6028 ft²)

(b) Panhandle Lot
- not permitted

1218.8 Development Area A

Development Area A:
Buildings and Structures for Single Family Dwelling

(a) Shall be sited not less than:
(i) 6.0 m (19.69 ft) from a front lot line.
(ii) 12.2 m (40.03 ft) from the rear lot line.
(iii) 1.3 m (4.27 ft) from the interior side lot line, provided the sum of both side yards is not less than 4.3 m (14.11 ft).

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

(c) Shall not exceed a Gross Floor Area (R) of 176.99 m² (1905.1 ft²), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m² (538 ft²) shall be included in the Gross Floor Area (R). B. 10075 2025

Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G". B. 10013 2024

1218.9 Development Area B

Development Area B:
Buildings and Structures for Single Family Dwelling

(a) Shall be sited not less than:
  (i) 1.59 m (5.22 ft) from the rear lot line.
  (ii) 2.19 m (7.19 ft) from the interior side lot line.
  (iii) 4.53 m (14.86 ft) from the interior side lot line.

(b) Shall not exceed a height of: 6.04 m (19.82 ft), as measured from Grade.

(c) Shall not exceed a Gross Floor Area (R) of 84 m² (904.17 ft²).

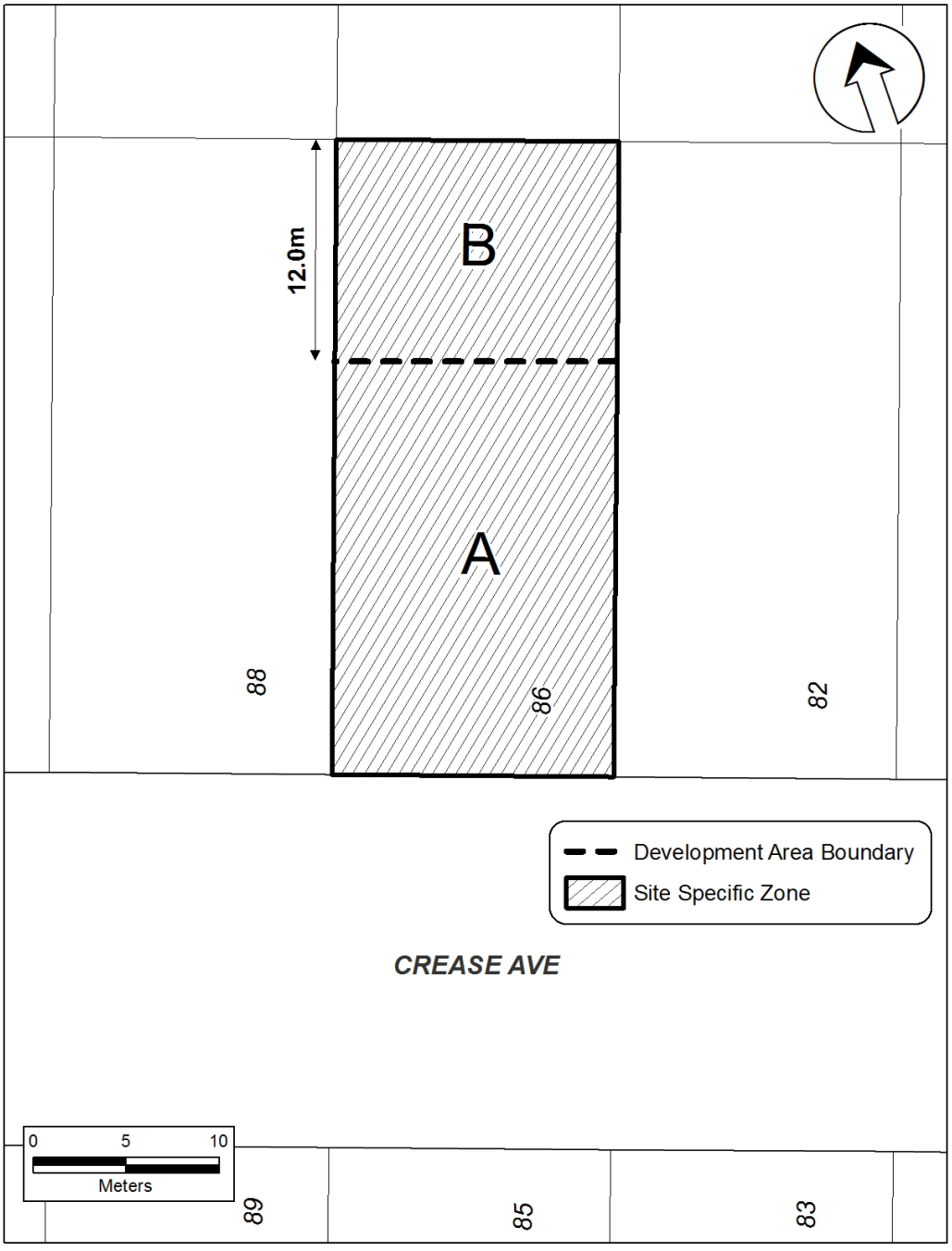
Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G". B. 10013 2024

1218.10 Houseplex Buildings B. 10013 2024

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

1218.11 Plan of Development Areas

Plan of Development Areas:


12.0m
B
A
88
86
82
Development Area Boundary
Site Specific Zone
CREASE AVE
0
5
10
Meters
89
85
83

1220.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Home Occupation
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

1220.2 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 45% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

1220.3 Density

Density:
(a) Shall not exceed a Floor Space Ratio (R) of 0.45. For purposes of this section, Floor Space Ratio shall be calculated as being the Gross Floor Area (R) divided by the lot area and that portion of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

1220.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 3.0 m (9.8 ft) form any lot line which abuts a street, except that the garage and those portions of a building or structure which exceed a vertical measurement of 4.9 m (16.0 ft) from the average grade must be stepped back to a minimum of 6.0 m (19.7 ft) from any lot line which abuts a street.
(ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iii) 4.0 m (13.1 ft) from a rear lot line which does not abut a street.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

B. 10013 2024
B. 10038 2024

B. 10013 2024 Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

1220.5 Houseplex Buildings

B. 10013 2024
B. 10013 2024 Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

1220.6 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 6.0 m (19.7 ft) from any lot line which abuts a street.
(ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

(d) that are used or proposed to be used for keeping animals shall comply with the siting and size provisions set out in table 5.2 under s.5.31 of this Bylaw.

1220.7 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

B. 10013 2024 ### 1220.8 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

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1225.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Home Occupation
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

1225.2 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 45% of the lot area.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

1225.3 Density

Density:
Shall not exceed a Floor Space Ratio (R) of 0.55 or a Gross Floor Area (R) of 215 m^2 (2314 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

1225.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 3.0 m (9.8 ft) from any lot line which abuts a street, except that the garage and those portions of a building or structure which exceed a vertical measurement of 4.9 m (16.0 ft) from the average grade must be stepped back to a minimum of 6.0 m (19.7 ft) from any lot line which abuts a street.
(ii) 1.5 m (4.9 ft) from an interior side lot line.
(iii) 4.0 m (13.1 ft) from a rear lot line which does not abut a street.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

B. 10013 2024

B. 10038 2024 Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G".

B. 10013 2024

1225.5 Houseplex Buildings

B. 10013 2024

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

B. 10013 2024

1225.6 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

B. 10075 2025

(i) 6.0 m (19.7 ft) from any lot line which abuts a street.
(ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 15%.

(d) that are used or proposed to be used for keeping animals shall comply with the siting and size provisions set out in table 5.2 under s.5.31 of this Bylaw.

1225.7 Projection Into Required Yards

Projection Into Required Yards:
Notwithstanding any other provisions of the bylaw the following shall apply.

(a) Where chimneys, cornices, leaders, built-gutters, pilasters, belt courses, sills, bay

windows, or ornamental features project beyond the face of a principal building, the minimum distance to an abutting lot line as permitted elsewhere in this bylaw may be reduced by not more than 60 cm (2.0 ft) or for corner projections not more than 85 cm (2.8 ft) provided such reduction shall apply only to the projecting feature.

(b) An attached gutter projecting beyond the roof of a building shall not be considered part of the building for purposes of calculating the building setbacks from property lines under this bylaw.

(c) Where steps, eaves, sunlight control projections, canopies, cantilevered balconies or cantilevered porches project beyond the face of a building, the minimum distance to an abutting front, rear or exterior side lot line as permitted elsewhere in this bylaw may be reduced by not more than 60 cm (2.0ft) provided such reduction shall apply only to the projecting feature.

1225.8 Small-Scale Multi-Unit Housing

B. 10013 2024

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

1225.9 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

1230.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Boarding
(d) Home Occupation
(e) Accessory Buildings and Structures
(f) Accessory Produce Sales

1230.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

1230.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 50% of the lot area.

B. 10013 2024
Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

1230.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall not be sited on any part of a lot outside the building envelope shown on Plan EL.01 of Schedule D.2 to this bylaw provided however, that any portion of the building used as a garage or carport must be sited 6.0 m (19.7 ft) from any street.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

(c) Shall not exceed a Floor Space Ratio (R) of 0.55 or a Gross Floor Area (R) of 260 m^2 (2800 ft^2), whichever is the lesser. For purposes of this section those portions of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10013 2024
B. 10013 2024
Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G"

B. 10013 2024
1230.5 Houseplex Buildings

B. 10038 2024
Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

1230.6 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 6.0 m (19.7 ft) from a front lot line.
(ii) 1.5 m (4.9 ft) from a rear and an interior side lot line.
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

B. 10013 2024
(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

(d) that are used or proposed to be used for keeping animals shall comply with the siting and size provisions set out in table 5.2 under s.5.31 of this Bylaw.

1230.7 Minimum Lot Size for Subdivision

Minimum Lot Size for Subdivision:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 10.5 m (34.4 ft)
- area 400 m^2 (4306 ft^2)

(b) Panhandle Lot
- not permitted

1230.9 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

1230.8 General

B. 10013 2024

General:
The relevant provisions of Sections 5, 6, and 7 of this bylaw shall apply.

1235.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Boarding
(d) Home Occupation
(e) Accessory Buildings and Structures
(f) Accessory Produce Sales

1235.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

1235.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) for all buildings shall be 40% of the lot area.

B. 10013 2024 Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

1235.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) Shall be sited not less than:

(i) 3.0 m (9.8 ft) from a front lot line and 7.5 m (24.6 ft) from a rear lot line.
(ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

B. 10075 2025 (c) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 667 m^2 (7179 ft^2), whichever is the lesser. For purposes of this section those portions of the floor area of a B. 10013 2024 carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

B. 10013 2024 Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with B. 10038 2024 Schedule "G".

1235.5 Houseplex Buildings

B. 10013 2024 Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

1235.6 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

B. 10013 2024
(i) 3.0 m (9.8 ft) from a front lot line.
(ii) 1.0 m (3.2 ft) from a rear and an interior side lot line.
(iii) 3.0 m (9.8 ft) from an exterior side lot line.

(b) Shall not exceed a height of 4.0 m (13.1 ft).

(c) Together shall not exceed a lot coverage of 10%.

(d) that are used or proposed to be used for keeping animals shall comply with the siting and size provisions set out in table 5.2 under s.5.31 of this Bylaw.

1235.7 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- area 400 m^2 (4306 ft^2)

(b) Panhandle Lot
- area 400 m^2 (4306 ft^2)

1235.8 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

1235.9 General

B. 10013 2024

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

1240.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Boarding
(d) Home Occupation
(e) Accessory Buildings and Structures
(f) Accessory Produce Sales

1240.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

1240.3 Lot Coverage

Lot Coverage:
The maximum Lot Coverage (R) of all buildings shall be 40% of the lot area.

B. 10013 2024
Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

1240.4 Buildings and Structures for a Single Family Dwelling Use

Buildings and Structures for a Single Family Dwelling Use:
(a) Shall be sited not less than:

(i) 6.5 m (21.3 ft) from a front lot line and 5.0 m (16.4 ft) from a rear lot line.
(ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.4 m (14.4 ft)
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) Shall not exceed a height of 7.5 m (24.6 ft), except for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade.

(c) Shall not exceed a Gross Floor Area (R) of 185 m^2 (1991 ft^2). For purposes of this section those portions of the floor area of a carport or garage exceeding 26 m^2 (280 ft^2) shall be included in the Gross Floor Area (R).

B. 10013 2024

B. 10013 2024
B. 10038 2024
Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G"

B. 10013 2024
1240.5 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

1240.6 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

B. 10013 2024
(i) 6.5 m (12.3 ft) from a front lot line.
(ii) 1.5 m (4.9 ft) from a rear and an interior side lot line.
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

(d) that are used or proposed to be used for keeping animals shall comply with the siting and size provisions set out in table 5.2 under s.5.31 of this Bylaw.

1240.7 Minimum Lot Size for Subdivision

Minimum Lot Size for Subdivision:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 17 m (45.9 ft)
- area 370 m^2 (3982 ft^2)

(b) Panhandle Lot
- not permitted

1240.8 Small-Scale Multi-Unit Housing

B. 10013 2024

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

1240.9 General

General:
The relevant provisions of Sections 5, 6, and 7 of this bylaw shall apply.

1300.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Attached Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

1300.2 Density

Density:
(a) **Lot Coverage** - The maximum lot coverage of all buildings and structures together shall be 35% of the lot area.

(b) **Dwelling Units** - The total combined number of dwelling units for all lands zoned RM-3TR shall not exceed 110 units (one hundred and ten), or 1 dwelling unit per 268 m^2 (2798 ft^2) of lot area zoned RM-3TR, whichever is the lesser.

1300.3 Open Space Areas

Open Space Areas:
Open Space areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 5% of the total site area shall be provided and located:

  (i) outside the required building setback area;
  (ii) outside the required parking area.

(b) The 5% open space requirement shall be reduced 1% for every 1% that the lot coverage is less than the maximum permitted.

1300.4 Building Separation

Building Separation:
Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 15.0 m (49.2 ft) from the centre of all windows in a living room.

(b) 12.0 m (39.4 ft) from the centre of all windows in a habitable room other than a living room.

B. 10138 2025 (c) 6.0 m (19.7 ft) from the centre of all other windows, from walls, and from outside corners of buildings for an attached housing use and

B. 10038 2024 12.0 m (39.3 ft) for an apartment use.

1300.5 Buildings and Structures for Attached Housing and Apartment

Buildings and Structures for Attached Housing and Apartment:
(a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from a lot line abutting a street.
  (ii) 7.5 m (24.6 ft) from an interior side lot line.
  (iii) 10.5 m (34.5 ft) from a rear lot line which does not abut a street.

(b) Notwithstanding any other provision of this bylaw and for purposes of this section, height shall be calculated from finished grade being the average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.

  (i) A building for an attached housing use shall not exceed a height of 7.5 m (24.6 ft).
  (ii) A building for an apartment use shall not exceed a height of 18.0 m (59.0 ft).

1300.6 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a lot line abutting a street.
(ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

1300.7 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of any parking area or driveway surface for an attached housing or apartment use shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking garage and not on any adjoining premises.

(d) The parking area for an apartment use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

1300.8 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:

(a) Standard Lot
- width 30 m (98.4 ft)
- area 900 m^2 (9688 ft^2)

(b) Panhandle Lot
- not permitted

1300.9 General

General:
The relevant provisions of Sections 5, 6, and 7 of this bylaw shall apply.

1305.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Attached Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

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1305.2 Lot Coverage

Lot Coverage:
(a) The maximum Lot Coverage (R) of all single family dwellings shall be 45% of the lot area designated for single family dwellings.

(b) The maximum coverage of all attached units shall be 60% of the lot area designated for attached units.

1305.3 Density

Density:
(a) Notwithstanding any other provision of this bylaw, the maximum density for single family dwellings shall not exceed a Floor Space Ratio of 0.45 and for attached housing 0.75. For purposes of this section, Floor Space Ratio shall be calculated as being the Gross Floor Area divided by the lot area. For a single family dwelling use that portion of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

(b) The total combined number of dwelling units for all lands zoned RM-CH1 shall not exceed 21 (twenty-one) of which not more than 3 (three) shall be single family dwelling units.

1305.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 0.0 m (0.0 ft) from an interior side lot line between attached units.
(ii) 1.5 m (4.9 ft) from an interior side lot line for a single family dwelling, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iii) 3.0 m (9.8 ft) from a rear lot line which does not abut a street.
(iv) 3.0 m (9.8 ft) from any lot line which abuts a street, except that the garage and those portions of a building or structure which exceed a vertical measurement of 4.9 m (16.0 ft) from the average grade must be stepped back to a minimum of 6.0 m (19.7 ft) from any lot line which abuts a street.
(v) 5.0 m (16.4 ft) from an interior side lot line abutting a single family dwelling use.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

1305.5 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 6.0 m (19.7 ft) from any lot line which abuts a street.
(ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

1305.6 Projection Into Required Yards

Projection Into Required Yards:
Notwithstanding any other provisions of this bylaw the following shall apply.

(a) Where chimneys, cornices, leaders, built-gutters, pilasters, belt courses, sills, bay windows, or ornamental features project beyond the face of a principal building, the minimum distance to an abutting lot line as permitted elsewhere in this bylaw may be reduced by not more than 60 m (2.0 ft) or for corner projections not more than 85 cm (2.8 ft) provided such reduction shall apply only to the projecting feature.

(b) An attached gutter projecting beyond the roof of a building shall not be considered part of the building for purposes of calculating the building setbacks from property lines under this bylaw.

(c) Where steps, eaves, sunlight projections, canopies, cantilevered balconies, or cantilevered porches project beyond the face of a building, the minimum distance to an abutting rear lot line as permitted elsewhere in this bylaw may be reduced by not more than 1.2 m (3.9 ft) and the minimum distance to an abutting interior side lot line as permitted elsewhere in this bylaw may be reduced by not more than 60 cm (2.0 ft) provided such reduction shall apply only to the projecting feature.

1305.7 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

1310.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Attached Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

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1310.2 Lot Coverage

Lot Coverage:
(a) The maximum Lot Coverage (R) of all single family dwellings shall be 45% of the lot area designated for single family dwellings.

(b) The maximum coverage of all attached units shall be 60% of the lot area designated for attached units.

1310.3 Density

Density:
(a) Shall not exceed a Floor Space Ratio of 0.45 for single family dwellings and 0.75 for attached housing. For purposes of this section, Floor Space Ratio shall be calculated as being the Gross Floor Area divided by the lot area. For a single family dwelling use that portion of the floor area of a carport or garage exceeding 50 m^2 (538 ft2) shall be included in the Gross Floor Area (R).

(b) The total combined number of dwelling units for all lands zoned RM-CH2 shall not exceed 54 (fifty-four) of which not more than 34 (thirty-four) shall be single family dwelling units.

1310.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 0.0 m (0.0 ft) from an interior side lot line between attached units.
(ii) 1.5 m (4.9 ft) from an interior side lot line for a single family dwelling, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iii) 3.0 m (9.8 ft) from a rear lot line which does not abut a street.
(iv) 3.0 m (9.8 ft) from any lot line which abuts a street, except that the garage and those portions of a building or structure which exceed a vertical measurement of 4.9 m (16.0 ft) from the average grade must be stepped back to a minimum of 6.0 m (19.7 ft) from any lot line which abuts a street.
(v) 5.0 m (16.4 ft) from an interior side lot line abutting a single family dwelling use.

(b) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

1310.5 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 16.0 m (19.7 ft) from any lot line which abuts a street.
(ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

1310.6 Projection Into Required Yards

Projection Into Required Yards:
Notwithstanding any other provisions of this bylaw the following shall apply.

(a) Where chimneys, cornices, leaders, built-gutters, pilasters, belt courses, sills, bay windows, or ornamental features project beyond the face of a principal building, the minimum distance to an abutting lot line as permitted elsewhere in this bylaw may be reduced by not more than 60 cm (2.0 ft) or for corner projections not more than 85 cm (2.8 ft) provided such reduction shall apply only to the projecting feature.

b) An attached gutter projecting beyond the roof of a building shall not be considered part of the building for purposes of calculating the building setbacks from property lines under this bylaw.

c) Where steps, eaves, sunlight projections, canopies, cantilevered balconies, or cantilevered porches project beyond the face of a building, the minimum distance to an abutting rear lot line as permitted elsewhere in this bylaw may be reduced by not more than 1.2 m (3.9 ft) and the minimum distance to an abutting interior side lot line as permitted elsewhere in this bylaw may be reduced by not more than 60 cm (2.0 ft) provided such reduction shall apply only to the projecting feature.

1310.7 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

1315.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Apartment
(c) Congregate Housing
(d) Attached Housing
(e) Home Occupation Office and Daycare, Child
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

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1315.2 Density

Density:
(a) **Lot Coverage**
The maximum lot coverage for all buildings and structures zoned RM-SH1 shall be 40%.

(b) **Floor Space Ratio**
The total combined Floor Space Ratio for all buildings and structures on all lands zoned RM-SH1 shall be .75. For a single family dwelling use, that portion of the floor area of a carport or a garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

(c) **Dwelling Units**
The total combined number of dwelling units on all lands zoned RM-SH1 shall not exceed 202.

1315.3 Buildings and Structures for Attached Housing

Buildings and Structures for Attached Housing:
(a) Shall be sited not less than:

(i) 3.75 m (12.3 ft) from a front lot line, a rear lot line, or a lot line which abuts a street, except that a garage or carport must be sited 6.0 m (19.7 ft) from the front lot line or a street.
(ii) 1.0 m (3.2 ft) from an interior lot line provided the combined interior lot line setbacks shall be 4.5 m (14.7 ft).

(b) Notwithstanding any other provision of this bylaw, and for purposes of this section, height shall be calculated from finished grade, being the average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.

(i) Buildings for single family dwelling use shall not exceed a height of 7.5 m (24.6 ft).
(ii) Buildings for an attached housing use shall not exceed a height of 11.0 m (36.1 ft).
(iii) Buildings for an apartment or congregate housing use shall not exceed a height of 18.0 m (60 ft).

1315.4 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 3.75 m (12.3 ft) from a front lot line, or any lot line which abuts a street.
(ii) 3.0 m (9.8 ft) from an interior side yard abutting an attached housing, apartment, or congregate housing use.

(b) Notwithstanding any other provision of this bylaw, and for purposes of this section, height shall be calculated from finished grade, being the average level of the finished surface of the ground adjacent to the exterior walls of the building or structure.

(i) Shall not exceed a height of 3.75 m (12.3 ft).
(ii) Shall not exceed a combined lot coverage for all lands zoned RM-SH1 of 15%.

1315.5 Accessory Off-Street Parking for Apartment or Congregate Housing

Accessory Off-Street Parking for Apartment or Congregate Housing:

The parking area shall not occupy more than 30% of the surface of the lot area.

1315.6 General

General:
The relevant provisions of Sections 5, 6, and 7 and Schedule B of this bylaw shall apply.

1320.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Attached Housing
(c) Home Occupation Office
(d) Accessory Buildings
(e) Accessory Produce Sales

B. 10038 2024

1320.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 35% of the lot area**.**

1320.3 Density

Density:
(a) Density for all buildings and structures shall not exceed a Floor Space Ratio of 1.30.
(b) The maximum density shall be one dwelling unit per 64 m2 (689 ft2) of lot area.

1320.4 Buildings and Structures for Apartments and Attached Housing Units

Buildings and Structures for Apartments and Attached Housing Units:
(a) Shall be sited not less than:
  (i) 6.5 m (21.3 ft) from a front lot line.
  (ii) 5.0 m (16.4 ft) from a rear lot line.
  (iii) 7.5 m (24.6 ft) from an interior side lot line.
  (iv) 5.5 m (18.3 ft) from an exterior side lot line
(b) Shall not exceed a height of 16.5 m (54.1 ft).

1320.5 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Accessory Buildings and Structures shall be sited not less than:
  (i) 8.9 m (29.2 ft) from any lot line abutting a street.
  (ii) 1.5 m (4.9 ft) from any lot line that does not abut a street.
(b) Shall not exceed a height of 2.7 m (8.8 ft).
(c) Together shall not exceed a lot coverage of 10%

1320.6 General

General:
Unless otherwise specified in this zone schedule, the relevant provisions of Sections 5, 6, 7 and Schedule B of this Bylaw shall apply.

1400.1 Uses Permitted

Uses Permitted:
(a) Attached Housing
(b) Home Occupation Office and Daycare, Child
(c) Accessory Buildings and Structures
(d) Accessory Produce Sales

1400.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 60% of the lot area.

1400.3 Density

Density:
(a) Shall not exceed a Floor Space Ratio of 0.75. For purposes of this section, Floor Space Ratio shall be calculated as being the Gross Floor Area divided by the lot area.

(b) The combined maximum number of attached dwelling units for all lands zoned RT-CH shall not exceed 25 (twenty-five).

1400.4 Buildings and Structures for Attached Housing

Buildings and Structures for Attached Housing:
(a) Shall be sited not less than:

- (i) 0.0 m (0.0 ft) from an interior side lot line between attached units.
- (ii) 1.5 m (4.9 ft) from an interior side lot line between buildings containing two or more units sharing common walls.
- (iii) 3.0 m (9.8 ft) from a rear lot line which does not abut a street.
- (iv) 3.0 m (9.8 ft) from any lot line which abuts a street, except that the garage and those portions of a building or structure which exceed a vertical measurement of 4.9 m (16.0 ft) from the average grade must be stepped back to a minimum of 6.0 m (19.7 ft) from any lot line which abuts a street.
- (v) 5.0 m (16.4 ft) from an interior side lot line abutting a single family dwelling use.
- (vi) 1.5 m (4.9 ft) from any lot line which abuts land zoned P-4.

(b) Shall not exceed a height of 7.5 m (24.6 ft).

1400.5 Accessory Buildings and Structures

Accessory Buildings and Structures:
B. 10138 2025
(a) Shall be sited not less than:

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- (i) 6.0 m (19.7 ft) from any lot line which abuts a street.
- (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

1400.6 Projection Into Required Yards

Projection Into Required Yards:
Notwithstanding any other provisions of this bylaw the following shall apply.

(a) Where chimneys, cornices, leaders, gutters, pilasters, belt courses, sills, bay windows, or ornamental features project beyond the face of a building, the minimum distance to an abutting lot line as permitted elsewhere in the bylaw may be reduced by not more than 60 cm (2.0 ft) provided such reduction shall apply only to the projecting feature.

(b) An attached gutter projecting beyond the roof of a building shall not be considered part of the building for purposes of calculating the building setbacks from property lines under this bylaw.

(c) Unenclosed patios or sundecks may be sited 0 m from a property line abutting land zoned P-4.

1400.7 General

General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

1415.1 Uses Permitted

Uses Permitted:
(a) Attached Housing
(b) Home Occupation Office and Daycare, Child
(c) Accessory Buildings and Structures
(d) Accessory Dwelling Unit

1415.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 40% of the lot area.

1415.3 Density

Density:
Buildings and structures for an attached housing use shall not exceed a Floor Space Ratio of 1.1.

1415.4 Building Separation

Building Separation:
Where one wall faces another wall of the same building or another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 3 m (9.8 ft) from the centre of all windows, from walls, and from outside corners of buildings.

1415.5 Buildings and Structures for Attached Housing

Buildings and Structures for Attached Housing:
(a) Shall be sited not less than:

  (i) 3.0 m (9.8 ft) from any lot line which abuts a street.
  (ii) 4.0 m (13.1 ft) from an interior side lot line.
  (iii) 4.0 m (13.1 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 10.5 m (34.5 ft)

1415.6 Accessory Buildings and Structures

Accessory Buildings and Structures:
B. 10138 2025 (a) Shall be sited not less than:

  (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  (ii) 1.5 m (4.9 ft) from interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

1415.7 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall not occupy more than 30% of the surface of the lot area.

(b) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(c) No parking shall be required for an Accessory Dwelling Unit.

1415.8 Lot Size

Lot Size:
No land shall be subdivided into lots having a width or area less than:

(a) Standard lot
- width 30 m (98.4 ft)
- area 900 m^2 (9688 ft^2)

(b) Panhandle lot
- not permitted

1415.9 General

General:
The relevant provisions of Sections 5, 6, 7, Schedule B of this bylaw shall apply.

1420.1 Uses Permitted

Uses Permitted:
(a) Attached Housing
(b) Home Occupation Office and Daycare, Child
(c) Accessory Buildings and Structures
(d) Accessory Produce Sales

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1420.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 40% of the lot area.

1420.3 Density

Density:
The maximum density shall be one dwelling unit per 185m2 (1991 ft2) of lot area.

1420.4 Open Space Areas

Open Space Areas:
Open Space Areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 5% of the total site area shall be provided and located:

    (i) outside the required building setback areas;
    (ii) outside the required parking areas.

(b) The 5% open space requirement will be reduced by 1% for every 1% that the lot coverage is less than the maximum permitted.

1420.5 Building Separation

Building Separation:
Where one wall faces another wall of the same building or another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

(a) 2.13m (7.0 ft) from the centre of all windows, from walls, and from outside corners of buildings.

1420.6 Buildings and Structures for Attached Housing

Buildings and Structures for Attached Housing:
(a) Shall be sited not less than:

    (i) 3.9 m (12.9 ft) from any lot line which abuts a street.
    (ii) 1.2 m (3.9 ft) from an interior side lot line.
    (iii) 5.5 m (18.0 ft) from a rear lot line which does not abut a street.

1420.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

1420.8 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall not occupy more than 30% of the surface of the lot area

(b) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

1420.9 Lot Size

Lot Size:
No land shall be subdivided into lots having a width or area less than:

(a) Standard Lot
- width 30 m (98.4 ft)
- area 900 m2 (9688 ft2)

(b) Panhandle lot
- not permitted

1420.10 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this Bylaw shall apply.

1430.1 Uses Permitted

Uses Permitted:
(a) Attached Housing
(b) Home Occupation Office
(c) Accessory Buildings
(d) Accessory Produce Sales

1430.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 40% of the lot area.

1430.3 Density

Density:
(a) Density for all buildings and structures shall not exceed a Floor Space Ratio of 1.08.

(b) The maximum density shall be one dwelling unit per 164 m2 (1,766 ft2) of lot area.

1430.4 Buildings and Structures for Attached Housing Units

Buildings and Structures for Apartments and Attached Housing Units:
(a) Shall be sited not less than:

(i) 1.1 m (3.6 ft) from a front lot line.
(ii) 3.2 m (10.5 ft) from a rear lot line.
(iii) 1.5 m (4.9 ft) from an interior side lot line.
(iv) 3 m (9.8 ft) from an exterior side lot line

(b) Shall not exceed a height of 7.5 m (24.6 ft).

1430.5 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Accessory Buildings and Structures shall be sited not less than:

(i) 7.5 m (24.6 ft) from any lot line abutting a street.
(ii) 1.5 m (4.9 ft) from any lot line that does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%

1430.6 Lot Size

Lot Size:
No land shall be subdivided into lots having a width and area less than:

B. 10038 2024 (a) Standard Lot
- area 650 m^2 (6997 ft^2)

(b) Panhandle Lot
- not permitted

General

General:
Unless otherwise specified in this zone schedule, the relevant provisions of Sections 5, 6, 7 and Schedule B of this Bylaw shall apply.

1500.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Accessory Buildings and Structures
(c) Retail Sales of Goods and Services
(d) Office
(e) Home Occupation Office and Daycare, Child
(f) Daycare, Adult
(g) Daycare, Child
(h) Accessory Produce Sales

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1500.2 Lot Coverage

Lot Coverage:
(a) The maximum coverage of all buildings and structures shall be 40% of the lot area.

(b) The maximum coverage of all surface parking areas shall be 30% of the lot area.

1500.3 Density

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Density:
(a) The maximum density for all uses shall not exceed a Floor Space Ratio of 1.20.

(b) Development of all lands zoned MFC-CH shall not exceed the following unit and floor space allocations:

(i) The Gross Floor Area devoted to all commercial uses shall not exceed 585 m^2 (6297 ft^2).
(ii) 79 apartment units.

1500.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 3.0 m (9.8 ft) from any lot line which abuts a street.
(ii) 3.0 m (9.8 ft) from an interior lot line which abuts a street.
(iii) 3.0 m (9.8 ft) from a rear lot line which does not abut a street.
(iv) 4.5 m (14.8 ft) from a lot line which abuts Douglas Street, except that any entrance to a garage and those portions of a building or structure which exceed a vertical measurement of 8.0 m (26.2 ft) from the average grade as measured along the Douglas Street frontage must be sited 6.5 m (21.3 ft) from the lot line common to Douglas Street.
(v) 7.5 m (24.6 ft) from a lot line which abuts Pat Bay Highway.

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(b) Shall not exceed a height of 11.5 m (37.7 ft).

1500.5 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 6.0 m (19.7 ft) from any lot line which abuts a street.
(ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

1500.6 Projection Into Required Yards

Projection Into Required Yards:
Notwithstanding any other provisions of this bylaw the following shall apply.

(a) Where chimneys, cornices, leaders, built-gutters, pilasters, belt courses, sills, bay windows, or ornamental features project beyond the face of a principal building, the minimum distance to an abutting lot line as permitted elsewhere in this bylaw may be reduced by not more than 60 cm (2.0 ft) or for corner projections not more than 85 cm (2.8 ft) provided such reduction shall apply only to the projecting feature.

(b) An attached gutter projecting beyond the roof of a building shall not be considered part of the building for purposes of calculating the building set backs from property lines under this bylaw.

(c) Where steps, eaves, sunlight control projections, canopies, cantilevered balconies, or cantilevered porches project beyond the face of a building, the minimum distance to an abutting rear lot line as permitted elsewhere in this bylaw may be reduced by not more than 1.2 m (3.9 ft) and the minimum distance to an abutting interior side lot line as permitted elsewhere in this bylaw may be reduced by not more than 60 cm (2.0 ft) provided such reduction shall apply only to the projecting feature.

1500.7 General

General:
The relevant provisions of Sections 5, 6, 7 and 8 and Schedule B of this bylaw shall apply.

1505.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Assembly
(c) Church
(d) Congregate Housing
(e) Office
(f) Research
(g) Restaurant
(h) Delicatessen
(i) Home Occupation Office and Daycare, Child
(j) Daycare, Adult
(k) Daycare, Child
(l) Accessory Buildings and Structures
(m) Accessory Produce Sales

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1505.2 Prohibited Uses

Prohibited Uses:
All uses not permitted by Section 1505.1 and, without limiting the generality of the foregoing:

(a) Medical, Dental and Real Estate Offices.
(b) Financial Institutions.
(c) Bingos, Casinos, and any other activity involving gambling or betting whether carried on for profit or not.

1505.3 Lot Coverage

Lot Coverage:
(a) The maximum coverage of all buildings and structures shall be 40% of the lot area.
(b) The maximum coverage of all surface parking areas shall be 30% of the lot area.

1505.4 Density

Density:
(a) The maximum density for all uses shall not exceed a Floor Space Ratio of 1.20.
(b) Development of all land zoned MFI-CH shall not exceed the following allocations:
- 1 church and 40 apartment units

or

- 1 church and a commercial building where:

(i) The Gross Floor Area devoted to office shall not exceed 5556 m^2 (59804 ft^2).
(ii) The total Gross Floor Area devoted to restaurant or delicatessen uses shall not exceed 139 m^2 (1500 ft^2).

1505.5 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 3.0 m (9.8 ft) from any lot line which abuts a street
(ii) 3.0 m (9.8 ft) from an interior side lot line.
(iii) 3.0 m (9.8 ft) from a rear lot line which does not abut a street.
(iv) 4.5 m (14.8 ft) from a lot line which abuts Douglas Street, except that any entrance to a garage and those portions of a building or structure which exceed a vertical measurement of 8.0 m (26.2 ft) from the average grade as measured along the Douglas Street frontage must be sited 6.5 m (21.3 ft) from the lot line common to Douglas Street.
(vi) 7.5 m (24.6 ft) from a lot line which abuts Pat Bay Highway.

(b) Shall not exceed a height of 11.5 m (37.7 ft).

1505.6 Accessory Buildings and Structures

Accessory Buildings and Structures:

(a) Shall be sited not less than:

(i) 6.0 m (19.7 ft) from any lot line which abuts a street.

(ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

1505.7 Projection Into Required Yards

Projection Into Required Yards:
Notwithstanding any other provisions of the bylaw the following shall apply.

(a) Where chimneys, cornices, leaders, built-gutters, pilasters, belt courses, sills, bay windows, or ornamental features project beyond the face of a principal building, the minimum distance to an abutting lot line as permitted elsewhere in this bylaw may be reduced by not more than 60 cm (2.0 ft) or for corner projections not more than 85 cm (2.8 ft) provided such reduction shall apply only to the projecting feature.

(b) An attached gutter projecting beyond the roof of a building shall not be considered part of the building for purposes of calculating the building setbacks from property lines under this bylaw.

(c) Wheres steps, eaves, sunlight control projections, canopies, cantilevered balconies, or cantilevered porches project beyond the face of a building, the minimum distance to an abutting rear lot line as permitted elsewhere in the bylaw may be reduced by not more than 1.2 m (3.9 ft) and the minimum distance to an abutting interior side lot line as permitted elsewhere in this bylaw may be reduced by not more than 60 cm (2.0f t) provided such reduction shall apply only to the projecting feature.

1505.8 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

1510.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Attached Housing
(c) Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

1510.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 45% of the lot area.

1510.3 Density

Density:
Buildings and structures shall not exceed a Floor Space Ratio of 1.20.

1510.4 Open Space Areas

Open Space Areas:
Open Space areas shall be provided as follows:
(a) A continuous landscape area, which may include outdoor recreation areas equal to 3% of the total site are shall be provided and located:

    (i) Outside the required building setback area.
    (ii) Outside the require parking area.

1510.5 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

    (i) 4.5 m (14.8 ft) from any lot line which abuts a street.
    (ii) 3.0 m (9.8 ft) from an interior side lot line.
    (iii) 1.2 m (4.0 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of:

    (i) 9.0 m (29.5 ft) for an Attached Housing use.
    (ii) 15.5 m (50.8 ft) for an Apartment use.
    (iii) 7.5 m (24.6 ft) for those portions of a building used for Daycare Centre use.

1510.6 Accessory Buildings and Structures

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Accessory Buildings and Structures:
(a) Shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
    (ii) 3.0 m (9.8 ft) from an interior side lot line.
    (iii) 1.2 m (4.0 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

1510.7 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedules B and F of this bylaw shall apply.

1605.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Congregate Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

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1605.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 40% of the lot area.

1605.3 Density

Density:
Buildings and structures for an apartment use or congregate housing use shall not exceed a Floor Space Ratio of 1.45.

1605.4 Buildings and Structures for Apartment or Congregate Housing

Buildings and Structures for Apartment or Congregate Housing:
(a) Shall be sited lot less than:

  (i) 6.0 m (19.7 ft) from a lot line which abuts a stree.
  (ii) 6.0 m (19.7 ft) from an interior side lot line.
  (iii) 7.5 m (24.6 ft) from a rear lot line which does not abut a street.

(b) Shall not exceed a height of 12.5 m (41.0 ft).

1605.5 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

  (i) 6.0 m (19.7 ft) from any lot line which abuts a street.
  (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 (12.3 ft).
(c) Together shall not exceed a lot coverage of 10%.

1605.6 Accessory Off-Street Parking

Accessory Off-Street Parking:
(a) The parking area shall occupy not more than 30% of the lot area.
(b) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

1605.7 Projection Into Required Yards

Projection Into Required Yards:
Notwithstanding any other provisions of this bylaw the following shall apply:

(a) Where steps, eaves, sunlight control projections, canopies, cantilevered balconies, or cantilevered porches project beyond the face of a building, the minimum distance to an abutting interior side lot line as permitted elsewhere in this bylaw may be reduced by not more than 1.5 m (5.0 ft) provided such reduction shall apply only to the projecting feature.

1605.8 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B shall apply.

1610.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Attached Housing
(c) Home Occupation Office and Daycare, Child
(d) Accessory Buildings and Structures
(e) Accessory Produce Sales

1610.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 40% of the lot area.

1610.3 Density

Density:
Buildings and structures for an attached housing use or an apartment use shall not exceed a Floor Space Ratio of 1.20 except that where at least 80% of the required parking is concealed parking, the Floor Space Ratio may be increased to 1.40.

1610.4 Open Space Areas

Open Space Areas:
Open Space areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation areas equal to 15% of the total site area shall be provided and located:

    (i) Outside the required building setback area;
    (ii) Outside the required parking area.

1610.5 Buildings and Structures for Apartment or Attached Housing

Buildings and Structures for Apartment or Attached Housing:
(a) Shall be sited 7.5 m from any lot line for an apartment use and 3.5 m from any lot line for an attached housing use.

(b) Shall not exceed a height of 8.5 m for an attached housing use and a height of 15.0 m for an apartment use.

1610.6 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

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    (i) 7.5 m from any lot line which abuts a street.
    (ii) 1.5 m from an interior side lot line and a rear lot line which does not abut a street.

(b) Shall not exceed a height of 3.75 m.
(c) Together shall not exceed a lot coverage of 10%.

1610.7 Projection Into Required Yards

Projection Into Required Yards:
(a) The parking area shall occupy not more than 30% of the lot area.
(b) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

1610.8 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B shall apply.

1615.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Attached Housing
(c) Single Family Dwelling
(d) Congregate Housing
(e) Home Occupation Office and Daycare, Child
(f) Accessory Buildings and Structures
(g) Accessory Produce Sales

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1615.2 Lot Coverage

Lot Coverage:
The maximum lot coverage of all buildings and structures shall be 40% of the lot area

1615.3 Density

Density:
(a) Buildings for an attached housing, apartment or congregate housing use shall not exceed a Floor Space Ratio of 1.20.

(b) Buildings for a single family dwelling use shall not exceed a Floor Space Ratio (R) of 0.55.

1615.4 Open Space Areas

Open Space Areas:
Open Space Areas shall be provided as follows:

(a) A continuous landscape area, which may include outdoor recreation space, equal to 10% of the total site area shall be provided and located:

  (i) Outside the required building setback area.
  (ii) outside the required parking area.

(b) The 10% open space requirement shall be reduced by 1% for each 1% that the lot coverage is less than the maximum permitted.

(c) Section 1615.4 (a) & (b) do not apply to lots where single family dwelling use is the sole principal use.

1615.5 Buildings and Structures for Apartment, Attached Housing or Congregated housing

Buildings and Structures for Apartment, Attached Housing or Congregated housing:
(a) Shall be sited not less than:

  (i) 7.0 m from any lot line for an apartment use.
  (ii) 7.0 m from a front, rear or exterior lot line and 3.0 m from an interior lot line for an attached housing use.

(b) Shall not exceed a height of 8.5 m (27.9 ft) for an attached housing use and a height of 28.0m (91.9 ft) for an apartment use or congregate housing use.

(c) Shall not exceed a horizontal width of 55.0 m (180.4 ft)

1615.6 Buildings and Structures for a Single Family Dwelling

Buildings and Structures for a Single Family Dwelling:
(a) Shall be sited not less than:

  (i) 6.0 m from a front lot line and 7.5 m from a rear lot line provided the combined front and rear setbacks are not less than 15.0 m (49.2 ft).
  (ii) 1.5 m from an interior lot line provided the sum of both sideyards is not less than 4.5 m (14.8 ft)
  (iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) Shall not exceed a height of 8.5 m (27.9 ft).

(c) Shall not exceed a Floor Space Ratio (R) of 0.55 or a Gross Floor Area (R) of 280 m^2 (3014 ft^2), whichever is lesser. For the purposes of this section, those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

1615.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line.
(ii) 1.5 m (4.9 ft) from a rear or interior lot line.
(iii) 3.5 m (11.5 ft) from an exterior lot line.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Shall not exceed a lot coverage of 10%.

1615.8 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or area less than:

(a) Standard lot
- width 14 m (45.9 ft)
- area 465 m^2 (5005 $.ft^2$)

(b) Pan Handle Lot
- not permitted

1615.9 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

1620.1 Uses Permitted

Uses Permitted:
(a) Apartment
(b) Attached housing
(c) Single family dwelling
(d) Two family dwelling
(e) Home Occupation Office and Daycare, Child — B. 10138 2025
(f) Accessory buildings and structures
(g) Accessory dwelling unit
(h) Accessory Produce Sales — B. 10038 2024

1620.2 Definitions

In this zone:
"Two Family Dwelling"- means the residential use of a building for two dwelling units only." — B. 10013 2024

1620.3 Lot Coverage

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Lot Coverage:
The maximum coverage of all buildings and structures shall be 25% of the lot area.

1620.4 Density

Density:
(a) The maximum density shall be one dwelling unit per 200 m².

(b) Buildings and structures for an apartment use, attached housing use or single family dwelling use shall not exceed a Floor Space Ratio of 0.61.

(c) (i) The maximum number of dwelling units within this zone shall not exceed:
- 37 apartment dwelling units
- 1 heritage two family dwelling
- 1 single family dwelling containing one accessory dwelling unit.

(ii) The maximum number of dwellings permitted in the zone may be supplemented by seven attached dwelling units where the following amenities are on lands described as Lots 1 and 2 of Plan 23009.

(1) Renovation and designation by Bylaw of the heritage registered structure on Lot 1, Plan 23009.
(2) Construction of a 2 m wide public path adjacent to the southerly lot line of Lot 2, Plan 23009, and dedication as a public right-of-way in favour of the District of Saanich.
(3) Registration of a natural state covenant in the westerly portion of Lot 1, Plan 23009 to protect the Garry oak meadow lands surrounding the heritage structure.
(4) Issuance of a building permit for a 37 unit apartment structure that meets a minimum LEED Certified standard or an equivalent energy and environmental performance standard, as determined by the District of Saanich and;
(5) Townhouse dwelling units meet or exceed the "Built Green"and Energuide 77 construction standard as determined by the District of Saanich prior to issuance of a building permit for townhouse units and;
(6) Registration of Notice on the title of Lots 1 and 2 of Plan 23009, of a housing agreement executed under Section 483 of the Local Government Act which prohibits the establishment of rental tenure restrictions for all residential dwelling units to be constructed on the subject lands.

1620.5 Open Space Areas

Open Space Areas:
Open Space areas shall be provided as follows:

(a) A continuous landscape area,which may include outdoor recreation and natural state covenant areas, equal to 15% of the total site area shall be provided and located:

(i) outside the required building setback area;
(ii) outside the required parking area.

1620.6 Buildings and Structures for Apartment

Buildings and Structures for Apartment:
(a) Shall be sited not less than:

(i) 4.75 m (15.6 ft.) from any lot line to the basement foundation and first floor terrace.
(ii) 7.5 m (24.6 ft.) from any lot line to all floors above the basement.

(b) Shall not exceed a height of 14.5 m (47.6 ft.)

(c) Shall have not more than five levels of usable space of which not more than four may be designed for human habitation. If a level of usable space designed for other than human habitation comprises one of five levels of usable space, the ceiling of such level of usable space shall not be above the average elevation of the natural grade of the lot or lots on which the building is to be constructed.

1620.7 Buildings and Structures for Attached Housing

Buildings and Structures for Attached Housing:

(a) Shall be sited not less than:

(i) 3.3 m (10.8 ft.) from a lot line abutting Carey Road for the first floor and 6.0 m (19.7 ft.) for any floors above the first floor, and; 7.5 m from any other lot line which abuts a street.

(ii) 4.5 m (14.8 ft.) from the south interior side lot line.

(iii) 4.0 m (14.75 ft.) from the north interior side lot line.

(b) Shall not exceed a height of 9.1m

1620.8 Buildings and Structures for Two Family Dwelling

Buildings and Structures for Two Family Dwelling:

(a) Shall be sited not less than:

(i) 6.0 m (19.7 ft.) from a lot line abutting a street.

(ii) 1.5 m (4.9 ft.) from an interior side lot line, provided the sum of both sideyards is not less than 4.5m (14.8 ft.).

(iii) 3.5 m (11.5 ft.) from an exterior lot line.

(b) Shall not exceed a height of 11 m.

(c) Shall not exceed a Gross Floor Area (R) of 475 m² (5113 ft²). For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m² (538 ft²) shall be included in the Gross Floor Area (R).

1620.9 Buildings and Structures for Single Family Dwellings

Buildings and Structures for Single Family Dwellings:

(a) Shall be sited not less than:

(i) 6.0 m (19.7 ft.) from a lot line abutting a street.

(ii) 1.5 m (4.9 ft.) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft.).

(iii) 3.5 m (11.5 ft.) from an exterior lot line.

(b) Shall not exceed a height of 9.1 m (29.8 ft.)

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(c) Shall not exceed a Gross Floor Area (R) of 365 m² (3,929 ft²). For purposes of this section those portions of the floor area of a carport or garage exceeding 50 m² (538 ft²) shall be included in the Gross Floor Area (R).

1620.10 Accessory Buildings and Structures

Accessory Buildings and Structures:

(a) Shall be sited not less than:

(i) 7.5 m from any lot line which abuts a street.

(ii) 1.5 m from any lot line which does not abut a street

(b) Shall not exceed a height of 3.75 m

(c) Together shall not exceed a lot coverage of 10%.

1620.11 Accessory Off-Street Parking

Accessory Off-Street Parking:

(a) The parking area shall occupy not more than 10% of the surface of the lot area.

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(b) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(c) The parking area for an apartment use shall not be permitted within 4.75 m of any lot line.

(d) At least one parking space per dwelling unit of the required parking for an apartment use shall be underground parking.

1620.12 Accessory Dwelling Units

Accessory Dwelling Units:

(a) Notwithstanding Section 1615.1 an accessory dwelling unit is only permitted in a single family dwelling unit.

(b) An accessory dwelling unit shall not exceed more than 40% of the gross floor area of the Principal Building.

1620.13 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedules B and F of this bylaw shall apply.

1625.1 Uses Permitted

Uses Permitted:
(a) Single Family Dwelling
(b) Small-Scale Multi-Unit Housing
(c) Boarding
(d) Home Occupation
(e) Accessory Buildings and Structures
(f) Accessory Produce Sales

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1625.2 Boarding

Boarding:
There shall be not more than two boarders in a dwelling unit.

1625.3 Lot Coverage

Lot Coverage:
The maximum lot coverage of all buildings and structures shall be 50% of the lot area for lots having an area less than 560 m^2 (6028 ft^2) and 45% of the lot area for lots having an area of 560 m^2 (6028 ft^2) and greater.

Notwithstanding any other lot coverage provision in this section, for Small-Scale Multi-Unit Housing use, the maximum Lot Coverage (R) of all buildings shall be regulated by Schedule "G" of this Bylaw.

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1625.4 Buildings and Structures for Single Family Dwelling

Buildings and Structures for Single Family Dwelling:
(a) For lots having a lot area of less than 560 m^2 (6028 ft^2) shall be sited not less than:

(i) 6.0 m (19.7 ft) from a front lot line.
(ii) 7.5 m (24.6 ft) from a rear lot line.
(iii) 1.5 m (4.9 ft) from an interior side lot line.
(iv) 3.5 m (11.5 ft) from an exterior side lot line.

(b) For lots having a lot area 560 m^2 (6028 ft^2) and greater shall be sited not less than:

(i) 6.0 m (19.7 ft) from a front lot line and 7.5 m (24.6 ft) from a rear lot line provided that the combined front and rear setbacks are not less than 15.0 m (49.2 ft).
(ii) 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft).
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(c) (i) Shall not exceed a height of: 7.5 m (24.6 ft), as measured from Grade; for those buildings and structures having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of these roofs shall not exceed 6.5 m (21.3 ft) as measured from grade;

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(d) Shall not exceed a Floor Space Ratio (R) of 0.50 or a Gross Floor Area (R) of 310 m^2 (3337 ft^2), whichever is the lesser. For the purpose of this section those portions of the floor area of a carport or garage exceeding 50 m^2 (538 ft^2) shall be included in the Gross Floor Area (R).

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Single Family Dwellings under Small-Scale Multi-Unit Housing use shall be in accordance with Schedule "G"

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1625.5 Houseplex Buildings

Houseplexes built under Small-Scale Multi-Unit Housing use shall be regulated in accordance with Schedule "G".

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1625.6 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m (24.6 ft) from a front lot line.
(ii) 1.5 m (4.9 ft) from a rear and an interior side lot line.
(iii) 3.5 m (11.5 ft) from an exterior side lot line.

(b) Shall not exceed a height of 3.75 m (12.3 ft).

(c) Together shall not exceed a lot coverage of 10%.

(d) that are used or proposed to be used for keeping animals shall comply with the siting and size provisions set out in table 5.2 under s.5.31 of this Bylaw.

1625.7 Minimum Lot Size

Minimum Lot Size:
(a) No land shall be subdivided into lots having a width or area less than:

(i) Standard Lot
- width 12.0 m (39.4 ft)
- area 365 m^2 (3929 ft^2)

(ii) Panhandle lot
- not permitted

(b) Notwithstanding Section 1625.6(a) the total number of lots in the RS-F zone shall not exceed 18 lots.

(c) Notwithstanding Section 5.1(b) of the Subdivision Bylaw, no land shall be Subdivided having a depth less than 24.5 m (80.4 ft).

1625.8 Small-Scale Multi-Unit Housing

Small-Scale Multi-Unit Housing is only permitted in accordance with the conditions set out in section 5.37 of this Bylaw.

1625.9 General

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General:
The relevant provisions of Sections 5, 6 and 7 of this bylaw shall apply.

1700.1 Uses Permitted

Uses Permitted:
(a) Retail Sales of Goods and Services
(b) Wholesaling Accessory to Retail Sales
(c) Medical Services
(d) Rental and Repair of Household Items, Tools, and Appliances
(e) Personal Service
(f) Office
(g) Restaurant
(h) Apartment
(i) Cable Hub Site
(j) Home Occupation Office and Daycare, Child
(k) Daycare, Adult
(l) Daycare, Child

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1700.2 Prohibited Uses

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Prohibited Uses:
All uses not permitted by 1700.1 and without limiting the generality of the foregoing:

(a) Lumber and Building Supply Yard

(b) The Sale, Servicing, or Repair of New of Used Vehicles, Trailers, Mobile homes, Recreational Vehicle Units, Boats, Farm and Industrial Machinery, and Internal combustion engines except as an Accessory Use to a Department or Hardware Store

(c) Beverage Container Depot except as an Accessory Use with collection activities and storage to be conducted entirely within a building or fully enclosed structure

1700.3 Density

Density:
Buildings and structures shall not exceed a Floor Space Ratio of 1.41.

1700.4 Buildings and Structures

Buildings and Structures:

(a) Shall be sited not less than:

(i) 5.3 m from any lot line abutting a street for portions of a building used for residential use and 2.5 m from any lot line abutting a street for portions of a building used for commercial use.
(ii) 6.9 m from a rear lot line which does not abut a street.
(iii) 1.5 m from an interior side lot line.
(iv) Notwithstanding Section 1700.4 (a) (i), any portion of a building above natural grade and used for enclosed parking shall not be sited less than 1.5 m from any lot line abutting a street.
(v) Notwithstanding Section 1700.4 (a) (i), any portion of a building used for balcony supports shall not be sited less than 2.3 m from any lot line abutting a street.

(b) Shall not exceed a height of 15.0 m.

1700.5 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedules B and F of this bylaw shall apply.

1702.1 Uses Permitted

Uses Permitted:
(a) Retail Sales of Goods and Services
(b) Wholesaling Accessory to Retail Sales
(c) Medical Services
(d) Rental and Repair of Household Items, Tools, and Appliances
(e) Personal Service
(f) Office
(g) Restaurant
(h) Apartment
(i) Cable Hub Site
(j) Home Occupation Office and Daycare, Child
(k) Daycare, Adult
(l) Daycare, Child

1702.2 Prohibited Uses

Prohibited Uses:
All uses not permitted by 1702.1 and without limiting the generality of the foregoing**:**

(a) Lumber and Building Supply Yard

(b) The Sale, Servicing, or Repair of New of Used Vehicles, Trailers, Mobile homes, Recreational Vehicle Units, Boats, Farm and Industrial Machinery, and Internal combustion engines except as an Accessory Use to a Department or Hardware Store

(c) Beverage Container Depot except as an Accessory Use with collection activities and storage to be conducted entirely within a building or fully enclosed structure

1702.3 Density

Density:

Buildings and structures shall not exceed a Floor Space Ratio of 4.30.

1702.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

(i) 7.5 m from a front lot line.
(ii) 0 m from a rear, interior side, or exterior side lot line.

(b) Shall not exceed a height of 23.0 m.

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1702.5 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedules B and F of this bylaw shall apply.

B. 10133 2025

SCHEDULE 1703 INDUSTRIAL PARK BREWERY/DISTILLERY RETAIL SALES ZONE

1703.1 Uses Permitted

Uses Permitted:
(a) Warehousing
(b) Wholesaling and Wholesale Distribution
(c) Retail Sales Incidental to a Warehousing or Wholesale Function
(d) Office
(e) Industry
(f) Commercial Instruction and Education
(g) Research
(h) Food Processing
(i) Accessory Residential
(j) Veterinary Clinic and Veterinary Hospital
(k) Cable Hub Site
(l) Rental and Repair of Household Items, Tools, Appliances and Small Equipment
(m) Beverage Container Depot

1703.2 Buildings and Structures

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Buildings and Structures:
(a) Shall be sited not less than:

(i) 15.0 m (49.2 ft) from a front lot line.
(ii) 7.5 m (24.6 ft) from a rear lot line and 0 m from a landscape area as required by subsection 6.6 of this bylaw.
(iii) 15.0 m (49.2 ft) from an exterior side lot line.
(iv) 6.0 m (19.7 ft) from an interior side lot line or 0 m from a landscape area as required by subsection 6.6 of this bylaw; provided that the minimum setback may be reduced to 0 m on one side only in the case of lots of less than 4000 m^2 (43057 ft^2) in size.

(b) Shall not exceed a height of 10.0 m (32.8 ft).

1703.3 Retail Sales Incidental to Warehouse, Wholesaling, or Brewery/ Distillery

Retail Sales Incidental to Warehouse, Wholesaling, or Brewery/Distillery:
(a) No area outside a building shall be used for the display or storage of goods or products available for retail sale.

(b) A retail sales area for any business shall not exceed 25% of the Gross Floor Area of any buildings or parts of buildings which are on the parcel and used by the business.

1703.4 Minimum Lot Size

Minimum Lot Size:
No land shall be subdivided into lots having a width or an area less than:
(a) Standard Lot
- width 30 m (98.4 ft)
- area 2000 m^2 (21529 ft^2)

(b) Panhandle Lot
- not permitted

1703.5 Beverage Container Depots

Beverage Container Depots:
Collection activities and storage to be conducted entirely within a building or fully enclosed structure.

1703.6 General

General:
(a) The relevant provisions of Sections 5,6,7,8, and Schedule B of this bylaw shall apply.

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1704.1 Uses Permitted

Uses Permitted:
(a) Hospital
(b) Nursing Home
(c) Accessory Buildings and Structures
(d) Community Residential Facility
(e) Congregate Housing
(f) Office
(g) Research
(h) Daycare, Adult
(i) Daycare, Child

1704.2 Prohibited Uses

Prohibited Uses:
All uses not permitted by Section 1025.1 and without limiting the generality of the foregoing:

(a) A Community Residential Facility for more than 10 persons excluding staff.

1704.3 Density

Density:
(a) The maximum density for all uses shall not exceed a Floor Space Ratio of .60.

1704.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:

    (i) 10.0 m (32.8 ft) from a front, a rear and an exterior side lot line.
    (ii) 6.0 m (19.7 ft) from an interior side lot line.

(b) Shall not exceed a height of 9.0 m (29.5 ft).

1704.5 General

General:
The relevant provisions of Sections 5, 6, and 7 and Schedule B of this bylaw shall apply.

1705.1 Development Areas

Development Areas:
This zone contains regulations that apply to all areas within the zone and in addition the zone is divided into Development Areas A to G as shown on the attached plan forming part of this zone schedule.

1705.2 Definitions

Definitions:
In this zone:

"Accessory Dwelling Unit" means a dwelling unit that is accessory to and contained within the principal dwelling unit and may have a separate private access and is not a separate strata lot.

"Amenity Area" means land or gross floor area within an apartment development that is set aside for the common pleasure and recreation of persons living within the development and may include outdoor seating areas, landscaped areas, garden plots, pathways, racquet courts, fitness and meeting rooms.

"Conservation Area" means land within an apartment development that has environmental attributes worthy of retention or special care that are protected by a Natural State Covenant.

"Storey" means the portion of a building which lies between the surface of any floor and the surface of the next floor above it, or it there is no floor above it, then the space between the floor and the ceiling or roof next above it.

1705.3 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures within this zone shall be 25% of the lot area.

1705.4 Density

Density:
Density for all buildings and structures shall not exceed a Floor Space Ratio of 1.2.

1705.5 Number of Units

Number of Units:
The maximum number of dwelling units within this zone shall be:

- 245 apartment units
- 10 accessory dwelling units

1705.6 Setbacks

Setbacks:
Buildings and Structures for an apartment use shall be sited not less than:

(a) 6.0 m from any lot line abutting a P zone.

(b) 14.0 m from any lot line abutting an RS zone.

(c) 7.5 m from any lot line abutting a street or an RT zone.

1705.7 Accessory Buildings and Structures

Accessory Buildings and Structures:
(a) Shall be sited not less than 7.5 m from any lot line.

(b) Shall not exceed a height of 3.75 m.

(c) Together shall not exceed a lot coverage of 0.5 %.

1705.8 Accessory Dwelling Units

Accessory Dwelling Units:
An Accessory Dwelling Unit shall not occupy more than 40 % of the Gross Floor Area for the principle dwelling unit within which it is located.

1705.9 Accessory Off-Street Parking

Accessory Off-Street Parking:

(a) Accessory Off-Street Parking for an apartment shall be provided in accordance with Section 7 of this bylaw except that:

  (i) Where an apartment unit is designed to contain an Accessory Dwelling Unit 0.5 additional space per accessory dwelling unit shall be provided;
  (ii) Parking for an apartment may include a tandem parking arrangement to a maximum of 25% of the total spaces required and need not conform to the regulations of Section 7.6(b).
  (iii) A minimum 95% of the required parking spaces shall be underground parking.

(b) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

(c) Underground parking shall not be permitted within 3.0 m of any lot line.

1705.10 General

General:

(a) Where steps, eaves, sunlight control projections, canopies, cantilevered balconies, or cantilevered porches project beyond the face of a building, the minimum distance to an abutting lot line as permitted elsewhere in this bylaw may be reduced by not more than 1.2 m (3.9 ft).

(b) Post construction enclosure of balconies, sundecks and patios is not permitted.

(c) The relevant provisions of Sections 5, 6, and Schedule B of this bylaw shall apply.

1705.11 Development Area A

Development Area A:

(a) The following uses are permitted:

  (i) Apartment
  (ii) Accessory Dwelling Unit
  (iii) Home Occupation Office and Daycare, Child (B. 10138 2025)
  (iv) Amenity Area

(b) Buildings and structures:

  (i) Shall not have more than five storeys
  (ii) Shall not exceed a height of 17.30 m.

(c) An Amenity Area must be located within an apartment building and shall not exceed a Gross Floor Area of 660 m^2.

1705.12 Development Area B

Development Area B:

(a) The following uses are permitted:

  (i) Apartment
  (ii) Accessory Dwelling Unit
  (iii) Home Occupation Office and Daycare, Child

(b) Buildings and structures:

  (i) Shall not have more than six storeys.
  (ii) Shall not exceed a height of 25.60 m.

1705.13 Development Area C

Development Area C:

(a) The following uses are permitted:

  (i) Apartment
  (ii) Accessory Dwelling Unit
  (iii) Home Occupation Office and Daycare, Child (B. 10138 2025)

(b) Buildings and structures:

  (i) Shall not have more than six storeys.
  (ii) Shall not exceed a height of 22.55 m.

1705.14 Development Area D

Development Area D:
(a) The following uses are permitted:

(i) Apartment
(ii) Accessory Dwelling Unit
(iii) Home Occupation Office and Daycare, Child B. 10138 2025

(b) Buildings and structures:

(i) Shall not have more than four storeys.
(iii) Shall not exceed a height of 13.40 m.

1705.15 Development Area E

Development Area E:
(a) The following uses are permitted:

(i) Apartment
(ii) Accessory Dwelling Unit
(iii) Home Occupation Office and Daycare, Child B. 10138 2025

(b) Buildings and structures:

(i) Shall not have more than four storeys.
(ii) Shall not exceed a height of 15.55 m.

1705.16 Development Area F

Development Area F:
(a) The following uses are permitted:

(i) Amenity Area
(ii) Accessory Buildings and Structures

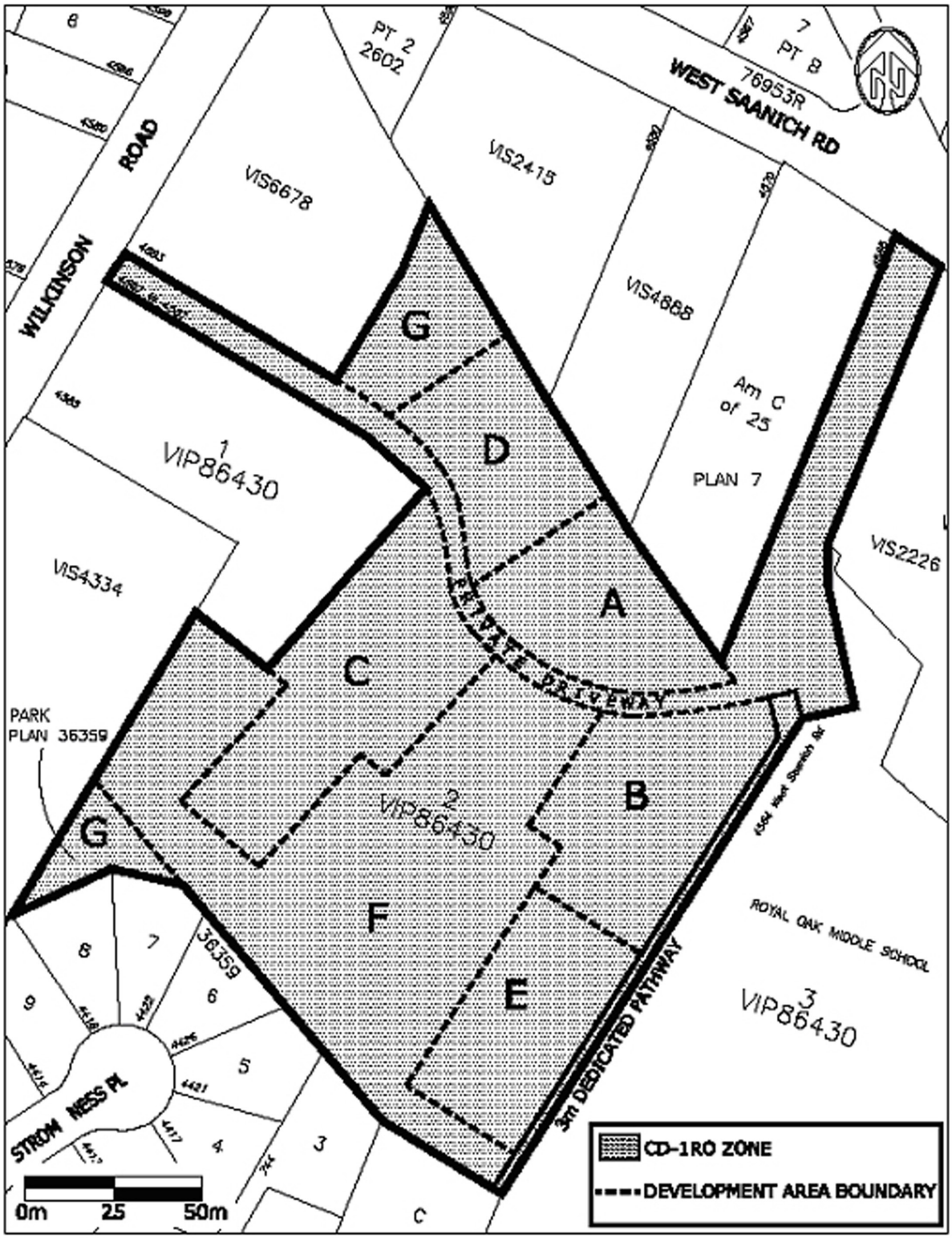
1705.17 Development Area G

Development Area G:
(a) The following uses are permitted:

(i) Conservation Area

1705.18 Plan of Development Areas

Plan of Development Areas:



1710.1 Development Areas

Development Areas:
This zone contains regulations that apply to all areas within the zone and in addition the zone is divided into Development Areas A, B and C, as shown on the attached plan forming part of this zone schedule.

1710.2 Definitions

Definitions:
In this zone:
"Accessory Dwelling Unit" means a dwelling unit that is accessory to and contained within the principal dwelling unit and may have a separate private access at ground level and is not a separate strata lot.

"Floor Space Ratio" means the gross floor area, excluding those portions located more than 1.5 m (4.9 ft) below finished grade divided by the area of the Development Area.

"Gross Floor Area" means the sum of the total floor area on a Development Area of each storey in each building measured to the outside face of the exterior walls; excludes the areas of canopies, sundecks, outside stairs, concealed parking, separate and attached carports and garages.

"Residential Care" means use of a building to provide long term physical, emotional and social care for persons with chronic or progressive conditions, primarily due to the aging process.

"Storey" means the portion of a building which lies between the surface of any floor and the surface of the next floor above it, or it there is no floor above it, then the space between the floor and the ceiling or roof next above it.

1710.3 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures on the lot shall be 35% of the lot area.

1710.4 Setbacks

Setbacks:
Buildings and structures shall be sited not less than:

(a) 7.5 m (24.6 ft) from Carey Road
(b) 10.0 m (32.8 ft) from Homer Road and Kamloops Ave and Lot A, Plan 8305 Section 24, Victoria District and Lot 12, Plan 8700, Section 24, Victoria District
(c) 10.0 m (32.8 ft) from any lot line abutting a P-4 Zone where the use is congregate care
(d) 7.5 m (24.6 ft) from any lot line abutting a P-4 Zone where the use is apartment
(e) 22 m (72.2 ft) from any lot line abutting Lot B and C, Plan 76341, Section 24, Victoria District
(f) 7.5 m (24.6 ft) from any lot line that is not specifically provided for under ss (a) to (e) of this section

1710.5 Accessory Buildings and Structure

Accessory Buildings and Structure:
(a) Accessory Buildings and Structures shall be sited not less than:

    (i) 7.5 m (24.6 ft) from any lot line which abuts a street
    (ii) 3 m (9.8 ft) from any lot line that abuts a park
    (iii) 1.5 m (4.9 ft) from any lot line that does not abut a street or a park

(b) Shall not exceed a height of 3.75 m (12.3 ft)

(c) Together shall not exceed a lot coverage of 5%

1710.6 Accessory Off-street Parking

Accessory Off-street Parking:
Accessory Off-street parking use shall be in accordance with Section 7 of this bylaw except as specified within Development Area A, Development Area B, and Development Area C.

1710.7 Minimum Lot Size

Minimum Lot Size:
(a) No land shall be subdivided into lots having an area less than 2500 m^2 (26,909 ft^2)

(b) Panhandle lots are permitted

(c) A parcel within the area identified as Development Area C as shown on the attached plan forming part of this zone schedule is permitted to be created with a road frontage of less than 10% of the perimeter.

1710.8 General

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General:
The relevant provisions of Section 5, 6, and Schedule B of this bylaw shall apply.

1710.9 Development Area A

Development Area A:
(a) The following uses are permitted:

(i) Apartment
(ii) Congregate Housing
(iii) Residential Care
(iv) Retail Sales, Office and Personal Service incidental to a permitted use
(v) Accessory Buildings and Structures

b) Density for all buildings and structures shall not exceed a Floor Space Ratio of 1.59.

(c) Buildings and structures for a Residential Care building:

(i) Shall be limited to not more than one
(ii) Shall not exceed a maximum gross floor area of 16,100 m^2 (173,299 ft^2)
(iv) Shall not exceed seven storeys
(v) Shall not exceed a height of 31 m (101.7 ft)

(d) Buildings and structures for a Congregate Care and or Apartment building:

(i) Shall be limited to not more than two
(ii) Shall not exceed a total maximum gross floor area of 11,705 m^2
(iii) Shall not exceed six storeys and a height of 24 m (78.7 ft) for Congregate Care use
(iv) Shall not exceed four storeys and a height of 12 m(39.3 ft) for Apartment use

e) Accessory Off-Street Parking

(i) Not less than 15% of the required parking must be provided at grade
(ii) Not more than 85% of the required parking must be provided underground
(iii) A covered loading area for handi-dart vehicles must be provided near the front entrance of each building
(iv) One Accessible Parking Space shall be provided at grade for every 25 spaces required
(v) One loading bay shall be provided at grade
(vi) Underground parking and or structures shall not be permitted within 3 m (9.8 ft) of Carey Road, a park parcel, or a right-of-way for public pedestrian access

1710.10 Development Area B

Development Area B:
(a) The following uses are permitted:

(i) Office
(ii) Apartment
(iii) Restaurant
(iv) Retail Sales of Goods and Services
(v) Accessory Buildings and Structures
(vi) Daycare, Adult
(vii) Daycare, Child

(b) Density for all buildings and structures shall not exceed a Floor Space Ratio of 1.80

(c) Buildings and structures:

(i) Shall be limited to not more than one building
(ii) Shall not exceed a maximum gross floor area of 6,805 m^2 (22,326 ft^2)
(iii) Shall not exceed seven storeys
(iv) Shall not exceed a height of 31 m (101.7 ft)
(v) The combined gross floor area for restaurant and or retail sales of goods and services shall not exceed 420 m^2 (4520 ft^2)
(vi) Where a building exceed two storeys in height, the setback from Carey Road for storeys three through six inclusive shall be 9.5 m (31.2 ft), and set back from Carey Road the seventh storey shall be 12.5 m (41 ft)

(d) Off Street Parking

(i) Parking will be provided underground
(ii) Not more than 12 parking spaces shall be provided at grade
(iii) One Accessible Parking Space shall be provided at grade of the required Accessible Parking Spaces
(iv) One loading bay shall be provided at grade
(v) Underground parking and or structures shall not be permitted within 3 m (9.8 ft) of Carey Road or a right-of-way for public pedestrian access

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1710.11 Development Area C

Development Area C:

(a) The following uses are permitted:

(i) Attached Housing
(ii) Accessory Dwelling
(iii) Accessory Buildings and Structures
(iv) Home Occupation Office and Daycare, Child

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(b) Density for all Buildings and Structures shall:

(i) Not exceed a Floor Space Ratio of 0.6
(ii) Not exceed 14 Attached housing units
(iii) Not exceed four Accessory Dwelling units

(c) An Accessory Dwelling Unit shall:

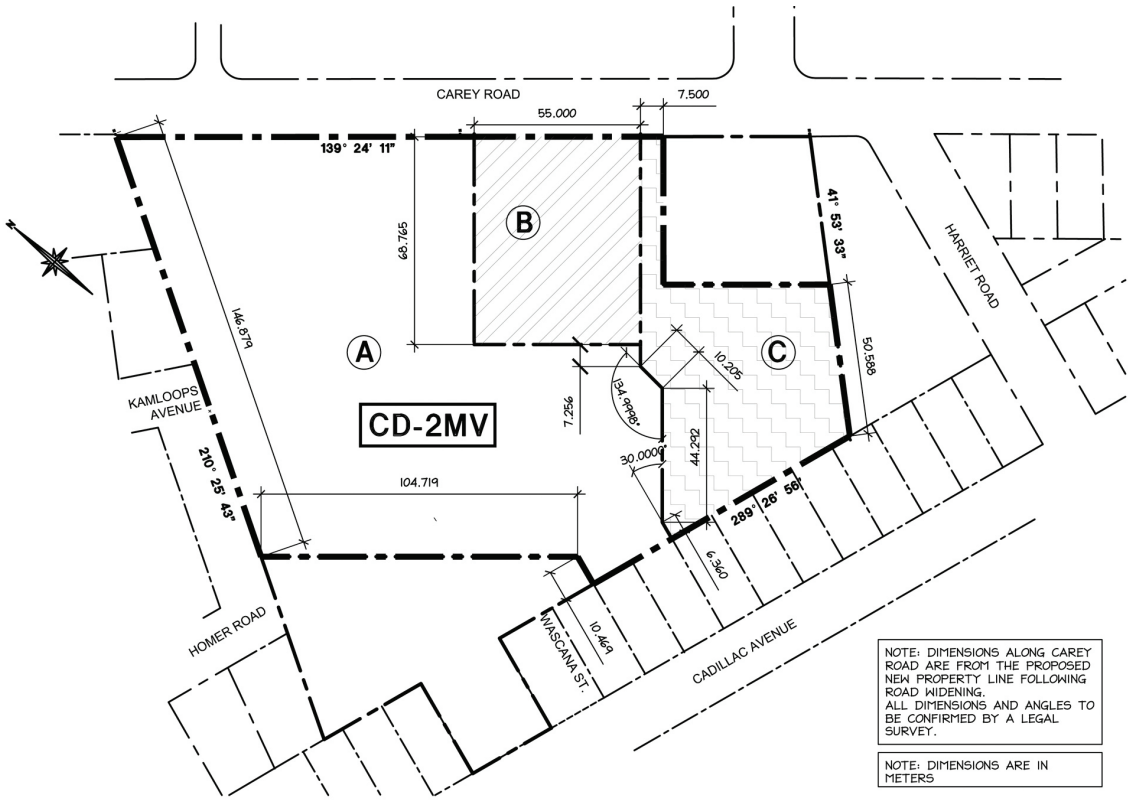
(i) Not occupy more than 40% of the gross floor area for the principle dwelling unit within which it is located
(ii) Not be a separate strata lot

(d) Buildings and Structures for an Attached Housing use shall:

(i) Not exceed three storeys
(ii) Not exceed a height of 12 m (39.3 ft)

(e) Off Street Parking

(i) No parking spaces are required for an accessory dwelling unit.
(ii) Underground parking for Attached Housing or Accessory Dwelling Units shall not be permitted within 3 m of a lot line



1720.1 Uses Permitted

Uses Permitted
Development Area A:
(a) The following uses are permitted:
  (i) Congregate Housing
  (ii) Community Care Facility
  (iii) Retail Sales, Office and Personal Service Incidental to a Permitted Use
  (iv) Accessory Buildings and Structures

Development Area B:
(b) The following uses are permitted:
  (i) Restaurant
  (ii) Retail Sales of Goods and Services
  (iii) Accessory Buildings and Structures

1720.2 Lot Coverage

Lot Coverage:
The maximum coverage of all buildings and structures shall be 60% of the lot area.

1720.3 Density

Density:
Density for all buildings and structures shall not exceed a Floor Space Ratio of 1.80.

1720.4 Buildings and Structures

Buildings and Structures:
(a) Shall be sited not less than:
  (i) 0.5 m (1.6 ft) from a lot line abutting a street
  (ii) 4.25 m (13.9 ft) from a rear lot line
  (iii) 2.5 m (8.2 ft) from an interior side lot line

(b) Shall not exceed a height of 15.0 m (49.2 ft).

1720.5 Projection into Required Yards

Projection into Required Yards:
Where steps, eaves, sunlight control projections, canopies, cantilevered balconies or cantilevered porches project beyond the face of a building, the minimum distance to an abutting lot line may be reduced by not more than 1.0 m.

1720.6 Accessory Buildings and Structures

Accessory Buildings and Structures:
Accessory Buildings and Structures shall be sited not less than:
  (i) 7.5 m (24.6 ft) from any lot line abutting a street
  (ii) 1.5 m (4.9 ft) from any lot line that does not abut a street

1720.7 Accessory Off·Street Parking

Accessory Off-Street Parking:
(a) The minimum number of off-street parking spaces required for a congregate housing/ community care facility use shall be 0.34 spaces per bed.

(b) No off-street parking is required for office, restaurant or retail sales of goods and services.
(c) A minimum of 3 of the required parking spaces must be provided at grade and designated for short-term parking.

(d) Not less than 0.09 spaces per bed of the required parking shall be designated for visitor parking and shall be accessible at all times.

B. 10014 2024 (e) One Accessible Parking Space shall be provided for every 7 spaces required.

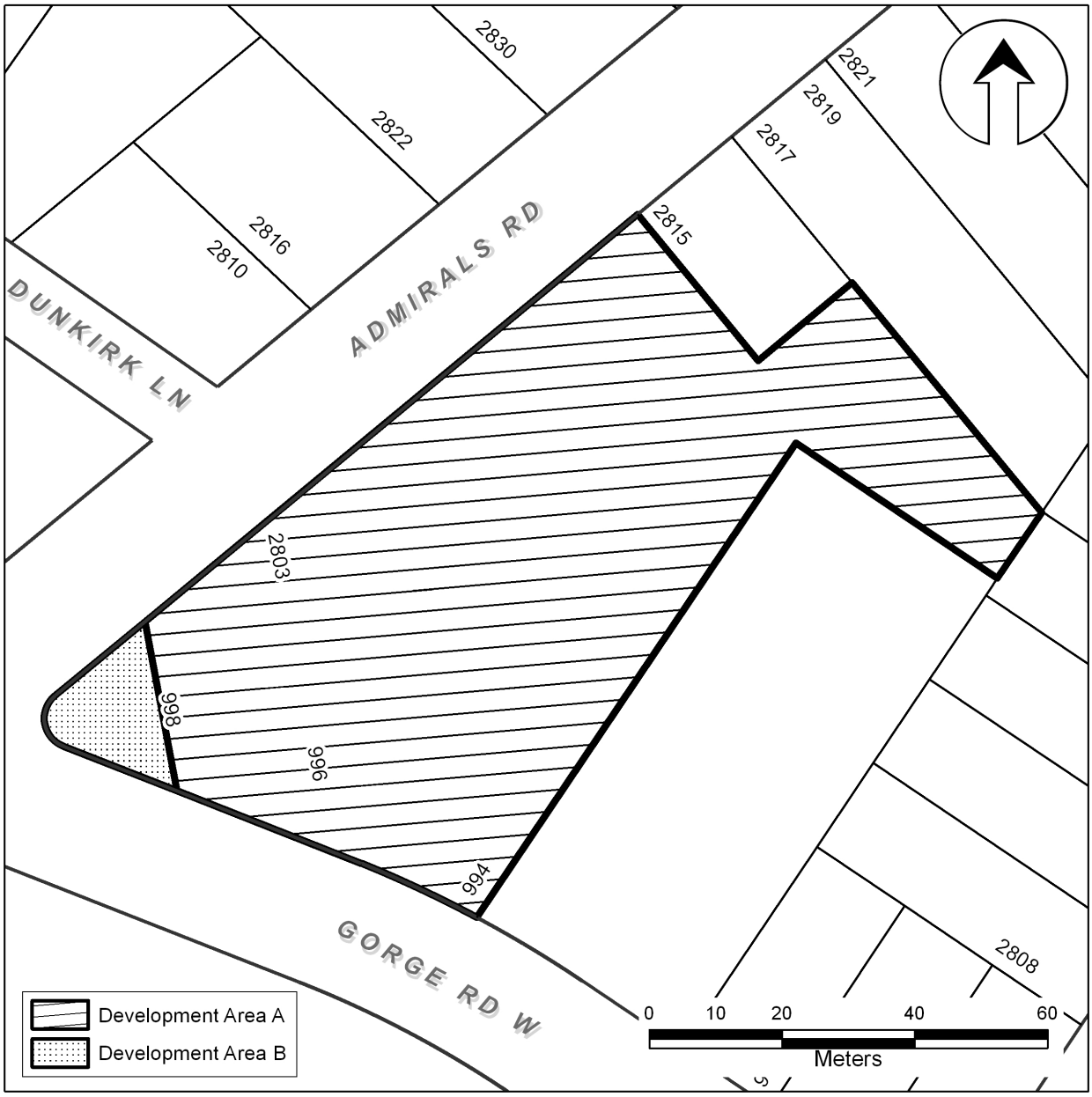
(f) A covered loading area for handi-dart vehicles must be provided near the front entrance of each building used for congregate housing/ community care facility.

1720.8 General

General:
Unless otherwise specified in this zone schedule, the relevant provisions of Sections 5, 6, 7 and Schedule B of this Bylaw shall apply.

1720.9 Plan of Development Areas

Plan of Development Areas:



1730.1 Development Areas

Development Areas:
This zone contains regulations that apply to all areas within the zone and in addition the zone is divided into Development Areas A and B as shown on the attached plan forming part of this zone schedule.

1730.2 Definitions

Definitions:
In this zone:
"Floor Space Ratio" means the gross floor area of all buildings on a Development Area excluding those portions located more than 1.5 m below finished grade, divided by the lot area.

1730.3 Accessory Off-Street Parking

Accessory off-Street parking:
(a) The parking area shall occupy not more than 30% of the surface of the lot area.

(b) No portion of a parking area or driveway surface for an attached housing use shall be located within 3.0 m of any window provided in a habitable room.

(c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.

1730.4 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this bylaw shall apply.

1730.5 Development Area A

Development Area A:
(a) The following uses are permitted:

(i) Food Processing
(ii) Office
(iii) Wholesale and Warehouse Distribution
(iv) Accessory Buildings and Structures

(b) The following uses are prohibited:
All uses not permitted by Section 1730.5(a) and without limiting the generality of the foregoing:

B. 10133 2025

(i) Slaughter Houses

(c) Lot Coverage:
The maximum coverage of all buildings and structures shall be 30% of the lot area.

(d) Density:
Buildings and structures shall not exceed a Floor Space Ratio of 0.70.

(e) Buildings and Structures:

(i) Shall be sited not less than 15.0 m from a front lot line
(ii) Shall be sited not less than 3.0 m from a rear lot line
(iii) Shall be sited not less that 6.0 m from an interior side lot line or an exterior side lot line
(iv) Shall not exceed a height of 12.0 m

(f) Fences, Retaining Walls:
Notwithstanding Section 6.2(f)(ii) a fence in any yard not abutting a street shall not exceed a height of 2.4 m.

1730.6 Development Area B

Development Area B:
(a) The following uses are permitted:

B. 10138 2025

(i) Attached Housing
(ii) Home Occupation Office and Daycare, Child
(iii) Accessory Buildings and Structures

(b) Lot Coverage:
The maximum coverage of all buildings and structures shall be 20% of the lot area.

(c) Density:

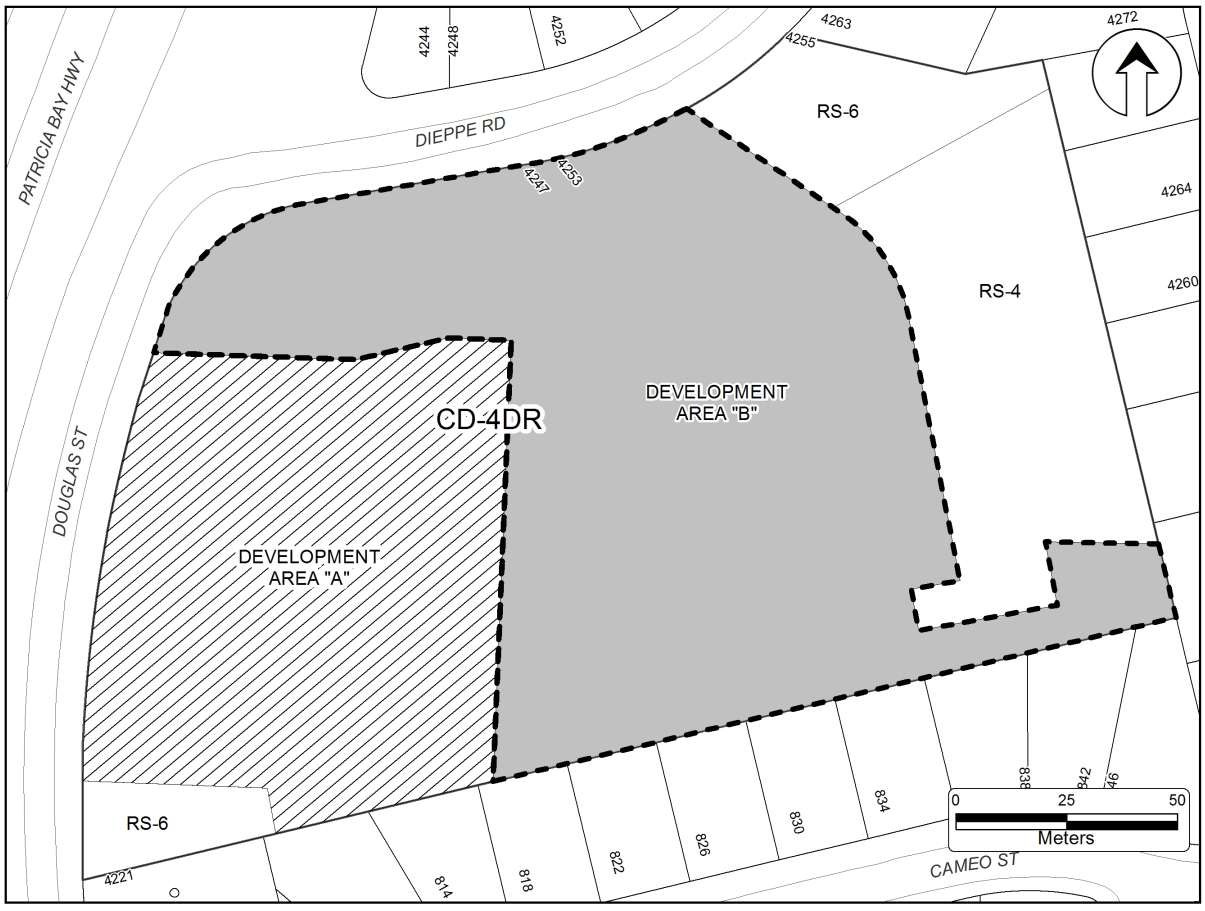
(i) The maximum density shall be one dwelling unit per 460 m^2 of lot area.
(ii) Buildings and structures shall not exceed a Floor Space Ratio of 0.45.

(d) Buildings and Structures for Attached Housing:

(i) Shall be sited not less than 2.8 m from any lot line abutting a street
(ii) Shall be sited not less than 7.5 m from an interior side lot line or a rear lot line which does not abut a street
(iii) Shall not exceed a height of 11.5 m
(iv) Shall not exceed 3 storeys

(e) Accessory Buildings and Structures:

(i) Shall be sited not less than 4.0 m from any lot line abutting a street
(ii) Shall be sited not less than 1.5 m from an interior side lot line or a rear lot line which does not abut a street
(iii) Shall not exceed a height of 3.75 m
(iv) Together shall not exceed a lot coverage of 10%



1740.1 Development Areas

Development Areas:
This zone contains regulations that apply to all areas within the zone and in addition the zone is divided into Development Areas A and B as shown on the attached plan forming part of this zone schedule.

1740.2 Definitions

Definitions:
In this zone:
"Affordable Housing" means a dwelling unit operated by a non-profit organization or government agency providing rental accommodation for seniors, persons with disabilities, or low income households, and where all rental rates are at the 80th percentile or lower of market rents as published by Canada Mortgage and Housing Corporation (Level 1 Affordability).

"Accessory Dwelling Unit" means a dwelling unit of 93 m2 in floor area or less which is used for the accommodation of the owner, operator, manager, or caretaker providing on-site services

"Floor Space Ratio" means the gross floor area of all buildings on a Development Area excluding those portions located more than 1.5 m below finished grade, divided by the area of the relevant Development Area.

"Motor Scooters" means a power operated mobility aid similar to a wheelchair but configured with a flat area for the feet and handlebars for steering.

"Seniors" means any person aged 55 years of age or older.

1740.3 Uses Permitted

Uses Permitted:
(a) Apartment for the provision of Affordable Seniors Independent Rental housing
(b) Accessory Dwelling Unit
(c) Accessory Buildings and Structures

1704.4 Development Area A

Lot Coverage:
(a) The maximum coverage of all buildings and structures shall not exceed 25% of the area of Development Area A

Density:
(a) Buildings and structures shall not exceed a Floor Space Ratio of 0.7

(b) The maximum density shall be one dwelling unit per 85 m^2 of the area of Development Area A

(c) Only one accessory dwelling unit is permitted

Buildings and Structures:
(a) Shall be sited not less than 100.0 m from a front lot line

(b) Shall be sited not less than 17.75 m from a rear lot line

(c) Shall be sited not less than 13.0 m from an interior side lot line

(d) Shall not exceed a height of 9.0 m.

1740.5 Development Area B

Lot Coverage:
(a) The maximum coverage of all buildings and structures shall not exceed 25% of the area of Development Area B

Density:
(a) Buildings and structures shall not exceed a Floor Space Ratio of 0.5

(b) The maximum density shall be one dwelling unit per 110 m^2 of the area of Development Area B

Buildings and Structures:
(a) Shall be sited not less than 10.0 m from a front lot line

(b) Shall be sited not less than 50.0 m from a rear lot line

(c) Shall be sited not less than 7.0 m from an interior side lot line

(d) Shall not exceed a height of 7.5 m.

1740.6 Accessory Off-Street Parking

Accessory Off-Street Parking:
Despite Section 7.4 of this Bylaw, 0.1 spaces per dwelling unit of the required parking spaces shall be designated and clearly marked as "Visitor Parking" and shall be freely accessible at all times.

1740.7 Bicycle Parking

Bicycle Parking:
Bicycle parking shall be provided in accordance with Table 7.4, except that where parking is provided for motor scooters the number of scooter parking spaces may be counted toward the bicycle parking requirement.

For the purpose of this section, motor scooter parking spaces must be secured, have electrical services for recharging, and have a minimum width of 1 m and length of 1.5 m.

1740.8 Accessory Buildings and Structures

Accessory Buildings and Structures

(a) Shall be sited not less than 10.0 m from any lot line which abuts a street

(b) Shall be sited not less than 1.5 m from an interior side lot line and rear

(c) Shall not exceed a height of 3.75 m.

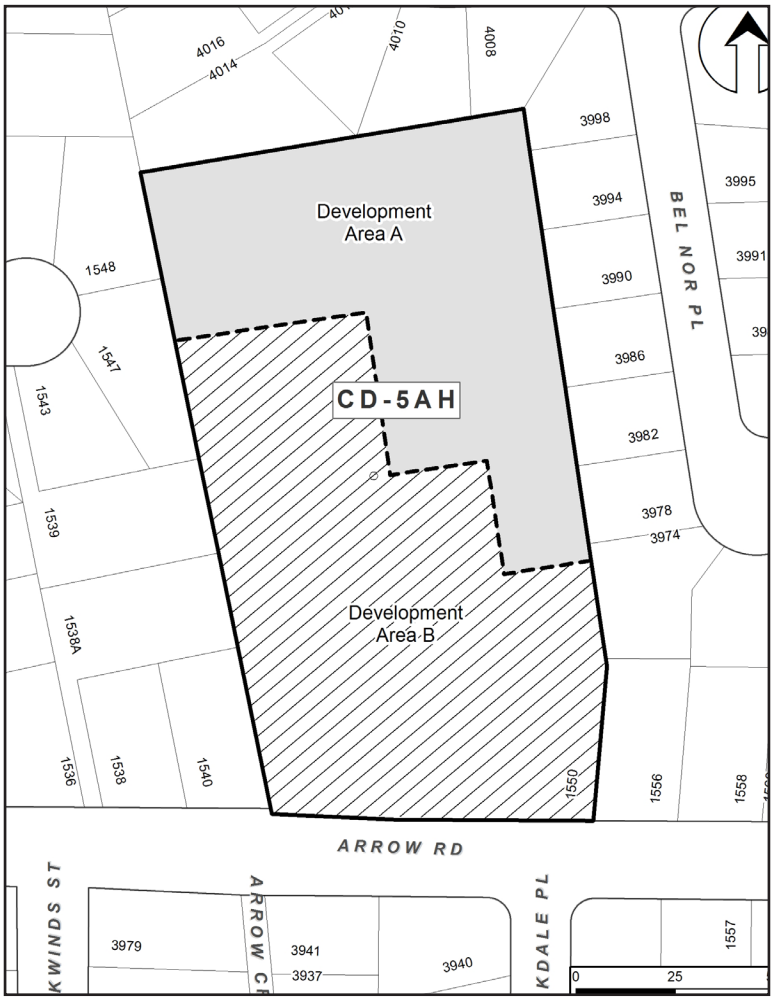
(d) Together shall not exceed a lot coverage of 10%

1740.9 General

General:
The relevant provisions of Sections 5, 6, 7 and Schedule B of this Bylaw shall apply.

1740.10 Plan of Development Areas

Plan of Development Areas:



1750.1 Development Areas

Development Areas:
This zone contains regulations that apply to all areas within the zone and in addition, the zone is divided into Development Areas A to I as shown on the attached plan forming part of this zone schedule.

1750.2 Definitions

Definitions:
In this zone:

"Accessory" when used to describe a permitted use, means that the use is accessory to the principal use of the land, buildings, or structures.

"Accessory Residential" means a dwelling unit of 93 m^2 in floor area or less which is used for the accommodation of the owner, operator, manager, or caretaker providing on-site services.

"Apartment" means the residential use of a building which contains three or more dwelling units with each dwelling having its principal access from an entrance or hallway common to other dwellings. For this zone an apartment use may include ground oriented units with the principal access directly to the exterior of the building, without access to the interior of the building.

"Floor Space Ratio" means the gross floor area of all buildings within a Development Area, excluding those portions located more than 1.5 m below finished grade, divided by the total area of that Development Area.

"Height" means the vertical distance of a building measured from sea level to the highest point of a building or structure having a flat roof or a roof with a pitch less than 3:12, including a mansard roof, and to the highest midpoint between the eaves and ridge of any gable, hip, gambrel or other sloping roof on the building. In the case of a structure without a roof, height will be measured from sea level to the highest point of the structure. Where a building or structure incorporates a roof exceeding a pitch of 12:12, height shall be measured to the highest point of the structure. Where buildings incorporate barrel vaulted roof structures, height shall also be measured to the highest point of the structure. The measurement of height shall exclude the projection of chimneys, vents, stacks, heating, ventilation, air conditioning equipment, stairwells, and elevator lifting devices which protrude above the surrounding roof line.

"Motor Scooter" means a power operated mobility aid similar to a wheelchair but configured with a flat area for the feet and handlebars for steering.

"Shuttle Vehicle" means a passenger van designed to carry multiple passengers who may have disabilities and may include loading ramps or be lift-equipped.

1750.3 Accessory Off-Street Parking

Accessory Off-Street Parking

a) For purposes of Table 1750.1, the following definitions apply:

   "Affordable Housing" means dwelling units operated by a non-profit organization or government agency to provide accommodation for seniors, persons with disabilities, or low income households for consideration less than market value.

   "Market Housing" means dwelling units available to be occupied by independent households at market value.

   "Supportive Housing" means Affordable Housing dwelling units where occupants also receive support services from a non-profit organization or government agency.

b) Notwithstanding Section 7 (Off-Street Parking) of this bylaw, the minimum number of off-street parking spaces required shall be calculated in accordance with Table 1750.1.

c) If a use is not listed in Table 1750.1, the number of spaces required shall be calculated in accordance with Section 7 of this bylaw.

d) Any use of land, buildings, or structures for Adult Daycare shall provide parking spaces to accommodate shuttle vehicles in accordance

with Table 1750.1.

e) All required shuttle vehicle parking spaces shall:

i) have a minimum dimension of 6 m length, 3 m width, and
ii) be clearly designated for shuttle vehicle parking only

Table 1750.1

Use Of Building		Required Parking Spaces
1.0	**Residential**	
1.1	Apartment, for Market Housing	0.75 space / dwelling unit Plus 0.1 visitor space / dwelling unit
1.2	Apartment, for Affordable Housing	0.5 space / dwelling unit Plus 0.1 visitor space / dwelling unit
1.3	Apartment, Supportive Housing	0.25 space / dwelling unit
2.0	**Residential Care and Supportive Care**	
2.1	Community Care Facility or Residential Care Facility	1 space / 3 beds
2.2	Congregate Housing (Assisted Living)	0.5 space / dwelling or sleeping unit
2.3	Daycare, Adult	1 space / 93 m^2 GFA for daycare programs plus 1 shuttle vehicle space / 130 m^2 of GFA for Adult Daycare or part thereof
2.4	Office, accessory to an affordable housing or supportive care	1 space / 25 m^2 GFA for office use
2.5	Daycare, Child	1 space / 50m^2 GFA for daycare use
3.0	**Commercial / Cultural**	
3.1	Restaurant	1 space / 35 m^2 GFA
3.2	Personal Service	1 space / 35 m^2 GFA
3.3	Medical Services	1 space / 35 m^2 GFA
3.4	Retail Sales of Goods and Services	1 space / 35 m^2 GFA
3.5	Art Gallery	1 space / 35 m^2 GFA
3.6	Library	1 space / 35 m^2 GFA
3.7	Museum	1 space / 35 m^2 GFA
3.8	Theatre	1 space / 35 m^2 GFA
3.9	Assembly	1 space / 35 m^2 GFA of the area used for assembly purposes

1750.4 Bicycle Parking

Bicycle Parking:
Bicycle Parking shall be provided in accordance with Table 7.4, except that where parking is provided for motor scooters the number of scooter parking spaces may be counted toward the bicycle parking requirement.

For the purpose of this section, motor scooter spaces must be secure, have electrical services for recharging, and have a minimum width of 1 m and length of 1.5 m.

1750.5 Accessory Buildings and Structures

Accessory buildings and structures:
Accessory buildings and structures less than 3.75 m in height may be sited anywhere within a Development Area outside of any area bounded by the intersecting lot lines at a street corner and a line joining points along said lot lines 5.0 m from their point of origin.

1750.6 General

General:
The relevant provisions of Section 5, 6, 7, 8 and Schedules B and F of this bylaw shall apply.

1750.7 Projection into Required Yards

Projection into Required Yards:
Where steps, eaves, sunlight control projections, canopies, cantilevered balconies or cantilevered porches project beyond the face of a building, the minimum distance to an abutting lot line as prescribed in this bylaw may be reduced by not more than 1700 mm in respect of each such feature.

1750.8 Gross Floor Area Limits for Accessory Uses

Gross Floor Area Limits for Accessory Uses:
The combined Gross Floor Area of all Accessory uses within a building must not exceed 30% of the total Gross Floor Area of that building.

1750.9 Development Area A

Development Area A:

a) The following uses are permitted:

i) Apartment
ii) Accessory Residential
iii) Community Residential Facility
iv) Community Care Facility
v) Congregate Housing
vi) Accessory Daycare, Adult
vii) Accessory Daycare, Child
viii) Accessory Office
ix) Accessory Buildings and Structures
x) Accessory Commercial, limited to the following:
- Restaurant
- Personal Service
- Retail Sales of Goods and Services
- Art Gallery
- Library
- Museum

xi) Accessory Medical Services
xii) Attached Housing
xiii) Home Occupation Office & Daycare
xiv) Accessory Assembly

b) Lot Coverage:

The maximum coverage of all buildings and structures shall be 75% of the Development Area

c) Density:

i) Buildings and structures shall not exceed a Floor Space Ratio of 2.7
ii) Any commercial use shall be limited to the first storey located at grade with the primary pedestrian access from Nigel Square
iii) Without limiting section 1750.8, the combined Gross Floor Area of all Commercial Uses within Development Area A is limited to 350 m^2 excluding areas used solely for storage of goods or materials that are not visible to, or accessible by, the public.

d) Buildings and Structures:

i) Shall be sited not less than 3.5 m from a lot line abutting Darwin Avenue
ii) Shall be sited not less than 3.5 m from a lot line abutting Nigel Avenue
iii) Shall be sited not less than 6.0 m from a lot line abutting the Regional Lochside Trail
iv) Shall be sited not less than 3.5 m from an interior side lot line (Nigel Square) for residential uses
v) Shall be sited not less than 2.0 m from an interior side lot line (Nigel Square) for non-residential uses

e) Height:

i) No building or structure shall exceed a geodetic height of 45 m
ii) No building or structure shall have more than 6 storeys of usable space located above the grade of Nigel Avenue.

f) Dwelling Unit:

i) The number of dwelling units in Development Area A shall not exceed 110

1750.10 Development Area B

Development Area B:

a) The following uses are permitted:

i) Community Residential Facility
ii) Community Care Facility
iii) Congregate Housing
iv) Accessory Residential
v) Daycare, Adult
vi) Daycare, Child
vii) Accessory Office
viii) Accessory Retail Sales
ix) Accessory Personal Services
x) Assembly
xi) Accessory Buildings and Structures
xii) Accessory Medical Services
xiii) Home Occupation Office & Daycare
xiv) Apartment
xv) Attached Housing

xvi) Accessory Restaurant
xvii) The following uses as permitted in P-1:
- Art Gallery
- Church
- Community Centre
- Library
- Museum
- Education Support Services

b) Lot Coverage:
The maximum coverage of all buildings and structures shall be 90% of the Development Area

c) Density:

i) Buildings and structures shall not exceed a Floor Space Ratio of 2.35
ii) The combined Gross Floor Area of all assembly uses in Development Area B is limited to 700 m^2

d) Buildings and Structures:

i) Shall be sited not less than 3.5 m from a lot line abutting Darwin Avenue
ii) Shall be sited not less than 3.5 m from a lot line abutting Nigel Avenue (North and East/West) for residential uses
iii) Shall be sited not less than 3.0 m from a lot line abutting Nigel Avenue (North) for non-residential uses
iv) Shall be sited not less than 2.0 m from a lot line abutting Nigel Avenue (East/West) for non-residential uses
v) Shall be sited not less than 2.5 m from an interior side lot line or lot line abutting a park

e) Height:

i) No building or structure shall exceed a geodetic height of 45 m
ii) No building or structure shall have more than 6 storeys of usable space located above the grade of Nigel Avenue

f) Dwelling Unit:

i) The number of dwelling units in Development Area B shall not exceed 90

1750.11 Development Area C

Development Area C:
a) The following uses are permitted:

i) Apartment
ii) Accessory Residential
iii) Community Residential Facility
iv) Community Care Facility
v) Congregate Housing
vi) Accessory Daycare, Child
vii) Accessory Office
viii) Accessory Retail Sales
ix) Accessory Personal Services
x) Accessory Buildings and Structures
xi) Attached Housing
xii) Home Occupation Office & Daycare,
xiii) Accessory Assembly

b) Lot Coverage:
The maximum coverage of all buildings and structures shall be 75% of the Development Area

c) Density:

i) Buildings and structures shall not exceed a Floor Space Ratio of 1.9

d) Buildings and Structures:

i) Shall be sited not less than 3.0 m from a lot line abutting Nigel Avenue
ii) Shall be sited not less than 5.0 m from a rear lot line
iii) Shall be sited not less than 2.5 m from an interior side lot line or lot line abutting a park

e) Height:

i) No building or structure shall exceed a geodetic height of 41 m
ii) No building or structure shall have more than 5 storeys of usable space located above the grade of Nigel Avenue

f) Dwelling Units:

i) The number of dwelling units in Development Area C shall not exceed 35

1750.12 Development Area D

Development Area D:

a) The following uses are permitted:

i) Apartment
ii) Accessory Residential
iii) Accessory Daycare, Child
iv) Accessory Office
v) Accessory Retail Sales
vi) Accessory Personal Services
vii) Accessory Buildings and Structures
viii) Attached Housing
ix) Accessory Assembly
x) Home Occupation Office & Daycare

b) Lot Coverage:

The maximum coverage of all buildings and structures shall be 75% of the Development Area

c) Density:

i) Buildings and structures shall not exceed a Floor Space Ratio of 2.2

d) Buildings and Structures:

i) Shall be sited not less than 3.0 m from a lot line abutting Nigel Avenue
ii) Shall be sited not less than 5.0 m from a rear lot line
iii) Shall be sited not less than 2.5 m from an interior side lot line

e) Height:

i) No building or structure shall exceed a geodetic height of 41.5 m
ii) No building or structure shall have more than 5 storeys of usable space located above the grade of Nigel Avenue

f) Dwelling Units:

i) The number of dwelling units in Development Area D shall not exceed 70

1750.13 Development Area E

Development Area E:

a) The following uses are permitted:

i) Apartment
ii) Accessory Residential
iii) Community Residential Facility
iv) Community Care Facility
v) Congregate Housing
vi) Daycare, Adult
vii) Accessory Daycare, Child
viii) Accessory Office
ix) Accessory Retail Sales
x) Accessory Personal Services
xi) Accessory Buildings and Structures
xii) Attached Housing
xiii) Accessory Assembly
xiv) Home Occupation Office & Daycare

b) Lot Coverage:

The maximum coverage of all buildings and structures shall be 75% of the Development Area

c) Density:

i) Buildings and structures shall not exceed a Floor Space Ratio of 2.1

d) Buildings and Structures:

i) Shall be sited not less than 3.0 m from a lot line abutting Nigel Avenue
ii) Shall be sited not less than 4.5 m from a lot line abutting Vernon Avenue
iii) Shall be sited not less than 5.0 m from an interior side or rear lot line abutting a parcel containing single family dwellings
iv) Shall be sited not less than 2.5 m from an interior side lot line (to the west)
v) Shall be sited not less than 5.0 m from an interior side lot line (to the east)

e) Height:

i) No building or structure shall exceed a geodetic height of 52 m
ii) No building or structure shall have more than 8 storeys of usable space located above the grade of Nigel Avenue

f) Dwelling Units:

i) The number of dwelling units in Development Area E shall not exceed 90

1750.14 Development Area F

Development Area F:

a) The following uses are permitted:

i) Apartment
ii) Accessory Residential
iii) Accessory Daycare, Child
iv) Accessory Office
v) Accessory Buildings and Structures
xii) Accessory Commercial, limited to the following:
- Restaurant
- Personal Service
- Retail Sales of Goods and Services
- Art Gallery
- Library
- Museum

vi) Attached Housing
vii) Home Occupation Office & Daycare
viii) Accessory Assembly
ix) Accessory Medical Services

b) Lot Coverage:

The maximum coverage of all buildings and structures shall be 75% of the Development Area

c) Density:

i) Buildings and structures shall not exceed a Floor Space Ratio of 4.50

d) Buildings and Structures:

i) Shall be sited not less than 3.0 m from a lot line abutting Nigel Avenue
ii) Shall be sited not less than 4.5 m from a lot line abutting Vernon Avenue
iii) Shall be sited not less than 2.5 m from an interior side lot line
iv) Shall be sited not less than 6.0 m from a lot line abutting the Regional Lochside Trail
v) Shall be sited not less than 3.0 m from a lot line abutting Nigel Square

e) Height:

i) No building or structure shall exceed a geodetic height of 80 m
ii) No building or structure shall have more than 16 storeys of usable space located above the grade of Nigel Square

f) Dwelling Units:

i) The number of dwelling units in Development Area F shall not exceed 180

1750.15 Development Area G and H

B. 9872 2023

Development Area G and H:

a) The following uses are permitted:

i) Apartment
ii) Accessory Residential
iii) Community Residential Facility
iv) Community Care Facility
v) Congregate Housing
vi) Daycare, Adult
vii) Accessory Daycare, Child
viii) Accessory Office
ix) Accessory Buildings and Structures
x) Attached Housing
xi) Home Occupation Office & Daycare
xii) Accessory Assembly
xiii) Accessory Commercial, limited to the following:
- Restaurant
- Personal Service
- Retail Sales of Goods and Services
- Art Gallery
- Library
- Museum

xiv) Accessory Medical Services

b) Lot Coverage:

The maximum coverage of all buildings and structures shall be 75% of the Development Area

c) Density:

i) Buildings and structures shall not exceed a Floor Space Ratio of 3.1

d) Buildings and Structures:

i) Shall be sited not less than 3.0 m from a lot line abutting Nigel Avenue
ii) Shall be sited not less than 3.5 m from a lot line abutting Nigel Gate
iii) Shall be sited not less than 4.5 m from a lot line abutting Vernon Avenue
iv) Shall be sited not less than 2.5 m from an interior side lot line

e) Height:

i) No building or structure shall exceed a geodetic height of 46 m
ii) No building or structure shall have more than 6 storeys of usable space located above the grade of Nigel Avenue

f) Dwelling Units:

i) The number of dwelling units in Development Area G shall not exceed 135

d) Buildings and Structures:

i) Shall be sited not less than 3.5 m from a lot line abutting Nigel Gate
ii) Shall be sited not less than 2.0 m from a lot line abutting Nigel Avenue (East/West)
iii) Shall be sited not less than 3.0 m from a lot line abutting Nigel Avenue (South)
iv) Shall be sited not less than 4.5 m from a lot line abutting Vernon Avenue

e) Height:

i) No building or structure shall exceed a geodetic height of 48 m
ii) No building or structure shall have more than 6 storeys of usable space located above the grade of Nigel Avenue

f) Dwelling Units

i) The number of dwelling units in Development Area I shall not exceed 101

1750.17 Development Area I

Development Area I:
a) The following uses are permitted:

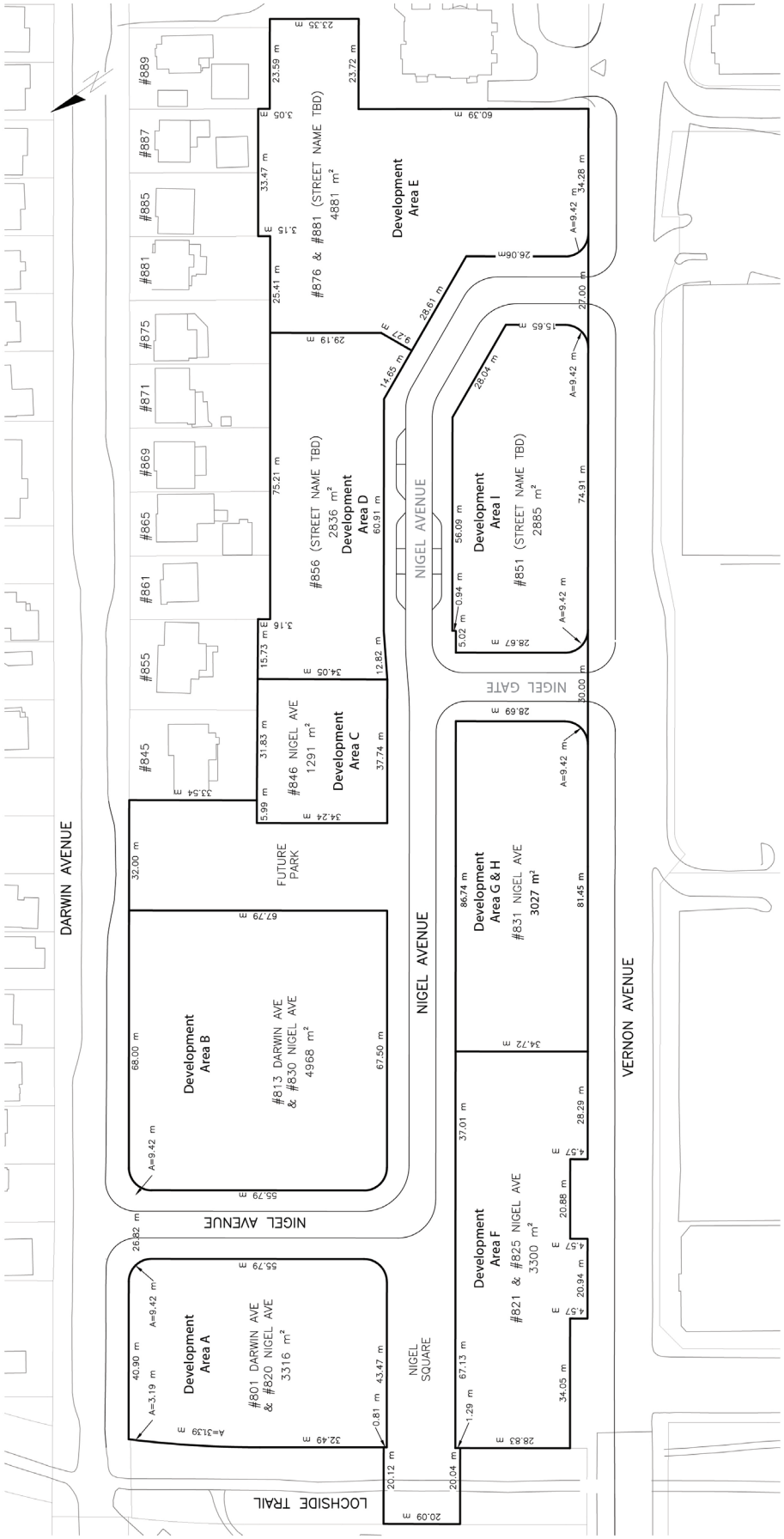
i) Accessory Residential
ii) Community Residential Facility
iii) Community Care Facility
iv) Congregate Housing
v) Daycare, Adult
vi) Accessory Office
vii) Accessory Retail Sales
viii) Accessory Personal Services
ix) Accessory Buildings and Structures
x) Apartment
xi) Attached Housing
xii) Home Occupation Office & Daycare
xiii) Accessory Assembly
xiv) Accessory Medical Services

b) Lot Coverage:
The maximum coverage of all buildings and structures shall be 80% of the Development Area

c) Density

i) Buildings and structures shall not exceed a Floor Space Ratio of 3.5

B. 9872 2023


DARWIN AVENUE
NIGEL AVENUE
NIGEL GATE
VERNON AVENUE
LOCHSIDE TRAIL
NIGEL SQUARE
FUTURE PARK
#889
#887
#885
#881
#875
#871
#869
#865
#861
#855
#845
#876 & #881 (STREET NAME TBD) 4881 m²
Development Area E
#856 (STREET NAME TBD) 2836 m²
Development Area D
#846 NIGEL AVE 1291 m²
Development Area C
#851 (STREET NAME TBD) 2885 m²
Development Area I
#831 NIGEL AVE 3027 m²
Development Area G & H
#813 DARWIN AVE & #830 NIGEL AVE 4968 m²
Development Area B
#821 & #825 NIGEL AVE 3300 m²
Development Area F
#801 DARWIN AVE & #820 NIGEL AVE 3316 m²
Development Area A

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1760.1 Development Areas

Development Areas:
This zone contains regulations that apply to all areas within the zone and in addition the zone is divided into Development Areas A and B as shown on the attached plan forming part of this zone schedule.

1760.2 Definitions

Definitions:

In this zone:
"Live-Work" means a use of land or buildings for a dwelling unit, a Live-Work Commercial Use, or a combination thereof;

"Live-Work Commercial Use" means the use of land or buildings for the following:

a) general office, barber shop or beauty salon, or artist studio; or

b) testing, servicing, and repairing of small appliances, electronics, and household goods.

1760.3 General

General:
a) Where steps, eaves, sunlight control projections, canopies, cantilevered balconies, or cantilevered porches project beyond the face of a building, the minimum distance to an abutting lot line as permitted elsewhere in this bylaw may be reduced by not more than 1.2 m (3.9 ft).

b) Post construction enclosure of balconies, sundecks and patios is not permitted.

c) The relevant provisions of Sections 5, 6, and Schedule B of this bylaw shall apply.

Building Separation:
a) Buildings shall not be sited within 10.0 m of another building within Development Areas A and B.

Off-Street Parking Spaces:
a) Notwithstanding section 7.3 of this Bylaw, the number of off-street parking spaces required for a Live-Work use shall be limited to the number required for a dwelling unit, whether or not such use includes a Live-Work Commercial Use.

1760.4 Development Area A

The following uses are permitted in Development Area A:

(a) Apartment

(b) Live-work

B. 10138 2025 (c) Home Occupation Office and Daycare, Child

(d) Notwithstanding the provision 1760.4 (b) Live-work use is limited to ground floor units fronting Shelbourne Street.

Lot Coverage:
(a) The maximum coverage of all buildings and above grade structures within this zone shall be 50% of the area of Development Permit Area A.

Density:
(a) Density for all buildings and structures within this Development Area shall not exceed a Floor Space Ratio of 2.75.

(b) The maximum density shall be one dwelling unit per 32 m^2 of the area of Development Area A.

Buildings and Structures:
(a) Shall be sited not less than 1.45 m from the lot line abutting Shelbourne Street.

(b) Shall, subject to subsection (c) below, be sited not less than 8.0 m from any lot line abutting Stockton Crescent.

(c) Notwithstanding subsection (b) above, a portion of a building, not exceeding 30% of its width along the Stockton Crescent frontage, may be sited less than 8.0 m from a lot line abutting Stockton Crescent, provided that such portion:

(i) must only be located such that it includes the southeasterly corner of the building; and

(ii) shall not, in any event, be sited less than 2.2 m from any lot line abutting Stockton Crescent.

(a) Shall be sited not less than 2.1 m from the northern lot line which does not abut a street.

(b) Shall not have more than six storeys

(c) Shall not exceed a height of 22 m.

1760.5 Development Area B

The following uses are permitted in Development Area B:
(a) Apartment

(b) Home Occupation Office and Daycare, Child

B. 10138 2025

Lot Coverage:
(a) The maximum coverage of all buildings and above grade structures within this zone shall be 48% of the area of Development Permit Area B.

Density:
(a) Density for all buildings and structures within this Development Area shall not exceed a Floor Space Ratio of 1.80.

(b) The maximum density shall be one dwelling unit per 52 m^2 of the area of Development Area B.

Buildings and structures:
(a) Shall be sited not less than 5.8 m from the lot line abutting Stockton Crescent.

(b) Shall be sited not less than 6.0 m from the western lot line which does not abut a street.

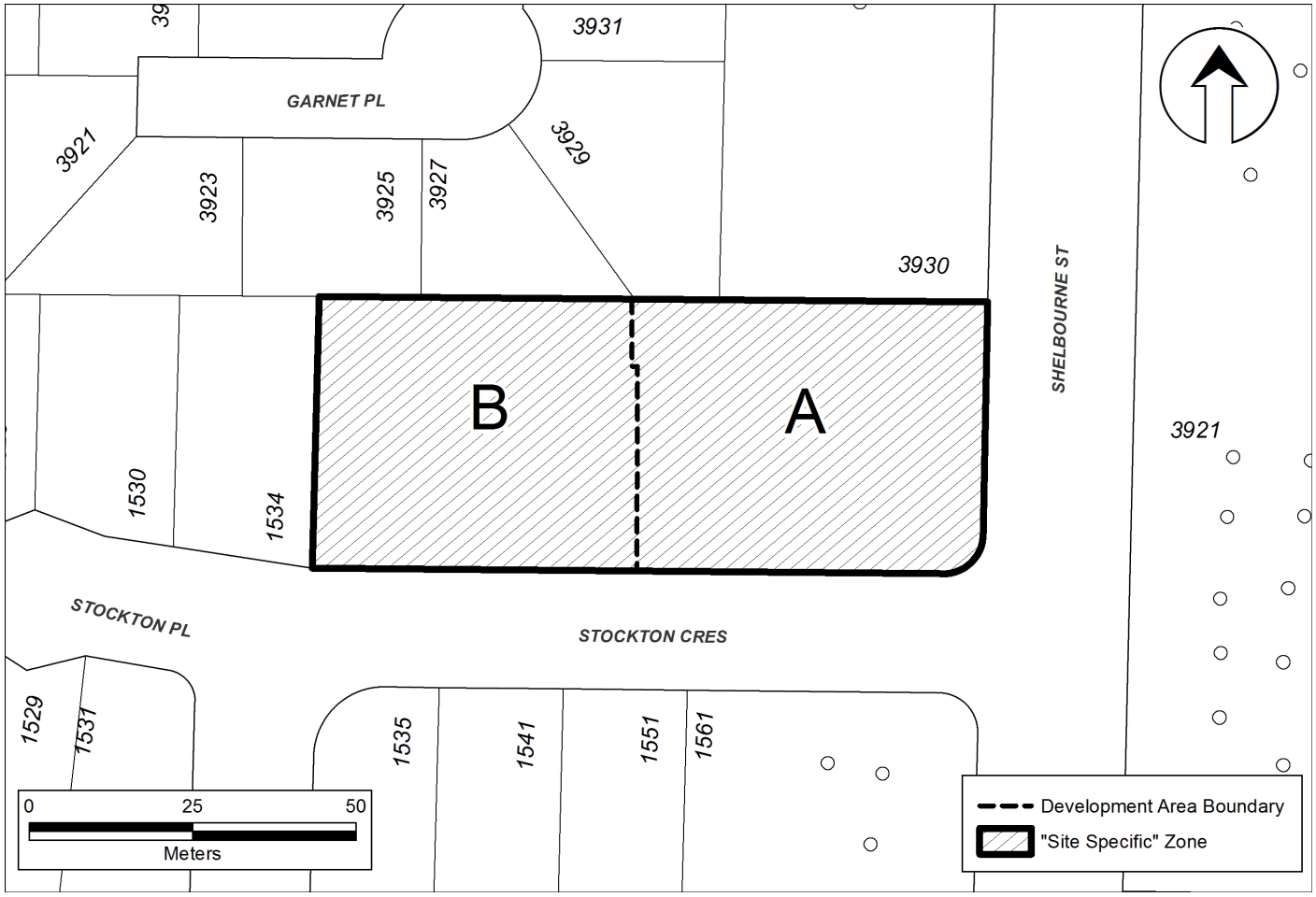
(c) Shall be sited not less than 10.0 m from the northern lot line.

(d) Shall not have more than four storeys.

(e) Shall not exceed a height of 15.5 m.

1760.6 Plan of Development Areas

Plan of Development Areas:



1770.1 Definitions

Definitions:
In this zone:

"Accessory" when used to describe a permitted use, means that the use is accessory to the principal use of the land, buildings, or structures.

"Affordable Rental Housing" means dwelling units operated by a non-profit organization or government agency to provide exclusively rental accommodation under an affordable housing agreement with BC Housing.

"Common Amenity Space" means an outdoor or indoor area specifically designed for use by all residents in the Affordable Rental Housing living on site for cultural, social, and recreational activities.

"Height" - Notwithstanding the definition of "height" in section 2 of this bylaw, for the purposes of this zone "height" means the vertical distance of a building measured from sea level to the highest point of a building or structure. The measurement of height shall exclude the projection of chimneys, vents, stacks, heating, ventilation, air conditioning equipment, stairwells, elevator lifting devices and roof mounted solar energy collectors which protrude above the surrounding roof line.

"Motor Scooters" means a power operated mobility aid similar to a wheelchair but configured with a flat area for the feet and handlebars for steering.

1770.2 Uses Permitted

Uses permitted:
(a) Affordable Rental Housing
(b) Library
(c) Accessory Institutional including but not limited to Art Gallery, Community Kitchen, Community Centre, Child Daycare, Adult Daycare, Museum
(d) Accessory Restaurant
(e) Accessory Assembly

1770.3 Density

Density:
The combined Floor Space Ratio for all buildings and structures shall not exceed 6.8 of which:

(a) The number of dwelling units shall not exceed 210 units.

(b) The Floor Space Ratio of the Affordable Rental Housing use shall not exceed 5.2.

(c) Areas identified as Common Amenity Space are excluded from Floor Space Ratio for Affordable Rental Housing.

1770.4 Building Separation

Where one wall faces another wall of the same building or of another building on the same lot, above 61 m geodetic elevation, buildings and structures shall be sited to provide a continuous separation of 24.5 m between exterior wall faces.

1770.5 Buildings and Structures

(a) Shall be sited not less than:
  (i) 1.0 m from a lot line abutting McKenzie Avenue.
  (ii) 2.0 m from a lot line abutting Cedar Hill Road
  (iii) 2.0 m from a lot line abutting Garnet Road
  (iv) 2.0 m from an interior side lot line not adjacent to a street where the existing and/or future land use includes a residential component.

(b) Shall step back a minimum of 3 m above 61 m geodetic elevation along the McKenzie Avenue and Cedar Hill Road frontages.

(c) Shall be constructed such that the top of any building or structure is not higher than 108 m geodetic. For the purposes of this section, architectural appurtenances and/or mechanical screens that do not contain useable floor area are excluded.

(d) Shall not have more than eighteen storeys.

(e) Affordable Rental Housing use shall be limited exclusively to storeys above the first storey of a building.

1770.6 Unit Mix

The total Affordable Rental Housing unit mix will contain a combined minimum of 30% two-bedroom and three-bedroom units.

1770.7 Accessory Off-Street Vehicle Parking

Accessory Off-Street Vehicle Parking

(a) Notwithstanding Table 7.1 of the Zoning Bylaw, for the purposes of this zone, vehicle parking space(s) are required as per Table 1770.1:

Table 1770.1

Use Of Building		Required Parking Spaces
1.0	**Affordable Rental Housing**	
1.1	Residents	A minimum of 0.30 spaces/dwelling unit
1.2	Visitors	A minimum of 0.05 spaces/dwelling unit
2.0	**Institutional / Accessory Uses**	
2.1	Library	1 space/ 60 m^2 GFA
2.2	Accessory Institutional, Restaurant Uses, or Assembly Uses	1 space / 60 m^2 GFA

For greater certainty, Table 7.1B "Accessible Parking" shall apply.

(b) Required Affordable Rental Housing visitor parking spaces can be assigned to Institutional/ Accessory Uses but shall not account for more than 20% of the space required for the Institutional/Accessory Use component.

1770.8 Bicycle Parking

Bicycle Parking:

Bicycle parking shall be provided in accordance with Table 7.4, except that where parking is provided for motor scooters the number of scooter parking spaces may be counted toward the bicycle parking requirement.

For the purpose of this section, motor scooter parking spaces must be secured, have electrical services for recharging, and have a minimum width of 1 m and length of 1.5 m.

1770.9 General

General:
The relevant provisions of Sections 5, 6, 7, and Schedule B of this Bylaw shall apply.

1780.1 Development Areas

Development Areas:
This zone contains regulations that apply to all areas within the zone and in addition the zone is divided into Development Areas A and B as shown on the attached plan forming part of this zone schedule.

1780.2 Definitions

Definitions:

In this zone:

"Live-Work" means a use of land or buildings for a dwelling unit, a Live-Work Commercial Use, or a combination thereof;

"Live-Work Commercial Use" means the use of land or buildings for the following:

(a) General office, barber shop or beauty salon, or artist studio; or

(b) Testing, servicing, and repairing of small appliances, electronics, and household goods.

1780.3 General

General:

(a) The relevant provisions of Sections 5, 6, 7, and Schedule B of this bylaw shall apply.

1780.4 Development Area A

The following uses are permitted in Development Area A:

(a) Accessory Buildings and Structures
(b) Accessory Residential
(c) Apartment
(d) Attached Housing
(e) Congregate Housing
(f) Day Care, Adult
(g) Day Care, Child
(h) Home Occupation Office
(i) Live-Work
(j) Medical Services
(k) Office
(l) Personal Service
(m) Retail Sales of Goods and Services
(n) Restaurant

Buildings and Structures:
(a) Shall be sited not less than:
  (i) 6 m from the lot line abutting Gordon Head Road
  (ii) 6 m from the lot line abutting Feltham Road 10 m from the western lot line, and
  (iii) 1.2 m from all other lot lines not abutting a street.
(b) Shall not exceed a height of 16.2 m.

Lot Coverage:
(a) The maximum coverage of all buildings and above grade structures within this zone shall be 46% of the area of Development Permit Area A.

Density:
(a) Density for all buildings and structures within this Development Area shall not exceed a Floor Space Ratio of 1.85.

1780.5 Development Area B

The following uses are permitted in Development Area B:

(a) Accessory Buildings and Structures
(b) Attached Housing
(c) Home Occupation Office and Daycare for preschool children
(d) Live-Work

Lot Coverage:

(a) The maximum coverage of all buildings and above-grade structures within this zone shall be 44% of the area of Development Permit Area B.

Density:

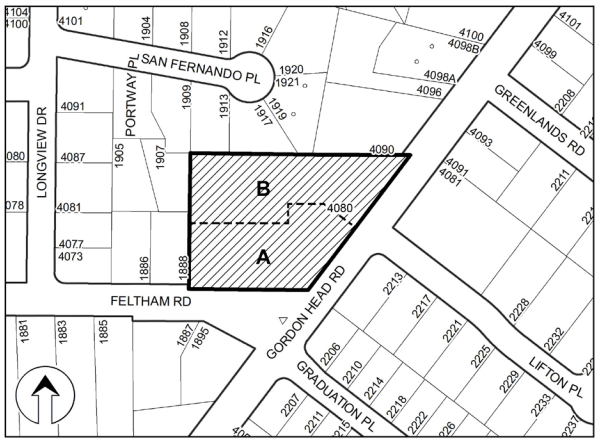
(a) Density for all buildings and structures within this Development Area shall not exceed a Floor Space Ratio of 1.1.

Buildings and structures:

(a) Shall be sited not less than:
    (i) 3.6 m from the lot line abutting Gordon Head Road
    (ii) 2.6 m from the northern lot line
    (iii) 3.8 m from the western lot line, and
    (iv) 0.4 m from all lot lines not abutting a street except the northern and western lot lines.
(b) Shall not exceed a height of 12.5 m.

1780.6 Plan of Development Areas

Plan of Development Areas:



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Additional *Schedules*



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FOR THE CONTROL OF LIGHT POLLUTION
SCHEDULE "B" TO ZONING BYLAW 8200

TERMINOLOGY

For purposes of these standards the following terminology applies:

Outdoor Light Fixtures • means outdoor artificial illuminating devices, installed or portable, used for flood lighting, general illumination or advertisement. Such devices shall include, but are not limited to, search, spot, floor, and area lighting for:

(a) buildings and structures
(b) recreational facilities
(c) parking areas
(d) landscape illumination
(e) outdoor advertising displays, billboards, signs
(f) public & private streets, and
(g) walkways

Fully Shielded • means outdoor light fixtures shielded or constructed so that light rays emitted by the fixture are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted.

Partially Shielded • means shielded so that the lower edge of the shield is at or below the centre line of the light source or lamp so as to minimize the light transmission above the horizontal plane, so that at least ninety percent (90%) of the emitted light projects below the horizontal plane as evidenced by the manufacturer's photometric data.

Unshielded • means fixtures lacking any means to restrict the emitted light to below the horizontal plane.

Average Maintained Horizontal/Vertical Illuminance • means a standard of measurement employed by the Illuminating Engineering Society of North America to calculate the average density of luminous flux incident on a surface when measured at different locations on the surface affected by the lamp.

APPLICATION

1. These standards apply to all developments other than single family, and two-family dwellings, Small-Scale Multi-Unit Housing, Garden Suites and agricultural uses in rural areas.

2. All plans for building and/or Development Permits noted in Section 1 submitted to the Municipality for projects located within 5 km of the Dominion Astrophysical Observatory shall include the following:

   a) Location and type of all exterior lights including internally or externally illuminated signs.

   b) Catalogue descriptions and specifications of lights to be used including lamp types and table or large scale plots showing the photometric distributions from the nadir to the zenith in the vertical plane.
   c) Tables or plots of the calculated horizontal illumination levels on the illuminated portion of the applicant's property or the calculated mean horizontal illuminance for the illuminated portion of the property.
   d) Tables or plots of the calculated vertical illumination levels on the specially illuminated wall or the calculated mean vertical illuminance for these walls.

e) Descriptions or provisions, if any, to reduce the illumination from "operational" or "security" levels after 2300 hours or the close of business, whichever is later. This does not apply to residential developments.

f) Certification that the building does not contain any architectural features, eg. skylights that will allow an unusual amount of light to escape to the sky from the interior of the building, or, description of the steps that have been taken to prevent light escaping directly ie;, without reflection, to the sky through such architectural features.

g) Applicants to provide information indicating the lighting plan has been considered and approved by the Dominion Astrophysical Observatory.

Note: The foregoing information is not necessary for projects that are located outside of the 5 km radius of the Dominion Astrophysical Observatory, however, all outdoor lighting fixtures shall comply with the shielding requirements contained in Section II and Table "A" of these standards.

LIGHTING STANDARDS

I WAVELENGTH DISTRIBUTION OF RADIANT ENERGY

1. Except as noted in Section **I**(2) & **I**(3), the wavelength distribution of light emitted by all outdoor light fixtures shall minimize interference with the Dominion Astrophysical Observatory and comply with the specifications contained in Note #1. The effect of this regulation is to prohibit the use of luminaries which emit excessive blue light with emission lines.

Note #1:

a) less than 5 percent of the total emergent flux between the wavelengths of 330 and 950 nanometres (nm) shall be at wavelengths less then 440 nm.

b) less than 20 percent of the total emergent flux between the wavelengths of 330 and 950 nm shall be at wavelengths less than 540 nm.

c) less than 15 percent of the total emergent flux between 330 and 950 nm shall be at wavelengths greater than 640 nm, except that no restrictions shall apply to this range if the radiant energy distribution of the lamp is a smooth continuum without emission lines anywhere in the wave length range 330 - 950 nm.

2. The use of Metal Halide, Mercury Vapour, and Quartz outdoor lighting is prohibited within 5 km of the Dominion Astrophysical Observatory except as provided in Section 1(3) & 1(4).

3. The restrictions in this section, except for the prohibition of Metal Halide lights, shall not apply to lights that illuminate areas used for the outdoor display of merchandise for sale and private outdoor recreation areas.

4. All outdoor lighting for advertising signs shall comply with the Municipal Sign Bylaw.

II SHIELDING

1. Except as provided in Section II (2) all outdoor light fixtures shall be shielded in accordance with the requirements set out in Table A.

2. Advertising and identification signs consisting of glass tubes filled with neon, argon, and/or krypton or constructed of translucent materials and wholly illuminated from within do not require shielding.

III ILLUMINATION LEVELS

1. The average maintained horizontal illuminance shall not exceed 1.5 foot candles (16.5 lux) except as noted in Section III (3).

2. The average maintained illuminance shall be reduced to approximately 0.5 foot candles (5 lux) between 2300 hours, or the closure of the facility to the public, whichever is later, and sunrise. This shall be accomplished by automatic timing devices except in those cases where an irregular schedule of the facility or business makes this impractical.

   Note: Timing provisions ensure that security light levels will be kept to the minimum level throughout the night. Automatic methods are preferred to manual methods as experience shows that manual methods do not always work due to the human factor - forgetfulness, poor communication between management and staff.

3. Illumination levels for areas used for the outdoor display of materials for sale shall not exceed the following levels.

   (a) The average maintained horizontal illuminance shall not exceed 20 foot candles (215 lux).

   (b) The average horizontal illuminance in a display area shall be reduced to 1.5 foot candles. (16.5 lux) between 2300 hours or the closure of business, whichever is later, and sunrise.

4. The average maintained vertical illuminance of vertical surfaces illuminated for architectural decorative purposes shall not exceed 6 foot candles (65 lux).

   Note: Higher illumination levels are allowed than for area lighting because most of the light will have to be reflected twice before it is directed upwards (assume lights facing downwards on a wall surface for example).

IV MOUNTING HEIGHT

1. The mounting height of exterior light fixtures shall not exceed the elevation of 229 metres geodetic datum which is the elevation of the bottom of the slit in the observatory dome of the Dominion Astrophysical Observatory.

V HOURS OF OPERATION OF ADVERTISING AND DECORATIVE LIGHTING

1. All architectural or decorative lighting shall be turned off between 2300 hours or the closure of the business or facility of the public, whichever is later, and sunrise. This shall be accomplished by automatic timing devices unless the irregular schedule of the business or facility makes this impractical.

VI SKYLIGHTS

1. Skylights and all windows or surfaces that are at an oblique angle to the vertical shall use tinted glass such that no more than 20 percent of the incident light will pass from the interior to the exterior of the building and no interior light shall be directly visible from the exterior of the building through the skylight.

NOTES:

1. This is the preferred light source to minimize undesirable light emission into the night sky affecting astronomical observations.

TABLE A: SHIELDING REQUIREMENTS

B. 9081 2010

	SHIELDING REQUIREMENTS	
	Within 5 km radius of D.A.O. *	Outside 5 km radius of D.A.O.
FIXTURE LAMP TYPE	**SHIELDED**	**SHIELDED**
Low Pressure Sodium [1]	Partially	Partially
High Pressure Sodium	Fully	Fully
Metal Halide	Prohibited	Fully (2.4)
Mercury Vapour	Prohibited	Prohibited
Fluorescent	Fully (3.5)	Fully (3.5)
Quartz [6]	Fully	Fully
Incandescent • Greater than 160W	None	None
Incandescent • 160W or less	None	None
Any Light Source if 50W or less	None	None
Glass Tubes filled with Neon, Argon, Krypton	None	None
*** DOMINION ASTROPHYSICAL OBSERVATORY**		

2. Metal Halide lighting used primarily for display purposes shall not be used for security lighting after 2300 hours. Metal Halide lights shall be installed only in enclosed luminaries.

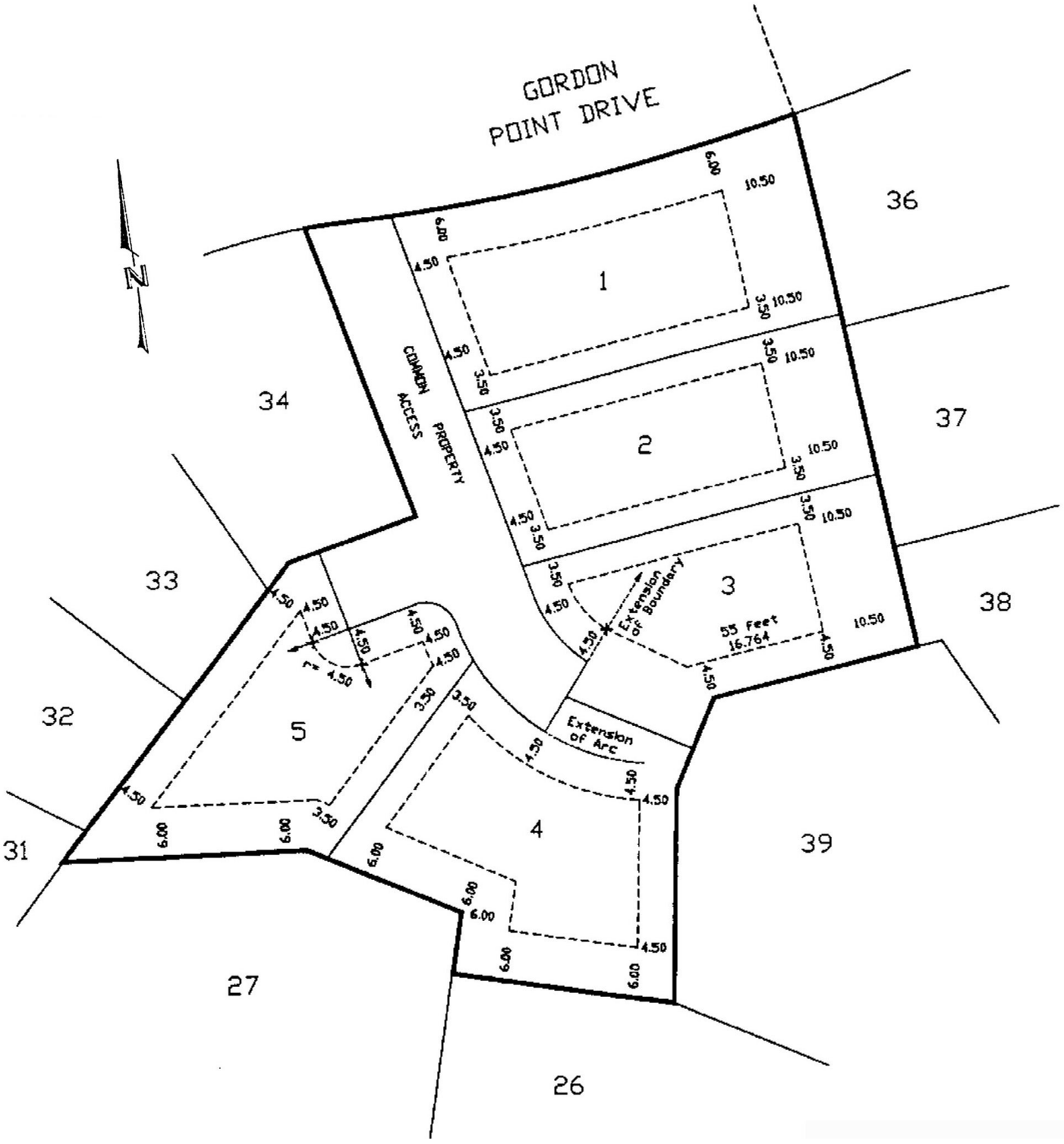
3. Outdoor advertising signs of the type constructed of translucent materials and wholly illuminated from within do not require shielding. Dark backgrounds with light lettering or symbols are preferred, to minimize detrimental effects. Unless conforming to the dark background preference, total lamp wattage per property shall be less than 41 watts within 5 km of the observatory.

4. Warm white and natural lamps are preferred to minimize detrimental effects.

5. Metal halide light fixtures shall include a glass, acrylic, or translucent enclosure of the light source (glass does not meet this requirement).

6. Quartz lamps shall not be considered an incandescent light source.

PLAN G.P. 01



Building Envelope

Note: All Distances Are In Metres

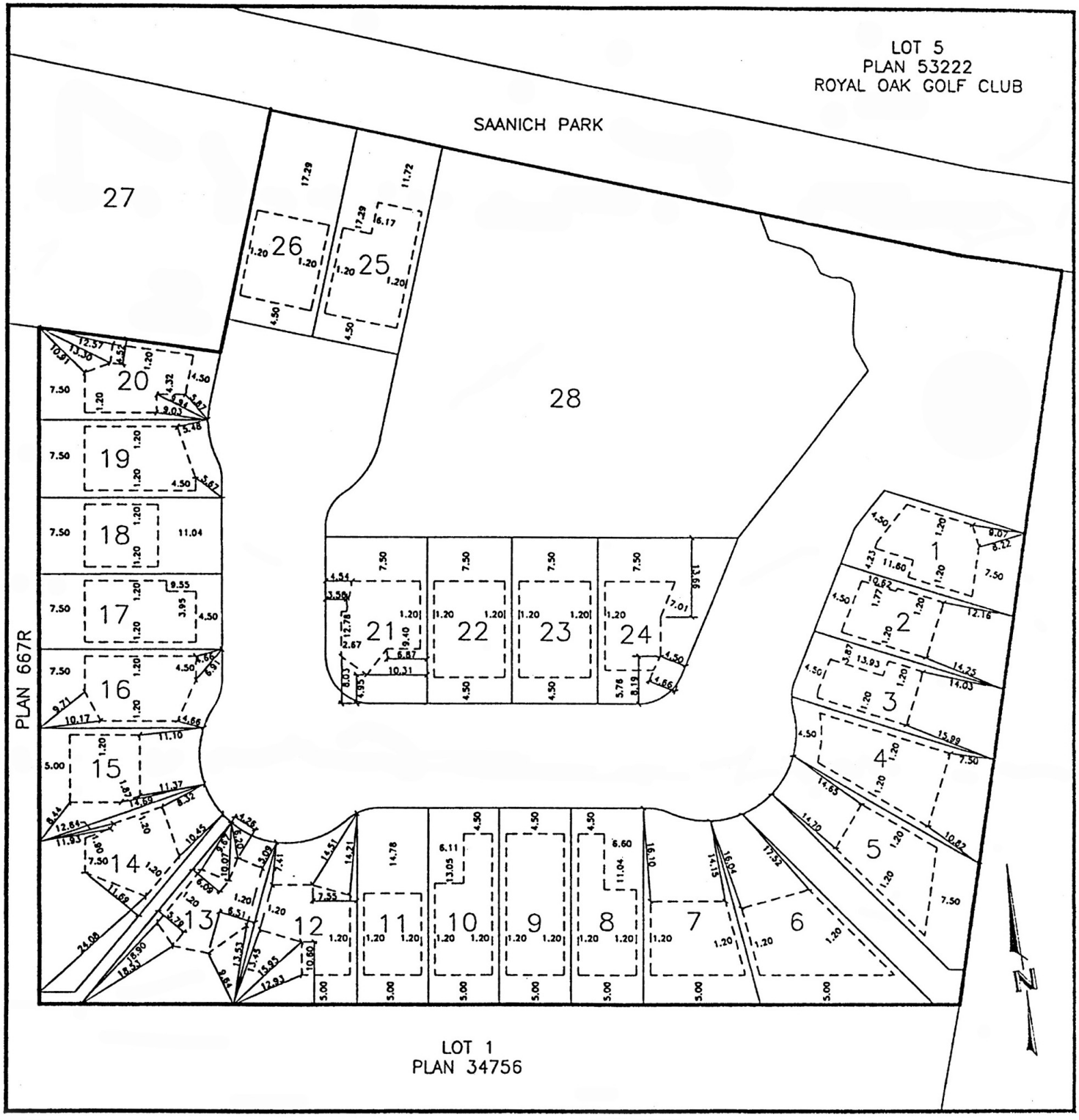
PLAN McK.01



Building Envelope

Note: All Distances Are In Metres

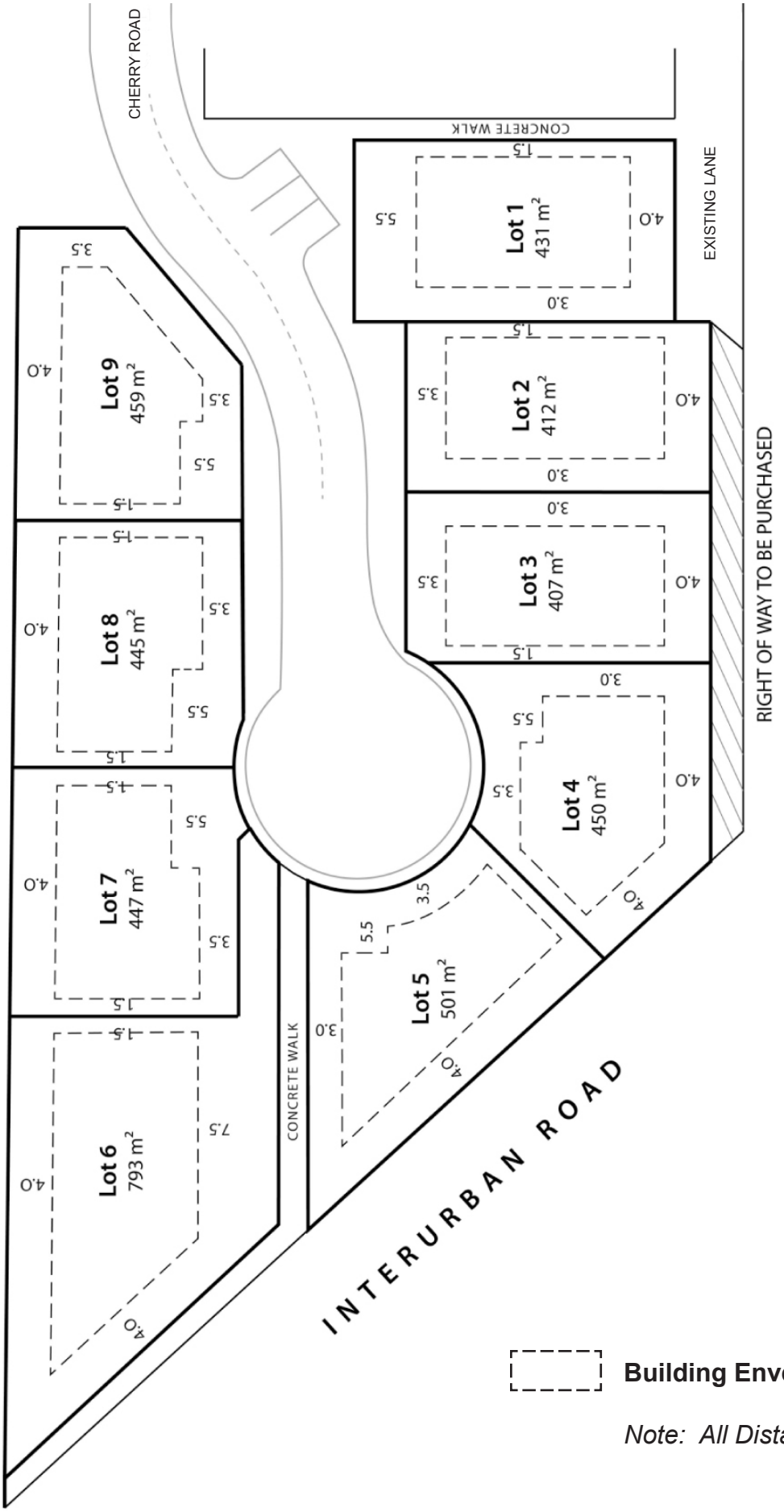
PLAN EL.01



Building Envelope

Note: All Distances Are In Metres

PLAN CR.01



Note: All Distances Are In Metres

		SMALL LOTS	REGULAR LOTS	LARGE LOTS	SSMUH TRANSIT PROXIMITY AREA LOTS
1	**ELIGIBLE LOTS**				
(a)	*Size*	Lots 279 m^2 or less	Lots between 280 m^2 and 1,215 m^2	Lots 1,216 m^2 or larger	Lots 280 m^2 or larger
(b)	*Additional conditions*	n/a	n/a	n/a	Lot must be wholly or partially within a SSMUH Transit Proximity Area
2	**PERMITTED HOUSING FORMS**				
(a)		Houseplex Single Family Dwelling			
B. 10168 2025 **3**	**UNIT SIZE**				
(a)	*Maximum Unit Size*	260 m^2	260 m^2	350 m^2	260 m^2 350 m^2 on lots 1,216 m^2 or larger
4	**DENSITY**				
(a)	*Minimum Number of Dwelling Units to Qualify for Schedule*	2 dwelling units (1 Houseplex)	2 dwelling units (1 Houseplex)	2 dwelling units (1 Houseplex)	2 dwelling units (1 Houseplex)
(b)	*Maximum Number of Dwelling Units*	3 dwelling units	4 dwelling units	4 dwelling units	6 dwelling units
(c)	*Maximum Number of Residential Buildings*	2	2	2	2
(d)	*Maximum Number of Single Family Dwellings*	1	1	1	1 If 5 or more units result on the lot, single family dwellings are not permitted.
B. 10299 2026 (e)	*Maximum Lot Coverage (R)*	55%	50%	40%	For lots between 280 m² and 1,215 m² the maximum lot coverage (R) is 50% and will be increased to 60% if 5 or more units result on the lot. For lots 1,216 m² or larger the maximum lot coverage (R) is 40%

(f)	*Maximum Floor Space Ratio (R) (FSR) for all residential buildings on the lot**	1.0	1.0	0.6	For lots between 280 m² and 1,215 m² the maximum FSR is 1.0 if 4 units or less result on the lot. The maximum FSR will increase to 1.1 if 5 or more units result on the lot. For lots 1,216 m^2 or larger the maximum FSR is 0.6.
(g)	*Maximum Gross Floor Area (R) for all residential buildings on the lot**	If 2 dwelling units on the lot: 520 m^2 If 3 dwelling units on the lot: 780 m^2	If 2 dwelling units on the lot: 520 m^2 If 3 dwelling units on the lot: 780 m^2 If 4 dwelling units on the lot: 1040 m^2	If 2 dwelling units: on the lot, 700 m^2 If 3 dwelling units on the lot: 1050 m^2 If 4 dwelling units on the lot: 1400 m^2	If 4 or less dwelling units result on the lot, the maximum GFA (R) shall follow "Regular Lots" or "Large Lots" as applicable. If 5 or more dwelling units result on lots between 280 m^2 and 1,215 m^2, the maximum GFA (R) is 1040 m^2. If 5 or more dwelling units result on lots 1,216 m^2 or larger the maximum GFA (R) is 1400 m^2.
(h)		*Whichever is lesser applies.			
5	**HEIGHT OF RESIDENTIAL BUILDINGS**				
(a)	*Maximum Height*	8 m	11 m for a houseplex 8 m for any residential building located in a rear yard 8 m for a single family dwelling	11 m for a houseplex 8 m for any residential building located in a rear yard 8 m for a single family dwelling	11 m for a houseplex 8 m for any residential building located in a rear yard 8 m for a single family dwelling
(b)	*Below Grade Height*	No unit's primary living space shall be more than 1.2 m below adjacent grade.			
6	**SITING OF RESIDENTIAL BUILDINGS**				
(a)	*Front Lot Line Setback Minimum*	4 m For corner lots, the front lot line setback minimum will be reduced to 3 m.	4 m For corner lots, the front lot line setback minimum will be reduced to 3 m.	4 m For corner lots, the front lot line setback minimum will be reduced to 3 m.	4 m For corner lots, the front lot line setback minimum will be reduced to 3 m.

B. 10299 2026

(b)	*Rear Lot Line Setback Minimum*	5 m For residential buildings in a rear yard 3 m minimum. For corner lots, the minimum rear lot line setback will be reduced to 3 m. For buildings 4.2 m in height or less, 1.5 m minimum.	7.5 m For corner lots, the minimum rear lot line setback will be reduced to 3 m. For buildings 8 m in height, 3 m minimum. For buildings 4.2 m in height or less, 1.5 m minimum.	7.5 m For corner lots, the minimum rear lot line setback will be reduced to 3 m. For buildings 8 m in height, 3 m minimum. For buildings 4.2 m in height or less, 1.5 m minimum.	7.5 m If 5 or 6 units result on the lot, the rear lot line setback will be reduced to 4 m minimum. For corner lots, the minimum rear lot line setback will be reduced to 3 m. For buildings 8 m in height, 3 m minimum. For buildings 4.2 m in height or less, 1.5 m minimum.
(c)	*Side Lot Line (interior)Setback Minimum*	1.5 m, and 4.5 m combined total. For corner lots, 2 m, 5 m combined total.	1.5 m, and 4.5 m combined total. For corner lots, 2 m, 5 m combined total.	1.5 m, and 4.5 m combined total. For corner lots, 2 m, 5 m combined total.	1.5 m, and 4.5 m combined total. If 5 or 6 units result in the building, the total combined will be reduced to 3 m. For corner lots, 2 m, 5 m combined total applies, regardless of the number of units.
(d)	*Side Lot Line (exterior) Minimum*	3.0 m	3.0 m	3.0 m	3.0 m
(e)	*Minimum Building Separation Space (SSMUH)*	4 m between buildings located in the front yard and rear yard. 2.4 m between adjacent buildings on a lot.	6 m between buildings located in the front yard and rear yard if either is over 8 m in height. For buildings that are 8 m height or less, minimum 4 m between buildings located in a front yard and rear yard. 2.4 m between adjacent buildings on a lot.	6 m between buildings located in the front yard and rear yard if either is over 8 m in height. For buildings that are 8 m height or less, minimum 4 m between buildings located in a front yard and rear yard. 2.4 m between adjacent buildings on a lot.	6 m between buildings located in the front yard and rear yard if either is over 8 m in height. For buildings that are 8 m height or less, minimum 4 m between buildings located in a front yard and rear yard. 2.4 m between adjacent buildings on a lot.
7	**OPEN SITE SPACE**				
(a)	*Minimum Open Site Space (SSMUH)*	10%	10%	15%	10% 15% for lots 1,216 m^2 or larger.
(b)	*Minimum Front Yard Open Site Space (SSMUH)*	40%	40%	40%	40%

B. 10169 2026

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1 Density

(a) A garden suite shall have a maximum Gross Floor Area (R) of 93 m2 (1000 ft2).

2 Lot Coverage

(a) Open Site Space Requirement (GS):
A minimum Open Site Space Requirement (GS) of 45% of the area of the lot.

3 Siting and Height

(a) A garden suite with a height of 4.2 m (13.8 ft) or less shall be sited:

(i) not less than the required front setback for a single family dwelling in the permitted zone
(ii) not less than 1.5 m (4.9 ft) from a rear lot line;
(iii) not less than 1.5 m (4.9 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft);
(iv) not less than 3.5 m (11.5 ft) from an exterior side lot line;
B. 10185 2025 (v) with a Separation Space (GS) of 4 m (13.1ft) from a principal dwelling.

(b) A garden suite with a height that is greater than 4.2 m (13.8 ft) shall be sited:

(i) not less than the required front setback for a single family dwelling in the permitted zone
(ii) not less than 3.0 m (9.8 ft) from a rear lot line;
(iii) not less than 3.0 m (9.8 ft) from an interior side lot line, provided the sum of both sideyards is not less than 4.5 m (14.8 ft);
(iv) not less than 3.5 m (11.5 ft) from an exterior side lot line;
B. 10185 2025 (v) with a Separation Space (GS) of 4 m (13.1ft) from a principal dwelling.

(c) A garden suite shall not exceed a height of: 6.5 m (21.3ft), as measured from Grade; for a garden suite having or incorporating flat roofs or roofs with a pitch less than 3:12, the maximum height of the garden suite shall not exceed 5.5 m (18 ft) as measured from grade;

(d) The site plans below are provided to demonstrate typical layouts for lots with garden suites. They are provided for illustrative purposes only, and in the event of any inconsistency between such site plans and the text of this bylaw, the text of this bylaw shall prevail.

4 Outdoor Amenity Space for Residents

(a) An outdoor amenity space of 20 m^2 (215.3 ft^2) shall be provided as a dedicated space for use by residents of the garden suite

5 General

(a) Building and site
i. If a flat or shallow roof form is proposed, the area of the second floor shall be reduced to an area of 60% of the total floor area beneath it.
ii. A clear pathway that is a minimum of 1.0 m (3.3 ft) wide shall be provided from the sidewalk or street to the front door of the garden suite. Only one access through the boulevard is permitted per property.
iii. Cantilevered balconies are not permitted on the front, interior side, or rear elevations of a garden suite.
iv. Garden suites shall have individual unit identity numbers that are illuminated at night. Unit numbers shall be located on the garden suite and in a clearly visible location along the nearest street frontage.
v. A minimum of one bicycle space is required.
vi. The relevant provisions of Section 5 and 7 of this bylaw shall apply.

(b) Projections

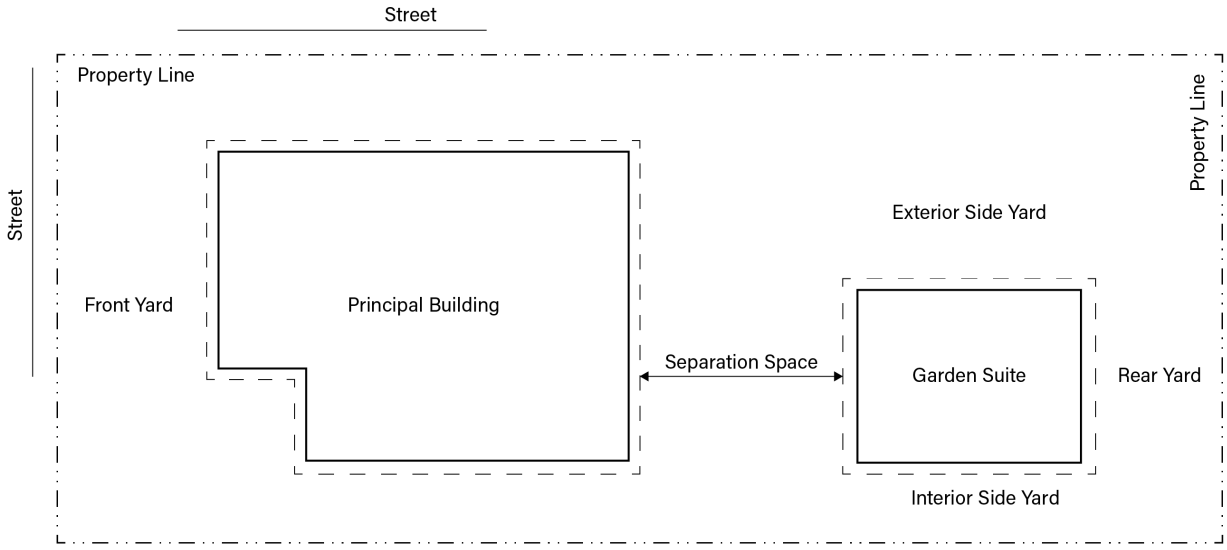
i. Notwithstanding Section 5.8 (a) of the Zoning Bylaw, bay windows and corner projections that extend beyond the face of a garden suite into a required rear or interior side yard are not permitted.

ii. Notwithstanding Section 5.8 (c) of the Zoning Bylaw, steps and porches that extend beyond the face of a garden suite into a required rear or interior side yard are not permitted.

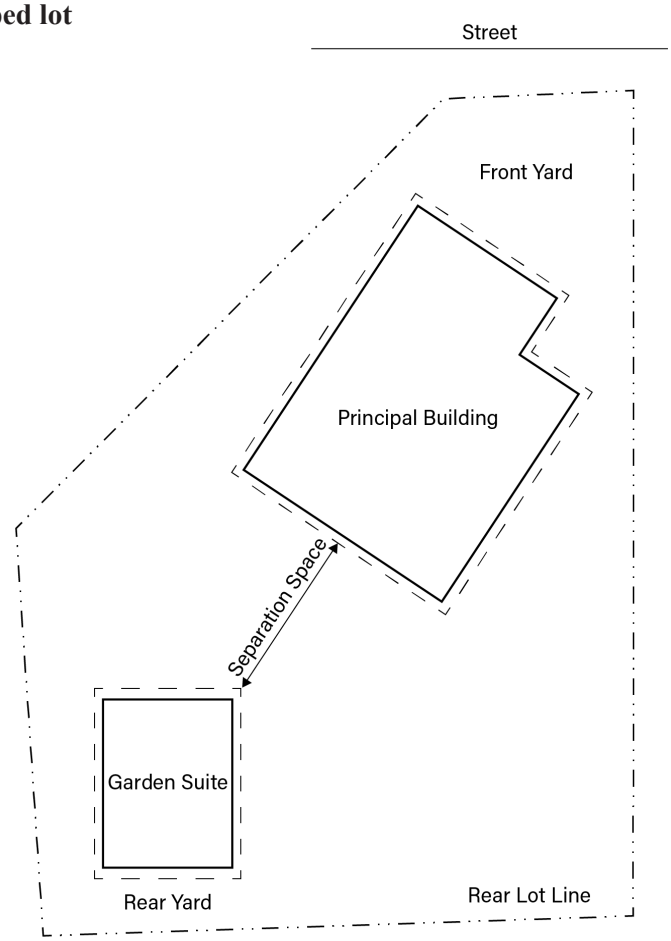
iii. Notwithstanding Section 5.8 (c) of the Zoning Bylaw, cantilevered balconies that project beyond the face of a garden suite into a required exterior side yard are not permitted.

Site plans showing the location of the separation space for a golden suite.

(a) Typical lot



(b) Irregular-shaped lot



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1 Density

(a) Notwithstanding any other density provision of this bylaw, the maximum *floor space ratio* on a *lot* containing a Non-Market Housing Development is the higher of the *floor space ratio* that is specified in:

(i) The zone applicable to the *lot*; or
(ii) Table A as applicable to the *lot*.

(b) For the purposes of subsection (a), if the maximum *floor space ratio* specified for a *lot* is the same in (a)(i) and (a)(ii), then the maximum *floor space ratio* for a *lot* containing a Non-Market Housing Development is that in (a)(ii).

2 Building Forms

(a) Notwithstanding any other provision of this bylaw, the following building forms are permitted in support of a Non-Market Housing Development use:

(i) Apartment
(ii) Attached Housing

3 Accessory Uses Permitted

(a) Notwithstanding any other provision of this bylaw, the following uses are permitted accessory to a Non-Market Housing Development use, provided they occupy no more than 325 m^2 of *gross floor area*:

(i) Assembly
(ii) Daycare, child
(iii) Daycare, adult

(b) Notwithstanding any other provision of this bylaw, the following uses are permitted accessory to a Non-Market Housing Development use, provided they occupy no more than 185 m^2 of *gross floor area*:

(i) Local convenience store
(ii) Restaurant
(iii) Medical services
(iv) Personal services
(v) Office

4 Height

(a) Notwithstanding any other provision of this bylaw the maximum *height* of a Non-Market Housing Development is the maximum number of *storeys* specified in Table A as applicable to the *lot*. If more than one of the categories specified in Table A apply, then the height shall be the greater of the height maximums.

5 Siting

(a) Notwithstanding any other provision of this bylaw, buildings and structures for a Non-Market Housing Development:

(i) Shall be sited:
1. For a Non-Market Housing Development with a residential use on the first storey:
   a. 4m from any lot line which abuts a street
2. For a Non-Market Housing Development with a commercial or institutional use on the first storey:
   a. 2m from any lot line which abuts a street
3. 2m from an interior side lot line
4. 5m from a rear lot line

(ii) Buildings over 3 storeys in height shall:
1. Be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than 9m from the centre of all windows, from walls, and from the outside corners of buildings.
2. For building faces adjacent to an interior side lot line, be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings of a radius not less than 5m from the centre of all windows to the lot line.

TABLE A

The location of a *lot* for the purposes of Table A is determined by its Future Land Use Designation in the Official Community Plan Bylaw, 2024, No. 10000, and any restrictions contained within the "Locational Factors" column.

Maximum Height	Maximum Floor Space Ratio	Official Community Plan Future Land Use Designations	Locational Factors
24 storeys	5.0	Uptown Core	See policy 5.1.4 in the Uptown-Douglas Plan (UDP)
18 storeys	4.5	Uptown Core	Core Designation (UDP)
		Centre	
		Corridor	See OCP policy 7.3.39
12 storeys	4.0	Uptown Core	Urban Mixed-Use (UDP)
		Centre	
10 storeys	3.5	Any	Within 200m of a Provincial transit exchange / hub
8 storeys	3.0	Uptown Core	Mid-Rise Residential (UDP)
6 storeys	2.75	Uptown Core	Neighbourhood Apartment (UDP)
		Village	Located along a Primary Corridor
		Any	Between 201m and 400m from a Provincial transit exchange / hub
		Corridor	
4 storeys	2.5	Village	Excluding areas identified in OCP policy 7.3.29
		Corridor	Secondary Corridor
		Neighbourhood	Within 100m of the Frequent Transit Network, zoned Institutional (P), or where a non-market housing development is currently operating
		Neighbourhood Hub	
3 storeys	2.0	Uptown Core	Neighbourhood Residential (UDP)
		Neighbourhood	

*The height and density maximums contained in the table above also apply to sites designated Institutional Lands in the Official Community Plan that are within the specified geographies.

**The focal point is the intended center of density and development within the Centre, as determined by the District's mapping. Copies of the mapping are available through the District.

INFORMATION SUPPLEMENT

PROPERTIES LOCATION WITHIN ***DEVELOPMENT PERMIT AREAS*** ARE SUBJECT TO THE ***DEVELOPMENT PERMIT GUIDELINES*** CONTAINED IN APPENDIX N TO THE OFFICIAL COMMUNITY PLAN. THE GUIDELINES MAY BE ***MORE RESTRICTIVE*** THAN THE ZONING BYLAW REGULATIONS. APPENDIX N IS ATTACHED TO THIS PUBLICATION.