Zoning Bylaw

5949-2020

THE FOLLOWING DOCUMENT HAS BEEN REPRODUCED FOR CONVENIENCE ONLY and is a consolidation of "Zoning Bylaw 5949-2020" with the following amending bylaws:

Date Adopted (yyyy/mm/dd)	Bylaw Number	Property Address	Appl. #	Section Amended
2020/10/19	5961-2020-5050(388)	34903 Dewdney Trunk Road	R20-014	Map
2020/11/02	5977-2020-5949(5)	12454 Rolley Lake Road	R20-012	Map
2020/11/02	5798-2018-5050(321)	32854 - 7th Avenue	R18-025	Map
2020/11/02	5969-2020	33176 Richards Avenue	R20-006	Map
2020/11/16	5570-2016-5050(205)	33281- 2nd Avenue	R15-001	Map
2020/12/07	5801-2018-5050(322)	3 Unaddressed Properties on Dewdney Trunk Road	R18-005	Map
2020/12/07	5981-2020-5949(7)	33548- 9th Avenue	R20-019	Map
2020/12/21	5830-2019-5050(337)	8924 Cedar Street	R17-043	Map
2020/12/21	5761-2018-5050(301)	7411 Cedar Street	R17-026	Map
2020/12/21	5846-2019-5050(348)	33182 Cameron Street	R19-002	Map
2020/12/21	5984-2020-5949(8)	29907 Dewdney Trunk Road	R20-016	Map
2020/12/21	5986-2020-5949(10)	7875 Osprey Street	R20-022	Map
2020/12/21	5959-2020-5050(387)	33128, 33136, 33144 – 3rd Avenue	R19-046	Map
2021/01/18	5786-2018-5050(315)	32643 Tunbridge Avenue & 32636 Unger Court	R17-022	Map
2021/02/01	5974-2020-5949(3)	33157 Richards Avenue	R20-005	Map
2021/02/16	5999-2020-5949(17)	n/a text amendment	n/a	S10, S10s, S20, S20s

Date Adopted (yyyy/mm/dd)	Bylaw Number	Property Address	Appl. #	Section Amended
2021/02/16	5985-2020-5949(9)	10415 Jacobsen Street	R20-010	Map
2021/02/16	5742-2018-5050(295)	33569 Richards Avenue	R18-009	Map
2021/03/01	5997-2020-5949(16)	n/a text amendment	n/a	Text
2021/04/06	6011-2021-5949(24)	12712 Cathy Crescent	R20-025	Map
2021/04/06	6015-2021-5949(23)	33714 Richards Avenue	R20-153	Map
2021/04/06	5973-2020-5949(2)	32848 - 1st Avenue, 32852 - 1st Avenue, 32858 - 1st Avenue, 7260 Maple Street, 7290 Maple Street, 32851 View Avenue, 32853 View Avenue, 32859 View Avenue, 32865 View Avenue, 32869 View Avenue, 32873 View Avenue	R19-037	Map
2021/05/17	6028-2021-5949(30)	31895 Hillcrest Avenue	R20-032	Map
2021/06/07	5996-2020-5949(15)	33230 – 2nd Avenue	R20-007	Map
2021/06/07	5995-2020-5949(14)	33929 Barker Court	R18-029	Map
2021/06/07	5722-2018-5050(284)	8504 & 8522 Cedar Street	R17-041	Map
2021/07/05	6040-2021-5949(36)	32630 Judd Terrace	R21-006	Map
2021/07/05	6041-2021-5949(37)	8526 Gaglardi Street	R21-007	Map
2021/07/19	6037-2021-5949(35)	32480 Richards Avenue	R19-022	Map
2021/07/19	5668-2017-5050(262)	9429 Wiebe Street, 32370 Dewdney Trunk Road, portion of 32193 Mingo Avenue	R16-014	Map
2021/08/16	6007-2021-5949(20)	34915 Dewdney Trunk Road	R19-006	Map
2021/09/07	6049-2021-5949(40)	32028 Scott Avenue	R21-015	Map
2021/09/20	5877-2019-5050(358)	31668 Israel Avenue	R19-021	Map
2021/09/20	6021-2021-5949(27)	32690 – 14th Avenue and Unaddressed Property on 14th Avenue (PID 009-341-510)	R19-017	Map
2021/10/04	6029-2021-5949(31)	n/a text amendment	ZBT21-001	CD41

Date Adopted (yyyy/mm/dd)	Bylaw Number	Property Address	Appl. #	Section Amended
2021/10/18	6062-2021-5949(48)	32516 – 14th Avenue	R20-028	CD52
2021/11/01	5948-2020-5050(383)	34219 Laxton Avenue	R19-023	Map
2021/11/15	5945-2020-5050(382)	34048 & 34054 Parr Avenue	R19-029	Map
2021/12/20	5886-2019-5050(362)	30782 Dewdney Trunk Road	R19-013	Map
2021/12/20	6064-2021-5949(50)	32096 Van Velzen Avenue	R21-016	Map
2022/01/17	5975-2020-5949(4)	10142 Dewdney Trunk Road	R20-011	Map
2022/01/17	6013-2021-5949(22)	33929 Barker Court	R21-003	Map
2022/01/17	6055-2021-5949(44)	32335 Fletcher Avenue	R19-041	Map
2022/01/17	6069-2021-5949(53)	n/a text amendment	n/a	Text
2022/02/07	6075-2021-5949(55)	32255 Buffalo Drive	R21-027	Map
2022/02/22	5888-2019-5050(363)	33625 Ferndale Avenue	R12-027	Map
2022/02/22	6074-2021-5949(54)	33563 - 9th Avenue	R21-034	Map
2022/03/21	6079-2022-5949(56)	32981 Arbutus Avenue	R21-033	Map
2022/04/04	5818-2019-5050(332)	12334 Bell Avenue	R18-147	Map
2022/04/19	5762-2018-5050(302)	8554 Cedar Avenue	R18-011	Map
2022/05/02	6081-2022-5949(57)	33083 Tunbridge Avenue	R21-055	Map
2022/05/02	6085-2022-5949(59)	33368 – 1st Avenue and 33381 North Railway Avenue	R22-005	Map
2022/06/20	5991-2022-5949(13)	30373 Dewdney Trunk Road	R20-015	Map
2022/07/04	5806-2018-5050(325)	35043 Lougheed Highway	R18-024	Map
2022/09/06	6088-2022-5949(61)	7486 Martin Place	R21-039	Map
2022/09/06	6090-2022-5949(63)	32035 Scott Avenue	R21-037	Map
2022/09/06	6091-2022-5949(64)	7785 Hurd Street	R21-038	Map
2022/09/06	6110-2022-5949(71)	8241 Hazel Crescent	R22-004	Map
2022/09/06	6113-2022-5949(73)	7736 Swift Drive	R22-005	Map
2022/09/20	6120-2022-5949(77)	30160 Dewdney Trunk Road	R22-023	Map
2022/10/17	5835-2019-5050(340)	12631 Powell Street	R18-048	Map
2022/10/17	5933-2020	31380 Lougheed Highway	R19-043	Map
2022/10/17	6118-2022-5949(75)	32596 Richards Avenue	R21-010	Map

Date Adopted (yyyy/mm/dd)	Bylaw Number	Property Address	Appl. #	Section Amended
2022/11/07	6063-2021-5949(49)	33111, 33121, 22131, 33145, 33157 Cherry Avenue	R18-052	Map
2022/11/07	6119-2022-5949(76)	32089 Van Velzen Avenue	R22-022	Map
2022/11/21	5593-2016-5050(219)	33666 and 33688 Dewdney Trunk Road	R16-012	Map
2022/11/21	5930-2020-5050(378)	31173 Dewdney Trunk Road	R19-039	Map
2022/12/19	6137-2022-5949(86)	33800 Darbyshire Drive	R22-033	Map
2023/01/09	5831-2019-5050(338)	9826 Dewdney Trunk Road	R18-051	Map
2023/02/06	6140-2022-5949(89)	32643 Badger Avenue	R22-011	Map
2023/03/06	5966-2020-5050(390)	7513 Hurd Street	R19-047	CD49
2023/04/03	6156-2023-5949(98)	32974 Bracken Avenue	R22-055	Map
2023/04/17	6162-2023-5949(102)	33182 Cherry Avenue	R23-005	Map
2023/05/01	6171-2023-5949(108)	n/a text amendment	n/a	S109
2023/05/01	6164-2023-5949(104)	32082 Hillcrest Avenue	R23-002	Map
2023/05/15	6172-2023-5949(109)	33280 Northmount Terrace	R21-032	Map
2023/05/15	6175-2023-5949(111)	7978 Weatherhead Court	R21-047	Map
2023/06/05	5979-2020-5949(6)	32502, 32524, and 32538 Cherry Avenue	R19-032	Map
2023/06/05	6027-2021-5949(29)	8121 and 8161 Nelson Street	R17-028	Map
2023/06/05	6058-2021-5949(46)	34181 Hartman Avenue	R21-001	Map
2023/06/19	6004-2020-5949(19)	Text amendment and 32909, 32919, and 32939 Cherry Avenue	R18-059	S102, CD53, and Map
2023-08-21	6182-2023-5949(113)	12658 Powell Street	R22-051	Map
2023-08-21	6201-2023-5949(125)	n/a text amendment	n/a	Text
2023-08-21	6202-2023-5949(126)	n/a text amendment	n/a	Text
2023-10-16	6109-2022-5949(70)	32647 & 32659 – 6th Ave and 7542 Briskham St	R19-021	Map
2023-10-16	6214-2023-5949(131)	n/a text amendment – agricultural zones	n/a	Text

Date Adopted (yyyy/mm/dd)	Bylaw Number	Property Address	Appl. #	Section Amended
2023-10-16	6217-2023-5949(133)	8153 Manson Street	R23-021	Map
2023-11-06	5953-2020-5050(385)	12631 Bell Street	R18-062	Map
2023-11-06	6061-2021-5949(47)	31591 Townshipline Avenue	R21-019	Map
2023-11-20	5699-2018-5050(276a)	34461 & 34489 Ferndale Ave	R17-025	Map
2023-11-20	6219-2023-5949(135)	34567 Ferguson Avenue	R23-022	Map
2023-12-04	6233-2023-5949(143)	n/a text amendment	n/a	Text
2023-12-04	6226-2023-5949(138)	30131 Dewdney Trunk Road	R23-025	Map
2024-02-20	6086-2022-5949(60)	15 properties on 1st Ave, View Ave, & Wardrop St	R21-005	Map
2024-03-04	6036-2021-5949(34)	7621 Eider Street	R21-011	Map
2024-03-04	6161-2023-5949(101)	32607 & 32641 Fraser Cres	R21-043	Map
2024-03-04	6155-2023-5949(97)	33525 - 9th Avenue	R22-036	Map
2024-03-04	6227-2023-5949(139)	33215 & 33247 - 2nd Ave	R23-020	Map
2024-03-04	6239-2023-5949(144)	11 properties on Gunn Ave & Loftus St	R23-028	Map, CD59
2024-04-02	5972-2020-5949(1)	31401 Gill Avenue	R20-002	Map
2024-04-15	6105-2022-5949(68)	8716 and 33447 DTR	R21-018	Map, CD54
2024-04-15	6251-2023-5949(147)	32040 Lougheed Highway	R23-024	Map
2024-05-06	5812-2018-5050(329)	7531 Wren Street	R18-036	Map
2024-05-06	6160-2023-5949(100)	31750 Bench Avenue	R22-044	Map
2024-05-06	6168-2023-5949(106)	8715 and 8733 Dewdney Trunk Road	R22-026	Map
2024-05-06	6169-2023-5949(107)	8 properties on Tunbridge Avenue	R21-030	Map
2024-05-06	6173-2023-5949(110)	33174 Tunbridge Avenue	R21-023	Map
2024-05-21	5989-2020-5949(12)	unaddressed property on Dewdney Trunk Road	R18-033	Map, CD50
2024-05-21	6042-2021-5949(38)	8423 Cedar Street	R18-060	Map
2024-05-21	6278-2024-5949(154)	n/a text amendment	n/a	Text
2024-06-03	5604-2016-5050(221)	9741 Doyle Street	R16-025	Map
2024-06-03	6099-2022-5949(66)	32527 & 32551 Cherry Ave	R19-030	Map

Date Adopted (yyyy/mm/dd)	Bylaw Number	Property Address	Appl. #	Section Amended
2024-06-03	6283-2024-5949(155)	34221 Kirkpatrick Avenue	R23-015	Map
2024-06-03	6050-2021-5949(41)	32768 & 32778 Egglestone Ave	R20-027	Map
2024-07-15	6293-2024-5949(159)	32388 Renee Court	RST24-1	Map
2024-07-17	6299-2024-5949(163)	n/a text amendment	n/a	Small-Scale Multi-Unit Housing
2024-09-03	6068-2021-5949(52)	8508 Nottman Street	R21-002	Map
2024-09-03	6298-2024-5949(162)	n/a text amendment	n/a	Cannabis in food production
2024-09-23	5695-2017-5050(272	12162 Rolley Lake Street	R17-035	Map
2024-10-07	6148-2022-5949(93)	30328 Berg Avenue	R22-025	Map
2024-10-07	6165-2023-5949(105)	30440 Dewdney Trunk Rd & 11677 Yeo Street	R22-047	Map
2024-11-04	5779-2018-5050(313)	9957 Dewdney Trunk Road	R16-049	Map
2024-11-04	6117-2022-5949(74)	30272 Nikula Avenue	R21-017	Map
2024-11-18	6111-2022-5949(72)	30684 Dewdney Trunk Road	R21-044	Map
2024-11-18	6317-2024-5949(170)	31039 Greenwood Drive	RSD24-1	Map
2024-12-16	6150-2022-5949(95)	12187 Rolley Lake Road	R22-012	Map
2025-02-03	6327-2024-5949(174)	29748 Carlson Avenue	RSD24-3	Map
2025-04-07	6337-2024-5949(179)	n/a text amendment	n/a	UC300
2025-05-05	5741-2018-5050(294)	29609 Hudson Avenue	R17-042	Map
2025-05-20	6341-2025-5949(181)	n/a text amendment	n/a	Short-Term Rental regulations
2025-05-20	6354-2025-5949(187)	n/a text amendment	n/a	Housekeeping
2025-05-20	6355-2025-5949(188)	7260 Park Street	REZ25-1	Map
2025-06-02	6104-2022-5949(67)	32625 Cherry Avenue	R21-040	Map
2025-06-02	6357-2025-5949(189)	34159 Kirkpatrick Avenue	RSD25-1	Map

Date Adopted (yyyy/mm/dd)	Bylaw Number	Property Address	Appl. #	Section Amended
2025-07-07	6338-2024-5949(180)	8097, 8111, and 8177 Loftus Street	RST24-5	Map
2025-07-21	6149-2022-5949(94)	12358 Carr Street	R22-028	Map
2025-07-21	6367-2025-5949(192)	34255 Kirkpatrick Avenue	RSD25-2	Map
2025-09-02	6370-2025-5949(194)	30441 Nikula Avenue	RSD25-3	Map
2025-10-06	6374-2025-5949(197)	12238 Rolley Lake Street	RST25-4	Map
2025-10-20	6372-2025-5949(195)	31098 Gunn Avenue and 8153 Loftus Street	R24-010	Map
2025-10-20	6373-2025-5949(196)	8220 Loftus Street	R25-001	Map
2025-10-20	6378-2025-5949(198)	30748 Silverhill Avenue	RSD25-5	Map
2025-11-03	6384-2025-5949(200)	n/a text amendment	n/a	INL1
2025-11-17	6289-2024-5949(157)	property on Ainsworth Street	ROA24-4	Map
2026-02-02	6128-2022-5949(83)	12033 Campbell Street	R22-003	Map
2026-03-02	6400-2025-5949(203)	n/a text amendment	n/a	Adult Entertainment Establishments
2026-03-16	6131-2022-5949(84)	11707 Wilson Street	R21-048	Map
2026-03-16	5922-2020-5050(375)	7632 Hurd Street	R18-037	Map
2026-03-16	6402-2026-5949(204)	n/a text amendment	n/a	MT1 Shared Amenity Space
2026-04-20	6408-2026-5949(206)	34971 Ferndale Avenue	RSD26-1	Map
2026-05-04	6106-2022-5949(69)	12631 Carr Street	R21-036	Map
2026-05-04	6126-2022-5949(82)	9086 Emiry Street	R21-042	Map
2026-05-04	6163-2023-5949(103)	33837 Ferndale Avenue	R18-030	Map, CD55
2026-05-04	6410-2026-5949(207)	32831 Richards Avenue	RSD26-2	Map
2026-05-19	6415-2026-5949(209)	n/a text amendment	n/a	Shipping Containers for Residential Use
2026-06-15	6147-2022-5949(92)	9006 Cedar Street	R19-007	Map
2026-06-15	6417-2026-5949(210)	12311 Bell Street	RSD26-3	Map
2026-06-15	6421-2026-5949(212)	9104 Emiry Street	RIS26-1	Map
2026-08-17	6211-2023-5949(129)	9124 Cedar Street	R21-012	Map
2026-08-17	6424-2026-5949(215)	34951 Ferndale Avenue	RSD26-4	Map
2026-08-17	6190-2023-5949(119)	8451 Judith Street	R21-020	Map

Date Adopted (yyyy/mm/dd)	Bylaw Number	Property Address	Appl. #	Section Amended
2026-09-08	6423-2026-5949(214)	8977 Cedar Street	RIS26-2	Map
2026-09-21	6434-2026-5949(218)	34339 Ferndale Avenue	RSD26-6	Map

Individual copies of any of the above bylaws are available from the Administration Department of the City of Mission. For legal purposes, copies of the original bylaws should be obtained.

DISTRICT OF MISSION

ZONING BYLAW 5949-2020

WHEREAS the Council wishes to assure that the uses made of land and buildings are in conformance to the Official Community Plan and develop in a proper relationship to one another under adequate standards and to the benefit of the entire community;

WHEREAS under the provisions of Sections 479 of the *Local Government Act* a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

WHEREAS Section 482 of the *Local Government Act* authorizes a local government to offer density benefits for the provision of amenities, affordable and special needs housing;

WHEREAS Section 483 of the *Local Government Act* authorizes a local government to enter into a Housing Agreement that may include terms and conditions agreed to by the local government and the owner of land regarding the occupancy of housing units identified in the agreement;

WHEREAS Section 492 of the *Local Government Act* authorizes a local government to designate a Temporary Use Permit Area in a Zoning Bylaw;

WHEREAS Section 525 of the *Local Government Act* authorizes a local government to create off-street parking and loading requirements;

AND WHEREAS Section 527 of the *Local Government Act* authorizes a local government to create screening and landscaping requirements;

NOW THEREFORE the Council of the District of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "District of Mission Zoning Bylaw 5949-2020."

2. "District of Mission Zoning Bylaw 5050-2009" is hereby repealed.

3. Any rezoning bylaw commenced under "District of Mission Zoning Bylaw 5050-2009" prior to the adoption of this Bylaw, which has received at least three readings as of the date of adoption of this Bylaw, is, when adopted, deemed to be conforming to, and adopted under, this Bylaw. Any designation reference in any bylaw commenced under "District of Mission Zoning Bylaw 5050-2009" but adopted under this Bylaw is deemed to be a reference to the corresponding new designation as identified within each such designation.

4. If any section, paragraph or phrase of this Bylaw is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

READ A FIRST TIME this 19th day of May, 2020

READ A SECOND TIME this 4th day of August, 2020

PUBLIC HEARING held this 24th day of August, 2020

READ A THIRD TIME AS AMENDED this 24th day of August, 2020

APPROVED by the Ministry of Transportation and Infrastructure this 28th day of August, 2020

ADOPTED this 8th day of September, 2020

(Original signed by Mayor Alexis)
PAMELA ALEXIS
MAYOR

(Original signed by Jennifer Russell)
JENNIFER RUSSELL
CORPORATE OFFICER

Zoning Bylaw 5949-2020
Table of Contents

Zoning Bylaw 5949-2020
Table of Contents

CHAPTER 1 - GENERAL PROVISIONS 1

Section 101 - Introduction 2

Section 102 - Definitions 4

Section 103 - Applicability

A. Application 42
B. Measurement and Calculations 42
C. Administration 42
D. Violation 42
E. Penalty 43
F. Amendment Procedure 43

Section 104 - General Regulations

A. Application of Regulations 44
B. Lot Area, Lot Width and Frontage 44
C. Vision Clearance at Intersections 44
D. General Siting Exceptions 45
E. Siting for Buildings on Strata Lots 45
F. Lot Coverage for Underground Portion of Buildings 45
G. Height Exemptions 45
H. Accessory Building and Structure Regulations 46
I. Subdivision Regulations 46
J. Lot (Panhandle) 46
K. Undevelopable Area 47
L. Subdivision Exemptions 47
M. Developable Area 47
N. Agricultural Land Reserve Buffers and Setbacks 48

Section 105 - Zones and Zone Boundaries

A. Establishment of Zones 50
B. Application of Zone Designations 50
C. Zone Boundary 53

Section 106 - Use Regulations

A. General Interpretation 54
B. Uses Permitted in All Zones 54
C. Uses Prohibited 54
D. Official Community Plan Designations 54
E. Urban and Non-Urban Designations 55
F. Use Categories 56
G. Temporary Use Permits 62
H. Secondary Suites 63
I. Secondary Detached Units 63
J. Shipping Containers 64

Section 107 - Home Occupations

A. General Regulations 67
B. Prohibited Uses 67
C. Employees 68
D. Short-Term Rental Regulations 68
E. Child Care Centre Regulations 68

Section 108 - Environmental Protection

A. Intent 70
B. Applying Streamside Protection by Geographic Area 70
C. Width of Streamside Protection and Enhancement Areas 70
D. Uses Permitted in Streamside Protection and Enhancement Areas 70
E. Uses Prohibited in Streamside Protection and Enhancement Areas 70

Section 109 - Off Street Motor Vehicle Parking Regulations

A. Intent 71
B. Accessibility and Use 71
C. Design and Maintenance 73
D. Off Street Motor Vehicle Parking Space Sizes 73
E. Required Off Street Motor Vehicle Parking 75
F. Location of Parking Spaces and Aisles 79
G. Queueing Lane and Queueing Space Requirements 79
H. Pedestrian Movement 79
I. Electric Vehicle Charging Infrastructure 80
J. Accessible Parking Requirements 80

Section 110 - Off Street Bicycle Parking Regulations

A. Intent 82
B. Existing Buildings 82
C. Accessibility and Use 82
D. Design and Maintenance 82
E. Bicycle Parking Space Sizes 83
F. Required Off Street Bicycle Parking Areas 83

Section 111 - Off Street Loading Regulations

A. Intent 85
B. Existing Buildings 85
C. Use 85
D. Loading Space Sizes 85
E. Access 85
F. Design and Maintenance Standards 85
G. Required Number of Off Street Loading Spaces 85

Section 112 - Landscaping

A. Fencing 86
B. Retaining Walls 86
C. Landscaping 87
D. Landscaping Security 89

Section 113 - Density Bonus

A. Intent....91
B. General Regulations....91

CHAPTER 2 - Mission City DOWNTOWN ZONES

Section 201 - Mission City Downtown One Zone (DT1)....93
Section 202 - Mission City Downtown Two Zone (DT2)....97
Section 203 - Mission City Downtown Three Zone (DT3)....101
Section 204 - Mission City Downtown Four Zone (DT4)....105

CHAPTER 3 - MIXED USE COMMERCIAL/RESIDENTIAL ZONES

Section 301 - Mixed-Use Commercial/Residential One Zone (MU1)....109
Section 302 - Mixed-Use Commercial/Residential Two Zone (MU2)....113

CHAPTER 4 - NEIGHBOURHOOD CENTRE ZONES

Section 401 - Neighbourhood Centre One Zone (NC1)....118

CHAPTER 5 - SILVERDALE COMPREHENSIVE PLANNING AREA ZONES

Section 501 - Silverdale Neighbourhood 1A Zone (SN1A)....123

CHAPTER 6 - MID-RISE MULTI-UNIT ZONES

Section 601 - Mid-Rise Multi-unit One Zone (MM1)....141

CHAPTER 7 - MULTI-UNIT RESIDENTIAL ZONES

Section 701 Multi-unit Duplex and Boarding House Zones....145
Multi-unit Duplex 465 Zone (MD465)
Multi-unit Boarding House 558 Zone (MB558)
Section 702 - Multi-unit Manufactured Home Park Zone (MMP)....149
Section 703 - Multi-unit Rowhouse One Zone (MR1)....151
Section 704 - Multi-unit Townhouse One Zone (MT1)....153
Section 705 - Multi-unit Apartment One Zone (MA1)....157
Multi-unit Apartment Two Zone (MA2)

Zoning Bylaw 5949-2020
Table of Contents

CHAPTER 8 - URBAN COMPACT ZONES

Section 801 Urban Compact Zones 161
- Urban Compact 465 Zone (UC465)
- Urban Compact 372 Zone (UC372)

Section 802 Urban Compact Secondary Dwelling Zones 164
- Urban Compact 465 Secondary Dwelling Zone (UC465s)
- Urban Compact 372 Secondary Dwelling Zone (UC372s)

Section 803 Urban Compact Zone 167
- Urban Compact 300 Zone (UC300)

CHAPTER 9 - URBAN RESIDENTIAL ZONES

Section 901 - Urban Residential Zones 172
- Urban Residential 930 Zone (R930)
- Urban Residential 669 Zone (R669)
- Urban Residential 558 Zone (R558)
- Urban Residential 465 Zone (R465)

Section 902 - Urban Residential Secondary Dwelling Zones 176
- Urban Residential 669 Secondary Dwelling Zone (R669s)
- Urban Residential 558 Secondary Dwelling Zone (R558s)
- Urban Residential 465 Secondary Dwelling Zone (R465s)

CHAPTER 10 - SUBURBAN RESIDENTIAL ZONES

Section 1001 - Suburban 10 Zone (S10) 181

Section 1002 - Suburban 10 Secondary Dwelling Zone (S10s) 184

Section 1003 - Suburban 20 Zone (S20) 187

Section 1004 - Suburban 20 Secondary Dwelling Zone (S20s) 190

CHAPTER 11 – RURAL RESIDENTIAL ZONES

Section 1101 - Rural Residential 7 Zone (RR7) 194

Section 1102 - Rural Residential Secondary Dwelling Zone (RR7s) 196

CHAPTER 12 - RURAL ZONES

Section 1201 - Rural Zones 200
- Rural 80 Zone (RU80)
- Rural 36 Zone (RU36)
- Rural 16 Zone (RU16)

Section 1202 - Rural Secondary Dwelling Zones 204
- Rural 80 Secondary Dwelling Zone (RU80s)
- Rural 36 Secondary Dwelling Zone (RU36s)

Rural 16 Secondary Dwelling Zone (RU16s)

CHAPTER 13 - OTHER OFFICIAL COMMUNITY PLAN DESIGNATIONS

Section 1301 Other Official Community Plan Designations....209

CHAPTER 14 - COMMERCIAL ZONES

Section 1401 - Commercial Rural Zones 211
Commercial Rural Zone (CR)
Commercial Rural Liquor Zone (CRL)

Section 1402 - Commercial Local Zones 214
Commercial Local One Zone (CL1)

Section 1403 - Commercial Highway Zones 217
Commercial Highway One Zone (CH1)
Commercial Highway Two Zone (CH2)

Section 1404 - Commercial Community Gaming Zones....222
Commercial Community Gaming Zone (CCG)

Section 1405 - Commercial Gas Service Station Zones....227
Commercial Gas Service Station Zone (CGS)

Section 1406 - Commercial Vehicle Dealership Zones 232
Commercial Vehicle Dealership Zone (CVD)

Section 1407 Commercial Neighbourhood Public House Zones....237
Commercial Neighbourhood Public House Zone (CPH)

Section 1408 - Commercial Tourist Recreation Zones....239
Commercial Tourist Recreation Zone (CTR)

Section 1409 - Commercial Open Land Recreation Zones 242
Commercial Open Land Recreation Zone (COR)

Section 1410 Commercial Medical Zones....244
Commercial Medical Zone (CM)

CHAPTER 15 - INDUSTRIAL ZONES

Section 1501 - Industrial Business Park Zones....247
Industrial Business Park One Zone (INBP1)

Section 1502 - Industrial Light Impact Zones 250
Industrial Light Impact One Zone (INL1)

Section 1503 - Industrial General Zones....253
Industrial General Zone (ING)
Industrial General Two Zone (ING2)
Industrial General Commercial Zone (INGC)

Section 1504 - Industrial Motor Vehicle Repair Zones 256
Industrial Motor Vehicle Repair Zone (INVR)

Section 1505 - Industrial Waste Resource Management Zones....259
Industrial Waste Resource Management Zone (INWM)

CHAPTER 16 - RESOURCE INDUSTRIAL ZONES

Section 1601 – Industrial Resource Extraction and Processing Zones....262
Industrial Resource Extraction Zone (INR)
Industrial Resource Extraction and Processing Zone (INRP)

CHAPTER 17 - AGRICULTURAL ZONES

Section 1701 - Agriculture Zones....265
Agriculture 80 Zone (A80)
Agriculture 36 Zone (A36)
Agriculture 16 Zone (A16)

CHAPTER 18 - INSTITUTIONAL ZONES

Section 1801 - Institutional Educational Zones....270
Institutional Educational Zone (IE)

Section 1802 - Institutional Care Zones....273
Institutional Care Zone (IC)

Section 1803 - Institutional Assembly Zones....275
Institutional Assembly Zone (IA)

Section 1804 - Institutional Parks, Recreation and Civic Zones....278
Institutional Parks, Recreation and Civic Zone (IPRC)

Section 1805 – Institutional Utility Zones....280
Institutional Utility Zone (IU)

Section 1806 - Institutional Residential Camp Zones....281
Institutional Residential Camp Zone (I-5)

CHAPTER 19 - SITE SPECIFIC ZONES

Section 1901 - Comprehensive Development Zones (CD)....285
A. Intent....285
B. General Regulations....285
C. Additional Information Required for a Rezoning to a CD Zone....285

Section 1902 - Comprehensive Development 2 Zone (CD2)....286

Section 1903 - Comprehensive Development 3 Zone (CD3)....288

Section 1904 - Comprehensive Development 4 Zone (CD4)....291

Section 1906 - Comprehensive Development 6 Zone (CD6)....293

Section 1907 - Comprehensive Development 7 Zone (CD7)....295

Section 1908 - Comprehensive Development 8 Zone (CD8) - Rescinded

Section 1909 - Comprehensive Development 9 Zone (CD9).....298
Section 1911 - Comprehensive Development 11 Zone (CD11) - Rescinded
Section 1912 - Comprehensive Development 12 Zone (CD12).....302
Section 1913 - Comprehensive Development 13 Zone (CD13) - Rescinded
Section 1914 - Comprehensive Development 14 Zone (CD14).....304
Section 1916 – Comprehensive Development 16 Zone (CD16) - Rescinded
Section 1917 - Comprehensive Development 17 Zone (CD17).....306
Section 1918 - Comprehensive Development 18 Zone (CD18) - Rescinded
Section 1919 - Comprehensive Development 19 Zone (CD19).....309
Section 1920 - Comprehensive Development 20 Zone (CD20).....311
Section 1921 - Comprehensive Development 21 Zone (CD21).....314
Section 1924 Comprehensive Development 24 Zone (CD24).....316
Section 1926 Comprehensive Development 26 Zone (CD26).....320
Section 1927 Comprehensive Development 27 Zone (CD27).....323
Section 1930 Comprehensive Development 30 Zone (CD30).....327
Section 1931 Comprehensive Development 31 Zone (CD31).....330
Section 1932 Comprehensive Development 32 Zone (CD32).....334
Section 1934 Comprehensive Development 34 Zone (CD34).....336
Section 1937 Comprehensive Development 37 Zone (CD37).....338
Section 1938 Comprehensive Development 38 Zone (CD38).....341
Section 1939 Comprehensive Development 39 Zone (CD39).....343
Section 1941 Comprehensive Development 41 Zone (CD41).....346
Section 1943 Comprehensive Development 43 Zone (CD43).....350
Section 1944 Comprehensive Development 44 Zone (CD44).....352
Section 1946 Comprehensive Development 46 Zone (CD46).....355
Section 1948 Comprehensive Development 48 Zone (CD48).....357
Section 1949 Comprehensive Development 49 Zone (CD49).....362
Section 1950 Comprehensive Development 50 Zone (CD50).....366
Section 1952 Comprehensive Development 52 Zone (CD52).....368
Section 1953 Comprehensive Development 53 Zone (CD53).....370
Section 1954 Comprehensive Development 54 Zone (CD54).....373
Section 1955 Comprehensive Development 55 Zone (CD55).....376
Section 1959 Comprehensive Development 59 Zone (CD59).....379

Zoning Bylaw 5949-2020
Table of Contents

SCHEDULES

Schedule A – Zoning Bylaw Maps 384
Schedule B – Cedar Valley Area 390
Schedule C – Density Bonus Maps.....391
Schedule D – City of Mission 393

CHAPTER 1
GENERAL PROVISIONS

CITY OF MISSION
ZONING BYLAW 5949-2020

A. Preamble

The purpose of this Bylaw is to regulate and control the use and development of land and ***Buildings*** within the City of Mission. The Bylaw implements the ***Official Community Plan***'s objectives and policies and divides the ***City*** into zones as shown on the zoning maps in **Schedules A** and prescribes permitted and ***Accessory Uses***, as well as ***Development*** regulations for each zone.

B. Short Title

This Bylaw and all schedules attached hereto may be cited for all purposes as "City of Mission Zoning Bylaw 5949-2020".

C. Interpretation

1. Words used in the present tense include the other tenses and derivative forms; words used in the singular include the plural and vice versa; and the word 'person' includes a corporation, firm, partnership, trust, and other similar entities as well as an individual. Words have the same meaning whether they are capitalized or not.
2. The words 'shall' and 'is' require mandatory compliance except where a variance has been granted pursuant to the ***Local Government Act***.
3. Words, phrases, and terms neither defined in this Bylaw nor in the ***Local Government Act*** or the ***Community Charter*** shall be given their usual and customary meaning.
4. Where a regulation involves two or more conditions, provisions, or events connected by the conjunction 'and' means all the connected items shall apply in combination; 'or' indicates the items shall apply singly but not in combination, and 'and/or' indicates that the connected items may apply singly or in combination.
5. The headings given to Chapters, Sections, Parts, Paragraphs, and subparagraphs are for convenience of reference only and do not form part of this Bylaw and will not be used for interpretation of this Bylaw.
6. Unless the context indicates otherwise, the following terms refer to ***Official Community Plan*** land use designations:
    a. Mission City Downtown;
    b. *Mixed-Use Commercial/Residential*;
    c. *Neighbourhood Centre*;
    d. *Silverdale Comprehensive Planning Area*;
    e. *Waterfront Comprehensive Planning Area*;
    f. *Mid-Rise Multi-unit Residential*;
    g. *Attached Multi-unit Residential*;
    h. *Urban Compact*;
    i. *Urban Residential*;
    j. *Suburban Residential*;
    k. *Rural Residential*;
    l. *Rural*;

m. *Future Employment Lands*;
n. *Commercial*;
o. *Industrial*;
p. *Resource Industrial*;
q. *Agriculture*;
r. Institutional;
s. *Parks and Open Space*;
t. *Municipal Forest*;
u. *Environmentally Sensitive Area*;
v. *Protected Natural Assets*;
w. *Special Study Area*; and
x. *Historic Site Comprehensive Development Area*.

D. Repeal of Previous Bylaws

1. "District of Mission Zoning Bylaw 5050-2009", is hereby repealed.
2. "District of Mission Mobile Home Park Bylaw 1160-1982", is hereby repealed.

E. Rezoning Bylaws in Process

1. Any rezoning bylaw commenced under "District of Mission Zoning Bylaw 5050-2009" prior to the adoption of this Bylaw, which has received at least three readings as of the date of adoption of this Bylaw, is, when adopted, deemed to be conforming to, and adopted under, this Bylaw.
2. Any ***Official Community Plan*** (OCP) designation reference in any bylaw commenced under "District of Mission Zoning Bylaw 5050-2009" but adopted under this Bylaw is deemed to be a reference to the corresponding new ***Official Community Plan*** designation as identified within each such designation.

F. **Severability**

1. If any section, paragraph or phrase of this Bylaw is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

G. Citation

1. For the ease of citing regulations contained in this Bylaw, the Bylaw is divided into the following arrangement:

   Chapter [1]
   Section [101]
   Part [A]
   Paragraph [1]
   Subparagraph [a]

A. Definitions

- The following definitions shall apply throughout this Bylaw:

Accessible Parking Space
Means a designated ***Off Street Motor Vehicle Parking*** space that is clearly identified as reserved for use by a person with an accessible parking permit

Accessory Building
means a separate ***Building*** from the ***Principal Building*** which is used solely for an ***Accessory Use***.

Includes:
A. ***Detached Garage***,
B. ***Enclosed Storage*** and
C. shed.

Accessory Structure
means a separate ***Structure*** which is used for an ***Accessory Use*** to the ***Principal Use*** or ***Principal Building***.

Accessory Uses *Cat: Accessory*
means a ***Use*** customarily incidental and subordinate to a permitted ***Principal Use*** and includes all uses listed in Section 106 (F) (1) of this Bylaw. An ***Accessory Use*** many only be permitted provided a permitted use is also located on the ***Lot***.

Accommodation Uses *Cat: Accommodation*
means a ***Use*** that allows for the temporary accommodation of the travelling public and includes all ***Uses*** listed in Section 106 (F) (2) of this Bylaw.

Adult Entertainment Establishment *Cat: Entertainment*
means a ***Facility*** in which any of the following activities occur:

a. where objects are sold or offered for sale, other than contraceptive devices, which are designed or intended to be used in a sexual act; or

b. the sales of materials by an “adult film distributor” or an “adult film retailer”, as defined in the Motion Picture Act R.S.B.C. 1996, C. 314.

Affordable Housing Policy
means the ***City***’s Affordable Housing Policy LAN.61(C).

Aggregate Management *Cat: Industrial*
means the stockpiling, storage and handling of unprocessed or processed aggregate or rock originating primarily from off-site and the associated preparation and transfer of the aggregate or rock to any form of transportation such as but not limited to barge, rail and truck.

Excludes:
- aggregate or rock being moved onto a site for the use in site preparation or on-site construction of ***Buildings***, ***Structures***, roads and other infrastructure.

Agricultural Land Commission Act
means the ***Agricultural Land Commission Act****, S.B.C. 2002, c.36* and associated regulations.

Agricultural Products
means products derived from cultivation and husbandry of land, plants, and livestock related to an ***Agriculture Use***.

Agriculture (Hobby Greenhouse) *Cat: Agriculture*
means an ***Accessory Building*** used as a ***Greenhouse*** for the cultivation of plants, including for food production.

Agriculture (Major) *Cat: Agriculture*
means a ***Use*** providing for the growing, rearing, and harvesting of ***Agricultural Products***, including the storage and repair of farm equipment and machinery necessary for that ***Use***.

And includes:
- ***Kennel****,*
  - ***Aquaculture****,*
  - feed lots,
  - ***Greenhouse***, and

the keeping of:
- bees,
- three or less swine,
- trout farm u-catch, and
- other livestock.

Excludes:
- the keeping of animals under Schedules C and D of the *Designation and Exemption Regulation B.C.*, Reg 168/90 adopted under the *Wildlife Act*.

Agriculture (Minor) *Cat: Agriculture*
means a ***Use*** providing for the growing, rearing, and harvesting of ***Agricultural Products***, including storage and repair of farm equipment and machinery up to 26.1 kW (35.0 hp) necessary for that ***Use***.

And includes:
- "hobby kennel" as defined in the ***City*** Kennel Bylaw 2788-1994, and

the keeping of:
- bees,
- horses, cattle, llamas, or alpacas (limited to 5 animals per 1.0 ha (2.47 ac) of ***Lot Area***)
- sheep or goats (limited to 10 animals per 1.0 ha (2.47 ac) of ***Lot Area***),
- chicken hens, ducks, geese, or rabbits (limited to 50 animals per 1.0 ha (2.47 ac) of ***Lot Area***),

Excludes:
- mushroom growing,
- feed lots, and
- the keeping of animals under Schedules C and D of the *Designation and Exemption Regulation B.C.*, Reg 168/90 adopted under the *Wildlife Act*.

Agriculture (Urban Hen Keeping) *Cat: Agriculture*

means a **Use** providing for the keeping of egg-laying hens in a **Backyard Hen Coop and Run**.

Requirements include:

- hens must be at least four months old,
- only egg-laying hens allowed,
- a maximum of six (6) hens are permitted per lot with the minimum being two (2) hens,
- roosters are not permitted,
- hens are for personal use only (not to sell or trade hens or products from the hens including eggs and manure), and
- provincial registration for a premises identification number is required.

Agriculture Uses *Cat: Agriculture*

means the ***Uses*** that allow for the growing, rearing and harvesting of ***Agriculture Products*** and includes all ***Uses*** listed in Section 106 (F) (3) of this Bylaw.

Air Space Parcel *Cat: Residential*

means a volumetric parcel, whether or not occupied in whole or in part by a building or other structure, shown as such in an air space plan.

Amenity Space (Common Indoor) *Cat: Residential*

means an ***Accessory Building,*** or room within *a* ***Multi-Unit Residential Building*** that is available to all of the residents of a ***Residential Use*** it serves, for the purpose of providing social and recreation facilities, and is non-commercial except as specifically permitted in the zone and may include:

- common rooms,
- craft rooms,
- games rooms,
- ***Kitchen*** facilities,
- meeting rooms, and
- saunas.

Amenity Space (Common Outdoor) *Cat: Residential*

means an outdoor area, or multiple outdoor areas, in a ***Multi-Unit Residential Building***, intended for the convenient use by all residents of a ***Residential Use*** it serves, for the purpose of providing recreation space for outdoor leisure activities and may include common balconies, patios or common roof area of a ***Building*** which contains functional space provided direct access is available from the associated ***Apartment*** structure and excludes any area used for ***Off Street Motor Vehicle*** parking, off street ***Motor Vehicle*** loading and service ***Driveways*** and ***Undevelopable Areas.***

Amenity Space (Private Outdoor) *Cat: Residential*

means an outdoor area, in a ***Multi-Unit Residential Building*** intended for the convenience use by residents of the ***Dwelling Unit*** it serves, and may include:

- yard space,
- ***Balcony***,
- deck,
- patio, and
- roof-top patio.

Amenity Space (Shared Common Indoor)

means a private ***Principal Building*** within a multi-residential precinct that is available to all co-owners of a strata lot that provides common indoor social, cultural and recreation facilities, and is non-commercial except as specifically permitted in the zone and may include:

- common rooms,
- craft rooms,
- games rooms,
- theatre rooms,
- gym or athletic rooms,
- activity rooms,
- ***Guest Accommodations***,
- ***Caretaker Residence***,
- ***Kitchen*** facilities,
- meeting rooms,
- saunas, and
- swimming pool and associated change room facilities.

Animal Daycare *Cat: Service*

means a ***Facility*** that is not a ***Kennel*** or ***Animal Shelter***, but provides short-term accommodation that does not include overnight accommodation for dogs, cats or other domesticated animals.

Animal Shelter *Cat: Service*

means a ***Building*** for the temporary accommodation and care or impoundment of lost, abandoned, or neglected animals.

Apartments *Cat: Residential*

means a ***Multi-Unit Residential Building*** consisting of three or more ***Dwelling Units*** on a ***Lot*** where each ***Dwelling Unit*** has its principal access from an entrance or hallway common to at least two other ***Dwelling Units*** on the same floor.

Aquaculture

means the growing and cultivation of aquatic plants, ***Fish***, or shellfish, for commercial purposes, in any water environment including man-made water containers.

Arcade *Cat: Entertainment*

means a ***Facility*** where six (6) or more devices or machines, mechanical, electronic, or otherwise, are operated and which are used, or intended to be used, for the amusement and enjoyment of the public.

Art Centre

means a ***Facility*** for an art gallery, office space, workshop/classrooms, gift shop, storage and a tearoom for up to 10 patrons.

Artisan Studio *Cat: Institutional*

means a ***Facility*** used for the practice of a trade or craft requiring artisan skills and made by hand, but not offensively dirty or noisy in its operation, including but not limited to goldsmiths, silversmiths, jewellers, potters, painters, textile crafts, glass crafts, custom stone crafts, and similar craftspeople.

Auction-Retail *Cat: Retail*

means a ***Facility*** where ***Department Store Type Merchandise*** is sold to the general public to the highest bidder that takes place entirely within an enclosed ***Building.***

Auction-Wholesale *Cat: Industrial*

means a ***Facility*** where goods and equipment are sold to the highest bidder, whether for the general public or not, that takes place entirely within an enclosed ***Building***.

Backyard Hen Coop and Run

means the enclosure used to keep hens and the secure area for hens to roam.

- a maximum of one coop permitted per single-family lot.
- coops are not permitted in front yards.
- minimum coop size: 0.37m^2 (4.0 sq. ft.).
- minimum 1 nest box enclosed on three sides per 4 hens (12 x 12 inches in size).
- coops shall be sited with the following minimum setbacks:
  - minimum 3.0 meters for any property line bordering another residentially zoned lot, or
  - minimum of 1.25 metres from rear property line and 1.5 metres from interior side property lot lines if coop entrance is located away from nearest lot line, or
  - with consent from neighbour, a coop and run can extend to property line.
- coop must have direct access to the run:
  - must provide minimum 1.0 m^2 (10.0 sq. ft.) of floor area per hen,
  - must prevent the escape of hens and access by other animals, and
  - must be predator resistant.
- coop and run must be surrounded in electric fencing designed and maintained in accordance with electric fencing guidelines of WildSafeBC.

Balcony

means an unenclosed space that is attached to a ***Building*** and having, at a minimum, the outermost side open to the outdoors.

Banquet Hall *Cat: Entertainment*

means a ***Facility*** where people gather for social purposes, that may or may not include the serving of food and beverages, that takes place entirely contained within an enclosed ***Building***.

Barbershop *Cat: Personal Service*

means a ***Facility*** wherein the practice of barbering occurs, regardless of whether the provisions of the *Barbers Act*, R.S.B.C. 1979, c.25 apply to the business.

Bare Land Strata

has the same meaning as the *Strata Property Act, S.B.C. 1998, c.43.*

Barge Loading *Cat: Industrial*

means a ***Facility*** for loading and off-loading materials for transport by barge.

Basement

means that portion of a ***Storey*** of a ***Building*** which has 50% or more of its total wall area below ***Grade*** (***Finished)***.

Beverage Container Return Centre *Cat: General Service*

means a ***Facility*** located entirely within a ***Building*** for collecting, sorting, refunding, and preparing empty beverage containers for shipping to a processing centre, or ***Recycling Depot***.

Excludes:

- ***Recycling Depots.***

Bicycle Parking Areas

means the ***Floor Area*****,** or outdoor space, devoted to ***Bicycle Parking (Long Term)*** and ***Bicycle Parking (Short Term)***.

Bicycle Parking (Long Term)

means a room within a ***Building*** that contains rack(s), railing(s), locker(s) or other structurally sound device(s), or some combination of the four, designed for the securing of one or more bicycles in an orderly fashion and is meant for the long-term storage of bicycles for the ***Uses*** within the ***Building*** it serves.

Bicycle Parking (Short Term)

means a ***Structure*** that shelters bicycle rack(s), railing(s) or other structurally sound divide(s) designed for the securing of one or more bicycles in an orderly fashion and is meant for the short-term storages of bicycles for the visitors of the ***Development*** it serves.

Bingo Hall *Cat: Entertainment*

means a ***Facility*** where the game of Bingo is played, where a licence has been issued by the British Columbia Lottery Corporation (BCLC).

Excludes:

- ***Casino;*** and
- ***Gaming Centre.***

Boarding House *Cat: Residential*

means a ***Single Family Dwelling*** used for the paid accommodation of persons in not more than six bedrooms for a maximum sleeping accommodation of ten persons and that is the ***Principal Use*** on a ***Lot***. Meals for boarders must be provided by the operator of the ***Boarding House*** from the ***Single Family Dwelling***.

Boarding Use *Cat: Residential*

means a ***Use*** accessory to a ***Single Family Dwelling*** or a ***Duplex,*** for the paid temporary or full-time accommodation of persons that is contained entirely within a ***Dwelling Unit***, and limited to not more than two bedrooms and a maximum of two persons. Meals for a board must be provided from the ***Single Family Dwelling*** or ***Duplex***.

Body Art and Tattoo Parlour *Cat: Personal Service*

means a ***Facility*** where the principal activity involves marking the skin of a person with a design, symbol, lettering, or any other pattern by any means including needles, pricking and body piercing, regardless of whether Province of British Columbia regulations or guidelines apply to the business.

Body Rub Parlour

means a ***Facility*** where a body rub, which includes the kneading, manipulation, rubbing, massaging, touching, or stimulating, by any means, of a person's body or part thereof, is performed, offered or

solicited in pursuance of a trade, calling, business, or occupation, but does not include any premises or part thereof where the body rubs performed are for the purpose of medical or therapeutic treatment and are performed or offered by persons otherwise duly qualified, licensed or registered to do so under the laws of the Province of British Columbia.

Bowling Alley *Cat: Entertainment*

means a ***Facility*** used for the sport of bowling.

Building

means an enclosed ***Structure*** used or intended to be used for supporting or sheltering any use or occupancy.

Campground *Cat: Accommodation*

means a ***Facility*** providing for the accommodation of the traveling public in camper trailers, ***Recreation Vehicle*** or in tents and,

may include:

- a campground office,
- ***Retail (Minor)***,
- laundry and
- ***Indoor Amenity Space.***

Cannabis

has the same meaning as defined under the ***Cannabis Act***.

Cannabis Act

means the *Cannabis Act*, S.C. 2018, c.26.

Cannabis Control and Licensing Act

means the *Cannabis Control and Licensing Act*, S.B.C. 2018, c. 29.

Cannabis Production Facility *Cat: Prohibited*

means a ***Facility*** licensed by the Federal Government under the ***Cannabis Act*** and used solely for the cultivation, production, manufacturing, processing, testing, packaging and shipping of ***Cannabis*** products.

Excludes:

- ***Industry (Cannabis Food Processing)***

Cannabis Retail Store *Cat: Retail*

means the sale of ***Cannabis*** by a person authorized to sell ***Cannabis*** under the ***Cannabis Control and Licensing Act***.

Car Wash *Cat: Motor Vehicle*

means a ***Facility*** for washing, cleaning, and detailing of ***Motor Vehicles***, ***Recreation Vehicles***, or other light duty equipment.

Care Facility *Cat: Institutional*

means a ***Building*** containing ***Sleeping Units*** for persons receiving care or assistance, in a ***Facility*** licensed or funded by Provincial or Federal agencies, including all care as defined and regulated

under the *Community Care and Assisted Living Act,* S.B.C. 2018, c.75, and extended care as defined and regulated under the *Hospital Act*, R.S.B.C. 1996, c. 100.

Excludes:

- ***First Stage Housing Shelter,*** and
- ***Supportive Recovery.***

Caretaker Residence

means a ***Dwelling Unit*** provided for a person(s) employed in the maintenance of the property upon which it is located and is part of the ***Accessory Uses*** to the zone.

Casino *Cat: Entertainment*

means a ***Facility*** used, or intended to be used, for the purpose of playing or operating games of chance or mixed chance or skill in which money may be wagered, where a licence has been issued by the British Columbia Lottery Corporation (BCLC).

Excludes:

- ***Bingo Hall,*** and
- ***Gaming Centre.***

Cemetery *Cat: Institution*

means a ***Facility*** dedicated to the burial, or internment, of the dead.

Includes:

- ***Crematorium,***
- Mausoleum,
- Mortuary, and
- Maintenance ***Facility.***

Cheque Cashing and Payday Loans

means a ***Facility*** in which a relatively small amount of money is lent at a high rate of interest on the agreement that it will be repaid at a later date, regardless of whether the provisions of the *Business Practices and Consumer Protection (Payday Loans) Amendment Act*, S.B.C., 2004, c. 2. apply to the business.

Child Care Centre *Cat: Institutional*

means a ***Facility*** for children for group day care, family day care, pre-***School***, play ***School***, out-of-***School*** care, child minding, specialized day care, and emergency child care all as licensed and regulated under the *Community Care and Assisted Living Act*, S.B.C., 2002, c.75.

Cinema *Cat: Entertainment*

means a ***Facility*** where films are displayed on one or more screens and may also be used for live performances.

Excludes:

- ***Commercial Outdoor Recreation.***

City

means the City of Mission.

Civic Assembly *Cat: Institutional*

means a ***Facility*** providing for the assembly of persons for, charitable, philanthropic, recreation or educational purposes.

Includes:

- auditoriums,
- community centres,
- social halls; and
- group day camps.

Excludes:

- all other ***Institutional Uses***, and
- all ***Residential Uses***.

Clustered Cottage *Cat: Residential*

means a ***Use*** consisting of four or more detached ***Dwelling Units*** surrounding a village green common area.

Clustered Residential *Cat: Residential*

means a ***Development*** consisting of four or more detached ***Dwelling Units*** with attached or ***Detached Garages***.

Coach House *Cat: Residential*

means a ***Secondary Detached Unit*** that is separate from and accessory to the ***Principal Dwelling Unit*** on the ***Lot*** and is located entirely above, or below, a ***Detached Garage***.

College *Cat: Institutional*

means a ***Facility*** authorized under the *College and Institution Act*, R.S.B.C. 1996, c. 52 for post-secondary education.

Commercial Outdoor Recreation *Cat Recreation*

means a ***Facility*** providing for open-air commercial recreation facilities and services customarily associated with such facilities.

Includes:

- drive-in theatres,
- stadiums,
- sports clubs,
- rifle ranges,
- outdoor swimming pools,
- racetracks, and
- waterslides.

Commercial Use

means a classification of all the uses within the following ***Use*** categories:

- ***Accommodation,***
- ***Food and Beverage,***
- ***Entertainment,***
- ***Office,***
- ***Motor Vehicle,***

- ***Personal Service,***
- ***Recreation,***
- ***Retail,***
- ***Service,*** and
- ***Waterfront***.

Community Charter
means the *Community Charter* S.B.C. 2003, c.26.

Community Gaming Centre *Cat: Entertainment*
means a ***Facility*** that includes a ***Bingo Hall***, lottery tickets, break-open tickets and Keno all of which may be played in conventional or electronic form, slot machines as an ancillary use to the bingo activity and must be operated under a Bingo Operation Service Agreement.

Excludes:
- ***Casino***.

Community Service *Cat: General Service*
means a ***Facility*** that's primary purpose is provision of a public service providing information, referral, counseling, advocacy or physical or mental health services on an out-patient basis, or dispensing aid in the nature of food or clothing, or providing drop-in activity space.

Excludes:
- ***Religious Assembly,***
- ***Food Centre,*** and
- ***Residential Uses.***

Compostables
means materials that are of an organic nature and may be processed into a landscaping material, soil amendment or other beneficial product.

Includes:
- brush, branches and stumps,
- land clearing debris,
- dimensional lumber, including renovation, construction, and demolition debris,
- curbside collected food and yard waste,
- contaminated paper,
- bio-solids, and
- other compostable materials, as designated at the Engineer's discretion from time to time.

Conference Centre *Cat: Service*
means a ***Facility*** that is accessory to a ***Hotel*** and used for conferences, conventions, seminars, trade shows and related events.

Congregate Care *Cat: Institutional*
means the provision of ***Apartments*** for elderly citizens in conjunction with a common resident dining room and appropriately sized ***Kitchen*** facilities, social and recreational areas and may include:

- one ***Dwelling Unit*** for a resident manager,
- one ***Hair and Body Salon***, and
- one gift shop for the use of residents.

Council
means the City of Mission Council.

Craft Brewery/Distillery *Cat: Food/Beverage*
means a brewery or distillery that produces small amounts of beer and/or liquor, typically much smaller than large-scale breweries or distilleries, and typically characterized by their emphasis on quality, flavour and brewing or distilling technique.

Crematorium *Cat: Service*
means a Facility for the cremation of corpses.

Cultural Assembly *Cat: Cultural*
means ***Facility*** providing for the assembly of persons for cultural purposes.

Includes:
- cultural centres and events,
- art galleries,
- arts centres,
- museums; and
- performing arts theatres.

Excludes:
- all other uses in the ***Cultural Uses*** category, and
- all other ***Institutional Uses***.

Cultural Uses *Cat: Cultural*
means ***Uses*** that allow for social enlightenment of the general public and includes all ***Uses*** listed in Section 106 (F) (4) of this Bylaw.

Deck
means a ***Structure*** attached to the ***Principal Building*** which is greater than 0.6 m (2.0 ft) above ***Grade (Finished)***.

Density
means a measurement of ***Development*** intensity on a ***Lot*** which is measured by:

a. ***Floor Space Ratio*** and ***Dwelling Units*** per hectare in the case of ***Single Family Dwelling***, ***Duplex, Triplex,*** and ***Fourplex*** development, except that the ***Floor Area*** shall exclude any garage areas; or

b. ***Floor Space Ratio*** in the case of all other development, except that the ***Floor Area*** shall exclude:

   A. ***Amenity Space (Common Indoor)***,
   B. ***Off Street Motor Vehicle Parking Spaces*** associated ***Drive Aisles***, and
   C. ***Bicycle Parking Areas***.

Density (Base)
means the maximum amount of ***Density*** permitted on a ***Lot***, as identified in the ***Official Community Plan***, without having to provide a ***Significant Community Amenity***.

Density Bonus

means an increase in ***Density***, over the ***Density (Base)*** specified in the applicable zone and as identified in the ***Official Community Plan***, in exchange for the provision of a ***Significant Community Amenity***, in accordance with Section 482 and/or 483 of the ***Local Government Act***, Section 113 of this Bylaw and the applicable zone.

Density (Net)

means the calculation of ***Density*** not including any area within the N**atural Boundary** of a lake, river, stream or other body of water, or within an ***Undevelopable Area*** unless specifically permitted by a provision of this Bylaw.

Density (Unit)

means the figure (units per hectare or units per acre) obtained by dividing the total number of ***Dwelling Units*** by the ***Lot Area*** upon which the units are located. For the purposes of calculating ***Density (Unit),*** the calculation shall be based on ***Net Density*** and shall not include any ***Undevelopable Area*** as part of the calculation.

Department Store Type Merchandise

means the retail sale of goods and merchandise that can be typically bought in a department store including: clothes, shoes, cosmetics, consumer electronics, appliances, books, furniture, jewelry, housewares, toiletries, toys, greetings cards, hardware, and related items. Does not include any item that may be sold under a permitted ***Use***.

Detached Garage

means an ***Accessory Building*** that is detached from the ***Principal Building*** to which there is access from a public right-of-way and used primarily for the storage of ***Motor Vehicles*** or ***Recreation Vehicles***.

Developable Area

means the portion of a ***Lot*** containing an area of unfragmented contiguous land which is suitable for ***Development***, is free of environmental constraints, is free of geotechnical constraints, and is accessible to a constructed ***Street*** or ***Lane***.

Development

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

- removal, alteration, disruption, or destruction of vegetation,
- disturbance of soils,
- construction or erection of ***Buildings*** and ***Structures***,
- creation of non-structural impervious or semi-***Impervious Surfaces***,
- flood protection works,
- construction of roads, trails, docks, wharves and bridges,
- provision and maintenance of sewer and water services,
- ***Development*** of drainage systems,
- ***Development*** of utility corridors, and
- subdivision as defined in section 455 of the *Local Government Act*.

Dormitory
means a ***Facility*** containing private and semi-private rooms for residents of a ***Principal Use***, along with common or bathroom, recreation, laundry and eating facilities.

Drive Aisle
means a ***Motor Vehicle*** passageway or maneuvering space by which ***Motor Vehicles*** enter and depart a parking space.

Drive-through Service *Cat: General Service*
means a ***Facility*** designed to provide services to a customer while remaining in their **Motor *Vehicle***.

Excludes:
- ***Restaurant (Drive-through).***

Driveway
means that portion of a ***Lot*** that provides access to parking stalls, loading spaced or the ***Drive Aisle*** within a ***Lot***, and is considered to be the extension of a ***Lot***'s ***Driveway*** crossing.

Driving School *Cat: Service*
means a ***Facility***, or ***Use***, for the teaching of driving ***Motor Vehicles***.

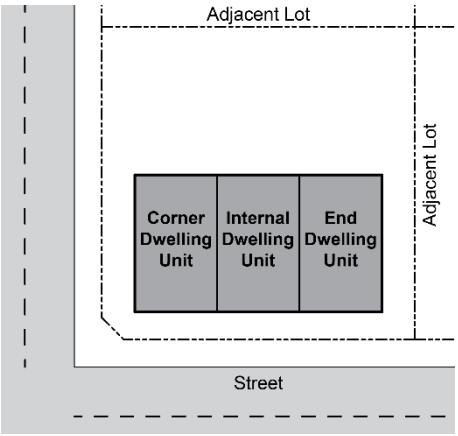
Drycleaner *Cat: Personal Service*
means a facility where dry-cleaning occurs, and may include accessory laundry facilities.

Duplex *Cat: Residential*
means a ***Building*** containing two (2) attached ***Primary Dwelling Units*** with separate entrances on a ***Lot***.

Duplex (Fee Simple) *Cat: Residential*
means a ***Building*** containing two (2) attached ***Primary Dwelling Units*** with each unit having a separate entrance, and where each *dwelling unit* is on a separate fee-simple ***Lot*** with a common wall typically secured through a ***Party Wall Agreement***.

Dwelling Unit
means one or more rooms of complementary ***Use***, occupied or intended to be occupied by a ***Family*** and containing not more than one ***Kitchen*** that consists of at least a sink, stove and refrigerator.

Dwelling Unit (Internal)
means a ***Dwelling Unit*** contained within a ***Rowhouse Building*** and attached to two other ***Dwelling Units*** on opposite sides within the same ***Rowhouse Building.***



Education Facility *Cat Institutional*

means a ***Facility*** for ***School***, ***College*** or ***University*** type education but not authorized under the *School Act*, R.S.B.C. 1996, c. 412, *College and Institution Act*, S.C.B.C. 1996, c.52, or *University Act*, R.S.B.C. 1996, c. 468.

Includes*:*

- trade school,
- adult education facility,
- language school,
- business school,
- vocational school, and
- special education programmes.

Electric Vehicle

means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's battery.

Electric Vehicle Charging Station

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***.

Enclosed Storage *Cat: Accessory*

means an ***Accessory Use*** providing for the storage of goods or things customarily associated with the ***Principal Use*** of the property and completely enclosed within an ***Accessory Building***; and

Excludes:

A. Enclosed Storage (Shipping Container)

Enclosed Storage (Shipping Container) *Cat: Accessory*

means an ***Accessory Use*** providing for the storage of goods or things customarily associated with the ***Principal Use*** of the property and completely enclosed within a ***Shipping Container*** being used as an ***Accessory Building***.

Energy Management System
means a system used to control electric vehicle supply equipment loads through the process of connecting, disconnecting, increasing, or reducing electric power loads, and consisting of any of the following: a monitor(s), communications equipment, a controller(s), a timer(s) and other applicable device(s).

Entertainment Uses
means ***Uses*** that allow for entertainment and gathering opportunities for the general public and includes all uses listed in Section 106 (F) (5) of this Bylaw.

Escort Service
means a business which involves arranging dates or social companionship between persons providing the services and those who request the service, and where the dates or social companionship do not occur at the location where the arrangements are made.

Facility
means land or a ***Building***, or any portion or combination thereof, intended to be used for a ***Principal Use*** or ***Accessory Use.***

Family
means one or more persons related by blood or marriage including common-law, legal adoption, foster care, family care or legal guardianship or not more than three (3) persons not necessarily related by blood or marriage including common-law, legal adoption or legal guardianship.

Financial Services
means a ***Facility*** located entirely within a ***Building*** where the primarily purpose of the business is to investing, lend and manage money.

Includes:
- Bank,
- credit union,
- real estate agency,
- trust company,
- insurance broker, and
- mortgage company.

Excludes:
Cheque Cashing and Payday Loans.

First Stage Housing Shelter *Cat: Institutional*
means a permanently staffed ***Facility*** providing for the needs of the poor and homeless and includes the provisions of a temporary residence not exceeding 6 consecutive months, meals, clothing, counseling and vocational services for those persons temporarily residing therein.

Fish
means all life stages of salmonids, game fish, and regionally significant fish.

Floor Area
means the sum of the horizontal area of each floor of a ***Building*** above ***Grade (Natural)*** within the outside surface of its exterior walls and excludes ***Basements.***

Floor Space
means the sum of the horizontal area of each floor of a ***Building*** above ***Grade (Natural)*** within the outside surface of its exterior walls.

Floor Space Ratio (FSR)
means the figure obtained when the area of the floors of the ***Building*** on a site is divided by the area of the site, except for those areas that may be exempted as indicated in the definition of ***Density***.

Flop House *Cat: Accommodation*
means a ***Facility*** for the temporary paid accommodation, of not more than 91 days in a 12-month period of persons that is contained entirely within a ***Single Family Dwelling*** or ***Duplex*** and is limited to not more than six bedrooms for a maximum sleeping accommodation for 10 persons that is the ***Principal Use*** on a ***Lot***.

Food and Beverage Uses *Cat: Food/Beverage*
means ***Uses*** that allow for the serving of food and beverages to the general public and includes all ***Uses*** listed in Section 106 (F) (6) of this Bylaw.

Fourplex *Cat: Residential*
means ***a Building*** containing four (4) attached ***Primary Dwelling Units*** with separate entrances on a ***Lot***.

Frontage
means the horizontal distance of a ***Lot*** and an adjacent ***Street***. Where the curve of the ***Lot Line (Front)*** is concave or convex, the ***Frontage*** shall be deemed to be the chord connecting the front corners of the parcel.

Funeral Parlour *Cat: Service*
means a ***Facility*** for the storage of deceased human bodies prior to burial or cremation, or for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith.

Excludes:
Crematorium.

Gaming Centre *Cat: Entertainment*
means a ***Facility*** used, or intended to be used, for the purpose of playing or operating games of chance or mixed chance or skill in which money may be wagered, where a licence has been issued by the British Columbia Lottery Corporation (BCLC).

Includes:
- ***Bingo Hall,***
- ***Casino****, and*
- ***Community Gaming Centre***.

Garden Cottage *Cat: Residential*
means a ***Secondary Detached Unit***, separate from, and accessory to, the ***Principal Dwelling Unit*** on the ***Lot*** and is limited to one ***Storey***, which may not include a ***Basement***, and excludes ***Coach House*** and ***Manufactured Home***.

Gasoline Service Station *Cat: Motor Vehicle*

means a ***Facility*** where ***Motor Vehicle*** fuel and ***Motor Vehicle Accessories*** are retailed to the general public and includes full-service, self-service and combined service ***Gasoline Service Stations***.

General Service Use *Cat: Service*

means a business providing services, other than ***Personal Service***, to an individual or to other businesses.

Includes:

- dance studio,
- photocopying services,
- film processing,
- sports training,
- tool and equipment rentals, and
- appliance repair services.

Excludes:

- all ***Motor Vehicle Uses***,
- all ***Industrial Uses***
- all ***Personal Service Uses***, and
- all ***Retail Uses***.

Golf Course *Cat: Recreation*

means a ***Facility*** where the game of golf is played.

Includes:

- par 3,
- executive, and
- regulation-sized golf courses.

Excludes:

- ***Mini Golf***.

Golf Driving Range *Cat: Recreation*

means a ***Facility*** providing for golf ball driving practice.

Grade (Average Finished)

means, when used with reference to a ***Building*** or a ***Structure***, the ***Average Grade (Finished)*** as measured around the perimeter of the **Building** or the ***Structure***, but excludes ***Localized Depressions***.

Grade (Finished)

means the final ground surface after ***Development***, exclusive of artifice such as minor planters, mounding of soil, window wells with a clear width measured out from the wall of less than 0.6 m (2.0 ft) and ***Localized Depressions.***

Greenhouse

means a ***Building*** made primarily of glass or plastic in which the temperature and humidity can be regulated for the cultivation of plants; excludes cultivation of mushrooms.

Guest Accommodations
means temporary Sleeping Unit for a transient lodger(s) that is affiliated with a property owner of a participating strata corporation.

Habitable Area
means any space or room within a ***Building*** or ***Structure*** which is equal to or greater than 2.1 m (6.8 ft) in ***Height*** and can accommodate a ***Use***.

Hair and Body Salon *Cat: Personal Service*
means a ***Facility*** wherein the practice of cosmetology occurs.

Includes:
- cutting and styling of hair,
- estheticians, and
- electrolysis.

Excludes:
- ***Barbershop***,
- ***Body Art and Tattoo Parlour***, and
- ***Body Rub Parlour***.

Hazardous Waste
means ***Hazardous Waste*** as defined in the *Environmental Management Act*, S. B. C. 2003, c. 53.

Height
means the vertical distance between the ***Grade (Average Finished)*** to the:

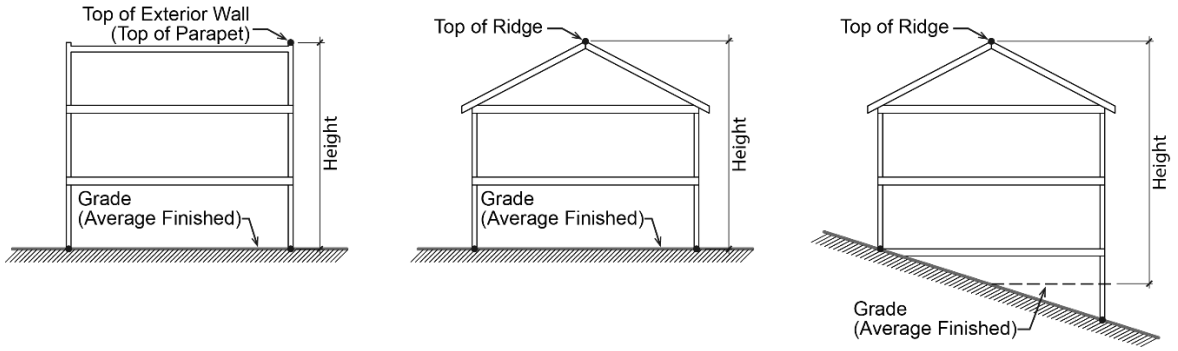
A. highest point on a ***Building*** with a pitched roof greater than, or equal to, 4:12, or
B. highest point on a ***Building*** with a flat roof or a pitch less than 4:12.

Where a ***Building*** is a ***Single Family Dwelling***, the maximum ***Height*** may be increased by 12% where a pitched roof is equal to, or greater than, 7:12.

Where a ***Building*** is segmented by firewalls, each portion of the ***Building*** must be treated separately for the purpose of calculating ***Height***.

In calculating ***Height***, mechanical equipment, including enclosures, and skylights over 0.6 m (2.0 ft) in ***Height*** shall be included.

Height with reference to ***Landscape Screens*** and fences means the vertical distance between the ***Finished Grade (Average)*** at the base of the ***Landscape Screen*** or fence to the top of the ***Landscape Screen*** or fence.



Highway
has the same meaning as in the ***City*** Development and Subdivision Control Bylaw 5650-2017.

Home Occupation *Cat: Residential*
means an occupation, business or profession carried out within a ***Dwelling Unit.***

Hospital *Cat: Institutional*
means a ***Facility*** authorized under the *Hospital Act*, R.S.B.C. 1996, c. 100. for the reception and treatment of persons suffering from physical or mental illness or disability.

Hotel *Cat: Accommodation*
Hotel means a ***Facility*** offering accommodation for transient lodgers where more than 75% of the units are accessed from the interior of a ***Building***. A ***Hotel*** may have ***Accessory Uses***, as listed in the applicable zone, typically associated with a ***Hotel***.

Housing Agreement
means a ***Housing Agreement*** permitted by Section 483 of the ***Local Government Act***.

Impervious Surface
means any hard-surfaced, man-made area that does not readily absorb or retain water, including, but not limited to roofs, parking and ***Driveway*** areas, asphalt, cement or any other hard surface and swimming pools.

Indoor Recreation Facility *Cat: Recreation*
means a ***Facility*** which is entirely enclosed within the ***Principal Building*** that provides recreational activity.

Includes:
- arena,
- curling rink,
- health and fitness club,
- racquet sport facility,
- pool, and
- skating rink.

Excludes:
- all ***Entertainment Uses***.

Industrial Uses *Cat: Industrial*
means ***Uses*** that allow for the production, manufacturing, processing of goods and materials, or provides a service that is industrial in nature and includes all ***Uses*** listed in Section 106 (F) (7) of this Bylaw.

Industry (Cannabis Food Processing) *Cat: Industrial*
means the processing and production of food and beverage products that include ***Cannabis*** as an ingredient, subject to appropriate approvals and Federal Government licence(s).

Industry (Heavy) *Cat: Industrial*
means a ***Use*** that involves the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or an ***Industrial Use*** engaged in the storage of

manufacturing processes using flammable or explosive material, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

Includes:

- forestry manufacturing,
- asphalt processing and manufacturing plant, and
- concrete processing and manufacturing plant.

Industry (Light) *Cat: Industrial*

means a ***Use*** that involves manufacturing, production, processing, fabrication, assembly, treatment, repair, or packaging of finished products, predominantly from previously prepared or refined materials which is enclosed within a ***Building*** and is not offensive by reason of smoke, vibration, smell, toxic fumes, electrical or electronic interference and produces no significant noise which in any way interferes with the use of any contiguous ***Lot.***

Excludes:

- ***Salvage Industry***,
- ***Industry (Heavy)***, and
- ***Industry (Transportation)***.

Industry (Light Manufacturing) *Cat: Industrial*

means ***Facility*** where manufacturing of a good or product occurs entirely within a ***Building*** and where the discharge of noise, radiation, odorous, toxic or noxious matter across a ***Lot Line*** does not occur.

Industry (Salvage) *Cat: Industrial*

means a ***Facility*** relating to storing, wrecking, crushing, piling, and similar operations of ***vehicles***, machinery, and other equipment which is otherwise considered not useable.

Industry (Transportation) *Cat: Industrial*

means a ***Facility*** used for the transporting, distributing, and storing of goods or materials and the storage and service of transportation equipment and vehicles, and related administrative functions.

Includes:

- distribution centres,
- port and railway facilities,
- bus terminals,
- truck re-fueling facilities,
- parking, sales, rental and service of Vehicles over 5,500 kg (12,125 lbs) GVW, and
- taxi and taxi maintenance facilities.

Excludes:

- storage of used tires, and ***Barge Loading***.

Infill Townhouse ***Cat: Residential***

means a ***Multi-Unit Residential Building*** consisting of up to four attached ***Dwelling Units,*** separated by a common wall extending from foundation to roof, on a ***Lot***, where each ***Dwelling Unit*** has a private entrance with direct access to the outside.

Institutional Uses

means ***Uses*** that provide a public service and includes all ***Uses*** listed in Section 106 (F) (8) of this Bylaw.

Kennel
has the same meaning as in the ***City*** Kennel Bylaw 2788-1994.

Kitchen
means a room within a ***Building*** containing a fridge, stove or other cooking appliance, sink and with cabinets measuring linearly 1.8 m (6.0 ft) or greater. For the purposes of measuring linear cabinet space, the sink is included within the calculation.

Landscape Screen
means a visual barrier planted with trees, shrubs or other plant material which may be combined with a berm, a fence or a masonry wall and which obstructs the view of the use from an adjacent ***Street***.

Landscape Area
means a portion of a ***Development*** site which contains lawn, ***Landscape Screen,*** planted ground cover or fine ground cover material which is complemented with shrub and tree planting and which is regularly maintained.

Landscaping
means the modification and enhancement of a ***Lot*** through the use of any or all of the following elements:

- soft ***Landscaping*** consisting of vegetation such as trees, shrubs, hedges, grass and ground cover; and
- hard ***Landscaping*** consisting of non-vegetative materials such as brick, stone, concrete, tile and wood, but excluding monolithic concrete and asphalt in the form or walkways, paths and parking lots.

Landscape Architect
means a person registered as a ***Landscape Architect*** by the British Columbia Society of Landscape Architects (BCSLA).

Landscape Plan
means a plan for ***Landscaping*** prepared by a ***Landscape Architect.***

Lane
means a ***Highway*** more than 3.0 m (9.8 ft) in width but less than 10.0 m (32.8 ft) in width.

Level 2 Charging Outlet
means a Level 2 ***Electric Vehicle*** charging outlet as defined by SAE International J1772 standard.

Level 2 Roughed-in
means the installation of basic electrical equipment, such as conduit, during ***Building*** construction to allow for later installation of a ***Level 2 Charging Outlet***.

Library *Cat: Institutional*
means a ***Building*** that is used to collect, loan or exhibit literary, musical, artistic or reference material.

Licensed Gross Vehicle Weight
is as defined in the *Commercial Transport Act*, R.S.B.C 1996, c. 58.

Liquor Store *Cat: Retail*

means a ***Facility*** where liquor, beer, wine and other related products are sold.

Includes:

- beer and wine store.

Live-work Unit

means a ***Dwelling Unit*** combining a ***Residential Use*** with ***Commercial Uses***. The Commercial Uses include: ***Artisan Studio***, ***Hair and Body Salon***, ***Office (Administrative Use)***, ***Office (General Use)***, ***Office (Medical Office)*** and ***Spa***.

Local Government Act

means *Local Government Act* R.S.B.C 2015, c.1.

Localized Depression

means:

- for the purpose of establishing ***Grade (Finished),*** vehicular or pedestrian entrances to ***Apartments,*** Commercial ***Buildings*** or any combination thereof***,*** that may not exceed 25% of one side of a ***Building***; and
- for the purpose of establishing ***Grade*** (***Finished)*** for all other ***Buildings*** and ***Structures***, a ***Localized Depression*** may only include pedestrian access in the form of a stairway with a landing that does not exceed 1.2 m (4.0 ft) by 0.9 m (3.0 ft) in dimension.

Lot

means a parcel of land registered in the New Westminster Land Title Office but, for the purpose of this Bylaw, an Air Space Parcel shall be deemed to be part of the same Lot as the parcel at ground level.

Lot (Corner)

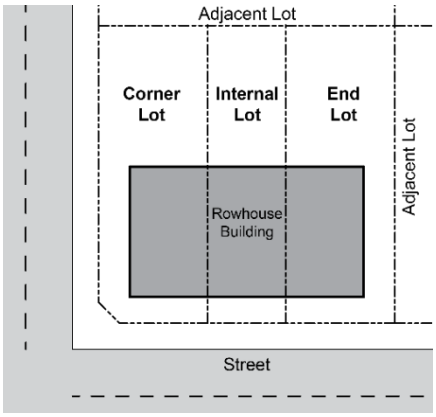
means a ***Lot*** at the intersection or junction of two or more ***Streets***.

Lot (End)

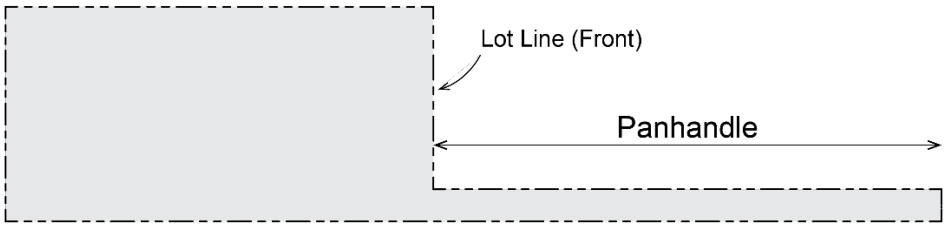
means a ***Lot*** at the end of a row of ground-oriented residential units such as ***Rowhouses*** or ***Townhouses***, but not adjacent to an intersecting ***Street***.

Lot (Internal)

means a ***Lot*** that is other than a ***Lot (Corner)*** or ***Lot (End)*** and which contains a ***Dwelling Unit*** (***Internal)*** in a ***Rowhouse Building***.



Lot (Panhandle)
means a ***Lot*** to which access from a street is gained by way of a narrow strip of land forming part of the ***Lot***.



Lot Area
means the area of land within the boundary of a ***Lot***.

Lot Area (Average)
means the average ***Lot Area*** required within a ***Bare Land Strata***, exclusive of those portions intended to provide access routes.

Lot Area (Minimum)
means the minimum ***Lot Area*** permitted for any ***Lot*** within a ***Bare Land Stata***.

Lot Coverage
means the proportion of a ***Lot*** that may be occupied by a ***Building*** or ***Structure***, expressed as a percentage of ***Lot Area***.

Lot Depth
means the shortest distance between the centre of the ***Lot Line (Front)*** and the ***Lot Line (Rear)*** or, in the case of a pie-shaped ***Lot*** or an irregular ***Lot*** with more than four sides, the shortest distance between the ***Front Lot Line*** and the point at which the two side-***Lot Lines*** intersect or in the case of a through ***Lot***, the line joining the centre of the two ***Front Lot Lines***.

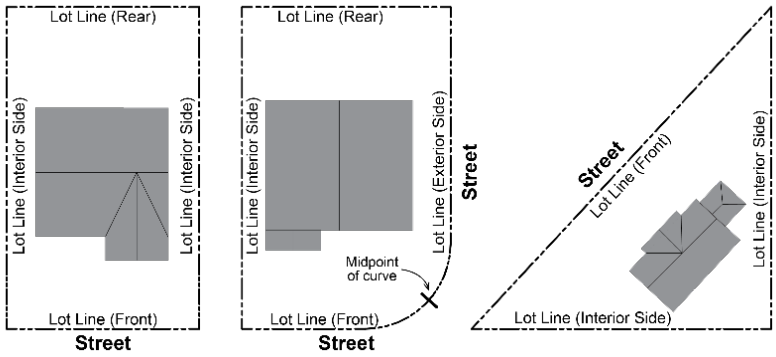
Lot Line (Exterior Side)
means a ***Lot*** line not being a front or ***Lot Line (Rear)*** that is common with a ***Street***.

Lot Line (Front)
means the ***Lot*** line common to the ***Lot*** and an abutting ***Street***. In the case of a ***Lot (Corner)*** the ***Lot*** line having the shortest length abutting one street shall be considered the ***Lot Line (Front)***; for ***Lots*** with a corner truncation of less than 6.0 m (19.7 ft), ***Lot (Line Front)*** shall be measured to the theoretical point of intersection of front and exterior side property boundaries.

For the purposes of double fronting ***Lots***, the ***Lot Line (Front)*** shall be determined by logical orientation to the street, whether access is by vehicle, pedestrian or orientation of a ***Building***.

Lot Line (Interior Side)
means a ***Lot*** line not being a ***Lot Line (Rear)*** that is common to another ***Lot*** or to a lane or walkway.

Lot Line (Rear)
means a ***Lot*** line opposite to and most distant from the ***Front Lot Line***.



Lot Width
means the shortest allowable distance between opposite side ***Lot Lines***.

Manufactured Home *Cat: Residential*
means a residential ***Building*** built in an enclosed factory environment in one or more sections and conforming to the CAN/CSA Z240 MH Series at the time of manufacture and intended to be occupied in a place other than of its manufacture.

Manufactured Home Park *Cat: Residential*
means a ***Lot*** on which two or more ***Manufactured Homes*** are or are intended to be situated. Subject to the *Manufactured Home Park Tenancy Act*, S.B.C. 2002, c.77.

Marina *Cat: Waterfront*
means a ***Facility*** located entirely on water, or partially on water and partially on land, with the purpose of offering dockage and other services for small water-borne vehicles.

Excludes:
- ***Waterfront Fuel Depot***.

Mini-Storage *Cat: Industrial*
means a Facility used for the sale of the use of temporary storage units or compartments.

Excludes:
- ***Outdoor Storage***,
- ***Enclosed Storage***; and
- ***Enclosed Storage (Shipping Container)***.

Motel *Cat: Accommodation*
means a ***Facility*** offering accommodation for transient lodgers where less than 75% of the units are accessed from the interior of a ***Building***.

Motor Vehicle
has the same meaning as in the *Motor Vehicle Act,* R.S.B.C 1996.

Motor Vehicle Accessory
means any device or thing customarily attached to or carried within a *Motor Vehicle* for the purpose of improving the mechanical operation, enhancing the appearance or increasing the safety of such ***Motor Vehicle***.

Motor Vehicle Uses *Cat: Motor Vehicle*
means ***Uses*** that allow for the sale, rental, servicing and repair of ***Motor Vehicles*** and includes all ***Uses*** listed in Section 106 (F) (9) of this Bylaw.

Multi-Unit Residential Building *Cat: Residential*
means a ***Residential Use Building*** which contains two or more ***Dwelling Units.***

Excludes:
- ***Secondary Detached Units***.

Natural Boundary
means the visible high watermark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual and so long continued in all ordinary years as to mark upon the soil of the bed of the lake, river, stream or other body of water, a character distinct from that of its banks, in vegetation, as well as in respect to the nature of the soil itself, and includes the edge of dormant or old side channels of any lake, river, stream, or other body of water and marsh areas.

Neighbourhood Public House *Cat: Food/Beverage*
means a ***Facility*** providing for the sale and consumption of alcoholic beverages and food in an establishment with a Liquor Primary Licence under the *Liquor Control and Licensing Act*, R.S.B.C. 2015 c. 19.

Night Club *Cat: Entertainment*
means a ***Facility*** providing for the sale and consumption of alcoholic beverages, with or without service of food, in which patrons dance to live or recorded music.

Excludes:
- ***Neighbourhood Public House,***
- ***Adult Entertainment Establishment,*** and
- lounges within a ***Hotel***.

Off Street Motor Vehicle Parking
means an area which is designed to accommodate the storage of ***Motor Vehicles*** associated with a ***Principal Use*** on a ***Lot***.

Off Street Loading Space
means an area which is designed to accommodate the loading and unloading needs generated by a ***Use***.

Official Community Plan
means the ***City's Official Community Plan*** Bylaw 5670-2017.

Office (Administrative Use) *Cat: Accessory*
means a ***Building,*** or portion thereof, used for administrative, finance and sales functions of a ***Principal Use*** on a ***Lot***.

Excludes
- all other ***Office Uses***,
- all **Personal Service *Uses***, and
- tow truck offices and storage compounds.

Office (General Use) *Cat: Office*

means a ***Building****,* or portion thereof, used for consultative or professional services.

Includes ***Uses*** such as:
- accounting and bookkeeping,
- advertising agency,
- architectural firm,
- engineering,
- planning,
- surveying,
- attorney,
- counseling,
- court reporting,
- data processing,
- computer services,
- science and research,
- employment agency,
- public relations,
- consulting service,
- government service,
- call centre, and
- radio, television, newspaper, magazine or other media organizations.

Excludes:
- all other ***Office Uses***
- all **Personal Service *Uses***,
- ***Cheque Cashing and Payday Loans****,* and
- tow truck offices and storage compounds.

Office (Medical Office) *Cat: Office*

means a ***Facility*** containing offices providing medical, dental and other health care services, or similar professions to human patients.

Includes:
- medical clinic,
- walk-in clinic,
- public health office, and
- blood clinic.

Excludes:
- all other ***Office Uses***,
- ***Opioid Substitution Treatment Clinic****, and*
- ***Veterinary Clinic****.*

Office Uses
means ***Uses*** that require an office setting to conduct business and includes all ***Uses*** listed in Section 106 (F) (10).

Opioid Substitution Treatment Clinic *Cat: Institutional*
means a ***Facility*** for the treatment of opioid addiction.

Excludes:
- ***Office (Medical Office)***, and
- ***Retail (Pharmacy)***.

Outdoor Storage *Cat: Commercial; Ind.*
means an ***Accessory Use*** providing for the storage of goods or things customarily associated with the ***Principal Use*** of the property located completely outside of the ***Principal Use Building*** or any ***Accessory Building*** on the property whether fenced or not.

Excludes:
- ***Enclosed Storage***, and
- ***Accessory Building***.

Pad
means a paved surface on which blocks, posts, runners, or strip footings are placed for the purpose of supporting a ***Manufactured Home***.

Park *Cat: Recreation*
means a ***Facility*** for the active and passive recreation needs of the community.

Excludes:
- ***Commercial Outdoor Recreation***,
- ***Golf Course***,
- ***Golf Driving Range***, and
- ***Indoor Recreation Facility***.

Parking Lot *Cat: Motor Vehicle*
means the exclusive use of a ***Lot*** for temporary or long-term storage of ***Motor Vehicles*** with a gross vehicle weight of 5,500 kgs (12,125 pounds) or less. A ***Parking Lot*** that accommodates ***Motor Vehicles*** greater than 5,500 kgs (12,125 pounds) is not permitted. Parking associated with a ***Development***, ***Facility*** or ***Building*** is considered part of that ***Development***, ***Building*** or ***Facility*** and not considered a ***Parking Lot***.

Parking (Tandem)
means the placement of one ***Motor Vehicle*** parking space behind another ***Motor Vehicle*** parking space, such that only one ***Motor Vehicle*** has unobstructed access to a ***Drive Aisle*** or ***Street***, but does not include maneuvering aisles and other areas providing access to the space.

Party Wall Agreement
has the same meaning as in the *Land Title Act* R.S.B.C., 1996, c.250.

Pawnshop *Cat: Motor Vehicle*
means a ***Facility*** for taking goods in pawn, regardless of whether the provisions of the *Pawnbrokers Act,* R.S.B.C. 1996, c. 350. apply to the business.

Excludes:

- ***Second Hand Store***, and
- ***Cheque Cashing and Payday Loans***.

Personal Service Uses *Cat: Personal Service*

means ***Uses*** that allow for the care and appearance of the body, or the cleaning or repair of personal effects and includes all ***Uses*** listed in Section 106 (F) (11) of this Bylaw.

Pool and Billiards Hall *Cat: Entertainment*

means a ***Facility*** for the purposes of playing billiards.

Principal Building

means a ***Building*** or ***Structure*** containing a ***Principal Use***, where all portions of such ***Building*** or structure share a common foundation, wall and roof structure.

Principal Dwelling Unit

means a ***Dwelling Unit*** accommodating a ***Principal Use***.

Principal Use

means a ***Use*** that is specifically permitted as a ***Principal Use*** in a zone but does not include an ***Accessory Use***.

Produce Sales *Cat: Retail*

means the incidental retail sale of ***Agricultural Products*** which are produced on the same ***Lot*** or an adjacent ***Lot*** owned by the same owner.

Prison and Detention Facility *Cat: Institutional*

means a ***Facility*** for the incarceration of persons, including remand centres, detention facilities and prisons.

Queueing Lane

means an area of a ***Lot*** that is used exclusively for ***Motor Vehicles*** whose occupants are waiting to be provided with goods, services or food from a ***Principal Use***.

Ready-mix Operation

means a ***Building*** or ***Facility*** that manufactures concrete in a batch plant, according to a set engineered mix design.

Recreation Uses

means ***Uses*** that allow for recreational opportunities for the general public and includes all ***Uses*** listed in Section 106 (F) (12) of this Bylaw.

Recreation Vehicle

means a ***Motor Vehicle*** or vehicle designed as a temporary dwelling for travel, recreational, and vacation ***Use*** and which is either self-propelled or mounted on or pulled by another ***Motor Vehicle***.

Includes, but not limited to:

- travel trailer,
- camping trailer,
- truck camper,

- motor home,
- fifth wheel trailer,
- camper van,
- boat; and

Excludes:

- ***Trailer***

Recyclables

means materials that are suitable for diversion from disposal for a variety of purposes.

Includes:

- recyclable materials, as defined in the ***City***'s Collection, Removal and Marketing of Recyclables Bylaw 2639-1993,
- materials covered under a provincial industry stewardship program,
- household hazardous materials,
- scrap metal,
- white goods,
- gypsum board,
- ***Motor Vehicle*** tires,
- dimensional lumber,
- roofing tiles and asphalt,
- concrete, and
- other recyclable materials.

Recycling Depot *Cat: Industrial*

means a ***Facility*** where recyclable materials are collected and processed and may include separation, sorting, cleaning, and storing for shipment.

Excludes:

- ***Beverage Container Return Centre.***

Refuse

means materials that have no reuse, recycling, composting or energy recovery value and cannot be diverted from disposal.

Religious Assembly *Cat: Institutional*

means a ***Facility*** used for spiritual worship and may include related ***Accessory Uses***, such as those that may offer religious, charitable, education or social activities. A ***Religious Assembly*** may include one ***Dwelling Unit*** for the resident religious leaders as an ***Accessory Use***.

Religious Campus *Cat: Institutional*

means a ***Facility*** comprising a monastery or place of residence occupied by a community of persons living in seclusion under religious vows and may include accessory ***Religious Assembly***, ***Cultural Assembly***, ***Civic Assembly***, ***Dormitory***, ***Agriculture (Minor)***, ***Agriculture (Major)***, and other related uses as listed in the zone.

Residential Camp *Cat: Institutional*

means a ***Facility*** providing temporary accommodation of not longer than two months and a camp program.

Excludes:

- assembly activities that include the selling and consumption of alcoholic beverages except where a special events liquor licence under the *Liquor Control and Licensing Act*, R.S.B.C. 2015 c. 19 has been granted.

Residential Care *Cat: Residential*

means a ***Facility*** established by licence under the provisions of the *Community Care and Assisted Living Act,* S.B.C. 2002, c. 75 respecting the care of six or less persons residing in the licensed premises.

Residential Uses *Cat: Residential*

means ***Uses*** that allow for permanent accommodation of people and includes all ***Uses*** listed in Section 106 (F) 13) of this Bylaw.

Resource Extraction *Cat: Resource Industrial*

means the conservation, management and cutting or extraction of primary forest, mineral and other resource materials on a ***Lot*** and is specifically limited to the preliminary grading or crushing of such materials for shipment.

Excludes:

- ***Resource Processing***, and
- all manufacturing of products and any processing not specifically included in this definition.

Resource Processing *Cat: Resource Industrial*

means the manufacture of products and processing of materials from resource material primarily extracted from the same ***Lot*** and combined with secondary materials brought from off-site.

Includes:

- ***Ready-mix operation***.

Excludes:

- the manufacturing of products or processing of materials from trees.

Restaurant (Drive-through) *Cat: Food/Beverage*

means a ***Facility*** where pre-prepared food or beverages are sold and served to people from their ***Motor Vehicle***.

Excludes:

- all other ***Food and Beverage Uses***.

Restaurant (Major) *Cat: Food/Beverage*

means a ***Facility*** where pre-prepared food and/or beverages are sold and served to people and has a ***Floor Area*** of greater than 175.0 sq m (1,883.0 sq ft).

Excludes:

- all other ***Food and Beverage Uses***, and
- ***Produce Sales***.

Restaurant (Minor) *Cat: Food/Beverage*

means a ***Facility*** where pre-prepared food and/or beverages are sold and served to people and has a ***Floor Area*** of equal to, or less than 175.0 sq m (1,883.0 sq ft).

Excludes:

- all other ***Food and Beverage Uses***, and
- ***Produce Sales***.

Retail (Food Store) *Cat: Retail*

means a ***Facility*** for the retail sale of primarily grocery items from within an enclosed ***Building***.

Includes:

- butcher,
- bakery,
- speciality food store, and
- supermarket.

Excludes:

- all other ***Retail Uses***, and
- ***Produce Sales***.

Retail (Major) *Cat: Retail*

means a ***Facility*** that allows for the retail sale of ***Department Store Type Merchandise*** and has a ***Floor Area*** of greater than 4,000 sq m (43,055 sq ft).

Excludes:

- all other ***Retail Uses***,
- ***Vehicle Dealership****,* and
- ***Warehouse****.*

Retail (Minor) *Cat: Retail*

means a ***Facility*** that allows for the retail sale of ***Department Store Type Merchandise*** and has a ***Floor Area*** of equal to, or less than 4,000 sq m (43,055 sq ft).

Excludes:

- all other ***Retail Uses***,
- ***Vehicle Dealership****,* and
- ***Warehouse****.*

Retail (Pharmacy) *Cat: Retail*

means a ***Facility*** where drugs and medicines are prepared and dispensed and may include a ***Retail Store (Minor)*** or ***Retail (Major)*** as part of the operation.

Excludes:

- ***Office (Medical Office)*****,** and
- ***Opioid Substitution Treatment Clinic***.

Retail (Rural Agency Store) *Cat: Retail*

means a ***Use*** supplementary to, and completely contained within, a ***Retail (Minor)***, providing for the sale, but not for the onsite consumption, of packaged liquor, similar to the service provided by a ***Liquor Store***, where the **Retail (*Rural Agency Store)*** does not exceed 25% of the ***Floor Area*** of the ***Principal Use***.

Retail Uses *Cat: Retail*

means ***Uses*** that allow for the selling of goods and merchandise to the end consumer for personal consumption and includes all ***Uses*** listed in Section 106 (F) (14) of this Bylaw.

Riparian Area

means the area adjacent to a ***Stream*** that may be subject to temporary, frequent or seasonal inundation, and supports plant species that are typical of an area of inundated or saturated soil conditions, and that are distinct from plant species on freely drained adjacent upland sites because of the presence of water.

Rowhouse *Cat: Residential*

means a ***Multi-Unit Residential Building*** formed by a minimum of three (3), and not more than six (6), side-by-side ***Dwelling Units*** attached to each other in a row with each ***Dwelling Unit*** located on its own ***Lot***.

School *Cat: Institutional*

means a ***Facility*** authorized under the *School Act*, R.S.B.C. 1996, c. 412 or the *Independent School Act* for the teaching of children, including primary, elementary and secondary ***School***s.

Second Hand Store *Cat: Retail*

means a ***Facility*** where the sale of previously used merchandise, such as clothing, household furnishings or appliances, sports and recreational equipment, or the like.

Includes:

- flea market.

Excludes:

- ***Pawnshop***, and
- second hand ***Motor Vehicles***.

Secondary Detached Unit *Cat: Residential*

means a ***Use*** that is ***Accessory*** to the ***Principal Use*** on a ***Lot***, having a separate, complete ***Dwelling Unit*** with a separate entrance, ***Kitchen***, sleeping area, and full bathroom facilities, which is a detached extension to an existing ***Principal Dwelling Unit***.

Includes:

- ***Coach House,***
- ***Garden Cottage,*** and
- ***Secondary Family Dwelling***.

Secondary Family Dwelling *Cat: Residential*

means a ***Secondary Detached Unit*** accessory to a ***Principal Dwelling Unit*** use for the accommodation of relatives of the owner in a single-wide ***Manufactured Home***, and for the purposes of this definition, a relative means a father, mother, son, daughter, father-in-law, mother-in-law, son-in-law or daughter-in-law.

Secondary Suite *Cat: Residential*

means a self-contained ***Dwelling Unit*** that is ***Accessory*** to, and within, a principal ***Dwelling Unit***, and is part of the same real estate entity.

Service Uses *Cat: Service*

means ***Uses*** that provide a service, rather than a product to the general public or to other businesses and includes all ***Uses*** listed in Section 106 (F) (15) of this Bylaw.

Shipping Container

means a standardized re-sealable transportation box for unitized freight handling with standardized equipment suitable for intermodal transportation.

Shopping Centre *Cat: Retail*

means a group of primarily ***Retail Uses*** that are planned, constructed and managed as a total entity. A ***Shopping Centre*** may also contain other ***Uses*** that are permitted in the zone.

Short-Term Rental

means a business operated as a ***Home Occupation*** to provide the temporary sleeping accommodations for guests for a prescribed charge, where the maximum length of stay for any guest is less than 90 consecutive days. Also has the same meaning as the term “short-term rental accommodation service” within the *Short-Term Rental Accommodations Act*.

Significant Community Amenity

means an amenity provided that must be provided for a ***Density Bonus*** as referenced in Figure 8.1 and Section 8.1.2 of the ***Official Community Plan***, and is an amenity that is provided over and above anything that may be required by this Bylaw, or other ***City*** bylaw or policy.

Single Family Dwelling *Cat: Residential*

means one ***Dwelling Unit*** limited to one detached ***Building*** on one ***Lot*** used exclusively by one ***Family*** for residential purpose.

Sleeping Unit

means a part of a ***Building*** used or intended to be used exclusively for sleeping accommodations and may include a bathroom, but does not contain a ***Kitchen***.

Soil

means materials that may or may not require treatment and includes contaminated soil and hazardous soil, as provided for by the provincial *Environmental Management Act*, S. B. C. 2003, c. 53., and as designated at the Engineer’s discretion from time to time.

Spa *Cat: Personal Service*

means a ***Use*** for day use whose services may include massage and body or facial treatments by licensed therapists.

Excludes:

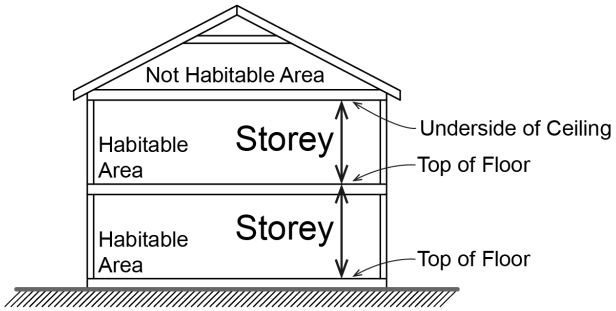
- ***Body Art and Tattoo Parlour,*** and
- ***Body Rub Parlour***.

Stacked and /or Back-to-Back Townhouse *Cat. Residential*

means a Multi-Unit Residential Building consisting of two or more attached Dwelling Units, separated by common wall(s) extending from foundation to roof, on a Lot or site, where each Dwelling Unit has

a private entrance with direct access to the outside and also has direct access to a private open space.

Storey
means the ***Habitable Area*** in a ***Building*** situated between the top of any floor and the top of the floor above it, or in cases where there is no floor above it, the underside of the ceiling.



Stream
means a ***Watercourse,*** or source of water supply, whether usually containing water or not.

Includes:
- ponds,
- lakes,
- rivers,
- creeks,
- brooks,
- ditches,
- springs, or
- wetlands

that is integral to a ***Stream*** and provides ***Fish*** habitat.

Streamside Protection and Enhancement Area (SPEA)
means an area adjacent to a ***Stream*** that links aquatic to terrestrial ecosystems and includes both the ***Riparian Area*** vegetation and the adjacent upland vegetation that exerts an influence on the ***Stream***, the width of which is determined according to Section 108 of this Bylaw.

Street
means a ***Highway*** 10.0 m (32.8 ft) or more in width.

Structure
means a construction or improvement of any kind, whether fixed to, supported by, or sunk into land.

Includes:
- sheds,
- platforms,
- display signs,
- decks,
- gazebos,
- tanks,

- poles,
- towers,
- swimming pools,
- windmills, and
- chimney towers.

Supportive Recovery *Cat: Residential*

means a ***Facility*** providing a supportive and structured environment for individuals recovering from drug and alcohol addiction, before they are ready to move into independent housing.

Tailor *Cat: Personal Service*

means a ***Facility*** involved in the making, mending or altering of clothes.

Tobacconist *Cat: Retail*

means the sale of tobacco and tobacco products including e-cigarettes (a device used to simulate the experience of smoking, having a cartridge with a heater that vaporizes liquid nicotine instead of burning tobacco).

Excludes:

- all other ***Retail Uses***.

Townhouse *Cat: Residential*

means a ***Multi-Unit Residential Building*** consisting of not less than two and not more than six attached ***Dwelling Units,*** separated by a common wall extending from foundation to roof, on a ***Lot*** or site, where each ***Dwelling Unit*** has a private entrance with direct access to the outside and also has direct access to a private open space other than a ***Balcony*** or ***Deck***.

Trailer

means a vehicle with or without motive power designed for carrying property and for being drawn by a ***Motor Vehicle***.

Excludes:

- ***Recreation Vehicle***

Triplex *Cat: Residential*

means ***a Building*** containing three (3) attached ***Primary Dwelling Units*** with separate entrances on a ***Lot***.

Undevelopable Area

means the portion of a ***Lot*** containing a ***Streamside Protection and Enhancement Area (SPEA)*** as defined by this Bylaw, or any portion of the ***Lot*** with a slope of 33% or greater and is determined to be unsafe for the use intended by a professionally-prepared geotechnical report.

University *Cat: Institutional*

means a ***Facility*** authorized under the *University Act*, R.S.B.C. 1996, c. 468. for post-secondary education.

Urban Growth Boundary

means the area as identified in the ***Official Community Plan***.

Use

means the purpose for which a ***Building***, ***Structure*** or land is used, designed, arranged or intended, or for which it is occupied or maintained.

Utility Facility *Cat: Utility*

means a ***Facility*** related to the operation of a utility service, including water, sewer, electricity, gas, or telecommunications.

Utility Uses *Cat: Utility*

means ***Uses*** that allow for a ***Utility Facility*** or similar ***Facility***, ***Structure*** or ***Building*** that and includes all ***Uses*** listed in Section 106 (F) (16) of this Bylaw.

Vehicle Body Repair and Painting *Cat: Motor Vehicle*

means a ***Facility*** in which ***Motor Vehicle*** bodies are repaired and/or painted on premises.

Vehicle Dealership *Cat: Motor Vehicle*

means a ***Facility*** in which new or used ***Motor Vehicles*** are sold or leased, including trucks, vans, trailers, ***Recreation Vehicles***, boats, or other similar motorized transportation vehicles. A ***Vehicle Dealership*** may contain and inventory of ***Motor Vehicles*** for sale or lease on-site and may provide on-site facilities for the repair and service of the ***Motor Vehicles*** sold or leased by the dealership.

Excludes:

- ***Vehicle Body Repair and Painting****.*

Vehicle Rental *Cat: Motor Vehicle*

means a ***Facility*** for the storage and rental/lease of vehicles, and may include ***Vehicle Service*** provided that ***Vehicle Rental*** is also provided.

Excludes:

- ***Vehicle Dealership***, and
- ***Vehicle Service****.*

Vehicle Service *Cat: Motor Vehicle*

means a ***Facility*** providing the light maintenance of *motor* ***Vehicles.***

Includes:

- engine tune-ups, and
- lubrication and repair facilities.

Excludes:

- ***Car Wash***,
- ***Gasoline Service Station,*** and
- ***Vehicle Body Repair and Painting.***

Veterinary Clinic *Cat: Service*

means a ***Facility*** in which animals are cared for, treated, maintained or hospitalized and in which no provision is made to keep or board animals except those undergoing medical treatment.

Excludes:

- all other ***Office Uses***,
- ***Animal Daycare****,*

- ***Animal Shelter****,* and
- ***Kennel****.*

Warehouse *Cat: Industrial*

means a ***Facility*** for the storage and distribution of large quantities of goods only, and completely contained within a ***Building.***

Excludes:

- ***Mini-Storage***, and
- all ***Retail Uses****.*

Waste Resource Management *Cat: Industrial*

means a ***Use*** that includes the receipt, collection, sorting, storage, recycling, composting, grinding, crushing, processing, curing, screening, remediation, diversion, conversion, salvage, recovery, transfer, sale and disposal of ***Waste Resources***, as applicable.

Waste Resources

means municipal solid waste, including ***Recyclables***, ***Compostables****,* ***Refuse****,* ***Soil****,* ***Hazardous Waste*** and any other material category as provided for by the provincial *Environmental Management Act*, S. B. C. 2003, c. 53., and as designated by the Engineer from time to time.

Waterfront Fuel Depot *Cat: Waterfront*

means a ***Facility*** located entirely on water, or partially on water and partially on land, where small water-borne vehicles are filled with fuel and may include the sale of petroleum products.

Excludes:

- ***Marina****.*

Waterfront Uses

means ***Uses*** that are dependant upon access to a body of water and are partially located on a body or water and land and includes all ***Uses*** listed in Section 106 (F) 17) of this Bylaw.

Watercourse

see ***Stream****.*

Wetland

means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and under normal conditions that supports vegetation typically adapted for life in saturated soil conditions.

Includes:

- swamps,
- marshes,
- bogs,
- fens,
- estuaries, and
- similar areas that are not part of the active floodplain of a ***Stream***.

Yard

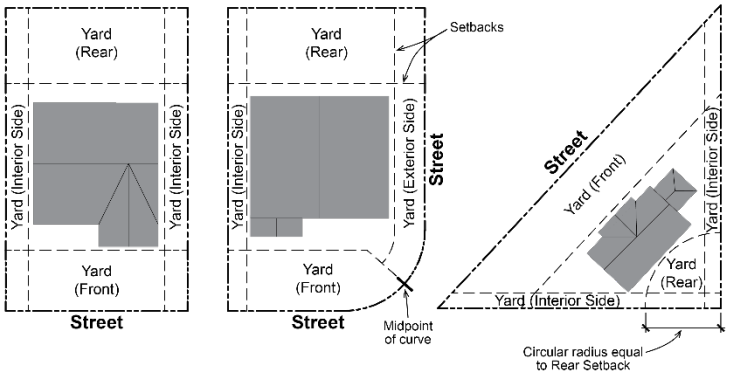
means an area created by a setback***.***

Yard (Front)
means a ***Yard*** which extends across the full width of the ***Front Lot Line***.

Yard (Exterior Side)
means a ***Yard*** which extends across the full width of the ***Yard (Exterior Side)***.

Yard (Rear)
means a ***Yard*** which extends across the full width of a ***Rear Lot Line***. In the case of a ***Lot*** where the ***Side Lot Lines*** intersect at a point creating a ***Lot*** with no ***Rear Lot Line***, the ***Rear Yard*** means that a portion of the ***Lot*** extending from one ***Side Lot Line*** to the other, between the said point of intersection and a circular line drawn at a distance equal to the distance prescribed in the regulations for the depth of a ***Rear Yard***.

Yard (Interior Side)
means a ***Yard*** which extends across the full width of the ***Yard (Interior).***



SECTION 103 APPLICABILITY

A. Application

1. No person shall use land or a ***Building*** for any ***Use*** or ***Facility*** unless it is specifically permitted as a ***Use*** in the zone in which the land or ***Building*** is located. Any ***Use*** not specifically permitted in a zone is an unlawful ***Use***.

B. Measurement and Calculations

1. All dimensions and other measurements in this Bylaw are expressed in the Standard International Units (metric) system. The approximate equivalent in the Imperial system, shown in brackets following each metric standard, is included for convenience only and does not form part of this Bylaw.
2. For the purpose of this Bylaw, the following units of measure shall be abridged to:
    a. metres (m)
    b. centimetres (cm)
    c. millimetres (mm)
    d. feet (ft)
    e. square metres (sq m)
    f. square feet (sq ft)
    g. inches (in)
    h. units per hectare (upha)
    i. units per acre (upa)
3. When calculating a numerical value, the number shall be rounded up to the nearest whole number.
4. Where a ***Lot*** contains more than one zone:
    a. each zoned area shall be treated as a separate ***Lot*** for the purpose of calculating minimum ***Lot Area***, minimum ***Lot Width***, maximum ***Lot Coverage***, ***Density***, maximum number of units and permitted ***Floor Area***;
    b. all ***Uses*** that are accessory to a ***Principal Use*** shall be provided within the area zoned for the ***Principal Use***.

C. Administration

1. The Director of Development Services, the Manager of Planning, the Manager of Inspection Services, Bylaw Enforcement Officers, or any other official of Mission who may be appointed for that purpose by ***Council*** from time to time may administer this Bylaw.
2. Persons responsible for administering this Bylaw are authorized to enter, at all reasonable times, upon any real property, to ascertain whether the provisions of this Bylaw are being complied with.
3. No person shall prevent or obstruct, or attempt to prevent or obstruct authorized entry onto any ***Lot*** or into any ***Building*** to which entry is made or attempted pursuant to the provisions of this Bylaw.

D. Violation

1. No person shall use any land or ***Building*** or suffer or permit any land or ***Building*** to be used in contravention of this Bylaw.

2. It is unlawful for any person to cause, or permit any ***Building*** or ***Structure*** to be constructed, reconstructed, altered, moved, or extended in contravention of this Bylaw.
3. Any person who prevents or obstructs or attempts to prevent or obstruct an authorized entry to real property by a person responsible for administering this Bylaw commits an offence.

E. Penalty

1. Every person who contravenes, violates or fails to comply with any provision of this Bylaw, or who suffers or permits any act or thing to be done in contravention or violation of this Bylaw, or who fails to do anything required by this Bylaw, commits an offence and shall be liable, upon conviction, to a fine of not more than ten thousand dollars ($10,000), the cost of prosecution and any other penalty or order imposed pursuant to the *Community Charter*, the *Local Government Act* or the *Offence Act*.
2. Each day that an offence against this Bylaw continues or exists shall be deemed to be a separate and distinct offence.
3. Penalties imposed under this section shall be in addition to and not in substitution for any other penalty or remedy imposed by this Bylaw or any other statute, law or regulation.
4. Pursuant to Part 8 of the ***Community Charter***, any person designated as a Bylaw Enforcement Officer pursuant to Bylaw Notice Enforcement Bylaw 5700-2018 or is named as the enforcement officer pursuant to the Ticket Information Bylaw 2646-1993 is hereby authorized and empowered to enforce the provisions of this Bylaw by Bylaw Notice or Municipal Ticket Information or as otherwise provided by this or any other Bylaw.

F. Amendment Procedure

1. Subject to the ***Local Government Act***, where application for an amendment to this Bylaw has been effectively denied by ***Council***, application for the same amendment shall not be considered within 12 months of the previous refusal.

A. Application of Regulations

1. A ***Lot*** that is less than the minimum required ***Lot*** size for the applicable zone shall not be considered non-conforming and may be used or have ***Buildings*** or ***Structures*** constructed, repaired, altered or extended thereon provided the ***Use***, construction, repair, alteration or extension conforms in every other respect to this Bylaw.

B. *Lot Area*, *Lot Width* and *Frontage*

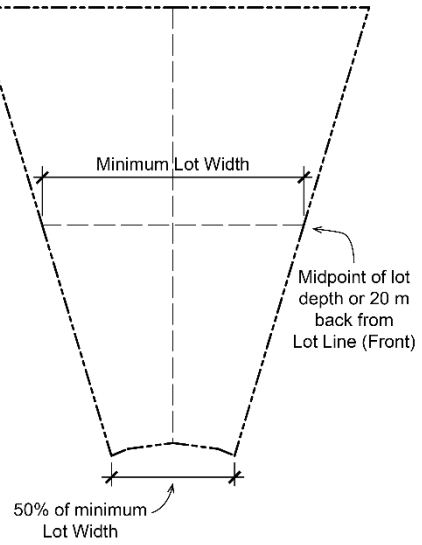
1. New and Existing ***Lots***:

   a. The minimum ***Lot Area*** and ***Lot Width*** requirements for new ***Lots*** shall conform to the regulations provided in this Bylaw.

   b. Notwithstanding Section 104, Part B.1, where a ***Lot*** existed at the adoption of this Bylaw, or ***Lots*** created under Section 104, Part L, the minimum ***Lot Area*** and ***Lot Width*** requirements shall not apply.

2. Pie-Shaped and Irregularly-Shaped ***Lots***:

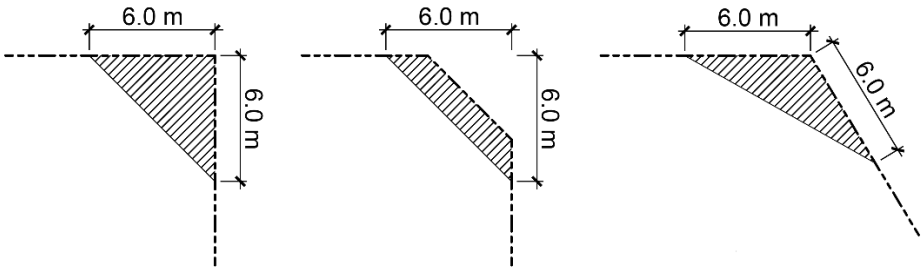
   a. For pie-shaped or irregular shaped ***Lots***, frontage may be reduced below the minimum prescribed width by 50%, provided the minimum frontage is met at the mid point of the depth of the ***Lot*** or 20.0 m (65.6 ft) back from the ***Lot Line (Front)***, whichever is less.



C. Vision Clearance at Intersections

1. Unless provided otherwise in this Bylaw, the following shall apply to all zones:

   a. No fence, ***Landscape Screen***, ***Building***, sign, ***Structure*** or other screening shall be constructed, erected or planted on a ***Lot*** to a ***Height*** exceeding 1.0 m (3.3 ft) within the triangular area 6.0 m (19.7 ft) from the intersection of a ***Lot Line (Exterior Side)*** and a ***Lot Line (Front)***, or an extension of those lines.



D. General Siting Exceptions

1. Where chimneys, fireplaces, cornices, sunlight control projections, pilasters, belt curses, sills, bay windows, china cabinet, hutch, entertainment cove or ornamental features project only beyond the face of a ***Building***, the projections must adhere to:

Maximum Depth	Up to and including 0.9 m (3.0 ft)
Maximum Length	Up to and including 2.4 m (8.0 ft)
Maximum Number of Projections	Accumulative length of all projections per wall shall not exceed 25% of wall length
Setback Reductions	Shall maintain a minimum setback of 0.6 m (2.0 ft) from all property lines

2. Where leaders, gutters or eaves project beyond the face of a ***Building,*** the minimum distance from an abutting ***Lot Line,*** or between ***Buildings*** on the same ***Lot*** as permitted elsewhere in this Bylaw, may be reduced by 0.9 m (3.0 ft) provided such reduction shall apply only to the projecting feature.

3. Where a canopy, unenclosed balconies, porches and/or above grade stairs project beyond the face of a ***Building***, the minimum distance from an abutting ***Lot Line*** permitted elsewhere in this Bylaw may be reduced by:

Front, ***Rear*** or ***Exterior Side Lot Line***	Up to and including 1.3 m (4.2 ft)
Interior Side Lot Line	Up to and including 0.6 m (2.0 ft)

4. Retaining walls, landscape features, fences, freestanding light poles or clothes line poles, warning devices, antennas, masts, storage reservoirs, valve chambers, kiosks, weigh scales and other public service works; utility poles, wires and flag poles, may be located anywhere on a ***Lot***.

E. Siting for *Buildings* on *Strata Lots*

1. ***Setbacks*** for ***Buildings*** and ***Structures*** in a ***Bare Land Strata*** title ***Development*** shall be measured from internal strata ***Lot Lines***, internal access routes and municipal roads in accordance with the setback requirements of the applicable zone.

F. *Lot Coverage* for Underground Portion of *Buildings*

1. Any portion of a ***Building*** wholly below ***Grade (Finished)*** used for underground parking may have ***Lot Coverage*** up to 100%.

G. Height Exemptions

1. The following portion of ***Buildings*** or ***Structures*** shall not be subject to the ***Building Height*** requirements of this Bylaw: spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, lightning rods, chimneys, flag poles, communication towers, masts, aerials,

water tanks, monitors, towers, drive-in theatre projection screens, silos for ***Agricultural Use***, and elevator and ventilating machinery shafts.

H. *Accessory Building* and *Structure* Regulations

1. Except as otherwise provided in this Bylaw, where an ***Accessory Building*** is attached to the ***Principal Building*** by way of a continuous foundation, walls and a roof, it shall be considered a part of the ***Principal Building*** and shall comply in all respects with the requirements for the ***Principal Use*** regulations within the applicable zone.

All ***Accessory Buildings*** or ***Structures,*** not requiring a building permit, are exempted from ***Yard (Interior Side)*** and ***Yard (Rear)*** setbacks.

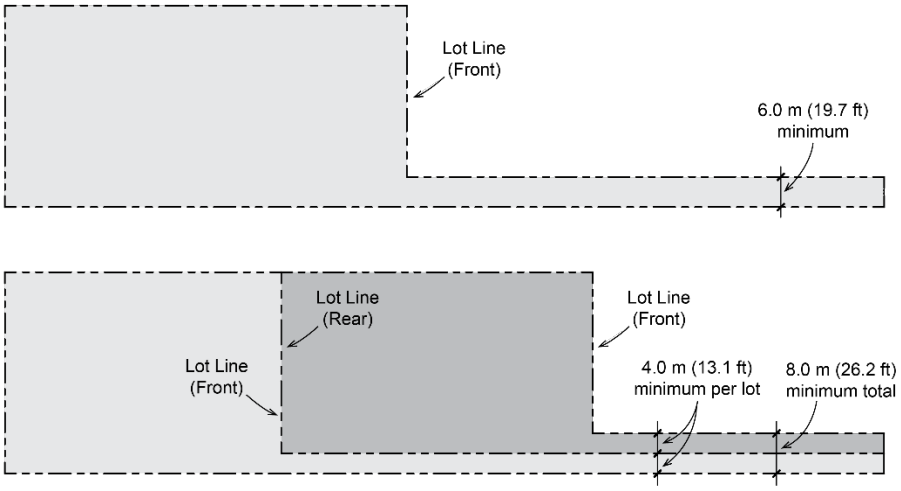
I. Subdivision Regulations

1. Where an application is made to subdivide two or more adjoining ***Lots***, any of which are less in area than the minimum area provided elsewhere in this Bylaw, where such subdivision relocates the common boundary or boundaries between the ***Lots*** being subdivided, the subdivision may be approved by the Approving Officer of the ***City***, provided that:
   a. None of the ***Lots*** proposed to be created are less in area than the smallest of the ***Lots*** being subdivided.
   b. The number of ***Lots*** to be created is not greater than the number of ***Lots*** being subdivided.
   c. Such subdivision shall not render any existing use, or ***Building*** on the ***Lots*** being subdivided, non-conforming unless the non-conformity is with respect to an existing ***Lot*** line.
   d. The ***Lots*** to be created shall comply with all other applicable provisions of this Bylaw.
   e. No greater number of ***Lots*** that do not comply with the minimum ***Lot Area*** requirements shall be created.
2. The Approving Officer shall only approve a subdivision that meets the minimum lot size and dimension requirements of the Zone, and where all relevant City Bylaw and Provincial legislation requirements have been met.

J. *Lot (Panhandle)*

1. A ***Lot (Panhandle)*** shall only be permitted in areas outside the ***Urban Growth Boundary***.
2. The ***Lot (Panhandle)*** area shall not be calculated as part of the minimum parcel size required by this Bylaw.
3. The ***Lot (Panhandle)*** width shall be a minimum of an unobstructed 6.0 m (19.7 ft) for a single ***Lot (Panhandle)***.
4. The maximum length of a corner truncation for a ***Lot (Panhandle)*** shall be no more than 27.0 m (88.6 ft).
5. The maximum length of a ***Lot (Panhandle)*** shall be no greater than 180.0 m (590.5 ft).
6. For two adjacent ***Lots (Panhandle)***, the minimum width of each ***Lot (Panhandle)*** may be 4.0 m (13.1 ft), subject to compliance with the following at time of subdivision:
   a. registration of a cross easement access agreement for shared ***Use***; and
   b. the ***Lot (Panhandle)*** access being paved with asphalt or concrete.

7. No more than two panhandles shall be permitted to front on a highway directly adjacent to on another, unless as approved by the Approving Officer due unique environmental or site characteristics.



K. *Undevelopable Area*

1. Where a ***Lot,*** or a ***Lot*** to be subdivided, contains an ***Undevelopable Area*** that area shall not be included in the calculation of minimum ***Density*** or ***Lot Coverage***.

L. Subdivision Exemptions

1. Except as hereinafter provided, where a portion of a ***Lot*** has been transferred or dedicated for the purposes of widening of an existing ***Street*** or ***Lane*** to the ***City*** or dedicated to the Crown for ***Street*** purposes, and does not include land dedicated as part of subdivision, the remainder of that parcel shall, for the purpose of this Bylaw, be deemed to contain the same area as the parcel contained prior to the transfer or dedication.
2. Section 104 Part L.1 shall not apply where the owner received compensation that was directly attributable to any reduction in the market value of the remainder of the parcel resulting from the inability to subdivide or use the remainder of the parcel in the manner that would have been permitted if the transfer or dedication had not occurred.
3. Section 104 Part L.1 shall not be used to create, by subdivision, any parcel that contains less than the minimum ***Lot Area*** required under this Bylaw for the zone in which the proposed subdivision is contained.
4. Section 104 Part L.1 shall not apply where the dedication of the lands to the Crown or the transfer of the lands to the ***City*** for ***Street*** purposes occurred pursuant to the ***Local Government Act***, or any predecessor thereof.

M. *Developable Area*

For the purposes of subdivision, a ***Lot*** shall consist of the required minimum ***Developable Area*** and shown by designation below:

	Area as a Percent of Total Minimum Lot Area Required by Zone
Rural	15
Rural Residential	30
Suburban (lots 0.2 hectare or over in area)	50
Suburban (lots under 0.2 hectare in area)	85
Urban	90
Urban Compact	100

N. Agricultural Land Reserve Buffers and Setbacks

1. *Residential*

   Buffers

   a. For a ***Lot*** created after the adoption of this Bylaw that contains a ***Residential Use*** and designated Rural, *Rural Residential, Suburban Residential, Urban Residential, Urban Compact, Attached Multi-unit Residential*, and *Mid Rise Multi-unit Residential*), a 15.0 m (49.2 ft) buffer from the boundary of the Agricultural Land Reserve boundary is required.

   Setbacks

   b. For a ***Lot*** created after the adoption of this bylaw that contains a ***Residential Use*** and designated *Rural, Rural Residential, Suburban Residential, Urban Residential, Urban Compact, Attached Multi-unit Residential* or *Mid Rise Multi-unit Residential*, a 30.0 m (98.4 ft) setback from the boundary of the Agricultural Land Reserve boundary is required for any ***Dwelling Unit***, ***Accessory Building*** or ***Accessory Structure***. Agricultural ***Structures*** are exempt from this provision.

2. *Commercial* and *Industrial*

   Buffers

   a. For a ***Lot*** designated *Commercial, Mixed-Use Commercial/Residential, Neighbourhood Centre, Future Employment Lands, Industrial* or *Resource Industrial*, an 8.0 m (26.2 ft) buffer is required.

   Setbacks

   b. For a ***Lot*** designated *Commercial, Mixed-Use Commercial/Residential, Neighbourhood Centre, Future Employment Lands, Industrial* or *Resource Industrial*, a 15.0 m (49.2 ft) setback for all ***Structures*** is required.

3. *Institutional*

   Buffers

   a. For a ***Lot*** designated *Institutional*, a buffer of 15.0 m (49.2 ft) is required.

   Setbacks

   b. For a ***Lot*** designated *Institutional*, a setback of 90.0 m (295.3 ft) is required.

4. Required buffers shall be protected by restrictive covenant and shall not be included in required ***Lot Area*** or dimensions.

5. Where a road right of way separates a ***Lot*** within the Agricultural Land Reserve from non-Agricultural Land Reserve ***Lot***, the required setback can include the road right of way, however the appropriate buffer shall be required.

A. Establishment of Zones

1. For the purposes of this Bylaw, the ***City*** is divided into land use zones for the regulation of the ***Use*** and ***Density*** of land. Zone boundaries are identified on the Zoning Maps attached as Schedule 'A' to this Bylaw.

B. Application of Zone Designations

1. Except where otherwise permitted within this Bylaw, a reference to:

   a. The **DT Zones** shall be permitted in the Mission City Downtown designation only and shall include the following zones and abbreviations:

      i. Mission City Downtown One Zone (DT1)
      ii. Mission City Downtown Two Zone (DT2)
      iii. Mission City Downtown Three Zone (DT3)
      iv. Mission City Downtown Four Zone (DT4)

   b. The **MU Zones** shall be permitted in the *Mixed-Use Commercial/Residential* designation only and shall include the following zones and abbreviations:

      i. Mixed-Use Commercial/Residential One Zone (MU1)
      ii. Mixed-Use Commercial/Residential One Zone (MU2)

   c. The **NC Zones** shall be permitted in the *Neighbourhood Centre* and *Commercial* designation only and shall include the following zones and abbreviations:

      i. Neighbourhood Centre One Zone (NC1)

      In addition to these zones, the Commercial Local One (CL1) Zone, Commercial Neighbourhood Public House (CPH) Zone and the Commercial Medical (CM) Zone shall be permitted in the *Neighbourhood Centre* designation.

   d. The **SN Zones** shall be permitted in the *Silverdale Comprehensive Planning Area* designation only and shall include the following zones and abbreviations:

      i. Silverdale Neighbourhood One A Zone (SN1A)
      ii. Urban Compact (UC300) Zone (UC300)

   e. The **MM Zones** shall be permitted in the *Mid-Rise Multi-unit* designation only and shall include the following zones and abbreviations:

      i. Mid-Rise Multi-unit One Zone (MM1)

   f. The **MD465, MB558, MMP, MR1, MT1, and MA1 Zones** shall be permitted in the *Attached Multi-unit Residential* designation only and shall include the following zones and abbreviations:

      i. Multi-unit Duplex 465 Zone (MD465)
      ii. Multi-unit Boarding House 558 Zone (MB558)
      iii. Multi-unit Mobile Home Park Zone (MMP)
      iv. Multi-unit Rowhouse 52 Zone (MR1)
      v. Multi-unit Townhouse 1 Zone (MT1)
      vi. Multi-unit Apartment 1 Zone (MA1)
      vii. Multi-unit Apartment 2 Zone (MA2)

   g. The **UC Zones** shall be permitted in the *Urban Compact* designations only and shall include the following zones and abbreviations:

i. Urban Compact 372 Zone (UC372)
ii. Urban Compact 465 Zone (UC465)
iii. Urban Compact 372 Secondary Dwelling Zone (UC372s)
iv. Urban Compact 465 Secondary Dwelling Zone (UC465s)

In addition to these zones the Multi-unit Duplex 465 (MD465) Zone shall be permitted in the *Urban Compact* designation, provided it is for Infill ***Development*** only, as defined in the ***Official Community Plan***.

h. The **R Zones**, **MD465** and **MB558,** shall be permitted in the *Urban Residential* designations only and shall include the following zones and abbreviations:

i. Multi-unit Duplex 465 Zone (MD465)
ii. Multi-unit Boarding House 558 Zone (MB558)
iii. Urban Residential 465 Zone (R465)
iv. Urban Residential 558 Zone (R558)
v. Urban Residential 669 Zone (R669)
vi. Urban Residential 930 Zone (R930)
vii. Urban Residential 465 Secondary Dwelling Zone (R465s)
viii. Urban Residential 558 Secondary Dwelling Zone (R558s)
ix. Urban Residential 669 Secondary Dwelling Zone (R669s)

In addition to these zones the Multi-unit Duplex 465 Zone (MD465) shall be permitted in the **Urban Residential** designation, provided it is for infill ***Development*** only, as defined in the ***Official Community Plan***.

i. The **S Zones** shall be permitted in the *Suburban Residential* designation only and shall include the following zones and abbreviations:

i. Suburban 10 Zone (S10)
ii. Suburban 10 Secondary Dwelling Zone (S10s)
iii. Suburban 20 Zone (S20)
iv. Suburban 20 Secondary Dwelling Zone (S20s)

j. The **RR Zones** shall be permitted in the *Rural Residential* designation only and shall include the following zones and abbreviations:

i. Rural Residential 7 Zone (RR7)
ii. Rural Residential 7 Secondary Dwelling Zone (RR7s)

k. The **RU Zones** shall be permitted in the *Rural* designation only and shall include the following zones and abbreviations:

i. Rural 16 Zone (RU16)
ii. Rural 36 Zone (RU36)
iii. Rural 80 Zone (RU80)
iv. Rural 16 Secondary Dwelling Zone (RU16s)
v. Rural 36 Secondary Dwelling Zone (RU36s)
vi. Rural 80 Secondary Dwelling Zone (RU80s)

l. The **Future Employment Lands** shall be zoned using a Comprehensive Development Zone in accordance with the policies contained within the *Cedar Valley Local Area Plan (CVLAP)*.

m. The **C Zones** shall be permitted in the *Commercial* designation only and shall include the following zones and abbreviations:

i.	Commercial Rural Zone	(CR)
ii.	Commercial Rural Liquor	(CRL)
iii.	Commercial Local One Zone	(CL1)
iv.	Commercial Highway One Zone	(CH1)
v.	Commercial Highway Two Zone	(CH2)
vi.	Commercial Community Gaming Zone	(CCG)
vii.	Commercial Gas Service Station Zone	(CGS)
viii.	Commercial Vehicle Dealership Zone	(CVD)
ix.	Commercial Neighbourhood Public House Zone	(CPH)
x.	Commercial Tourist Recreation Zone	(CT)
xi.	Commercial Open Land Recreation Zone	(COR)
xii.	Commercial Medical Zone	(CM)

In addition to these zones, the Neighbourhood Centre One Zone (NC1) shall be permitted in the *Commercial* designation.

n. The **IN Zones** shall be permitted in the *Industrial* designation only and shall include the following zones and abbreviations:

i.	Industrial Business Park One Zone	(INBP1)
ii.	Industrial Light Impact Zone	(INL1)
iii.	Industrial General Zone	(ING)
iv.	Industrial General and Commercial Zone	(INGC)
v.	Industrial Motor Vehicle Repair Zone	(INVR)
vi.	Industrial Waste Resource Management Zone	(INWM)

o. The **INR Zones** shall be permitted in the **Resource Industrial** designation only and shall include the following zones and designations:

i.	Industrial Resource Extraction Zone	(INR)
ii.	Industrial Resource and Processing Zone	(INRP)

p. The **A Zones** shall be permitted in the *Agriculture* designation only and shall include the following zones and abbreviations:

i.	Agriculture 16 Zone	(A16)
ii.	Agriculture 36 Zone	(A36)
iii.	Agriculture 80 Zone	(A80)

q. The **I Zones** shall be permitted in the *Institutional* designation, and in any other land use designation within the ***Urban Growth Boundary*** without an ***Official Community Plan*** amendment, and with an ***Official Community Plan*** amendment outside the ***Urban Growth Boundary***, and shall include the following zones and abbreviations:

i.	Institutional Educational Zone	(IE)
ii.	Institutional Care Zone	(IC)
iii.	Institutional Assembly Zone	(IA)
iv.	Institutional Parks, Recreation and Civic Zone	(IPRC)
v.	Institutional Residential Camp Zone	(I-5)

r. **CD Zones**:

i.	Comprehensive Development 2 Zone	(CD2)
ii.	Comprehensive Development 3 Zone	(CD3)
iii.	Comprehensive Development 4 Zone	(CD4)

iv.	Comprehensive Development 6 Zone	(CD6)
v.	Comprehensive Development 7 Zone	(CD7)
vi.	Comprehensive Development 9 Zone	(CD9)
vii.	Comprehensive Development 12 Zone	(CD12)
viii.	Comprehensive Development 14 Zone	(CD14)
ix.	Comprehensive Development 17 Zone	(CD17)
x.	Comprehensive Development 19 Zone	(CD19)
xi.	Comprehensive Development 20 Zone	(CD20)
xii.	Comprehensive Development 21 Zone	(CD21)
xiii.	Comprehensive Development 24 Zone	(CD24)
xiv.	Comprehensive Development 26 Zone	(CD26)
xv.	Comprehensive Development 27 Zone	(CD27)
xvi.	Comprehensive Development 30 Zone	(CD30)
xvii.	Comprehensive Development 31 Zone	(CD31)
xviii.	Comprehensive Development 32 Zone	(CD32)
xix.	Comprehensive Development 34 Zone	(CD34)
xx.	Comprehensive Development 37 Zone	(CD37)
xxi.	Comprehensive Development 38 Zone	(CD38*
xxii.	Comprehensive Development 39 Zone	(CD39)
xxiii.	Comprehensive Development 41 Zone	(CD41)
xxiv.	Comprehensive Development 43 Zone	(CD43)
xxv.	Comprehensive Development 44 Zone	(CD44)
xxvi.	Comprehensive Development 46 Zone	(CD46)
xxvii.	Comprehensive Development 48 Zone	(CD48)
xxviii.	Comprehensive Development 49 Zone	(CD49)
xxix.	Comprehensive Development 50 Zone	(CD50)
xxx.	Comprehensive Development 52 Zone	(CD52)
xxxi.	Comprehensive Development 53 Zone	(CD53)
xxxii.	Comprehensive Development 54 Zone	(CD54)
xxxiii.	Comprehensive Development 55 Zone	(CD55)
xxxiv.	Comprehensive Development 59 Zone	(CD59)

C. Zone Boundary

1. Where a zone boundary is shown on Schedule A as following a road allowance, creek or railway line, the centre line of the road allowance, creek or railway line shall be the zone boundary.
2. Where a zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, or where there are no explanatory notes detailing the zone boundary, the location of the boundary shall be determined by scaling from Schedule A.

A. General Interpretation

1. This section is intended to categorize like ***Uses***, define each ***Use*** within a category, and identify ***Uses*** that may have certain criteria attached. This allows each zone to clearly determine what ***Uses*** are included or excluded as part of the ***Use*** regulations. This is not meant to be a comprehensive list, nor is it meant to definitively define a ***Use***.

B. *Uses* Permitted in All Zones

1. ***Utility Facility***, Utility poles, electricity, cellular and cable transmission towers, wires, cables, traffic control devices, directional signs, bus stop shelters, reservoirs, storm water management facilities, pump houses, group mail boxes, underground utilities and associated ***Buildings***, ***Structures*** and storage established by the municipality, by another governmental body or by a company operating under the *Utilities Commission Act*, R.S.B.C 1996, c. 473. and all other ***City*** services are permitted in all zones.
2. ***Residential Use*** swimming pools, provided such pools are sited not less than 1.5 m (4.9 ft) from any ***Lot*** line, except where limited by geotechnical constraints.
3. ***Short-Term Rental*** provided the use conforms to Section 107.D. – Short-Term Rental Regulations.

C. *Uses* Prohibited

1. The following uses are prohibited in all zones, unless otherwise permitted in this Bylaw:
   a. ***Cannabis Production Facility****,* except as permitted by the *Agricultural Land Reserve Use Regulations*;
   b. A use located partly or totally in a tent or ***Recreation Vehicle***
   c. ***Flop House****;*
   d. signs, except as provided for in the City of Mission Sign Bylaw 1962-1987;
   e. the production or cultivation of mushrooms for commercial purposes;
   f. the manufacture, mixture, storage or processing of fertilizer or growth medium intended to be used in the production of mushrooms;
   g. ***Industry (Salvage)****;*
   h. the sale, storage, or distribution of butane in quantities greater than 453.0 grams (16.0 ounces);
   i. ***Body Rub Parlour***;
   j. ***Escort Service***; and
   k. any other ***Use*** not specifically listed as a permitted ***Use*** within this Bylaw.

D. *Official Community Plan* Designations

Unless the context indicates otherwise, the following terms refer to the ***Official Community Plan***, land ***Use*** designation:

   a. *Silverdale Comprehensive Planning Area*;
   b. *Waterfront Comprehensive Planning Area*;
   c. *Commercial*;
   d. *Mixed-Use Commercial/Residential*;
   e. Mission City *Downtown*;
   f. *Mid-Rise Multi-unit Residential*;

g. *Attached Multi-unit Residential*;
h. *Urban Residential*;
i. *Urban Compact*;
j. *Suburban Residential*;
k. *Rural Residential*;
l. *Rural*;
m. *Institutional*;
n. *Industrial*;
o. *Resource Industrial*;
p. *Neighbourhood Centre*;
q. *Future Employment Lands*;
r. *Historic Site Comprehensive Development Area*;
s. *Agriculture*;
t. *Environmentally Sensitive Area*;
u. *Parks and Open Space*;
v. *Protected Natural Assets*; and
w. *Municipal Forest*.

E. Urban and Non-Urban Designations

1. For the purpose of interpreting this Bylaw, the following ***Official Community Plan*** designations shall be considered Urban designations:
   a. Mission City *Downtown*,
   b. *Mixed-Use Commercial/Residential*,
   c. *Neighbourhood Centre*,
   d. *Silverdale Comprehensive Planning Area*,
   e. *Mid-Rise Multi-unit Residential*,
   f. *Attached Multi-unit Residential,*
   g. *Urban Compact*,
   h. *Urban Residential*,
   i. *Suburban Residential*,
   j. *Future Employment Lands*,
   k. *Commercial*,
   l. *Industrial*,
   m. *Resource Industrial*,
   n. *Special Study Area*,
   o. *Historic Site Comprehensive Development Area,* and
   p. *Waterfront Comprehensive Planning Area*.

2. For the purpose of interpreting this Bylaw, the following ***Official Community Plan*** designations shall be considered Non-Urban designations:
   a. *Rural Residential*,
   b. *Rural*,
   c. *Resource Industrial,* and
   d. *Municipal Forest*.
3. For the purpose of interpreting this Bylaw, the following ***Official Community Plan*** designations shall be considered both Urban and Non-Urban depending on whether the ***Lot*** is located inside or outside of the *Urban Growth Boundary*:
   a. *Agriculture*,
   b. *Institutional*,
   c. *Parks and Open Space*, and
   d. *Environmentally Sensitive Area*.

F. *Use* Categories

Permitted ***Uses*** are divided into generic ***Use*** Categories, whereby specific ***Uses*** shall be placed. Specific ***Uses*** not listed, or defined, within a category shall take on its regular meaning and be placed into a ***Use*** category. For the purposes of this Bylaw, this section shall assist with determining where ***Uses*** are allowed. If there is discrepancy between this section and the zone, the zone shall be considered correct.

1. ***Accessory Uses*** include**:**

Use	Zones
Accessory Building	All zones, provided a permitted ***Use*** is on the ***Lot***.
Accessory Structure	All zones, provided a permitted ***Use*** is on the ***Lot***.
Dormitory	CH1, CH2, CCG, CGS, CVD, DT1, DT3, IA, IE, SN1A
Enclosed Storage	All zones, provided a permitted ***Use*** is on the ***Lot***.
Enclosed Storage (Shipping Container)	All RU zones, all A zones, all RR zones, INBP1, INL1, ING, ING2, INGC, INVR, INWM, INR, INRP, CR, CRL, CL1, CH1, CH2, CCG, CGS, CVD, CPH, CTR, COR, CM, IE, IC, IA, IPRC, IU, I-5, S20, S20s
Outdoor Storage	All A zones, INR, INRP, INBP1, INL1, ING, ING2, INGC, IPRC, INVR, INMW, I-5, CD 3

2. ***Accommodation Uses*** include:

Use	Zones
Boarding House	DT3, MB558
Campground	CTR, COR, I-5
Flop House	Prohibited
Hotel	CD24, CD41, CH1, CH2, CCG, CGS, CVD, CTR, DT1, MU1, MU2
Motel	CD24, CD41, CH1, CH2, CCG, CGS, CVD, CTR

3. ***Agriculture Uses*** include:

Use	Zones
Agriculture (Major)	All A zones, All RU zones, CD7, CD17
Agriculture (Hobby Greenhouse)	CD7, CD9, CD14, CD20, CD21, CD37, CD38, CD44, DT3, MD465, MB558, I-5; all UC zones, all R zones, all RR zones, all RU zones, all S zones, SN1A
Agriculture (Minor)	All A zones, IA, all RR, all S zones, CD7, SN1A
Trout Farm U-Catch	CD17
Agriculture (Urban Hen Keeping)	CD9, CD14, CD20, CD21, CD27, CD31, CD37, CD39, CD44, DT3, MB558, MD465, All R Zones, S10, S10s, SN1A, all UC Zones

4. ***Cultural Uses*** include:

Use	Zones
Art Centre	CD9
Cultural Assembly	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, IA, IE, MU1, MU2, SN1A
Religious Assembly	CD41, IA, SN1A
Religious Campus	IA

5. ***Entertainment Uses*** include:

Use	Zones
Adult Entertainment Establishment	CH1, CH2, CCG, CGS, CVD, CD24
Arcade	CD24, CH1, CH2, CCG, CGS, CVD
Banquet Hall	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, MU1, MU2, NC1, SN1A
Bingo Hall	CCG, CD41
Bowling Alley	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, MU1, MU2
Casino	CD41
Cinema	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, MU1, MU2
Community Gaming Centre	CCG, CD41
Night Club	CD24, CD41, CH1, CH2, CCG, CGS, CVD
Pool and Billiards Hall	CD24, CH1, CH2, CCG, CGS, CVD, DT1, NC1, SN1A

6. ***Food and Beverage Uses*** include:

Use	Zones
Restaurant (Drive-through)	CD24, CD41, CH2
Restaurant (Major)	CD24, CD26, CD41, CR, CRL, CL1, CH1, CH2, CCG, CGS, CVD, CTR, DT1, DT2, DT3, IPRC, I-5, MU1, MU2, NC1, SN1A,

Use	Zones
Restaurant (Minor)	CD24, CD26, CD30, CD41, CD43, CR, CRL, CL1, CH1, CH2, CCG, CGS, CVD, CTR, DT1, DT2, DT3, INBP1, INL1, INVR, IPRC, I-5, MM1, MU1, MU2, NC1, SN1A
Neighbourhood Public House	CD41, CPH, MU1, MU2, SN1A
Craft Brewery/Distillery	DT1, DT2, CD41

7. ***Industrial Uses*** include:

Use	Zones
Auction-Wholesale	CD30, INBP1, ING, ING2, INGC
Aggregate Management	INR, INRP
Barge Loading	CD34, ING2
Industry (Cannabis Food Processing)	INL1
Industry (Heavy)	CD34, ING, ING2, INGC
Industry (Transportation)	CD30, CD34, INBP1, INL1, INVR, ING, ING2, INGC
Industry (Light)	CD30, CD34, INBP1, ING, ING2, INGC, INL1, INVR
Industry (Light Manufacturing)	CD24, CD34, CH1, CH2, CCG, CDS, CVD, INBP1, ING, ING2, INL1, INGC, CD24
Mini-Storage	INBP1, ING, ING2, INGC
Recycling Depot	INBP1, ING, ING2, CD30, INGC
Resource Extraction	INR, INRP, INWM
Resource Processing	INRP, INWM
Industry (Salvage)	Prohibited
Warehouse	INBP1, INL1, ING, ING2, INGC, INVR, CD30

8. ***Institutional Uses*** include:

Use	Zones
Artisan Studio	CD30, CD41, INBP1, NC1, SN1A
Care Facility	CD26, CD46, IC, SN1A
Cemetery	IPRC
Child Care Centre	CD24, CD27, CD41, CH1, CH2, CCG, CGS, CVD, DT1, DT2, DT3, DT4, IE, IC, IA, IPRC, MA1, MA2, MM1, MT1, MU1, MU2, NC1, SN1A
Civic Assembly	CD24, CD41, CD43, CD46, CH1, CH2, CCG, CGS, CVD, DT1, DT3, IE, IA, MU1, MU2, NC1, SN1A
College	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, DT3, IE, MU1, MU2, SN1A
Congregate Care	IC, CD2, CD4, CD6, CD12, CD26
Education Facility	CD24, CD30, CD41, CH1, CH2, CCG, CGS, CVD, DT1, DT3, IC, INBP1, IPRC, MU1, MU2, SN1A
First Stage Housing Shelter	CD19
Food Centre	CD19
Hospital	CD26, IC, SN1A
Library	DT1, DT3, IE, MU1, MU2, SN1A

Use	Zones
Opioid Substitution Treatment Clinic	CD26
Prison and Detention Facility	IPRC
Residential and Therapeutic Camp	I-5
School	IE, IA, SN1A
University	CH1, CH2, CCG, CGS, CVD, DT1, DT3, IE, IC, MU1, MU2, SN1A

9. ***Motor Vehicle Uses*** include:

Use	Zones
Car Wash	CD24, CD41, CH1, CH2, CCG, CGS, CVD
Gasoline Service Station	CGS
Parking Lot	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, MU1
Vehicle Body Repair and Painting	INVR
Vehicle Dealership	CVD
Vehicle Rental	CD24, CD41, CH1, CH2, CCG, CGS, CVD, INVR, MU1
Vehicle Service	CD24, CH1, CH2, CCG, CGS, CVD, INVR

10. ***Office Uses*** include:

Use	Zones
Cheque Cashing and Payday Loans	CH1, CH2
Office (Administrative Use)	CD24, CD26, CD30, CD34, CH1, CH2, CCG, CGS, CL1, CM, COR, CR, CRL, CVD, CT, DT1, DT2, DT3, I-5, IA, IC, IE, INBP1, ING, ING2, INGC, INL1, INR, INRP, IPRC, INVR, INWM, MU1, MU2, NC1, SN1A
Office (General Use)	CD24, CD26, CD30, CH1, CH2, CCG, CGS, CL1, CM, CVD, DT1, DT2, DT3, INBP1, INGC, IPRC, MU1, MU2, NC1, SN1A
Office (Medical Office)	CD24, CD26, CD41, CR, CRL, CL1, CH1, CH2, CM, CCG, CGS, CVD, CCR, DT1, DT2, DT3, MU1, MU2, NC1, SN1A

11. ***Personal Service Uses*** include:

Use	Zones
Barbershop	CD41, CH1, CH2, CM, CR, CRL, CL1, CCG, CGS, CVD, DT1, DT2, DT3, MU1, MU2, NC1, SN1A
Body Art and Tattoo Parlour	CD24, CD41, CH1, CH2, CR, CRL, CL1, CCG, CGS, CVD, DT3, MU1, MU2, NC1
Drycleaner	CH1, CH2, CR, CRL, CL1, CCG, CGS, CVD, CTR, DT1, DT2, DT3, MU1, MU2, NC1, SN1A
Hair and Body Salon	CD24, CD26, CD41, CH1, CH2, CM, CR, CRL, CL1, CCG, CGS, CVD, CTR, DT1, DT2, DT3, MM1, MU1, MU2, NC1, SN1A
Spa	CH1, CH2, CR, CRL, CL1, CCG, CGS, CVD, CT, DT1, DT2, DT3, MU1, MU2, NC1, SN1A

Use	Zones
Tailor	CH1, CH2, CR, CRL, CL1, CCG, CGS, CVD, CTR, DT1, DT2, DT3, MM1, MU1, MU2, NC1, SN1A

12. ***Recreation Uses*** include:

Use	Zones
Commercial Outdoor Recreation	COR, CTR, ING, ING2, INGC
Golf Course	CD3
Golf Driving Range	CD3
Indoor Recreation Facility	CD24, CD26, CD41, COR, CTR, CH1, CH2, CCG, CGS, CVD, DT1, DT2, DT3, IE, IPRC, I-5, INL1, INBP1, ING, ING2, INGC, IE, MU1, MU2, NC1, SN1A
Park	IA, IPRC, SN1A

13. ***Residential Uses*** include:

Use	Zones
Amenity Space (Common Indoor)	CD2, CD4, CD24, CD26, CD27, CD32, CD41, CD43, DT1, DT2, DT4, MU1, MU2, NC1, SN1A, MM1, MMP, MT1, MA1, MA2, CH1, CH2, CCG, CGS, CVD
Amenity Space (Outdoor Common)	CD2, CD4, CD24, CD26, CD27, CD32, CD41, CD43, DT1, DT2, DT4, MU1, MU2, NC1, SN1A, MM1, MMP, MT1, MA1, MA2, CH1, CH2, CCG, CGS, CVD
Amenity Space (Private Outdoor)	CD2, CD4, CD24, CD26, CD27, CD32, CD41, CD43, DT1, DT2, DT4, MU1, MU2, NC1, SN1A, MM1, MMP, MT1, MA1, MA2, CH1, CH2, CCG, CGS, CVD
Amenity Space (Shared Common Indoor)	MT1
Apartment	CD2, CD4, CD6, CD12, CD24, CD26, CD32, CD41, CD43, CH1, CH2, CCG, CGS, CVD, DT1, DT2, MA1, MA2, MM1, MU1, MU2, NC1, SN1A
Boarding Use	CD14, CD17, CD20, CD21, CD37, CD38, CD39, CD44, All RU Zones, all RR Zones, all S Zones, all R Zones, all UC Zones, CD7, CD9, CD17, SN1A
Clustered Cottage	SN1A
Clustered Residential	SN1A
Coach House	CD21, CD27, CD31, CD38, CD39, DT3, MB558, MD465, RU80s, RU36s, RU16s, RR7s, R930 R669s, R558s, R465s, S10s, S20s, SN1A, UC372s, UC465s
Duplex	All RU Zones, RR7s, all S Zones, all R Zones, all UC Zones, CD9, CD20, CD27, CD31, CD37, CD39, CD44, DT3, MB465, MD465, SN1A,
Duplex (Fee Simple)	MD465
Dwelling Unit	CR, CRL, CL1, CCG, CGS, CVD, CPH, CTR, COR, INBP1, ING, INGC, IE, IC, IA, MU1, CD2, CD4, CD6, CD16
Fourplex	All R Zones, all UC Zones, all S Zones, MD465, MB465, CD9, CD20, CD27, CD31, CD37, CD39, CD44

Use	Zones
Garden Cottage	CD21, CD24, CD38, CD39, DT3, UC465s, UC372s, RU80s, RU36s, RU16s, RR7s, R930, R669s, R558s, R465s, MD465, MB558, S10s, S20s, SN1A
Home Occupation	All A zones, CD7, CD9, CD14, CD17, CD20, CD27, CD20, CD27, CD31, CD37, CD38, CD39, CD43, CD44, DT1, DT2, DT3, DT4, MM1, MU1, MU2, NC1, all RU zones, all RR zones, all S zones, all R zones, all UC zones, All MT zones, all MA Zones; MD465, MB558, all MR Zones, MMP, CD7, CD9, CD17, SN1A
Infill Townhouse	All R Zones, all UC Zones, all S Zones, MD465, MB465, CD9, CD20, CD27, CD31, CD37, CD39, CD44
Manufactured Home	RU80, RU36, RU16, A80, A36, A16
Manufactured Home Park	MMP
Residential Care	CD14, CD20, CD21, CD27, CD37, CD38, CD39, CD44, DT3, MM1, all RU zones, all RR zones, all S zones, all R zones, all UC zones, SN1A
Rowhouse	CD31, DT4, MR1, SN1A
Secondary Detached Unit	See Coach House and Garden Cottage
Secondary Family Dwelling	All RU zones
Secondary Suite	All A zones, CD7, CD9, CD14, CD17, CD20, CD27, CD31, CD38, CD39, MD465, all R Zones, all RU Zones, all RR Zones, all S Zones, all UC Zones, SN1A
Single Family Dwelling	All RU zones, all RR zones, all S zones, all R zones, all UC zones, MD465, CD7, CD9, CD17, SN1A
Supportive Recovery	R558, MD465
Townhouse	CD27, DT4, MT1, SN1A
Triplex	All R Zones, all UC Zones, all S Zones, MD465, MB465, CD9, CD20, CD27, CD31, CD37, CD39, CD44

14. ***Retail Uses*** include:

Use	Zones
Auction-Retail	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, MU1, MU2
Cannabis Retail Store	CH1, CH2, CCG, CGS, CRL, CVD, DT1, MU1, NC1, SN1A, CD24
Retail (Food Store)	CD41, CH1, CH2, CCG, CGS, CVD, DT1, DT2, DT3, MU1, MU2, NC1, SN1A
Retail (Major)	CH1, CH2, CCG, CGS, MU1, MU2, NC1, SN1A
Retail (Minor)	CD24, CD30, CD41, CH1, CH2, CCG, CGS, CL1, CR, CRL, CTR, CVD, DT1, DT2, DT3, INBP1, INL1, INVR, INGC, IPRC, I-5, MM1, MU1, MU2, NC1, SN1A
Retail (Pharmacy)	CD24, CD26, CD41, CH1, CH2, CCG, CGS, CM, CVD, DT1, DT2, MU1, MU2, NC1, SN1A
Liquor Store	CH1, CH2, CCG, CGS, CVD, CD24, CD41, DT1, DT2, MU1, MU2
Pawnshop	CH1, CH2, CD24

Use	Zones
Produce Sales	All Z zones, All RU zones, CD7, CD17, IC
Retail (Rural Agency Store)	CR, CRL
Second Hand Store	CD24, CH1, CH2, CCG, CGS, CVD, DT1, DT3, IPRC, MU1, MU2

15. ***Service Uses*** include:

Use	Zones
Animal Daycare	CD24, CD30, CH1, CH2, CCG, CGS, CVD, INBP1, INL1, INVR, INGC, NC1, SN1A
Animal Shelter	INBP1, INVR, INL1, INGC
Beverage Container Return Centre	CD24, CD30, CH1, CH2, CCG, CGS, CVD, INBP1, INL1, INVR, INGC, NC1, SN1A
Community Service	CD19, CD24, CD26, CD41, CD46, CH1, CH2, CCG, CGS, CVD, CTR, DT1, DT2, DT3, IA, IE, IU, MU1, MU2, NC1, I5, SN1A
Conference Centre	CH1, CH2, CCG, CGS, CTR, CVD, DT1, I-5, MU1, MU2
Drive-through Service	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, DT2, DT3, MU1, MU2, NC1
Driving School	CD30, INL1, INVR, INGC, INBP1
Financial Services	CH1, CH2, CCG, CGS, CVD, DT1, DT2, DT3, MU1, MU2, NC1, SN1A
Funeral Parlour	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, INL1, INGC, IPRC, INVR, MU1, MU2
General Service Use	CD24, CH1, CH2, CCG, CGS, CVD, DT1, DT2, DT3, INBP1, INL1, INVR, INGC, MU1, MU2, NC1, SN1A
Veterinary Clinic	CD24, CD41, CH1, CH2, CCG, CGS, CVD, DT1, DT2, INBP1, INL1, INVR, INGC, MU1, MU2, NC1, SN1A

16. ***Utility Uses*** include:

Use	Zones
Utility Facility	All zones

17. ***Waterfront Uses*** include:

Use	Zones
Marina	MU1
Waterfront Fuel Depot	MU1

G. Temporary Use Permits

1. ***Council*** may, by resolution, on application of an owner of land, issue a temporary use permit which may:
   a. permit temporary ***Commercial***, ***Residential***, ***Industrial***, or ***Institutional Uses*** in all zones in the ***City***;
   b. specify conditions under which the temporary ***Use*** may be carried out; and

c. require the holder of the permit, as a condition, to give an undertaking to demolish or remove any temporary ***Building*** or ***Structure*** or ***Accessory Building*** which was established to accommodate a temporary ***Use***, and to restore the land to a "found" condition, within thirty (30) day of the expiry date of the Temporary Use Permit; the undertaking will form part of the permit. If the Owner fails to comply with the undertaking, the ***City*** will enter onto the land and carry out the demolition, removal or restoration, at the expense of the owner.

2. The ***Council***, may, as a condition of issuing a temporary use permit, require that the applicant provide to the ***City***, security in the form of an Irrevocable Letter of Credit or cash, to guarantee the performance of the terms of the permit.
3. A person to whom a temporary use permit has been issued may apply to have the permit renewed; however, the permit may be renewed only once. At the end of the renewal, a person may apply to have a completely new permit issued conditional on ***Council*** approval and will be required to follow the same process as the original application.
4. The applicant for a temporary use permit application shall provide information related to following:
   a. If the temporary ***Use*** will operate at an intensity of ***Use*** suitable to the surrounding area;
   b. If the temporary ***Use*** will be compatible with regard to use, design, and operation of surrounding land ***Uses***; and
   c. That the temporary ***Use*** will operate on a temporary basis only and include plans, or a letter of undertaking to terminate the use and restore the site by the expiry date of the temporary use permit.

H. Secondary Suites

1. All ***Secondary Suites*** shall adhere to the following regulations:
   a. Shall only be permitted provided a Residential ***Principal Use*** of a exists on a ***Lot;***
   b. Shall have a separate entrance from the ***Principal Use*** of a ***Dwelling Unit*** on a ***Lot***. Shared entrances or entrances where occupants must enter through the principal ***Dwelling Unit*** are prohibited; and
   c. Shall provide ***Off Street Motor Vehicle Parking*** in accordance with Section 109.

I. Secondary Detached Units

1. All ***Secondary Detached Units*** must adhere to the following regulations:
   a. Shall only be permitted provided a ***Residential Principal Use*** exists on a ***Lot***;
   b. Only one ***Secondary Detached Unit*** shall be permitted on a ***Lot***.
   c. Shall provide ***Off Street Motor Vehicle Parking*** in accordance with Section 109;
   d. Unless otherwise specified in this Bylaw, shall be sited a minimum of 5.0 m (16.4 ft), and a maximum of 25.0 m (82.0 ft), from the ***Principal Building*** on the ***Lot***;
   e. On a ***Lot*** located within the ***Urban Growth Boundary***, a ***Coach House*** or ***Garden Cottage*** shall be located entirely to the rear of the ***Principal Building***;
   f. Shall not be subdivided from the ***Building*** or ***Lot*** for which it is an ***Accessory Use*** to;
   g. Shall not be subdivided from the ***Building*** or ***Lot*** for which it is an ***Accessory Use*** to under the *Strata Property Act,* S.B.C. 1998, c.43.;
   h. Shall require independent vehicular access to the ***Secondary Detached Unit*** by:

i. a location on a ***Lot (Corner)***,

ii. by ***Lane*** access, or

iii. on a ***Lot*** wide enough such that the rear yard is accessible by a ***Driveway*** with a width of not less than 3.0 m (9.8 ft); and

i. The maximum ***Floor Space*** shall adhere to **Table 106.1** where the maximum allowable ***Floor Space*** is expressed as the lesser of either the percentage of the total ***Floor Space*** of the ***Principal Use*** on the ***Lot,*** or the maximum allowable ***Floor Space***:

Table 106.1

OCP Designation	Maximum ***Floor Space*** = the lesser of either:	
	Percentage of ***Principal Use***	Maximum ***Floor Space***
Agricultural	N/A	90.0 sq m (967.0 sq ft)
Rural and *Rural Residential*	50%	110.0 sq m (1,184.0 sq ft)
Suburban Residential	50%	95.0 sq m (1,023.0 sq ft)
All other designations where the zone allows a ***Secondary Detached Unit***	50%	75.0 sq m (807.0 sq ft)

J. Shipping Containers

1. A **Shipping Container,** when not used for shipping purposes, shall be permitted subject to the following provisions:

   a. As a temporary ***Building*** for ***Enclosed Storage (Shipping Container)*** in all zones during construction of a new ***Building*** or ***Structure*** on the same or adjacent ***Lot***, subject to issuance of an associated and valid building permit for the new ***Building*** or ***Structure***.

   b. As an ***Accessory Building*** to an ***Industrial Use*** for ***Enclosed Storage (Shipping Container) Use*** only, subject to the landscape screening provisions in Section 112 C.7. of this Bylaw.

   c. As an ***Accessory Building*** to a ***Commercial Use*** for ***Enclosed Storage (Shipping Container) Use*** only, subject to the landscape screening provisions in Section 112 C.7. of this Bylaw.

   d. As an ***Accessory Building*** to an ***Institutional Use*** for ***Enclosed Storage (Shipping Container) Use*** only, subject to the landscape screening provisions in Section 112 C.7. of this Bylaw.

   e. As an ***Accessory Building*** to an ***Agricultural Use*** for ***Enclosed Storage (Shipping Container) Use*** only within the A zones or RU zones on a ***Lot*** classified as “Farm” under the *British Columbia Assessment Act*. Placement of the ***Shipping Container*** is subject to the landscape screening provisions in Section 112 C.7. of this Bylaw.

   f. As an ***Accessory Building*** to a ***Residential Use*** for ***Enclosed Storage (Shipping Container) Use*** only within allowable zones. Limit one ***Shipping Container*** per lot. Maximum allowable size for ***Enclosed Storage (Shipping Container)*** to ***Residential Use*** is 15.0 sq.m. (161.5 sq.ft.). Placement of the ***Shipping Container*** is subject to the landscape screening provisions in Section 112 C.7. of this Bylaw.

2. Where permitted, a ***Shipping Container*** shall:

a. Only be used for ***Enclosed Storage (Shipping Container)***;

b. Meet the following minimum standards for the use of ***Shipping Containers*** as storage buildings:

   i. The ***Shipping Container*** must meet or exceed all relevant requirements of BC Safety Codes, including Division B-Part 3 and Division B-Part 4 of the BC Fire Code.

   ii. No smoking shall be allowed in the ***Shipping Container***;

   iii. The ***Shipping Container*** shall not be installed under power lines; and

   iv. The ***Shipping Container*** and contents must be identified in the site's Fire Safety Plan.

c. Be sited in compliance with the setbacks stipulated for ***Accessory Buildings/Structures*** in the applicable zone. In addition to this, the ***Shipping Container*** must also be sited according to the following provisions:

   i. There must be a minimum separation distance of 1.5 m (4.9 ft) between any combustible ***Building*** or ***Structure*** and the ***Shipping Container***;

   ii. The ***Shipping Container*** must be located at least 6.0 m (19.7 ft) from exits, windows or unprotected openings in an exposed ***Building***;

   iii. Greater separation distances will be required based upon exposure to any combustible materials or ***Structure***;

   iv. The ***Shipping Container*** doors are positioned such that they face away from any other ***Structure***;

   v. The ***Shipping Container*** doors must be positioned such that they face away from any means of road access to the container for fire personnel; and

   vi. No combustible materials may be placed near the ***Shipping Container***.

d. Not exceed a maximum ***Height*** of 4.5 m (14.76 ft);

e. Not be stacked or placed on top of another ***Building***;

f. Not be ***Used*** for the storage of gasoline, propane, or any flammable or combustible liquid or compressed gas; and

g. Be ventilated according to the following provisions:

   i. One ventilation opening must be added within 150 mm (5.9 in) of the floor in the container door primarily used for opening;

   ii. One ventilation opening must be added within 150 mm (5.9 in) from the top of the container on the opposite end from the doors for cross ventilation

   iii. The high ventilation opening cannot be directly venting toward another ***Building*** or ***Structure***;

   iv. The high ventilation opening must also have a wind vent device, designed to generate a venturi effect during low wind speeds; and

   v. Neither ventilation opening can be obstructed by stored materials at any time and must be kept clean of internal and external debris;

   vi. The minimum size of the ventilation openings to be:

      i. Two - 0.3 m (0.98 ft) by 0.3 m (0.98 ft) openings for containers 6.0 m (19.7 ft) or less in length, or

      ii. Two - 0.5 m (1.64 ft) by 0.5 m (1.64 ft) openings for containers over 6.0 m (19.7 ft) in length;

and

vii. Both openings will be covered by open grate wire mesh with greater than 50% free area.

A. General Regulations

1. ***Home Occupation*s** shall adhere to the following regulations:
   a. Operator(s) of the ***Home Occupation*** must reside on the ***Lot*** where the ***Home Occupation*** is conducting business.
   b. ***Home Occupations*** shall be entirely enclosed within a ***Building***.
   c. No more that two (2) ***Home Occupations*** shall be permitted within a ***Dwelling Unit*** in the case of Attached Multi-unit Residential ***Development***.
   d. The maximum number of patrons or students for all ***Home Occupations*** on a ***Lot*** shall be limited to 10 patrons or students assembled at one time.
   e. Notwithstanding the definition of ***Retail (Minor),*** retail sales of goods shall be limited to a ***Floor Space*** of less than 10.0 sq m (108.0 sq ft).
   f. Shall provide ***Off Street Motor Vehicle Parking*** in accordance with Section 109.
   g. The maximum ***Floor Space*** that is permitted for all ***Home Occupations*** per ***Dwelling Unit*** shall adhere to Table 107.1:

Official Community Plan Designation	Maximum ***Floor Space***
Rural, *Rural Residential* and *Suburban Residential* (greater than 1.8 ha (4.4 ac))	186.0 sq m (2,002.0 sq ft)
Rural, *Rural Residential* and *Suburban Residential* (equal to or less than 1.8 ha (4.4 ac))	140.0 sq m (1,500.0 sq ft)
All OCP designations within the *Urban Growth Boundary*, except *Suburban Residential*	56.0 sq m (603.0 sq ft)

B. Prohibited *Uses*

1. The following ***Uses***, or ***Use*** groups, are prohibited as a ***Home Occupation****:*
   a. ***Adult Entertainment Establishment***;
   b. all ***Accommodation Uses***;
   c. all ***Motor Vehicle Uses***;
   d. all ***Cultural Uses***;
   e. all ***Entertainment Uses***;
   f. all ***Food and Beverage Uses***, except **that** ***Restaurant (Minor)*** is permitted;
   g. all ***Recreation Uses***;
   h. all ***Industrial Uses***, except that ***Industrial* (*Light Manufacturing)*** is permitted;
   i. all ***Institutional Uses***, except that ***Child Care Centre*** is permitted;
   j. all ***Retail Uses***, except that ***Retail (Minor)***, ***Produce Sales*,** and ***Second Hand Store*** are permitted;
   k. ***Cannabis Production Facility***;
   l. all ***Waterfront Uses***;
   m. ***Beverage Container Return Centre***;
   n. ***Cheque Cashing and Payday Loans***;
   o. ***Conference Centre***;
   p. ***Drive-through Service***;

q. ***Driving School***;

r. ***Drycleaner***; and

s. ***Supportive Recovery***.

2. In addition to the prohibited **Home Occupations** shown in (1) above, ***Home Occupations*** that do any of the following shall not be permitted:

   a. discharge or emit odorous, noxious or toxic matters or vapours, heat, glare, noise or radiation, or recurrently generated ground vibrations;

   b. result in traffic congestion, electrical interference, fire hazard or health hazards;

   c. involve the salvage, repair, maintenance or sale of ***Motor Vehicle*** or ***Motor Vehicle Accessory***, parts or engines;

   d. involve the use of a ***Motor Vehicle*** exceeding 5,500 kg (12,125 lbs) licensed gross vehicle weight unless such ***Motor Vehicle*** is completely enclosed within a ***Building***, except on a ***Lot*** designated *Rural* or *Rural Residential*; and

   e. involve the use of more than one commercial ***Motor Vehicle,*** unless such ***Motor Vehicle*** is completely enclosed within a ***Building***, except on a ***Lot*** designated *Rural*, *Rural Residential* or *Suburban Residential*.

C. Employees

1. On a ***Lot*** designated *Rural*, *Rural Residential* and *Suburban Residential* where the ***Lot*** is 1.8 ha (4.4 ac) or greater, ***Home Occupations*** shall have a maximum of five (5) employees including not more than four (4) non-resident employees.

2. On a ***Lot*** designated *Rural*, *Rural Residential* and *Suburban Residential*, where the ***Lot*** is less than 1.8 ha (4.4 ac), ***Home Occupations*** shall have a maximum of four (4) employees, including not more than three (3) non-resident employees.

3. On a ***Lot*** located within the ***Urban Growth Boundary***, other than a ***Lot*** designated *Suburban Residential*, a ***Home Occupation*** shall have a maximum of three (3) employees including not more than two (2) non-resident employees.

4. Where the employees of a ***Home Occupation*** do not conduct their occupation on the subject property, there shall be no restrictions on the number of employees.

D. *Short-Term Rental* Regulations

1. In addition to other ***Home Occupation*** regulations, ***Short-Term Rental*** operations shall comply with the following:

   a. ***Short-Term Rental*** operations are permitted in the following residential uses:

      i. ***Single Family Dwelling***,

      ii. ***Duplex***,

      iii. ***Triplex***,

      iv. ***Fourplex***,

      v. ***Infill Townhouse***,

      vi. ***Townhouses***,

vii. ***Apartment***,

viii. ***Coach House***,

ix. ***Garden Cottage***,

x. ***Secondary Suite***, and

xi. ***Manufactured Home***.

b. Limited to taking place within the host's ***Principal Dwelling Unit*** and/or within:

i. One ***Secondary Suite*** located on the same ***Lot*** as the host's ***Principal Dwelling Unit***, or,

ii. One ***Secondary Detached Unit*** located on the same ***Lot*** as the host's ***Principal Dwelling Unit.***

c. Despite any other provisions within this Bylaw, all ***Short-Term Rental*** operations are subject to the provisions of the *Short-Term Rental Accommodations Act* and other Provincial regulations pertaining to ***Short-Term Rental*** operations.

E. *Child Care Centre* Regulations

1. In addition to other ***Home Occupation*** regulations, a ***Child Care Centre*** shall comply with the following:

a. where a ***Home Occupation*** is a ***Child Care Centre****,* the use shall be limited to not more than eight (8) children; and

b. notwithstanding Section 107 (A) (f)., where a ***Child Care Centre*** is located on a ***Lot***, the ***Use*** shall not occupy more than 140.0 sq m (1,500.0 sq ft) of ***Floor Space***.

SECTION 108 ENVIRONMENTAL PROTECTION

A. Intent

1. The intent of the Environmental Protection section is to provide regulations related to the protection of watercourses.

B. Applying Streamside Protection by Geographic Area

1. ***Streamside Protection and Enhancement Areas*** within the ***City*** are established by geographic area:
   a. Cedar Valley: ***Streamside Protection and Enhancement Areas*** shall be determined by the assessment methods in the provincial *Riparian Area Protection Regulations (RAPR)* and the *Protected Natural Assets* areas as identified in the Cedar Valley Local Area Plan (CVLAP);
   b. All other areas of the ***City***: ***Streamside Protection and Enhancement Areas*** shall be determined by the assessment methods in the provincial *Riparian Area Protection Regulations (RAPR)* only.

C. Width of *Streamside Protection and Enhancement Areas*

1. In Cedar Valley, as shown on Schedule **B**, the ***Streamside Protection and Enhancement Areas*** are those areas determined by the ***Protected Natural Asset*** area shown on Schedule **B**.
2. In all other areas of Mission, except for those areas on Schedules **B**, the ***Streamside Protection and Enhancement Areas*** are those areas determined by the Assessment Methods in the *Riparian Areas Protection Regulation* legislation.

D. *Uses* Permitted in *Streamside Protection and Enhancement Areas*

1. Low-impact public pedestrian trail only when no harmful alteration, disruption or destruction of habitat will occur.
2. Activities with respect to an existing ***Building*** or structure described in Section 532 of the *Local Government Act*, if a building permit is issued only for the purpose of enabling reconstruction or repair of a permanent structure on its existing foundation or a minor addition to an existing structure where the addition is on the opposite side of the permanent ***Structure*** away from the ***Stream***.

E. Uses Prohibited in *Streamside Protection and Enhancement Areas*

1. No disturbance shall occur on any land within a ***Streamside Protection and Enhancement Area*** except as determined by the report submitted by the Qualified Environmental Professional or ***Uses*** identified under Section 108, Part D.

SECTION 109 OFF STREET MOTOR VEHICLE PARKING REGULATIONS

A. Intent

1. The intent of the ***Off Street Motor Vehicle Parking*** regulations section is to provide regulations related to the provision of ***Motor Vehicle*** parking spaces.

B. Accessibility and *Use*

1. All parking spaces shall be located and designed to permit direct and unobstructed ***Motor Vehicle*** access to all parking spaces by way of a maneuvering aisle;
2. For a ***Development*** that contains ***Commercial***, ***Industrial***, ***Institutional***, ***Attached Multi-Unit Residential*** (except ***Rowhouses***, ***Duplexes*** and ***Duplex (Fee Simple) Uses***), parking spaces shall not be accessible directly off a ***Street*** or ***Lane***;
3. ***Parking (Tandem)*** is prohibited for all ***Uses*** except: ***Duplex***, ***Duplex (Fee Simple)***, ***Rowhouse***, and ***Townhouse***. In the case of a ***Townhouse Use***, required visitor parking shall not be in the form of ***Parking (Tandem)***.
4. Visitor ***Motor Vehicle*** parking spaces shall be clearly marked by painting the word "VISITOR" on each space, be convenient to use and not limited in use by any security gates or fencing; and
5. ***Off Street Motor Vehicle Parking*** Limitations:

Zone	***Off-Street Motor Vehicle Parking*** Limitations
Rural zones, Rural Residential zones, and Agriculture zones	a. ***Off Street Motor Vehicle Parking*** and ***Driveway***, shall not occupy more than 10% of the ***Lot Area*** or 2,025.0 sq m (21,797.0 sq ft), whichever is less. b. ***Off Street Motor Vehicle Parking***, or storage, of the following shall be completely enclosed within a ***Building***: i. More than four unlicensed ***Motor Vehicle***; and ii. Dismantled or wrecked ***Motor Vehicles***.
Suburban zones	a. ***Off Street Motor Vehicle Parking*** shall not occupy more than 15% of the ***Lot Area*** or 535.0 sq m (5,759.0 sq ft), whichever is less. b. ***Off Street Motor Vehicle Parking***, or storage, of the following shall be completely enclosed within a ***Building***: i. Motor Vehicle exceeding 5,500 kg (12,125 lbs) gross vehicle weight (GVW); ii. Equipment exceeding 225 kg (496 lbs) in weight that is used or designed for use for construction or maintenance purposes; iii. Recreation Vehicle or Trailer exceeding 7.5 m (24.6 ft) in length; iv. More than one unlicensed Motor Vehicle; and v. Dismantled or wrecked Motor Vehicles.

Zone	***Off-Street Motor Vehicle Parking*** Limitations
Urban Residential zones, Urban Compact zones, Multi-Unit Boarding Use 558 Zone (MB558), and Multi-Unit Duplex 465 Zone (MD465)	b. No ***Off Street Motor Vehicle Parking*** shall be permitted in the required ***Front Yard,*** unless on a ***Driveway***; c. ***Off Street Motor Vehicle Parking***, or storage, of the following shall be completely enclosed within a ***Building***: i. ***Motor Vehicle*** exceeding 5,500 kg (12,125 lbs) gross vehicle weight (GVW); ii. Equipment exceeding 225 kg (496 lbs) in weight that is used or designed for use for construction or maintenance purposes; iii. ***Recreation Vehicle*** or ***Trailer*** exceeding 7.5 m (24.6 ft) in length; iv. More than one unlicensed ***Motor Vehicle***; and v. Dismantled or wrecked ***Motor Vehicle***. d. No ***Motor Vehicle*** parking shall be permitted within 1.5 m (5.0 ft) of any ***Lot Line (Rear)*** or ***Lot Line (Exterior Side)*** bounded by a ***Street***.
Multi-unit Residential zones (except MD465 and MB558)	a. No ***Off Street Motor Vehicle Parking*** shall be permitted in the required ***Front Yard,*** unless on a ***Driveway***; b. ***Off Street Motor Vehicle Parking***, or storage, of the following shall be completely enclosed within a ***Building***: i. ***Motor Vehicle*** exceeding 5,500 kg (12,125 lbs) gross vehicle weight (GVW); ii. Equipment exceeding 225 kg (496 lbs) in weight that is used or designed for use for construction or maintenance purposes; iii. ***Recreation Vehicle*** or ***Trailer*** exceeding 7.5 m (24.6 ft) in length; iv. More than one unlicensed ***Motor Vehicle***; and v. Dismantled or wrecked ***Motor Vehicle***. c. No ***Motor Vehicle*** parking shall be permitted within 1.5 m (5.0 ft) of any ***Lot Line (Rear)*** or ***Lot Line (Exterior Side)*** bounded by a ***Street***.
Commercial zones, Mixed-Use Commercial/Residential zones, and Neighbourhood Centre zones	a. ***Off Street Motor Vehicle Parking***, or storage of any ***Motor Vehicle, Recreation Vehicle*** or ***Trailer*** must be located entirely on the ***Lot***.

Zone	***Off-Street Motor Vehicle Parking*** Limitations
MissionCity Downtown zones	a. ***Off Street Motor Vehicle Parking***, or storage of any ***Motor Vehicle, Recreation Vehicle*** or ***Trailer*** must be located entirely on the ***Lot***.
Industrial zones	a. ***Off Street Motor Vehicle Parking***, or storage of any ***Motor Vehicle, Recreation Vehicle,*** or ***Trailer*** must be located entirely on the ***Lot***.
Institutional zones	a. ***Off Street Motor Vehicle Parking***, or storage of any ***Motor Vehicle, Recreation Vehicle*** or ***Trailer*** must be located entirely on the ***Lot***.
Resource Industrial zones	a. ***Off Street Motor Vehicle Parking***, or storage of any ***Motor Vehicle, Recreation Vehicle*** or ***Trailer*** must be located entirely on the ***Lot***.

C. Design and Maintenance

1. On a ***Lot*** that has an ***Official Community Plan*** designation that allows ***Single Family Dwelling, Duplex***, ***Triplex***, ***Fourplex***, or ***Infill Townhouse Development***, each ***Off Street Motor Vehicle Parking*** space shall:
   a. be surfaced with asphalt, concrete or paving stones; and
   b. be illuminated.
2. On a ***Lot*** that has an ***Official Community Plan*** designation that allows ***Commercial, Industrial, Attached Multi-Unit*** (except ***Duplex***), Mixed-Use designation ***Development***, each ***Off Street Motor Vehicle Parking*** space and access/maneuvering aisle shall:
   a. be surfaced with asphalt, concrete or paving stones;
   b. be clearly marked by painted lines or otherwise clearly identified;
   c. be illuminated; and
   d. provide adequate curb or wheel stops to prevent ***Motor Vehicles*** from obstructing an adjacent pedestrian walkway, ***Bicycle Parking (Short-term)*** area or landscape area.
3. On ***Lots*** designated ***Mission City Downtown, Mixed-use Commercial/Residential, Neighbourhood Centre, Attached Multi-unit Residential, Mid-Rise Multi-unit Residential, Commercial, Industrial, Future Employment Lands, and Institutional***, all parking areas shall provide ***Landscaping*** in accordance with the provisions of Section 112.

D. *Off Street Motor Vehicle Parking Space* Sizes

1. The minimum dimensions for ***Motor Vehicle*** parking space and associated maneuvering aisle shall be as follows:

Motor Vehicle Parking Angle (in degrees)	Width of ***Motor Vehicle*** Parking Space	Length of ***Motor Vehicle*** Parking Space	Width of Aisle adjacent to ***Motor Vehicle*** Parking Space	Traffic Direction
90	2.6 m (8.5 ft)	5.5 m (18.0 ft)	7.0 m (23.0 ft)	2-way
90	2.6 m (8.5 ft)	5.5 m (18.0 ft)	6.5 m (21.3 ft)	2-way within ***Building***
90 Compact	2.5 m (8.2 ft)	5.0 m (16.4 ft)	6.5 m (21.3 ft)	2-way
60	2.6 m (8.5 ft)	5.5 m (18.0 ft)	6.5 m (21.3 ft)	2-way
60 Compact	2.6 m (8.5 ft)	5.0 m (16.4 ft)	6.5 m (21.3 ft)	2-way
45	2.6 m (8.5 ft)	5.5 m (18.0 ft)	6.5 m (21.3 ft)	2-way
45 Compact	2.7 m (8.9 ft)	5.0 m (16.4 ft)	6.5 m (21.3 ft)	2-way
180 (parallel)	2.6 m (8.5 ft)	6.7 m (22.0 ft)	6.5 m (21.3 ft)	2-way

Parking Dimensions for Garages and Carports

Parking Space Type	Width of Parking Space	Length of Parking Space		
Single Garage	3.0 m (9.8 ft)	6.1 m (20.0 ft)	N/A	N/A
Double Garage	2.8 m (9.0 ft)	6.1 m (20.0 ft)	N/A	N/A
Parking (Tandem) Space in a Garage	3.2 m (9.2 ft)	6.1 m (20.0 ft)	N/A	N/A

2. Where the total number of required ***Off Street Motor Vehicle Parking*** spaces exceeds 25, up to 20% of the total required parking spaces may be provided as compact parking. All compact parking spaces shall be clearly marked “Small Car Only”. Compact parking shall not be permitted for single or double wide garages.
3. ***Off Street Motor Vehicle Parking*** spaces that abut a wall, retaining wall, fence or similar structure shall have a minimum width of 3.0 m (98.0 ft), except if located within a single or double-wide garage.
4. The vertical clearance for ***Off Street Motor Vehicle Parking*** spaces must be at least 2.1 m (7.0 ft) over the entire width and length of each ***Motor Vehicle*** parking space and be free of protrusions or encroachments by any structural and non-structural elements, except that this shall be increased to 2.3 m (8.0 ft) on the first level below ***Grade (Finished)*** where accessible ***Motor Vehicle*** parking spaces are provided.
5. For underground parking, ***Building*** support columns shall not intrude into the minimum width or length of ***Motor Vehicle Parking Spaces****,*
6. ***Driveways*** that are not adjacent to a parking space shall have a minimum width of 6.0 m (19.7 ft) for two-way traffic and 4.0 m (13.1 ft) for one-way traffic.

E. Required *Off Street Motor Vehicle Parking*

1. For the purposes of determining the required number of ***Motor Vehicle*** parking spaces for a new ***Development***, the total capacity for which the ***Building*** is designed shall be the numerical measurement for parking space requirements.
2. ***Off Street Motor Vehicle Parking*** shall be provided on a ***Lot*** for all the intended uses for the ***Lot*** in accordance with Section 109 Part E.3.
3. ***Off Street Motor Vehicle Parking*** shall be provided for each category of use or specific use in accordance with the following tables:

a. Accommodation

Use	Minimum Number of Required Parking Spaces
All ***Uses*** within the ***Accommodation*** category, other than ***Uses*** listed below:	1.0 space per ***Sleeping Unit***
Campground	1.0 space per 5 camping spaces

b. Agriculture

Use	Minimum Number of Required Parking Spaces
All ***Uses*** within the ***Agriculture*** category	N/A

c. Motor Vehicle

Use	Minimum Number of Required Parking Spaces
All **Uses** with the ***Motor Vehicle*** category, other than ***Uses*** listed below:	2.0 spaces per 100.0 sq m (1,076 sq ft) of ***Floor Space***, plus
Car Wash	1.0 space per wash bay
Parking Lot	N/A

d. Cultural

Use	Minimum Number of Required Parking Spaces
All ***Uses*** within the ***Cultural*** category	2.5 spaces per 100.0 sq m (1,076.0 sq ft) of ***Floor Space***

e. Entertainment

Use	Minimum Number of Required Parking Spaces
All ***Uses*** within the ***Entertainment*** category, other than ***Uses*** listed below:	1.0 space per 10.0 sq m (107 sq ft) of ***Floor Space***
Bowling Alley	3.0 spaces per bowling lane
Cinema	1.0 space per 5 seats of total capacity
Pool and Billiards Hall	1.0 space per 25.0 sq m (269 sq ft) of ***Floor Space***

On a ***Lot*** designated Mission City *Downtown*, parking requirements for ***Entertainment Uses*** may be reduced by 35%.

f. Food and Beverage

Use	Minimum Number of Required Parking Spaces
All ***Uses*** within the ***Food and Beverage*** category, other than ***Uses*** listed below:	5.0 spaces per 100.0 sq m (1,076.0 sq ft) of ***Floor Space***
Restaurant (Drive-through)	3.0 spaces per 100.0 sq m (1,076.0 sq ft) of ***Floor Space***
Restaurant (Major), ***Restaurant (Minor)***, or ***Neighbourhood Public House***	5.0 spaces per 100.0 sq m (1,076.0 sq ft) of ***Floor Space***

g. Industrial

Use	Minimum Number of Required Parking Spaces
All ***Uses*** within the ***Industrial*** category, other than ***Uses*** listed below:	1.0 space per 200.0 sq m (2,153.0 sq ft) of ***Floor Space***
Auction-Wholesale	1.0 space per 30.0 sq m (323.0 sq ft) of ***Floor Space***
Resource Extraction and ***Resource Processing***	N/A

h. Institutional

Use	Minimum Number of Required Parking Spaces
All ***Uses*** within the ***Institutional*** category, other than ***Uses*** listed below:	1.0 space per 35.0 sq m (376.0 sq ft) of ***Floor Space***
Care Facility	1.0 space per 2 beds for employee parking, plus 1.0 space per 4 beds capacity for visitor parking, plus 2.0 spaces for drop off
Cemetery	1.0 space per 5 seats of total capacity of assembly area
Child Care Centre	1.0 space per employee, plus 2.0 spaces for drop off
Civic Assembly	2.5 spaces per 100.0 sq m (1,076.0 sq ft) of ***Floor Space***
Congregate Care	0.75 spaces per ***Dwelling Unit***
Hospital	1.0 space per 100.0 sq m (1,076.0 sq ft) of ***Floor Area***
School (Elementary or Middle)	1.0 space per classroom, plus 2.0 spaces for bus loading and drop off
School (Secondary)	5 spaces per classroom, plus 2.0 spaces for bus loading and drop off
College and ***University***	5 spaces per classroom, and 0.25 space per ***Sleeping Unit*** within a ***Dormitory***, plus parking requirements for ***Retail*** and ***Restaurant Uses*** within the ***College*** or ***University***.
Library and ***Prison and Detention Facility***	1.0 space per 100.0 sq m (1,076.0 sq ft) of ***Floor Space***

i. Office

Use	Minimum Number of Required Parking Spaces

All ***Uses*** within the ***Office*** category, other than ***Uses*** listed below:	2.0 spaces per 100.0 sq m (1,076.0 sq ft) of ***Floor Space***
Office (Medical Office)	3.0 spaces per 100.0 sq m (1,076.0 sq ft) of ***Floor Space***

On a ***Lot*** designated Mission City Downtown, parking requirements for ***Office Uses*** may be reduced by 35%.

j. Personal Service

Use	Minimum Number of Required Parking Spaces
All ***Uses*** within the ***Personal Service*** category	2.5 spaces per 100.0 sq m (1,076.0 sq ft) of ***Floor Space***

k. Recreation

Use	Minimum Number of Required Parking Spaces
All ***Uses*** other than ***Uses*** listed below:	1.0 space per 150.0 sq m (1,615.0 sq ft) of ***Floor Space***
Commercial Outdoor Recreation	1.0 space per every 4 seats of capacity, or 4 spaces per 100.0 sq m (1,076.0 sq ft) of ***Floor Space*** i. to be used only where occupancy is not determined by seating
Golf Course	4.0 spaces per hole
Golf Driving Range	1.5 spaces per tee
Indoor Recreation Facility	1.0 space per 4 seats of total capacity of assembly area, plus 3.0 spaces per 100.0 sq m (1,076 sq ft) of other ***Floor Space***
Park	N/A

l. Residential

Use	Minimum Number of Required Parking Spaces
All ***Uses*** other than ***Uses*** listed below:	1.5 spaces per ***Dwelling Unit***
Apartment (Market Strata) – Studio and 1 bedroom	1.0 spaces per ***Dwelling Unit***, plus 0.2 spaces per ***Dwelling Unit*** for visitor parking
Apartment (Market Strata) – 2 bedroom or greater	1.5 spaces per ***Dwelling Unit***, plus 0.2 spaces per ***Dwelling Unit*** for visitor parking
Apartment (Market Rental) – All unit sizes	0.75 spaces per ***Dwelling Unit***, plus 0.2 spaces per ***Dwelling Unit*** for visitor parking
Apartment (Affordable Rental) – All unit sizes	0.5 spaces per ***Dwelling Unit***, plus 0.2 spaces per ***Dwelling Unit*** for visitor parking
Boarding Use	1.0 space per every 2 guest room used
Home Occupation	1.0 space per every non-resident employee, *plus 1.0 space per additional commercial* ***Motor Vehicle*** *required for the* ***Home Occupation***
Indoor Amenity Space	N/A

Use	Minimum Number of Required Parking Spaces
Amenity Space (Shared Common Indoor)	1.5 spaces per ***Dwelling Unit***, 2.0 ***Accessibility Parking Spaces***, 2.0 drop-off parking spaces, 1.0 space for 250 sq m (2,690 sq ft) of floor area, 1.0 space per employee
Manufactured Home Park	2.0 spaces per ***Dwelling Unit***, plus 0.2 spaces per ***Dwelling Unit*** for visitor parking
Outdoor Amenity Space	N/A
Residential Care	1.0 space per every 3 beds
Secondary Suite	1.0 space - must not impede access to the parking for the primary residential use.
Secondary Detached Unit	1.0 space - must not impede access to the parking for the primary residential use.
Secondary Family Dwelling	2.0 spaces per ***Dwelling Unit***
Supportive Recovery	1.0 space per 2 ***Sleeping Units***
Townhouse	2.0 spaces per ***Dwelling Unit***, plus 0.2 spaces per ***Dwelling Unit*** for visitor parking A maximum of 25% of all ***Dwelling Units*** in a ***Townhouse*** development may have ***Parking (Tandem)*** and a maximum of 50% of all ***Dwelling Units*** in a ***Townhouse*** building may have ***Parking (Tandem)*** Where parking in the excess of the maximums identified above is desired, all excess ***Parking (Tandem) Dwelling Units*** must provide a ***Driveway*** apron or on-site resident only ***Motor Vehicle*** parking space that meets the minimum required dimensions of a ***Motor Vehicle*** parking space as appropriate (compact options do not apply).

m. Retail:

Use	Minimum Number of Required Parking Spaces
All ***Uses*** within the ***Retail*** category	2.0 spaces per 100.0 sq m (1,076.0 sq ft) of ***Floor Space***

On a ***Lot*** designated Mission City *Downtown*, parking requirements for retail ***Uses*** may be reduced by 35%.

n. Service

Use	Minimum Number of Required Parking Spaces
All ***Uses*** within the ***Service*** category	2.0 spaces per 100.0 sq m (1,076.0 sq ft) of ***Floor Space***

On a ***Lot*** designated Mission City *Downtown*, parking requirements for service ***Uses*** may be reduced by 35%.

o. Storage

Use	Minimum Number of Required Parking Spaces
All ***Uses*** within the ***Storage*** category	N/A

p. Waterfront:

Use	Minimum Number of Required Parking Spaces
All ***Uses*** within the ***Waterfront*** category	1.0 space per 150.0 sq m (1,615.0 sq ft) of ***Floor Space***

F. Location of Parking Spaces and Aisles

1. Required ***Off Street Motor Vehicle Parking*** spaces and maneuvering aisles shall be provided on the same ***Lot*** as the ***Buildings*** or ***Use*** for which they are required.
2. Notwithstanding subsection 1 hereof, where all **Off Street *Motor Vehicle Parking*** spaces cannot be located on the same ***Lot*** as the ***Building*** for which they are required, such spaces may be situated on another ***Lot*** and may be counted towards the minimum parking requirement provided:
   a. they are located not more than 122.0 m (400.8 ft) from the ***Building*** for which they are required; and
   b. they are not already counted for another ***Use***.
3. Where parking is provided on a ***Lot*** in accordance with subsection 2 hereof, annexed to the title of such ***Lot*** shall be a covenant registered in favour of the ***City*** and the benefiting ***Lot*** indicating that the ***Lot*** or portion of the ***Lot*** concerned shall continue to be used and maintained solely for parking purposes.
4. Access ways or maneuvering aisles on one ***Lot*** that provide direct access to parking spaces located on an adjacent ***Lot*** shall have annexed to the title of such ***Lot*** a restrictive covenant in favour of the ***City*** and the benefiting ***Lot*** indicating that such aisles and access way shall be used and maintained solely for access purposes.

G. Queueing Lane and Queueing Space Requirements

1. Where a ***Drive through Service*** or ***Restaurant (Drive-through)*** is permitted in a zone, a ***Queueing Lane*** be provided and shall meet the following dimensions:
   a. a minimum width of 6.0 m (19.7 ft) along the entire length of the ***Queueing Lane***;
   b. a minimum length of 30.0 m (98.4 ft), up to and including the queueing space at the pick-up window, and shall be separate from any ***Drive Aisle***;
2. Where a ***Drive through Service*** or ***Restaurant (Drive-through)*** is permitted in a zone, a ***Queueing Lane*** shall:
   a. not be located in front yard or exterior side yard setback;
   b. not be located within 10.0 m (32.8 ft), horizontally or vertically, of a ***Residential Use***; and
   c. not be counted towards the ***Off Street Motor Vehicle Parking*** requirements.

H. Pedestrian Movement

1. Any ***Off Street Motor Vehicle Parking*** area that contains a ***Commercial, Industrial*** or ***Institutional Use*** on a ***Lot*** that is required to have 40 or more parking spaces shall:
   a. have at least one pedestrian walkway, with an unobstructed width of at least 3.0 m (9.8 ft), through a

parking area between two parking modules and aligned with a major entrance to a ***Principal Building***;

b. have at least two pedestrian walkways, with an unobstructed width of at least 3.0 m (9.8 ft), that connects to a public sidewalk that abuts the ***Lot***. In a case where there is no public sidewalk, the pedestrian walkway shall be provided to the front or exterior side yard ***Lot*** line; and

c. have clearly marked and signed crosswalks where they cross a ***Driveway***.

I. *Electric Vehicle* Charging Infrastructure

All ***Off Street Motor Vehicle Parking*** *spaces* required for ***Apartment***, ***Townhouse***, ***Commercial***, ***Industrial*** and ***Institutional Development*** shall meet the following requirements for the provision of ***Electric Vehicle*** charging infrastructure.

Building Type	Requirement #1 – Rough-in for ***Electric Vehicle Charging Stations***	Requirement #2 - ***Electric Vehicle Charging Station*** Installation
Apartment and ***Townhouse***	100% of all required ***Off Street Motor Vehicle parking*** spaces shall be ***Level 2 roughed-in***	N/A
Commercial, ***Industrial***, ***Institutional***	20% of all required ***Off Street Motor Vehicle parking*** spaces shall be ***Level 2 roughed-in***	1% of all required ***Off Street Motor Vehicle parking*** *spaces* shall have an ***Electric Vehicle Charging Station*** installed
Industrial, ***Apartment***, ***Townhouse***, ***Commercial***, ***Industrial***, ***Institutional Development*** that are required to have 15 or less ***Off Street Motor Vehicle Parking*** spaces	N/A	N/A
All other ***Development***	N/A	N/A

1. An ***Electric Vehicle*** energy management system shall be installed in ***Apartment***, ***Townhouse***, ***Commercial*** and ***Industrial Buildings*** that control electrical loads for the electrical vehicle supply equipment with a minimum performance standard to ensure a sufficient rate of ***Electric Vehicle*** charging;
2. Notwithstanding Section 109 Part I, a ***Building*** lawfully existing at the effective date of this Bylaw may be altered by adding 10% or less over the existing ***Floor Space*** without providing ***Electric Vehicle*** charging infrastructure; and
3. The ***Electric Vehicle Off Street Motor Vehicle Parking*** spaces shall be clearly identified with signage.

J. Accessible Parking Requirements

1. Accessible parking shall be provided for in accordance with the following table:

Minimum Number of Required Parking Spaces	Minimum Number of Required Accessible Parking Spaces
10-50	1.0
For each additional 50 parking spaces or part thereof, up to and including 300	1.0 additional

300+	1% of additional parking spaces required

2. Required ***Accessible Parking Spaces*** shall comply with the following:
   a. Be located close, and be accessible, to a ***Building*** entrance;
   b. In the case of ***Townhouses***, ***Accessible Parking Spaces*** shall be provided based only on the required visitor parking spaces, calculated in accordance with Section 109;
   c. In the case of ***Townhouses***, where ***Accessible Parking Spaces*** shall be provided, those spaces must be located in a central location; and
   d. When parking is located in a combination of underground and surface parking, at least one ***Accessible Parking Space*** shall be provided in each location
3. ***Accessible Parking Spaces*** shall comply with the following:
   a. The minimum width of which shall be determined by adding 1.3 metres to the minimum width required under Section 109 (compact options do not apply);
   b. Be clearly identified using the international symbol of accessibility
   c. Have a firm, slip resistant and level surface; and
   d. At least 1 such space shall have a pedestrian pathway with a minimum width of 1.2 metres immediately adjacent to the designated ***Accessible Parking Space***; this pedestrian pathway may serve more than one ***Accessible Parking Space*** and must be clearly marked.

SECTION 110 OFF STREET BICYCLE PARKING REGULATIONS

A. Intent

1. The intent of the ***Off Street Bicycle Parking*** **Regulations** section is to provide regulations related to the provision of ***Bicycle Parking Areas***.

B. Existing *Buildings*

1. Notwithstanding Section 110 Part A, a ***Building*** lawfully existing at the effective date of this Bylaw may be altered by adding 10% or less over the existing ***Floor Space*** without having to provide ***Bicycle Parking Areas***.

C. Accessibility and *Use*

1. ***Bicycle Parking (Short Term)*** spaces:
   a. shall be provided in an area that is separate from any required pedestrian, ***Motor Vehicle*** accesses, ***Motor Vehicle*** parking spaces, or ***Off-Street Loading Space*** that is required by Section 109 or 111;
   b. shall be located less than 6.0 m (19.6 ft) from the ***Amenity Space (Common Indoor)*** or ***Amenity Space (Shared Common Indoor)***, in the case of a ***Townhouse Use***;
   c. shall be located less than 6.0 m (19.6 ft) from a publicly-accessible entrance to the ***Building***, in the case of ***Commercial Uses***, ***Industrial Uses***, ***Institutional Uses*** and ***Apartment Uses***;
   d. shall be located wholly on the same ***Lot*** as the ***Building*** or ***Facility*** that it serves;
   e. may be provided as a room within a ***Building*** that contains ***Commercial Use***, ***Industrial Use*** or ***Institutional Use*** provided the spaces are accessible to the public at all times; and
   f. shall be separated from ***Off Street Motor Vehicle*** parking spaces by a physical barrier.
2. ***Bicycle Parking (Long Term) Spaces*** shall be:
   a. provided in a secured room that is accessible to all occupiers or tenants of the ***Building*** or ***Dwelling Units*** it serves.

D. Design and Maintenance

1. ***Bicycle Parking (Short-Term) Spaces*** and ***Bicycle Parking (Long Term) Spaces*** and access aisle shall:
   a. be surfaced with asphalt or concrete;
   b. be clearly identified with signage;
   c. be illuminated;
   d. be located so as to not obstruct pedestrian or ***Motor Vehicle*** movements;
   e. be protected from the weather with an awning, canopy or roof that covers the entire ***Bicycle Parking (Short Term)*** area, in a case where the parking is provided outside; and
   f. have a storage rack that has:
      i. no moving parts;
      ii. two points of contact for stability;
      iii. compatibility with standard locking devices;
      iv. easy access;
      v. tamper-proof bolts; and

vi. easy accessibility to individual bicycles even when at full capacity.

E. *Bicycle Parking* Space Sizes

1. The minimum dimensions for a bicycle parking space and associated maneuvering aisle shall be as follows:

Width of ***Bicycle Parking*** Space	Length of ***Bicycle Parking*** Space	Vertical Clearance	Access Aisle Width and Horizontal Clearance
0.6 m (2.0 ft)	1.8 m (5.9 ft)	2.0 m (6.5 ft)	1.5 m (4.9 ft)

F. Required Off Street *Bicycle Parking Areas*

1. For the purposes of determining bicycle parking requirement, the total capacity for which the ***Building***, or ***Facility*** is designed shall be the numerical measurement for parking requirements.
2. ***Bicycle Parking (Short-Term)*** spaces and ***Bicycle Parking (Long-Term)*** spaces shall be provided on a ***Lot*** for all the intended uses for the ***Lot*** in accordance with Section 110 Part D.1.
3. ***Bicycle Parking (Short-Term****) spaces and* ***Bicycle Parking (Long-Term)*** *spaces shall be provided for each category of use or specific use in accordance with the following tables:*

Use	Minimum Number of Required ***Bicycle Parking (Short-Term)*** Spaces
All ***Uses***, other than ***Uses*** listed below:	15% of the minimum number of total ***Motor Vehicle Parking Spaces*** required in Section 109
Institutional Uses, except • ***Care Facility***, • ***Cemetery***, • ***Congregate Care***, • ***Opioid Substitution Treatment Clinic***, and • ***Prison and Detention Facility.***	25% of the minimum number of total ***Motor Vehicle Parking Spaces*** required in Section 109
Care Facility**,** ***Cemetery***, ***Congregate Care***, ***Opioid Substitution Treatment Clinic***, and ***Prison and Detention Facility.***	5% of the minimum number of total ***Motor Vehicle Parking Spaces*** required in Section 109
Agriculture Uses, ***Resource Industrial Uses***, ***Single Family Dwelling***, ***Duplex***, ***Duplex (Fee Simple)****,* ***Triplex,*** ***Fourplex,*** ***Infill Townhouse,*** ***Secondary Detached Unit,*** and ***Rowhouse Unit.***	N/A
Apartment, and ***Townhouse.***	15% of the minimum number of total ***Motor Vehicle*** parking spaces required in Section 109.
Amenity Space (Shared Common Indoor)	1 space per 150 square metres of building floor area

Use	Minimum Number of Required ***Bicycle Parking (Long-Term)*** Spaces
All ***Uses*** other than ***Uses*** listed below:	N/A
Apartment.	0.5 space per ***Dwelling Unit*** within a common room located within the same ***Building*** the ***Dwelling Unit*** is located. The ***Bicycle Parking (Long Term) Spaces*** shall be a separate room than the ***Amenity Space (Common Indoor)***.
Townhouse, and ***Rowhouse.***	1 space per ***Dwelling Unit*** within a garage

SECTION 111 OFF STREET LOADING REGULATIONS

A. Intent

1. Subject to Section 111, Part B, where the provisions of this Bylaw require allowance for the off street loading of ***Motor Vehicles***. ***Off Street Loading Spaces*** shall be provided and maintained in conformity with the minimum standards in this Part.

B. Existing *Buildings*

1. Notwithstanding Section 111 Part A, a ***Building*** lawfully existing at the effective date of this Bylaw may be altered by adding 10% or less over the existing ***Floor Space*** provided all existing ***Off Street Loading Spaces*** are maintained.

C. *Use*

1. Required ***Off Street Loading Spaces*** shall not be used for any other ***Use***.

D. Loading Space Sizes

1. The minimum dimensions for ***Off Street Loading Spaces*** and associated maneuvering aisle shall be as follows:

Minimum Width of ***Off Street Loading Space***	Minimum Length of ***Off Street Loading Space***	Minimum Vertical Clearance of ***Off Street Loading Space***
3.2 m (10.5 ft)	9.0 m (29.3 ft)	3.5 m (11.5 ft)

E. Access

1. Direct ***Motor Vehicle*** access from a ***Street*** or ***Lane*** shall be provided to each loading space.

F. Design and Maintenance Standards

1. ***Off Street Loading Spaces*** shall have adequate curb stops to retain vehicles within the ***Off Street Loading Spaces***, to prevent ***Motor Vehicles*** from obstructing pedestrian walkways or causing damage to ***Landscaped Areas***.
2. ***Off Street Loading Spaces*** shall be surfaced with asphalt or concrete.
3. Each loading space shall be sited within 12.0 m (39.4 ft) of the loading door it is designed to serve.

G. Required Number of *Off Street Loading Spaces*

1. On a ***Lot*** that contains ***Institutional, Industrial,*** or ***Commercial Uses***, the minimum number of accessory ***Off Street Loading Spaces*** to be provided shall be:
   a. one loading space where the ***Floor Space*** of the ***Buildings*** on the ***Lot*** is more than 400.0 sq m (4,304.0 sq ft) and less than 2,000.0 sq m (21,528.0 sq ft); or
   b. two loading spaces where the ***Floor Space*** of the ***Buildings*** on a ***Lot*** is 2,000.0 sq m (21,528.0 sq ft) or more.

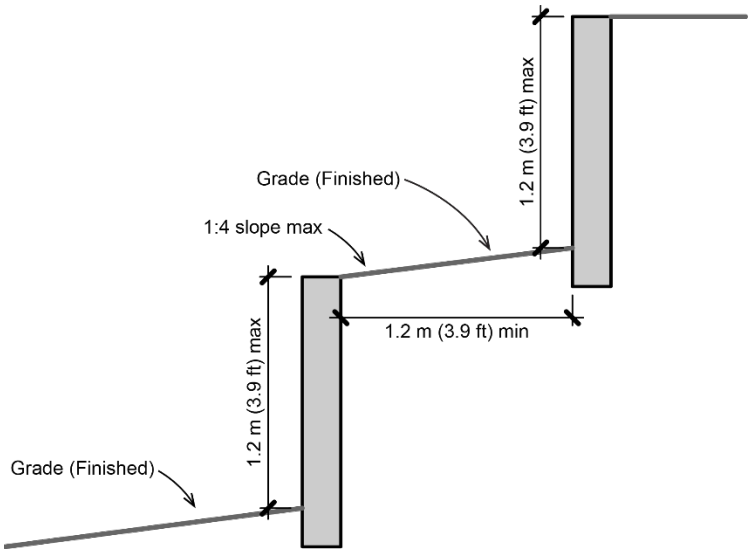
A. Fencing

1. Unless otherwise provided in this Bylaw, the following shall apply to all ***Lots*** within the ***Urban Growth Boundary***:
   a. No fence shall be constructed on a ***Lot*** to a ***Height*** exceeding:
      i. 1.9 m (6.2 ft), or
      ii. 1.2 m (3.9 ft) when it is located within a required ***Yard (Front)*** or ***Yard (Exterior Side)*** on a flanking ***Street,***
   b. Electric fencing is not permitted as perimeter fencing but may be utilized for securing:
      i. backyard hen coops and runs; and
      ii. other wildlife attractants as defined in the Solid Waste Management Bylaw 5526-2015 or as updated;

      provided that it is not accessible or otherwise interfacing with public areas and is designed and maintained in accordance with the Electric Fencing Guidelines as developed by WildSafeBC.
   c. Where a fence or similar ***Structure*** is located on top of a wall, the ***Height*** of the fence shall not exceed 1.5 m (4.9 ft).
   d. A ***Lot*** designated *Urban Residential* and *Urban Compact*:
      i. Where the ***Lot Line (Rear)*** of a ***Lot*** abuts the ***Lot Line (Interior)*** of an adjoining ***Lot***, the ***Height*** of fences, or walls, on such a rear ***Lot*** shall not be greater than the ***Height*** permitted on the side line of an adjoining ***Lot*** at the point of abutment.
      ii. Where a fence is erected in a required ***Yard (Front)*** on a flanking ***Street***, the fence shall be a visually permeable picket, rail, metal or other material fence. To be considered visually permeable, a fence must have a minimum of 33% open.
   e. A fence may only be constructed of wood, masonry materials (excluding poured concrete), metal, pre-cast manufactured perforated or decorative concrete blocks or panels, and any combination thereof.

B. Retaining Walls

1. The maximum exposed ***Height*** of a retaining wall at any point on the property, on a Lot designated Suburban Residential, Urban Residential, Urban Compact and Attached Multi-unit Residential, unless otherwise required as a condition of subdivision approval, shall not exceed 1.2 m (3.9 ft) in ***Height*** measured at ***Grade (Finished)***.
2. The minimum distance between retaining wall structures, on a Lot designated Suburban Residential, Urban Residential, Urban Compact and Attached Multi-unit Residential, unless otherwise required as a condition of subdivision approval, shall be 1.2 m (3.9 ft).
3. The maximum slope of ***Grade (Finished)*** between retaining wall structures shall be no more than 1:4 (1 rise:4 run).
4. Blank concrete block retaining walls shall not be permitted on a Lot designated Suburban Residential, Urban Residential, Urban Compact and Attached Multi-unit Residential.
5. The Approving Officer may approve retaining walls in excess of 1.2 m (3.9 ft) as a condition of subdivision.
6. The following provides a visual example of the requirements of Section 112 part B:



C. Landscaping

1. Where ***Landscaping*** is required by this Bylaw, no ***Development*** shall commence:
   a. unless a ***Landscaping Plan*** has been approved, as part of a development permit application; and
   b. unless the required security for the ***Landscape Plan*** has been submitted to the satisfaction of the ***City***.
   c. unless covered by the provisions of a Development Agreement, any ***Landscaping Area*** between the property line and the existing curb must be incorporated into the landscape plan and shall be landscaped concurrently with the landscaping on the ***Lot***.
2. ***Landscaping*** on a ***Development Lot*** shall comply with the following:
   a. Trees, shrubs and ***Landscape Screens*** shall be provided in the following amounts except where ***Buildings*** and ***Structures*** cover 90%, or greater of a ***Lot***:

OCP Designation	***Landscaping*** for Surface ***Motor Vehicle*** Parking Areas	***Landscaping*** for ***Landscape*** Areas
Mission City *Downtown, Mixed-use Commercial/Residential, Neighbourhood Centre, Attached Multi-unit Residential, Mid-Rise Multi-unit Residential, Commercial, Industrial, Future Employment Lands,* and *Institutional.*	1 tree per 5 ***Off Street Motor Vehicle Parking Spaces.*** Each tree shall be provided a minimum of 2.0 sq m (21.5 sq ft) of space. A landscape strip at least 4.0 m (13.1 ft) shall be provided when a ***Motor Vehicle*** parking area is adjacent to a ***Street***; and Shall provide a fence or ***Landscape Screen*** with a minimum height of 1.5 m (4.9 ft) when adjacent to a ***Lot*** that: **G.** is designated: *Urban Residential*, *Urban Compact*,	1 tree and 1 shrub for each 15.0 sq m (161.5 sq ft) of ***Landscape Area.*** Each tree shall be provided a minimum of 2.0 sq m (21.5 sq ft) of space. Shall provide a fence or ***Landscape Screen*** with a minimum ***Height*** of 1.5 m (4.9 ft) when adjacent to a ***Lot*** that: A. is designated *Urban Residential*, *Urban Compact*, *Suburban Residential*, *Rural*, *Rural Residential*; or

OCP Designation	***Landscaping*** for Surface ***Motor Vehicle*** Parking Areas	***Landscaping*** for ***Landscape*** Areas
	Suburban Residential, *Rural, Rural Residential*; or **H.** contains an existing residential land ***Use***.	B. contains an existing residential land ***Use***.
Urban Residential, Urban Compact, Suburban Residential, Rural Residential, and *Rural.*	N/A	In accordance with LAN.32 – Tree Retention / Replanting Policy.
Resource Industrial.	N/A	N/A

b. Tree and shrubs referenced in 2 (a), above, shall comply with the following:

i. Tree species at maturity shall have an average spread of crown greater than 5.0 m (16.4 ft). Trees having a lesser average mature crown of 5.0 m (16.4 ft) may be grouped so as to create the equivalent of 5.0 m (16.4 ft) or greater crown at maturity;

ii. Deciduous trees shall have a caliper of least 60 mm (2.4 in) caliper;

iii. Deciduous shrubs shall have a minimum height of 450 mm (17.7 in);

iv. Coniferous trees shall have a minimum height of 2.5 m (8.2 ft); and

v. Coniferous shrubs shall have a minimum spread of 450 mm (17.7 in).

3. When existing trees retained on a ***Development Lot*****:**

a. are at least 15.0 cm (6.0 in) in calliper, they may count double towards meeting the tree requirements of this Section.

b. are at least 25.0 cm (9.8 in) in calliper, they may count triple towards meeting the tree requirements of this Section.

4. Existing ***Landscaping*** or natural vegetation that is to be retained must be protected to the furthest extent of the drip line and the final grading of the site should not alter the existing grade within the root zone more than 20 cm. All *landscaping* materials and installation shall meet or exceed the *British Columbia Nursery Trades Association Standards* (BCNTA) and be regularly maintained.

5. All plant materials shall be hardy and indigenous to the ***City*** and to the location on the ***Lot*** where they are planted.

6. In the event that plant material required in an approved ***Development*** is inappropriate or fails to survive the plant materials shall be replaced with alternate materials that are hardy and indigenous to the ***City*** and meet or exceed the BCNTA standards.

7. Where a **Shipping Container** is placed on a property for **Enclosed Storage (Shipping Container) Use**, a **Landscape Screen** with a minimum **Height** of 2.0 m (6.56 ft) or the **Height** of the **Shipping Container**, whichever is greater, is required around the perimeter of the **Shipping Container** where is it visible from an adjacent **Lot** or **Highway**.

D. Landscaping Security

1. The ***Landscape Architect***, based on the information provided on the ***Landscape Plan,*** shall calculate the ***Landscaping*** costs. If the ***City*** does not accept the costs identified by the ***Landscape Architect***, they may determine a different landscaping cost figure for the purpose of determining the value of the landscaping security.

   a. The ***City*** shall require, as a condition of a development permit application, that the owner provide a monetary security to ensure that ***Landscaping*** is provided in accordance with the approved ***Landscape Plan***, and maintained for two growing seasons. The security shall be provided as cash, or an irrevocable letter of credit, with a value equal to 110% of landscape materials, labour and installation costs.

   b. Where a ***Lot*** is to be developed in phases, ***Landscaping*** and landscaping security need only be provided on that portion of the ***Lot(s)*** to be approved in each phase. ***Landscaping*** and landscaping security shall be required in subsequent phases on the remainder of the site at the time these are approved and developed.

   c. If cash is offered as the ***Landscaping*** security, it shall be held by the ***City***, without interest payable, until the ***Landscaping*** has been installed and successfully maintained for one calendar year from date of installation.

   d. If a letter of credit is offered as the ***Landscaping*** security, it shall be in a form satisfactory to the ***City***. The initial term of the letter of credit shall be one year. The owner shall renew the letter of credit for a further one-year term 30 days prior to expiry. This process shall be repeated as many times as is necessary so that the letter of credit is maintained until the installation of landscaping has occurred and maintenance of the ***Landscaping*** has been carried out one calendar year from date of installation, as determined by and to the satisfaction of the ***City***.

   e. The owner shall notify the ***City*** 30 days prior to the expiry date of the letter of credit, in order to provide sufficient time for the ***City*** to inspect the site and to determine if the ***Landscaping*** is well maintained and developed in accordance with the regulations of this Bylaw. If ***Landscaping*** conditions are satisfactory to the ***City***, the letter of credit may be released. If inspection cannot be made within this 30-day period due to weather conditions or other extenuating circumstances, the ***City*** may require renewal of the letter of credit until a satisfactory inspection can be made.

   f. Upon application by the owner's representative, a letter of credit may be amended to a reduced amount, for attachment to the original letter of credit, at the discretion of the ***City***, when any of the following events occur and are to the satisfaction of the ***City***:

      i. the required ***Landscaping*** has been properly installed.

      ii. the required ***Landscaping*** has been well maintained and is in a healthy condition after one growing season.

      iii. the required ***Landscaping*** has been well maintained and is in a healthy condition after two growing seasons. In this last case, the letter of credit shall be fully released.

      iv. receipt of a comfort letter from the ***Landscape Architect*** of record.

   g. Any letter of credit shall allow for partial draws. If the ***Landscaping*** is not completed in accordance with the approved ***Landscape Plan*** within one growing season after completion of the ***Development***, or if the ***Landscaping*** is not well maintained and in a healthy condition two growing seasons after completion of the ***Landscaping***, the ***City*** may draw on a cash security or a letter of credit and the amount thereof shall be paid to the ***City*** for its use absolutely. All expenses incurred by the ***City*** to

renew or draw upon a letter of credit shall be reimbursed by the owner to the ***City*** by payment of invoice or from the proceeds of the letter of credit.

h. In the event the owner does not complete the required ***Landscaping***, or if the owner fails to maintain the ***Landscaping*** in the healthy condition to the satisfaction of the ***City*** for the specified periods of time and the cash or the proceeds from the letter of credit are insufficient for the ***City*** to complete the required work, should it elect to do so, then the owner shall pay such deficiency to the ***City*** immediately upon being invoiced. The ***City*** shall provide an accounting to the owner indicating how the proceeds of the letter of credit were applied, within 60 days of completing or maintaining the ***Landscaping***.

i. Upon receipt of a written request from the parties involved in the ***Development***, including but not limited to the property owner, condominium association or the issuer of the letter of credit, the ***City*** may schedule an inspection of the finished ***Landscaping***. Inspections may be made during the normal growing season, April 15 through October 15.

SECTION 113 DENSITY BONUS

A. Intent

1. The intent of the ***Density Bonus*** section is:
   a. to provide regulations related to a ***Density Bonus*** program; and
   b. to provide clarity as to an acceptable ***Significant Community Amenity***, as per Policy 8.1.2 and 8.1.5 of the ***Official Community Plan***.

B. General Regulations

1. A ***Density Bonus*** shall be permitted on a ***Lot*** that meets the following criteria:
   a. Designated:
      i. Mission City *Downtown*;
      ii. *Attached Multi-unit Residential*;
      iii. *Commercial;*
      iv. *Mixed-Use Commercial/Residential* (north of CPR railway tracks only); and
      v. *Neighbourhood Centre* only;

      as shown in the ***Official Community Plan***; and
   b. Zoned one of the following zones:
      i. Mission City Downtown One Zone (**DT1**);
      ii. Mission City Downtown Two Zone (**DT2**);
      iii. Multi-Unit Apartment One Zone (**MA1**);
      iv. Mixed-Use Commercial/Residential Two Zone (**MU2**);
      v. Neighbourhood Centre One Zone (**NC1**); or
      vi. a Comprehensive Development Zone (**CD**) that is based on one of the above zones, and complies with Section 1201 of this Bylaw.
   c. Shown on Schedule C.
2. A ***Density Bonus*** shall not be permitted on a ***Lot*** where it will result, or has already resulted, in the demolition of three or more rental ***Dwelling Units***, unless an equivalent number of replacement rental ***Dwelling Units*** are provided.
3. When a developer is required to build ***Dwelling Units*** as part of the ***Density Bonus*** regulations, the ***City*** may accept an alternate contribution in the form of cash, land or some combination of the two, in lieu of providing the ***Significant Community Amenity*****,** provided the alternate contribution is equal to, or greater than, the cost of providing the ***Significant Community Amenity***.
4. Prior to obtaining a resolution of ***Council***, the Director of Development Services may require that a report be commissioned by the developer, at the developer's sole expense, to determine the current value associated with constructing the ***Significant Community Amenity*** referenced in Section 113 B (3) above.

CHAPTER 2
Mission City DOWNTOWN ZONES

Mission City Downtown One Zone DT1

A. Zone Intent

1. The intent of the **DT1** Zone is to allow mixed-use mid-rise ***Buildings*** typically associated with a downtown area on a ***Lot*** designated Mission C*ity Downtown*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **DT1** Zone:
    a. ***Accommodation*** limited to:
        i. ***Hotel***.
    b. ***Cultural*** limited to:
        i. ***Cultural Assembly***.
    c. ***Entertainment*** limited to*:*
        i. ***Banquet Hall****,*
        ii. ***Bowling Alley****,*
        iii. ***Cinema****,* and
        iv. ***Pool and Billiards Hall***.
    d. ***Food and Beverage*** limited to:
        i. ***Craft Brewery/Distillery***,
        ii. ***Restaurant (Major)****, and*
        iii. ***Restaurant (Minor)***.
    e. ***Institutional*** limited to:
        i. ***Child Care Centre****,*
        ii. ***Civic Assembly****,*
        iii. ***College****,*
        iv. ***Education Facility****,*
        v. ***Library****,* and
        vi. ***University***.
    f. ***Motor Vehicle*** limited to:
        i. ***Parking Lot****.*
    g. ***Office*** limited to:
        i. ***Office (General Use)***, and
        ii. ***Office (Medical Office)***.
    h. ***Personal Service*** limited to:
        i. ***Barbershop****,*
        ii. ***Drycleaner****,*
        iii. ***Hair and Body Salon****,*

iv. ***Tailor**,* and
v. ***Spa***.

i. ***Recreation*** limited to:

i. ***Indoor Recreation Facility***.

j. ***Residential*** limited to:

i. ***Apartments*** provided they:

- form an integral part of a commercial ***Building*** on the ***Lot***,
- are not located on the first ***Storey***, and
- are the only ***Use*** in a ***Storey*** and in all other ***Storeys*** above the ***Residential Use***.

k. ***Retail*** limited to:

i. ***Auction-Retail**,*
ii. ***Cannabis Retail Store*** (limited to a maximum of one ***Cannabis Retail Store*** per property, not permitted within 250.0 m (820.2 ft) of a public or private ***School***, and not permitted within 150.0 m (492.1 ft) of another ***Cannabis Retail Store*** when located within the Mission City *Downtown* or *Neighbourhood Centre* designation;
iii. **Liquor Store**,
iv. ***Retail (Food Store)**,*
v. ***Retail (Major)**,*
vi. ***Retail (Minor)***,
vii. ***Retail (Pharmacy)***, and
viii. ***Second Hand Store**.*

l. ***Service*** limited to:

i. ***Community Service**,*
ii. ***Funeral Parlour***,
iii. ***General Service Use**,* and
iv. ***Veterinary Clinic***.

2. The following ***Accessory Uses*** limited to:

a. ***Accessory Uses*** limited to:

i. ***Accessory Building**,*
ii. ***Accessory Structure**,*
iii. ***Dormitory*** (accessory to ***College*** and ***University*** only).

b. ***Office*** limited to:

i. ***Office (Administrative Use)**.*

c. ***Service*** limited to:

i. ***Conference Centre*** (accessory to ***Hotel*** only)

d. ***Residential*** limited to:

i. ***Amenity Space (Common Indoor),***
ii. ***Amenity Space (Outdoor Common)***,

iii. ***Amenity Space (Private Outdoor)***, and
iv. ***Home Occupation***.

e. Storage limited to the following:
i. ***Enclosed Storage***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
DT1	558.0 sq m (6,006.0 sq ft)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal/Accessory Building or ***Structure***	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)

2. Notwithstanding Section 201 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
DT1	100%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

	Floor Space Ratio	***Significant Community Amenity***
Base Density	1.50	N/A
Density Bonus Level I	1.75	A ***Density Bonus*** up to 1.75 FSR is permitted if the developer enters into a ***Housing Agreement*** with the ***City*** that requires that a minimum of 10% of the ***Dwelling Units*** in the entire ***Development*** are rental ***Dwelling Units*** that are offered in accordance with Section 113 of this Bylaw and the ***City***'s ***Affordable Housing Policy***.
Density Bonus Level II	2.0	A ***Density Bonus*** up to 2.0 FSR is permitted if the developer enters into a ***Housing Agreement*** with the ***City*** that requires that all of the ***Dwelling Units*** in the entire ***Development*** are rental ***Dwelling Units***, and 10% of those ***Dwelling Units*** are offered in accordance with Section 113 of this Bylaw and the ***City***'s ***Affordable Housing Policy***.

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Height*** in the following table:

	Principal Building	***Accessory Building/Structure***
Base Height	15.0 m (49.2 ft)	4.5 m (14.8 ft)
Density Bonus Height	19.1 m (62.5 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)*** shall meet the following requirements:
   a. ***Developments*** that contain 15 ***Dwelling Units*** or more shall provide in ***Amenity Space (Common Indoor)*** at a rate of at least 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***;
   b. A ***Child Care Centre*** may be housed within an ***Amenity Space (Common Indoor)*** provided it complies with the following requirements:
      i. has direct access from a ***Street***, independent from the access to the ***Residential Uses***; and
      ii. has direct access to an open space and play area within the ***Lot***.
2. ***Amenity Space (Common Outdoor)*** is not a requirement within this zone; however, if it is provided it shall have a slope of 5% of less.
3. ***Amenity Space (Private Outdoor)*** is not a requirement within this zone.

I. Off-Street Motor Vehicle, *Bicycle Parking Areas* and *Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycling Parking Areas*** shall in accordance with the provisions of Section 110.
3. ***Off Street Loading Space****(s)* shall be in accordance with the provisions of Section 111.
4. ***Off Street Motor Vehicle Parking*** within the required setbacks is not permitted.
5. 75% of the required resident ***Off Street Motor Vehicle Parking*** must be provided as parking within the ***Building*** envelope.
6. ***Off Street Motor Vehicle Parking*** shall not have access across a ***Lot Line (Front)*** if access is available via a ***Lane*** or a flanking ***Street***.

Mission City Downtown Two Zone DT2

A. Zone Intent

1. The intent of the **DT2** Zone is to allow mixed-use mid-rise and high-rise ***Buildings*** typically associated with a downtown area on a ***Lot*** designated Mission City *Downtown*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **DT2** Zone:
   a. ***Food and Beverage*** limited to:
      i. ***Craft Brewery/Distillery***
      ii. ***Restaurant (Major)****, and*
      iii. ***Restaurant (Minor)****.*
   b. ***Institutional*** limited to:
      i. ***Child Care Centre***.
   c. ***Office*** limited to:
      i. ***Financial Services***,
      ii. ***Office (General Use)***, and
      iii. ***Office (Medical Office).***
   d. ***Personal Service*** limited to:
      i. ***Barbershop****,*
      ii. ***Drycleaner****,*
      iii. ***Hair and Body Salon****,*
      iv. ***Tailor****, and*
      v. ***Spa****.*
   e. ***Recreation*** limited to:
      i. ***Indoor Recreation Facility****.*
   f. ***Residential*** limited to:
      i. ***Apartments*** provided that:
         A. they are not located on the ground ***Storey*** of a ***Building*** adjacent to 1st Avenue or Railway Avenue, and
         B. ***Apartment Use*** is the only ***Use*** located in a ***Storey*** and for all ***Storeys*** above the ***Apartment Use***.
   g. ***Retail*** limited to:
      i. ***Liquor Store****,*
      ii. ***Retail (Food Store)****,*
      iii. ***Retail (Major)***,
      iv. ***Retail (Minor)***, and
      v. ***Retail (Pharmacy)****,*

h. ***Service*** limited to:

i. ***Community Service,***
ii. ***General Service Use,*** and
iii. ***Financial Services***,
iv. ***Veterinary Clinic***.

2. The following ***Accessory Uses*** and no other shall be permitted in the **DT2** Zone:

a. ***Accessory Building*** limited to:

i. ***Accessory Building***, and
ii. ***Accessory Structure.***

b. ***Office*** limited to:

i. ***Office (Administrative Use).***

c. ***Residential*** limited to:

i. ***Amenity Space (Common Indoor),***
ii. ***Amenity Space (Outdoor Common)***,
iii. ***Amenity Space (Private Outdoor)***, and
iv. ***Home Occupation***.

d. Storage limited to the following:

i. ***Enclosed Storage.***

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
DT2	558.0 sq m (6,006.0 sq ft)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal/Accessory Building or ***Structure***	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)

2. Notwithstanding Section 202 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
DT2	100%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

	Floor Space Ratio	***Significant Community Amenity***
Base Density	4.5	N/A
Density Bonus Level I	4.75	A ***Density Bonus*** up to 4.75 FSR is permitted if the developer enters into a ***Housing Agreement*** with the ***City*** that requires that a minimum of 10% of the ***Dwelling Units*** in the entire ***Development*** are rental ***Dwelling Units*** that are offered in accordance with Section 113 of this Bylaw and the ***City***'s ***Affordable Housing Policy***.
Density Bonus Level II	5.0	A ***Density Bonus*** up to 5.0 FSR is permitted if the developer enters into a ***Housing Agreement*** with the ***City*** that requires that all of the dwelling units in the entire ***Development*** are rental ***Dwelling Units***, and 10% of those units are offered in accordance with Section 113 of this Bylaw and the ***City***'s ***Affordable Housing Policy***.

G. *Height* of Buildings

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

	Principal Building	***Accessory Building/Structure***
Base Density Height	21.3 m (70.0 ft)	4.5 m (14.8 ft)
Density Bonus Height	38.1 m (125.0 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)*** shall meet the following requirements:
   a. ***Developments*** that contain 15 ***Dwelling Units*** or more shall provide in ***Amenity Space (Common Indoor)*** at a rate of at least 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***;
   b. A ***Child Care Centre*** may be housed within an ***Amenity Space (Common Indoor)*** provided it complies with the following requirements:
      i. has direct access from a ***Street***, independent from the access to the ***Residential Uses***; and
      ii. has direct access to an open space and play area within the ***Lot***.
2. ***Amenity Space (Common Outdoor)*** is not a requirement within this zone; however, if it is provided it shall have a slope of 5% or less.
3. ***Amenity Space (Private Outdoor)*** is not a requirement within this zone.

I. O*ff-Street Motor Vehicle*, *Bicycle Parking Areas* and *Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Space***(s) shall be in accordance with the provisions of Section 111.
4. 75% of the required resident parking spaces for ***Apartment Use*** must be provided as parking within the building envelope.
5. ***Off Street Motor Vehicle Parking*** shall not have access across a ***Lot Line (Front)*** if access is available via a *lane* or a flanking street.
6. Parking within the required setbacks is not permitted.

Mission City Downtown Three Zone DT3

A. Zone Intent

1. The intent of the **DT3** Zone is to allow up to four ***Dwelling Units*** and ***Commercial Uses*** typically associated with a downtown area, and to accommodate such uses within a ***Building*** with single-family residential character, on ***Lot*** designated Mission City Downtown.
   a. All ***Lots*** shall be developed with ***Detached Garages*** with access from a ***Lane****.*

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **DT3** Zone:
   a. ***Accommodation*** limited to:
      i. ***Boarding House****.*
   b. ***Food and Beverage*** limited to:
      i. ***Restaurant (Major)****, and*
      ii. ***Restaurant (Minor)****.*
   c. ***Institutional*** limited to:
      i. ***Child Care Centre****,*
      ii. ***Civic Assembly****,*
      iii. ***College****,*
      iv. ***Education Facility****,*
      v. ***Library****,* and
      vi. ***University****.*
   d. ***Office*** limited to:
      i. ***Office (General Use)****,* and
      ii. ***Office (Medical Office)****.*
   e. ***Personal Service*** limited to*:*
      i. ***Barbershop***,
      ii. ***Body Art and Tattoo Parlour***,
      iii. ***Drycleaner***,
      iv. ***Hair and Body Salon***,
      v. ***Spa***, and
      vi. ***Tailor****.*
   f. ***Recreation*** limited to:
      i. ***Indoor Recreation Facility****.*
   g. ***Residential*** limited to one of:
      i. ***Single Family Dwelling,*** *, or*
      ii. ***Duplex****, or*
      iii. ***Triplex****, or*

iv. ***Infill Townhouse***.

h. ***Retail*** limited to:

i. ***Retail (Minor)***,
ii. ***Retail (Food Store)***, and
iii. ***Second Hand Store***.

i. ***Service*** limited to:

i. ***Community Service,***
ii. ***General Service Use,*** and
iii. ***Financial Services***.

2. The following ***Accessory Uses*** and no other shall be permitted in the **DT3** Zone:

a. ***Accessory*** limited to:

i. ***Accessory Building***,
ii. ***Accessory Structure,*** and
iii. ***Dormitory*** (accessory to ***College*** and ***University*** only).

b. ***Agriculture*** limited to:

i. ***Agriculture (Hobby Greenhouse)***, and
ii. ***Agriculture (Urban Hen Keeping)***.

c. ***Office*** limited to:

i. ***Office (Administrative Use)***.

d. ***Residential*** limited to:

One of:

i. ***Boarding Use***, within a ***Single Family Dwelling*** or ***Duplex*** only or
ii. ***Residential Care***, within a ***Single Family Dwelling*** *only,* or
iii. **Secondary Suite**

and,

i. ***Secondary Detached Unit*** (Section106 Part I.) limited to:
- ***Coach House***, or
- ***Garden Cottage***

ii. ***Home Occupation***.

e. Storage limited to:

i. ***Enclosed Storage***.

C. Number of Dwelling Units

1. ***Lots*** serviced by both municipal water and sanitary sewer and:

a. Less than 280 sq m (3,013.8 sq ft) are permitted three ***Dwelling Units***.

b. Greater than 280 sq m (3,013.8 sq ft) are permitted four ***Dwelling Units***.

2. ***Lots*** that do not have municipal water and sanitary sewer are permitted two ***Dwelling Units in the form of a Single Family Dwelling and a Secondary Suite***.

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	7.5 m (24.6 ft)	1.2 m (4.9 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.5 m (1.6 ft)	1.2 m (3.9 ft)	3.0 m (9.8 ft)

2. The minimum setback for any attached garage shall be 6.0 m (19.7 ft).
3. The minimum separation required between the ***Principal Building*** and all ***Accessory Buildings*** exceeding 3.0 m (9.8 ft) in ***Height***, including a ***Detached Garage*** regardless of ***Building Height***, is 5.0 m (16.4 ft).
4. Notwithstanding Section 203 Part C.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all *Undevelopable Areas* as defined in this Bylaw.

E. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***	Width	Depth
DT3	558.0 sq m (6,006.0 sq ft)	9.0 m (29.0 ft)	30.0 m (98.4 ft)

F. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
DT3	55%

G. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***	***Maximum Floor Space***
DT3	0.75	225.0 sq m (2,422.0 sq ft)

2. The maximum ***Floor Space*** of the upper most ***Storey*** of the ***Principal Building*** shall not exceed 80% of the ***Floor Space*** of the ***Storey*** below it. The reduced ***Floor Space*** of the upper most ***Storey*** shall be accomplished by an offset from either the front exterior walls, side exterior walls or a combination thereof, of the ***Storey*** below.

For the purposes of calculating the 80%, the following criteria apply:

a. Notwithstanding the definition of ***Floor Space***, the 80% shall be calculated by comparing the sum of the area enclosed by the exterior walls of the upper most ***Storey*** with that of the ***Storey*** below it.

b. Garages, and covered, unenclosed, uninhabitable front porches and front verandas are included if they form part of the ***Storey*** below the upper most ***Storey***.

H. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Height*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
DT3	11.0 m (36.1 ft)	4.5 m (14.8 ft)

I. Amenity Space

1. ***Amenity Space (Common Indoor)***, ***Amenity Space (Common Outdoor)*** and ***Amenity Space (Private Outdoor)*** is not a requirement within this zone.

J. *Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and *Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provision of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.
4. ***Off Street Motor Vehicle Parking*** shall not occupy more than 30% of the Front Yard.
5. Access to the ***Lot*** for ***Off Street Motor Vehicle Parking*** from the front ***Lot Line*** shall be limited to a maximum of 5.0 m (16.4 ft).

K. *Impervious Surfaces*

1. ***Impervious Surfaces*** shall together cover not more than the ***Lot Area*** as noted:

Zone	***Lot Area***
DT3	65%

L. *Agriculture (Hobby Greenhouse)* Use

1. Shall be limited to a maximum of one ***Building*** not exceeding a total area of 20.0 sq m (215.3 sq ft).

Mission City Downtown Four Zone DT4

A. Zone Intent

1. The intent of the **DT4** Zone is to allow for ***Townhouse*** and ***Rowhouse Development*** on a ***Lot*** designated Mission City *Downtown*.
   a. The **DT4** Zone is intended to accommodate ***Townhouses*** or ***Rowhouses*** on ***Lots*** less than 525.0 sq m (5,651.0 sq ft) in area.
   b. The **DT4** Zone is not permitted on ***Lots*** fronting 1st Avenue or North Railway Avenue.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **DT4** Zone:
   a. ***Residential*** limited to:
      i. ***Townhouses****,* and
      ii. ***Rowhouses****.*
2. The following ***Accessory Uses*** and no other shall be permitted in the **DT4** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Institutional*** limited to:
      i. ***Child Care Centre*** (accessory to ***Townhouses*** only).
   c. ***Residential*** limited to:
      i. ***Amenity Space (Common Indoor)****,*
      ii. ***Amenity Space (Common Outdoor)***,
      iii. ***Amenity Space (Private Outdoor)****,* and
      iv. ***Home Occupation***.
   d. Storage limited to the following:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:
   a. ***Townhouses***

      There is no minimum ***Lot Area*** for ***Townhouses***.

   b. ***Rowhouses***

	Area	Width	Depth
Lot (Internal)	120.0 sq m (1,292.0 sq ft)	6.0 m (19.7 ft)	20.0 m (65.6 ft)
Lot (End)	140.0 sq m (1,507.0 sq ft)	7.0 m (23.0 ft)	20.0 m (65.6 ft)

	Area	Width	Depth
Lot (Corner)	140.0 sq m (1,507.0 sq ft)	7.0 m (23.0 ft)	20.0 m (65.6 ft)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

   a. ***Townhouse***

	Front	Rear	Interior Side	Exterior Side
Principal Building	3.5 m (11.5 ft)	3.5 m (11.5 ft)	3.5 m (11.5 ft)	3.5 m (11.5 ft)
Accessory Building/Structure	0.6 m (2.0 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft)

   b. ***Rowhouses***

	Front	Rear	Interior Side	Exterior Side
Lot (Internal)	3.5 m (11.5 ft)	4.0 m (13.1 ft)	0.0 m (0.0 ft)	N/A
Lot (End)	3.5 m (11.5 ft)	4.0 m (13.1 ft)	1.2 m (3.9 ft)	1.2 m (3.9 ft)
Lot (Corner)	3.5 m (11.5 ft)	4.0 m (13.1 ft)	1.2 m (3.9 ft)	1.2 m (3.9 ft)
Accessory Building/Structure	0.6 m (2.0 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft)

2. Notwithstanding Section 204 Part D.1., all ***Buildings*** shall be sited a minimum of 3.0 m (9.8 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentages noted in the following table:

Zone	***Lot Coverage***
Townhouses	60%
Rowhouses	60%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
All	1.50

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

	Principal Building	***Accessory Building*/Structure**
Height	13.0 m (42.7 ft)	7.5 m (24.5 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)*** shall meet the following requirements:
   a. ***Developments*** that contain 25 ***Dwelling Units*** or more shall provide in ***Amenity Space (Common Indoor)*** at a rate of at least 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***;
   b. A ***Child Care Centre*** may be housed within an ***Amenity Space (Common Indoor)*** provided it complies with the following requirements:
      i. has direct access from a ***Street***, independent from the access to the ***Residential Uses***; and
      ii. has direct access to an open space and play area within the ***Lot***.
2. ***Amenity Space (Common Outdoor)*** is not a requirement with this zone; however, if it is provided it shall have a slope of 5% or less.
3. ***Amenity Space (Private Outdoor)*** shall meet the following requirements:
   a. ***Developments*** shall provide 7.5 sq m (80.0 sq ft) per ***Dwelling Unit***; and
   b. The ***Amenity Space (Private Outdoor)*** shall be directly accessible, and adjacent to the ***Dwelling Unit*** it serves.

I. *Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and *Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.

CHAPTER 3
MIXED USE COMMERCIAL / RESIDENTIAL ZONES

Mixed-Use Commercial/Residential One Zone MU1

A. Zone Intent

1. The intent of the **MU1** Zone is to accommodate existing uses within the *Waterfront Comprehensive Planning Area* (WCPA) on ***Lots*** previously designated *Mixed-Use Commercial/Residential*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **MU1** Zone:
   a. ***Accommodation*** limited to:
      i. ***Hotel****.*
   b. ***Cultural*** limited to:
      i. ***Cultural Assembly****.*
   c. ***Entertainment*** limited to*:*
      i. ***Banquet Hall****,*
      ii. ***Bowling Alley***, *and*
      iii. ***Cinema****.*
   d. ***Food and Beverage*** limited to:
      i. ***Neighbourhood Public House****,*
      ii. ***Restaurant (Major)****,* and
      iii. ***Restaurant (Minor)***.
   e. ***Institutional*** limited to:
      i. ***Child Care Centre****,*
      ii. ***Civic Assembly****,*
      iii. ***College****,*
      iv. ***Education Facility****,*
      v. ***Library****,* and
      vi. ***University****.*
   f. ***Motor Vehicle*** limited to:
      i. ***Parking Lot****, and*
      ii. ***Vehicle Rental***.
   g. ***Office*** limited to:
      i. ***Office (General Use)****, and*
      ii. ***Office (Medical Office)***.
   h. ***Personal Service*** limited to:
      i. ***Barbershop****,*

ii. ***Body Art and Tattoo Parlour**,*

iii. ***Drycleaner**,*

iv. ***Hair and Body Salon**,*

v. ***Spa**, and*

vi. ***Tailor**.*

i. ***Recreation*** limited to:

i. ***Indoor Recreation Facility**.*

j. ***Residential*** limited to:

i. ***Apartments*** provided they:

i. form an integral part of a commercial ***Building*** on the ***Lot***,
ii. are not located on the first ***Storey***, and
iii. are the only ***Use*** in a ***Storey*** and in all other ***Storeys*** above the ***Residential Use**.*

k. ***Retail*** limited to:

i. ***Auction-Retail**,*

ii. ***Cannabis Retail Store*** (limited to a maximum of one ***Cannabis Retail Store*** per property, not permitted within 250.0 m (820.2 ft) of a public or private ***School***, and not permitted within 150.0 m (492.1 ft) of another ***Cannabis Retail Store*** when located within the Mission City Downtown or *Neighbourhood Centre* designation;

iii. ***Liquor Store**,*

iv. ***Retail (Food Store)**,*

v. ***Retail (Major)**,*

vi. ***Retail (Minor)**,*

vii. ***Retail (Pharmacy)**,* and

viii. ***Second Hand Store**.*

l. ***Service*** limited to:

i. ***Community Service**,*

ii. ***Financial Services**,*

iii. ***Funeral Parlour***,

iv. ***General Service Use**,* and

v. ***Veterinary Clinic***.

m. ***Waterfront*** limited to:

i. ***Marina***, and

ii. ***Waterfront Fuel Depot**.*

2. The following ***Accessory Uses*** and no other shall be permitted in the **MU1** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Office*** limited to:
      i. ***Office (Administrative Use)***.
   c. ***Residential*** limited to:
      i. ***Amenity Space (Common Indoor)***,
      ii. ***Amenity Space (Common Outdoor)***,
      iii. ***Amenity Space (Private Outdoor)***, and
      iv. ***Home Occupation***.
   d. ***Service*** limited to:
      i. ***Conference Centre*** (accessory to ***Hotel*** only).
   e. Storage limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
MU1	558.0 sq m (6,006.0 sq m)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal/Accessory Building or ***Structure***	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)

2. Notwithstanding Section 301 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
MU1	100%

F. Density

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
MU1	1.50

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
MU1	9.0 m (29.5 ft)	9.0 m (29.5 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)*** shall meet the following requirements:
   a. ***Developments*** that contain 25 ***Dwelling Units*** or more shall provide in ***Amenity Space (Common Indoor)*** at a rate of at least 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***.
   b. A ***Child Care Centre*** may be housed within ***Amenity Space (Common Indoor)*** provided it complies with the following requirements:
      i. has direct access from a road, independent from the access to the ***Residential Uses***, and
      i. has direct access to ***Amenity Space (Common Outdoor)***.
2. ***Amenity Space (Common Outdoor)*** is not required within this zone; however, it is provided it shall have a slope of 5% of less.
3. ***Amenity Space (Private Outdoor)*** is not a requirement within this zone.

I. *Off Street Motor Vehicle Parking, Bicycle Parking Areas* and *Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.
4. ***Off Street Motor Vehicle Parking*** within the required setbacks is not permitted.
5. 75% of the required resident ***Off Street Motor Vehicle Parking Spaces*** must be provided as parking within the ***Building*** envelope.
6. ***Off Street Motor Vehicle Parking*** shall not have access from a ***Lot Line (Front)*** if access is available via a ***Lane*** or a flanking ***Street***.

Mixed-Use Commercial/Residential Two Zone MU2

A. Zone Intent

1. The intent of the **MU2** Zone is to allow for a low and mid-rise buildings that contain commercial, residential or mixed ***Commercial Uses*** and ***Residential Uses*** on a ***Lot*** within the *Mixed-Use Commercial/Residential* designation.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **MU2** Zone:
   a. ***Accommodation*** limited to:
      i. ***Hotel****.*
   b. ***Cultural*** limited to:
      i. ***Cultural Assembly****.*
   c. ***Entertainment*** limited to*:*
      i. ***Banquet Hall****,*
      ii. ***Bowling Alley***, and
      iii. ***Cinema****.*
   d. ***Food and Beverage*** limited to:
      i. ***Neighbourhood Public House****,*
      ii. ***Restaurant (Major)***, and
      iii. ***Restaurant (Minor)***.
   e. ***Institutional*** limited to:
      i. ***Child Care Centre****,*
      ii. ***Civic Assembly****,*
      iii. ***College****,*
      iv. ***Education Facility****,*
      v. ***Library***, and
      vi. ***University****.*
   f. ***Office*** limited to:
      i. ***Office (General Use)****,* and
      ii. ***Office (Medical Office)****.*
   g. ***Personal Service*** limited to
      i. ***Barbershop****,*
      ii. ***Body Art and Tattoo Parlour****,*
      iii. ***Drycleaner****,*

iv. ***Hair and Body Salon**,*
v. ***Spa**,* and
vi. ***Tailor**.*

h. ***Recreation*** limited to:
i. ***Indoor Recreation Facility**.*

i. ***Residential*** limited to:
i. ***Apartments***.

j. ***Retail*** limited to:
i. ***Auction-Retail**,*
ii. ***Liquor Store**,*
iii. ***Retail (Food Store)***,
iv. ***Retail (Major)***,
v. ***Retail (Minor)***,
vi. ***Retail (Pharmacy)***, and
vii. ***Second Hand Store**.*

k. ***Service*** limited to:
i. ***Community Service**,*
ii. ***Financial Services***,
iii. ***Funeral Parlour***,
iv. ***General Service Use**,* and
v. ***Veterinary Clinic***.

2. The following ***Accessory Uses*** and no other shall be permitted in the **MU2** Zone:
a. ***Accessory*** limited to:
i. ***Accessory Building**,* and
ii. ***Accessory Structure**.*

b. ***Office*** limited to:
i. ***Office (Administrative Use)***.

c. ***Residential*** limited to:
i. ***Amenity Space (Common Indoor)***,
ii. ***Amenity Space (Common Outdoor)***,
iii. ***Amenity Space (Private Outdoor)**,* and
iv. ***Home Occupation***.

d. ***Service*** limited to:
i. ***Conference Centre*** (accessory to ***Hotel*** only).

e. Storage limited to:

i. **Enclosed Storage**.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
MU2	558.0 sq m (6,006.0 sq ft)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal/Accessory Building or ***Structure***	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)

2. Notwithstanding Section 302 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
MU2	100%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

	Floor Space Ratio	***Significant Community Amenity***
Base Density	2.0	N/A
Density Bonus Level I	2.25	A ***Density Bonus*** up to 2.25 FSR is permitted if the developer enters into a ***Housing Agreement*** with the ***City*** that requires that a minimum of 10% of the ***Dwelling Units*** in the entire ***Development*** are rental ***Dwelling Units*** that are offered in accordance with Section 113 of this Bylaw and the ***City***'s ***Affordable Housing Policy***.
Density Bonus Level II	2.5	A ***Density Bonus*** up to 2.5 FSR is permitted if the developer enters into a ***Housing Agreement*** with the ***City*** that requires that all of the ***D*welling *U*nits** in the entire ***Development*** are rental ***Dwelling Units***, and 10% of those units are offered in accordance with Section 113 of this Bylaw and the ***City***'s ***Affordable Housing Policy***.

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Height*** in the following table:

	Principal Building	***Accessory Building/Structure***
Base *Height*	13.0 m (42.7 ft)	4.5 m (14.8 ft)
Density Bonus Height	19.1 m (62.5 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)*** shall meet the following requirements:
    a. ***Developments*** that contain 25 ***Dwelling Units*** or more shall provide in ***Amenity Space (Common Indoor)*** at a rate of at least 2.8 sq m (30.0 sq ft) per **Dwelling Unit**.
    b. A ***Child Care Centre*** may be housed within an ***Amenity Space (Common Indoor)*** provided it complies with the following requirements:
        i. has direct access from a ***Street***, independent from the access to the ***Residential Uses***, and
        ii. has direct access to an open space and play area within the ***Lot***.
2. ***Amenity Space (Common Outdoor)*** is not a requirement within this zone; however, if it is provided, it shall have a slope of 5% of less.
3. ***Amenity Space (Private Outdoor)*** shall meet the following requirements:
    a. ***Developments*** shall provide 2.8 sq m (30.0 sq ft) per **Dwelling Unit**, and
    b. The ***Amenity Space (Private Outdoor)*** shall be directly accessible, and adjacent to the ***Dwelling Unit*** it serves and shall be in the form of a ***Balcony*** or patio.

I. *Off Street Motor Vehicle Parking, Bicycle Parking Areas* and *Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Space*** shall be in accordance with Section 111.
4. ***Off Street Motor Vehicle Parking*** and ***Off Street Loading Space*** within the required setbacks are not permitted.
5. 75% of the required resident ***Off Street Motor Vehicle Parking Spaces*** must be provided as parking within the ***Building*** envelope.
6. ***Off Street Motor Vehicle Parking*** shall not have access across a ***Lot Line (Front)*** if access is available via a ***Lane*** or a flanking ***Street***.

CHAPTER 4
NEIGHBOURHOOD CENTRE ZONES

Neighbourhood Centre One Zone NC1

A. Zone Intent

1. The intent of the **NC1** Zone is to provide for the personal and daily shopping needs of a neighbourhood on a ***Lot*** designated *Neighbourhood Centre* or *Commercial*. The **NC1** Zone shall be located along an arterial designated street, be pedestrian friendly, have a street presence.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **NC1** Zone:
   a. ***Entertainment*** limited to:
      i. ***Banquet Hall****,* and
      ii. ***Pool and Billiard Hall***.
   b. ***Food and Beverage*** limited to:
      i. **Restaurant (Major)**, and
      ii. **Restaurant (Minor)**.
   c. ***Institutional*** limited to:
      i. ***Artisan Studio***,
      ii. ***Child Care Centre****,* and
      iii. ***Civic Assembly****.*
   d. ***Office*** limited to:
      i. ***Office (General Use)****,* and
      ii. ***Office (Medical Office)****.*
   e. ***Personal Service*** limited to:
      i. ***Barbershop****,*
      ii. ***Body Art and Tattoo Parlour****,*
      iii. ***Drycleaner****,*
      iv. ***Hair and Body Salon****,*
      v. ***Spa****,* and
      vi. ***Tailor****.*
   f. ***Recreation*** limited to:
      i. ***Indoor Recreation Facility***.
   g. ***Residential*** limited to:
      i. ***Apartments*** provided they:
         i. form an integral part of a commercial ***Building*** on the ***Lot***,
         ii. are not located on the first ***Storey,*** except that a Lot within the boundaries of the Cedar Valley Local Area Plan (CVLAP) may have ***Apartments*** on the first ***Storey*** provided the ***Apartment***

only ***Building*** is comprehensively planned and built at the same time that a ***Building*** that contains ***Commercial Uses*** is built on the same ***Lot***, and

iii. are the only ***Use*** in a ***Storey*** and in all other ***Storeys*** above the ***Residential Use***.

h. ***Retail*** limited to:

i. ***Auction – Retail***,

ii. ***Cannabis Retail Store*** (limited to a maximum of one ***Cannabis Retail Store*** per property, not permitted within 250.0 m (820.2 ft) of a public or private ***School***, and not permitted within 150.0 m (492.1 ft) of another ***Cannabis Retail Store*** when located within the Mission City *Downtown* or *Neighbourhood Centre* designation;

iii. ***Liquor Store***,

iv. ***Retail (Food Store)***,

v. ***Retail (Major)***,

vi. ***Retail (Minor)***,

vii. ***Retail (Pharmacy)***, and

viii. ***Shopping Centre.***

i. ***Service*** limited to:

i. ***Animal Daycare***,

ii. ***Beverage Container Return Centre***,

iii. ***Community Service***,

iv. ***Drive-through Service***,

v. ***Financial Services***,

vi. ***General Service Use***, and

vii. ***Veterinary Clinic***.

2. The following ***Accessory Uses*** and no other shall be permitted in the **NC1** Zone:

a. ***Accessory*** limited to:

i. ***Accessory Building***, and

ii. ***Accessory Structure***.

b. ***Office*** limited to:

i. ***Office (Administrative Use)***.

c. ***Residential*** limited to:

i. ***Home Occupation***.

d. Storage limited to:

i. ***Enclosed Storage***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
NC1	0.15 ha (0.37 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum **setbacks**:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	3.0 m (9.8 ft)	4.5 m (14.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 401 Part C.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
NC1	60%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

	Floor Space Ratio	***Amenity***
Base Density	1.5	N/A
Density Bonus Level I	1.75	A ***Density Bonus*** up to 1.75 FSR is permitted if the developer enters into a ***Housing Agreement*** with the ***City*** that requires that a minimum of 10% of the ***Dwelling Units*** in the entire ***Development*** are rental ***Dwelling Units*** that are offered at an affordable rate of rent in accordance with the Section 113 of this Bylaw and the ***City's Affordable Housing Policy***.
Density Bonus Level II	2.0	A ***Density Bonus*** up to 2.0 FSR is permitted if the developer enters into a ***Housing Agreement*** with the ***City*** that requires that all of the ***Dwelling Units*** in the entire ***Development*** are **rental** ***Dwelling Units***, and 10% of those units are offered at an affordable rate of rent in accordance with Section 113 of this Bylaw and the ***City's Affordable Housing Policy***.

2. No more than 65% of the developed ***Floor Space*** may be used as an ***Apartment Use***.

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

	Principal Building	***Accessory Building/Structure***
Base *Height*	13.0 m (42.7 ft)	4.5 m (14.8 ft)
Density Bonus Height	19.1 m (62.5 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)*** shall meet the following requirements:
   a. ***Developments*** that contain 25 ***Dwelling Units*** or more shall provide in ***Amenity Space (Common Indoor)*** at a rate of at least 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***.
   b. A ***Child Care Centre*** may be housed within an ***Amenity Space (Common Indoor)*** provided it complies with the following requirements:
      i. has direct access from a ***Street***, independent from the access to the ***Residential Uses***, and
      ii. has direct access to an open space and play area within the ***Lot***.
2. ***Amenity Space (Common Outdoor)*** shall meet the following requirements:
   a. ***Development*** that contains 15 dwelling units or more shall provide ***Amenity Space (Common Outdoor)*** at a rate of at least 100.0 sq m (1,076.0 sq ft) and shall be in the form of a children's playground, swimming pool, BBQ pit, sports court and/or similar facilities.
   b. Shall have a slope of 5% or less.
3. ***Amenity Space (Private Outdoor)*** shall meet the following requirements:
   a. ***Developments*** shall provide 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***.
   b. The ***Amenity Space (Private Outdoor)*** shall be directly accessible, and adjacent to the ***Dwelling Unit*** it serves and shall be in the form of a ***Balcony*** or patio.

I. *Off Street Motor Vehicle Parking, Bicycle Parking Areas*, and Loading Zone(s)

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Space*** shall be in accordance with the provisions of Section 111.
4. ***Off Street Motor Vehicle Parking*** and ***Off Street Loading Space*** within the required setbacks is not permitted.

CHAPTER 5
SILVERDALE COMPREHENSIVE PLANNING AREA ZONES

Silverdale Neighbourhood One Zone SN1A

A. Zone Intent

1. The intent of the **SN1A** Zone is to provide for a wide range of residential ***Development*** that includes Country Residential, ***Single Family Dwelling***, ***Single Family Dwelling*** with detached outbuildings, Wide Shallow ***Single Family Dwelling***, ***Cottage Cluster*** with remote parking, Clustered ***Single Family Dwelling*** with auto court, ***Rowhouse***, ***Townhouse***, Stacked ***Duplex***, Mixed Use Residential over Commercial, ***Apartment***, and to provide for employment ***Uses***, ***Commercial Uses***, and recreational facilities with the organization of all uses guided by the *Silverdale Neighbourhood One Plan*.

   The **SN1A** Zone designates 365 acres of land for a projected 1,258 ***Dwelling Units*** (not including accessory ***Secondary Suite*** or accessory ***Coach House*** units, and approximately 5,574.2 sq m (60,000 sq ft) of commercial space, to provide for roughly 3,300 residents and their needs. Given the size of the area involved, and the extended time horizon for ***Development***, the **SN1A** Zone does not prescribe exactly what will develop on each piece of land that is within the zone. Rather, it combines flexibility and certainty in a way that applies the principles established by the *Silverdale Neighbourhood One Plan*. In particular, the **SN1A** Zone:

   - divides the zone into ***Development*** precincts (Zoning Map);
   - provides for ***Principal*** permitted ***Uses*** and ***Accessory Uses*** (Section 501 Part B);
   - indicates which ***Uses*** are permitted in which precincts, and to what degree (Section 501 Part C and Part D);
   - establishes regulations for each of the permitted ***Uses*** (Section 501 Part F through Part M); and
   - in three cases, establishes rules applicable to a particular ***Development Precinct*** (Section 501 Part G, Part L and Part M).

   It is open to the ***Development*** applicant to determine which ***Use*** or ***Uses*** to proceed with, within the limits provided by Section 501 Part A through Part D. Depending on the ***Use*** that is chosen, one then looks to Section 501 Part E through Part M to determine the particular regulations that govern the selected ***Uses***.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **SN1A** Zone:
   a. ***Agriculture*** limited to:
      i. ***Agriculture (Minor)*** - provided no other ***Principal Use*** permitted in the **SN1A** Zone is occurring on a ***Lot*** and provided the ***Lot*** is greater than 0.4 ha (0.9 ac).
   b. ***Cultural*** limited to:
      i. ***Cultural Assembly,*** and
      ii. ***Religious Assembly***.
   c. ***Entertainment*** limited to*:*
      i. ***Banquet Hall,*** and
      ii. ***Pool and Billiards Hall***.
   d. ***Food and Beverage*** limited to:
      i. ***Neighbourhood Public House***,

ii. ***Restaurant (Major)***, and

iii. ***Restaurant (Minor)***.

e. ***Institutional*** limited to:

i. ***Artisan Studio***,

ii. ***Care Facility***,

iii. ***Child Care Centre***,

iv. ***Civic Assembly***,

v. ***College***,

vi. ***Education Facility***,

vii. ***Hospital***,

viii. ***Library***,

ix. ***School***, and

x. ***University***.

f. ***Office*** limited to:

i. ***Office (General Use)***.

g. ***Personal Service*** limited to:

i. ***Office (Medical Office)***,

ii. ***Barbershop***,

iii. ***Drycleaner***,

iv. ***Hair and Body Salon***,

v. ***Spa***, and

vi. ***Tailor***.

h. ***Recreation*** limited to:

i. ***Indoor Recreation Facility***, and

ii. ***Park***.

i. ***Residential*** limited to:

i. ***Apartments***,

ii. ***Clustered Cottage***,

iii. ***Clustered Residential***,

iv. ***Rowhouse***,

v. ***Single Family Dwelling***, and

vi. ***Townhouse***.

j. ***Retail*** limited to:

i. ***Cannabis Retail Store*** (limited to a maximum of one ***Cannabis Retail Store*** per property, not permitted within 250.0 m (820.2 ft) of a public or private ***School***, and not permitted within 150.0 m (492.1 ft) of another ***Cannabis Retail Store*** when located within the Mission City *Downtown* or *Neighbourhood Centre* designation;

ii. ***Liquor Store****,*

iii. ***Retail (Food Store)****,*

iv. ***Retail (Major)****,*

v. ***Retail (Minor)****,* and

vi. ***Retail (Pharmacy)****.*

k. ***Service*** limited to:

i. ***Animal Daycare****,*

ii. ***Beverage Container Return Centre****,*

iii. ***Community Service****,*

iv. ***Financial Services****,*

v. ***General Service Use****,* and

vi. ***Veterinary Clinic***.

2. The following ***Accessory Uses*** and no other shall be permitted in the **SN1A** Zone:

a. ***Accessory*** limited to:

i. ***Accessory Building***,

ii. ***Accessory Structure***, and

iii. ***Dormitory*** (accessory to ***College*** and ***University*** only).

b. ***Agricultural*** limited to:

i. ***Agriculture (Minor)***, and

ii. ***Agriculture (Urban Hen Keeping)***.

c. ***Institutional*** limited to:

i. ***Child Care Centre***.

d. ***Office*** limited to:

i. ***Office (Administrative Use)***.

e. ***Residential*** limited to:

One of*:*

i. ***Secondary Suite*** – provided the primary ***Residential Use*** is a ***Single-Family Dwelling***,

ii. ***Residential Care***, or

iii. ***Boarding Use***.

And:

v. ***Secondary Detached Unit*** (Section 106 Part I.) limited to:

- ***Coach House***, or
- ***Garden Cottage***,

vi. ***Agriculture (Hobby Greenhouse),***

vii. ***Detached Garage,***

viii. ***Home Occupation,*** or

ix. ***Amenity Space (Common Indoor)***.

f. Storage limited to the following:

i. ***Enclosed Storage***.

C. Location of *Uses*

1. ***Agriculture (Minor)*** is permitted as an ***Accessory Use*** in the "Country Residential" ***Development Precinct*** only, subject to compliance with Tree Management Bylaw 3872-2006.
2. ***Single Family Dwellings*** are permitted in every ***Development Precinct*** in the **SN1A** Zone other than "Cliffside" and "The Village".
3. ***Residential Care*** is only permitted in a ***Single Family Dwelling***.
4. ***Clustered Cottage*** and ***Clustered Residential Uses*** are permitted in every ***Development Precinct*** in the **SN1A** Zone other than "Cliffside", "The Village", and "Country Residential".
5. ***Townhouses*** are permitted in every ***Development Precinct*** in the **SN1A** Zone other than "Hillside" and "Country Residential".
6. ***Apartments*** are only permitted in "The Village" ***Development Precinct*** in the **SN1A** Zone.
7. ***Commercial Uses*** are only permitted in "The Village" ***Development Precinct*** in the **SN1A** Zone.
8. ***Uses*** permitted in the ***Institutiona***l and ***Cultural Use*** categories are only permitted in "The Village" ***Development Precinct*** in the **SN1A** Zone.
9. ***Enclosed Storage***, ***Agriculture (Hobby Greenhouse)***, and ***Home Occupation Uses*** are permitted in every ***Development Precinct*** in the **SN1A** Zone.
10. ***Amenity (Common Indoor)*** space and ***Child Care Centre*** are only permitted in the **SN1A** Zone as ***Accessory Uses*** in conjunction with ***Townhouse,*** and ***Apartment Uses***.
11. A ***Secondary Suite*** is only permitted in the **SN1A** Zone in conjunction with a ***Single Family Dwelling*** and ***Clustered Residential***, and only where the applicable regulations can be satisfied.
12. A ***Coach House*** is only permitted in the **SN1A** Zone in conjunction with a ***Single Family Dwelling***, and only where the applicable regulations can be satisfied.

D. *Density*

1. In addition to the ***Density*** provisions applicable to each ***Principal Use***, the minimum and maximum number of ***Dwelling Units*** that can be built in a ***Development Precinct***, as shown on the ***Development Precinct* Map**, is as set out in **Figure 1** hereto, with it being further provided that:

a. "***Total Single Family***" is the total number of ***Dwelling Units*** of any type in the ***Development Precinct***, not counting ***Secondary Suites***, ***Coach Houses***, ***Townhouses*** and ***Apartments***, before the application of subsection (d);

b. "***Total Townhouse***" is the total number of ***Townhouse*** units in a ***Development Precinct***, before the application of subsection (d);

c. "***Total Apartment***" is the total number of ***Apartment*** units in a ***Development Precinct***, whether or not located in the same ***Building*** as ***Commercial Use***, before the application of subsection (d);

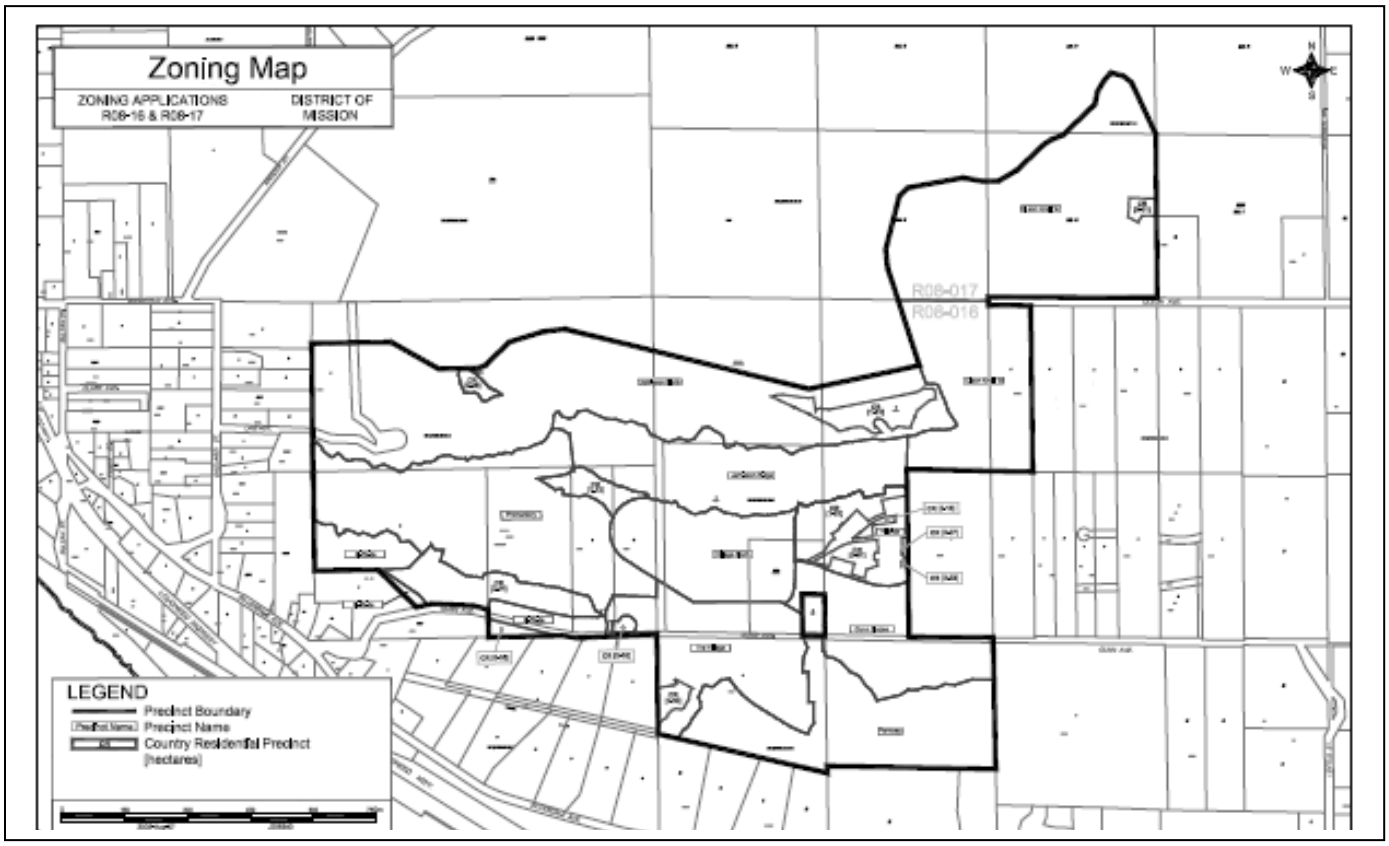
d. Within each ***Development Precinct*** other than Country Residential, the number of ***Dwelling Units*** of a particular unit type may vary by a maximum of 25% from the "Total Single Family", "Total ***Townhouse***" and "Total ***Apartment***" numbers set out in columns 1, 2 and 3 of **Figure 1**, except where the number of a unit type is between 1 and 20 units, in which case the number of units may vary by up to 10 units, and provided however that the total number of ***Dwelling Units*** in each ***Development Precinct*** may not vary by more than 15% from the number set out in column 4. Columns 5 and 6 of **Figure 1** thus set out the range within which the total number of ***Dwelling Units*** of any type (not including ***Secondary Suite*** and ***Coach House Dwelling Units***) may be varied; and

e. **Figure 1** does not limit the number of ***Secondary Suite*** and ***Coach House Dwelling Units*** that may be constructed.

Figure 1

	Unit Type					
	1	2	3	4	5	6
Development Precincts	Total SF	Total TH	Total Apt	**Total Precinct**	Precinct Minimum	Precinct Maximum
Jamieson North	80	38	0	**118**	100	136
Jamieson Ridge	104	4	0	**108**	92	124
Hillside	21	0	0	**21**	18	24
Village North	6	112	0	**118**	100	136
Gunn Slopes	77	21	0	**98**	83	113
Promontory	105	20	0	**125**	106	144
Cliffside	0	16	0	**16**	14	18
The Village	0	36	249	**285**	242	328
Parkway	84	24	0	**108**	92	124
Olson Knoll – B	40	17	0	**57**	48	66
Olson Knoll - A	132	43	0	**175**	149	201
Country Residential	29	0	0	**29**	0	29
Base Allowable Units	**678**	**331**	**249**	**1,258**		

Development Precinct Map



E. Definitions

1. In this zone:

   a. "***Development Precinct***" means a ***Development Precinct*** shown on the zoning map for the **SN1A** Zone;

   b. "***Floor Area***" means the sum of the horizontal area of each floor of a ***Building*** above ***Grade*** within the outside surface of its exterior walls. Excludes ***Basements*** which are located 50% or more below ***Grade***, excludes spaces with a ceiling ***Height*** of 1.8 m (6.0 ft) or less measured to the exterior walls (such as in a second ***Floor Area*** under the slope of the roof), excludes architectural projections (such as bay windows, fireplaces or utility closets not greater than 45.7 cm (18.0 in) in depth or 1.8 m (6.0 ft) in width), and excludes unenclosed covered porches; and

   c. "***Grade***" means the average levels of existing natural grade adjoining each exterior wall of a building, except that localized depressions, such as vehicle or pedestrian entrances, need not be considered in the determination of average levels.

   d. "***Height***" means with reference to ***Buildings*** and structures means the vertical distance from the *Grade* to the underside of the uppermost ***Storey***'s ceiling. Where a ***Building*** is segmented by firewalls each portion of the ***Building*** may be treated separately for the purpose of calculating height.

F. Regulations Applicable to All *Residential Uses*

1. ***Off Street Motor Vehicle Parking***:
   a. Unless otherwise noted, ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
   b. Not more than thirty percent (30%) of the area of a ***Lot*** shall be used for ***Off Street Motor Vehicle Parking***.
   c. Unless completely enclosed within a ***Building***, ***Off Street Motor Vehicle Parking*** shall not be used for the parking or storage of:
      i. vehicles exceeding 5,500 kg (12,125 lbs) licensed gross vehicle weight (GVW);
      ii. equipment exceeding 225 kg (496 lbs) in weight that is used or designed for use for construction or maintenance purposes;
      iii. house trailers, ***Recreation Vehicles***, boat trailers or boats exceeding 7.5 m (24.6 ft) in length;
      iv. more than one unlicensed vehicle; or
      v. dismantled or wrecked vehicles.

G. Regulations Applicable to the Country Residential *Development Precinct*

1. ***Density***
   a. The number of ***Dwelling Units*** shall be limited to one per 0.36 ha (0.88 ac), not including a ***Secondary Suite*** or ***Coach House***.
2. ***Lot Coverage***
   a. ***Buildings*** and ***Structures*** shall together cover not more than 25% of a ***Lot***.
   b. ***Buildings***, ***Structures*** and materials not occurring naturally on the ***Lot*** shall cover not more than 33% of a ***Lot***.
3. ***Lot*** Size
   a. Each ***Lot*** shall have an area not less than 0.36 ha (0.88 ac).
4. Setbacks and Siting
   a. ***Buildings*** for a ***Single Family Residential Use*** shall be sited not less than:
      i. 3.0 m (9.8 ft) from a ***Lot Line (Front)***;
      ii. 5.0 m (24.6 ft) from a ***Lot Line (Rear)***;
      iii. 1.5 m (4.9 ft) from a ***Lot Line (Interior Side)*** provided that the total combined ***Lot Line (Interior Side)*** setback for individual non-***Corner Lots*** is a minimum of 4.5 m (14.7 ft);
      iv. 4.5 m (14.7 ft) from a ***Lot Line (Exterior Side)***.
   b. All ***Accessory Buildings*** other than for ***Agriculture*** shall be sited not less than:
      i. 3.0 m (9.8 ft) from a ***Lot Line (Front)***;
      ii. 1.5 m (4.9 ft) from a ***Lot Line (Interior Side)***;
      iii. 3.0 m (9.8 ft) from a ***Lot Line Exterior Side)***;
      iv. 1.25 m (4.0 ft) from a ***Lot Line (Rear)***.

c. All ***Agriculture Buildings*** shall be at least 15.0 m (49.2 ft) from all ***Lot*** lines.

5. ***Height* of *Buildings***

a. The ***Height*** of a ***Building*** for a ***Single Family Dwelling***, whether or not in conjunction with a ***Secondary Suite***, shall not exceed 9.5 m (31.2 ft).

b. The ***Height*** of a ***Building*** for a ***Coach House*** combined with ***Off Street Motor Vehicle Parking*** shall not exceed 6.0 m (20.0 ft).

c. The ***Height*** of all other ***Accessory Buildings*** shall not exceed 4.5 m (14.7 ft).

6. ***Agriculture (Hobby Greenhouse)***

a. Shall not exceed 140.0 sq m (1,507.0 sq ft).

b. Shall be limited to two ***Buildings***.

H. Regulations Applicable to Single Family Residential in the *Development Precincts*, other than Country Residential

1. Conditions of ***Use***:

a. A ***Secondary Suite*** is not permitted on ***Lots*** with a ***Coach House***.

2. ***Lot Coverage***, ***Lot Area*** and ***Lot*** dimensions:

a. The minimum ***Lot Area***, maximum ***Lot Coverage*** and ***Lot*** dimensions for a ***Lot*** for a ***Single Family Dwelling*** are:

Determining Factors	Minimum ***Lot*** Size	Maximum ***Lot Coverage***	Minimum ***Lot Width*** at ***Front Lot Line***	Minimum ***Lot Depth***	Minimum ***Lot Width*** at 6 m back from ***Front Lot Line***
Lots with grades less than 15% slope with ***Lane*** access	325.0 sq m (3,500.0 sq ft)	50%	10.0 m (4.5 m) for cul de sac ***Lots***	30.0 m (98.4 ft)	10.0 m (32.8 ft)
Lots with grades less than 15% slope with no ***Lane*** access	372.0 sq m (4,000.0 sq ft)	45%	12.0 m (4.5 m) for cul de sac ***Lots***	24.0 m (78.7 ft)	12.0 m (39.4 ft)
Lots with grades greater than 15% slope	465.0 sq m (5,000.0 sq ft)	45%	14.0 m (4.5 m) for cul de sac ***Lots***	25.0 m (82.0 ft)	16.0 m (52.5 ft)

b. Notwithstanding the foregoing, where a ***Lot*** that has a minimum width of 25.0 m (82.0 ft) and a minimum ***Lot Area*** of 465.0 sq m (5,005.3 sq ft), the permitted depth of the ***Lot*** may be reduced to a minimum of 20.0 m (65.6 ft).

c. A ***Residential Care*** shall not be permitted on a ***Lot*** that is less than 465.0 sq m (5,005.3 sq ft) in ***Lot Area***.

d. The maximum ***Floor Area*** of the second ***Storey*** of the ***Principal Building*** shall not exceed 80% of the ***Floor Area*** of the first ***Storey*** including attached garage and/or a covered, unenclosed, uninhabitable front porch or veranda. The reduced ***Floor Area*** of the second ***Storey*** shall be

accomplished by an offset at the second ***Storey*** level from either the front or side walls at the first ***Storey*** level or a combination thereof.

3. Setbacks and Siting
   a. ***Buildings*** for a ***Single Family Dwelling*** shall be sited not less than:
      i. 3.0 m (9.8 ft) from a ***Lot Line (Front)***;
      ii. 7.5 m (24.6 ft) from a ***Lot Line (Rear)***;
      iii. 1.5 m (4.9 ft) from a ***Lot Line (Interior Side)***;
      iv. For ***Lots*** that are greater than 465.0 sq m (5,005.0 sq ft), except on a cul de sac, the total combined ***Lot Line (Interior Side)*** setback for individual non-***Corner Lot***s is a minimum of 4.5 m (14.7 ft); and
      v. 4.5 m (14.7 ft) from a ***Lot Line (Exterior Side)***.
   b. Where a ***Lot*** has a depth of less than 25.0 m (82.0 ft), the setback from the ***Lot Line (Rear)*** may be reduced to 5.0 m (16.4 ft) provided the total combined ***Interior Side Lot Line*** setback for individual non-***Corner Lots*** is a minimum of 4.5 m (14.7 ft).
   c. All ***Accessory Buildings*** shall be sited not less than:
      i. 6.0 m (19.6 ft) from the principal ***Building***;
      ii. 1.5 m (4.9 ft) from a ***Lot Line (Interior Side)***;
      iii. 3.0 m (9.8 ft) from a ***Lot Line (Exterior Side)***; and
      iv. 1.5 m (4.9 ft) from a ***Lot Line (Rear)***.
   d. ***Agriculture (Hobby Greenhouse)*** and ***Enclosed Storage*** are not permitted between the ***Lot Line (Front)*** and the ***Principal Building***.
4. ***Height* of *Buildings***
   a. The ***Height*** of a ***Building*** for a ***Single Family Dwelling*** shall not exceed 9.5 m (31.2 ft).
   b. The ***Height*** of a ***Building*** for a ***Coach House*** combined with ***Off Street Motor Vehicle Parking*** shall not exceed 6.0 m (20.0 ft).
   c. The ***Height*** of all other ***Accessory Buildings*** shall not exceed 4.5 m (14.7 ft).
5. Number of Residential ***Buildings***
   a. ***Buildings*** for a ***Single Family Dwelling*** shall be limited to one per ***Lot***, except for a ***Coach House***.
6. ***Agriculture (Hobby Greenhouse)***
   a. ***Agriculture (Hobby Greenhouse)*** shall:
      i. not exceed 20.0 sq m (215.3 sq ft), and
      ii. be limited to one ***Building***.
7. ***Off Street Motor Vehicle Parking***
   a. ***Off Street Motor Vehicle Parking*** shall not occupy more than 30% of the area between the ***Lot Line (Front)*** and the ***Principal Building***.
   b. Access to the ***Lot*** for ***Off Street Motor Vehicle Parking*** from the ***Lot Line (Front)*** shall be limited to a maximum of 5.0 m (16.4 ft).

I. Regulations Applicable to *Clustered Cottage*

1. ***Density***
   a. The minimum site area that may be subdivided into a ***Clustered Cottage Development*** shall be 1,115.0 sq m (12,002.0 sq ft).
   b. A ***Clustered Cottage Development*** shall consist of a minimum of 4 and a maximum of 12 ***Dwelling Units***.
      i. There shall be no more than one ***Dwelling Unit*** on a strata ***Lot***.
      ii. The total ***Floor Area*** of each ***Dwelling Unit*** shall not exceed 140.0 sq m (1,507.0 sq ft), excluding unheated storage space located under the main floor of the cottage.
2. ***Lot Coverage***
   a. ***Buildings*** and ***Structures*** shall together cover not more than forty-five percent (45%) of the ***Lot Area***.
3. Setbacks and Siting
   a. All ***Buildings*** shall be set back 3.0 m (9.8 ft) from all ***Lot Lines***,
   b. All ***Dwelling Units*** shall have a separation of 3.0 m (9.8 ft) from any ***Structure***.
   c. The village green common area must be at least 38.0 sq m (409.0 sq ft) times the number of ***Dwelling Units***.
   d. At least 75% of the ***Dwelling Units*** shall abut the village green common area, all of the ***Dwelling Units*** shall be within 18.0 m (59.0 ft) walking distance of the village green common area, and the village green common area shall have ***Dwelling Units*** abutting at least two sides.
   e. ***Dwelling Units*** shall have a minimum of 20.0 sq m (215.0 sq ft) of private contiguous open area, with no dimension less than 3.0 m (9.8 ft). A fence is permitted around the private open area, however if adjacent to the village green common area, the fence must be made of wood and no more than 1.0 m (3.3 ft) high.
   f. All ***Buildings*** and the Village Green common area shall be served by a pedestrian circulation system.
4. ***Height* of *Buildings***
   a. The maximum ***Height*** for any structure is 7.3 m (23.9 ft).
   b. All of the second ***Storey*** living space shall be accommodated within the slope of the roof.
   c. All parts of the roof shall be pitched.
5. ***Off Street Motor Vehicle Parking***
   a. One and one half (1.5) parking spaces per ***Dwelling Unit*** is required.
   b. ***Off Street Motor Vehicle Parking*** shall be located in clusters of no more than 5 adjoining spaces, and may be in, under a ***Structure*** or outside of a ***Structure***, provided that the parking:
      i. is screened from direct view from all ***Streets***, by garage doors, or by a fence and landscaping;
      ii. is not located in the front yard or between ***Dwelling Units***; and
      iii. may be located between any ***Structure*** and the ***Lot Line (Rear)*** of the ***Lot*** or between any structure and a ***Lot Line (Side)*** which is not a ***Lot Line (Exterior Side)***.

J. Regulations Applicable to *Clustered Residential*

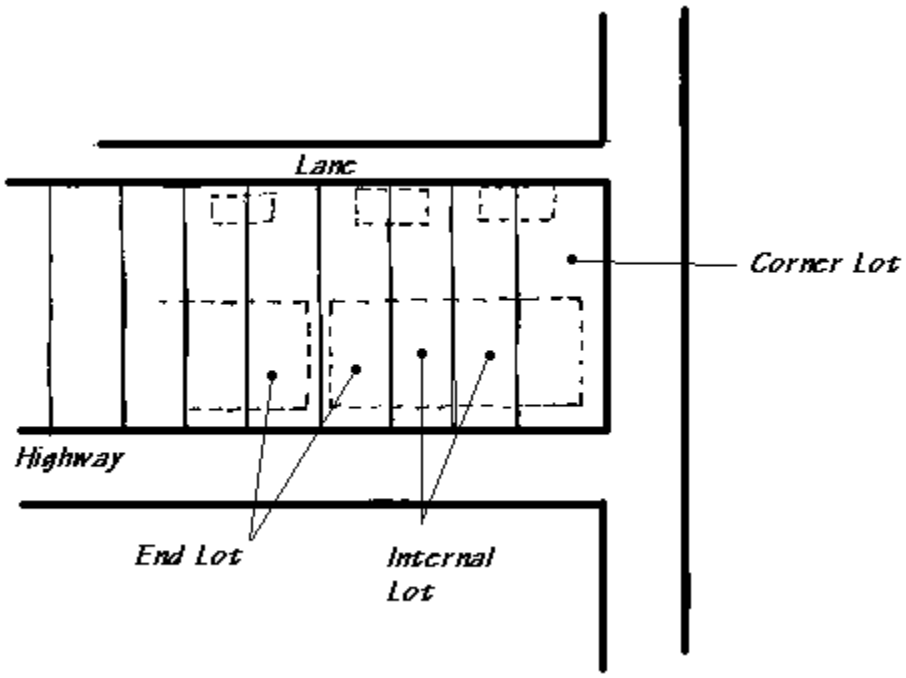
1. ***Density***
   a. A ***Clustered Residential Development*** shall consist of a minimum of 4 ***Dwelling Units***.
   b. The maximum ***Density*** of ***Development*** shall be 40 ***Dwelling Units*** per hectare (16 units per acre).
   c. The total ***Floor Area*** of a ***Dwelling Unit*** shall not exceed 230.0 sq m (2,475.0 sq ft).
   d. The maximum ***Floor Area*** of the second ***Storey*** of the principal ***Building*** shall not exceed 80% of the ***Floor Area*** of the first ***Storey*** including attached garage and/or a covered, unenclosed, uninhabitable front porch or veranda. The reduced ***Floor Area*** of the second ***Storey*** shall be accomplished by an offset at the second ***Storey*** level from either the front or side walls at the first ***Storey*** level or a combination thereof.
   e. There shall be no more than one ***Dwelling Unit*** on a strata ***Lot***.
2. ***Lot Coverage***
   a. ***Buildings*** and ***Structures*** shall together cover not more than forty-five percent (45%) of the ***Lot Area***.
3. Site Size and Dimensions
   a. The minimum site area that may be subdivided into a ***Clustered Residential Development*** shall be 1,000.0 sq m (10,764.0 sq ft).
   b. The maximum site area eligible for ***Clustered Residential*** subdivision shall be 3,000.0 sq m (32,292.0 sq ft).
4. Setbacks and Siting
   a. All ***Buildings*** for ***Clustered Residential*** shall be set sited not less than:
      i. 3.0 m (9.8 ft) from a ***Lot Line (Front)*** or a ***Lot Line (Exterior Side)***;
      ii. 7.5 m (24.6 ft) from ***Lot Line (Rear)***; and
      iii. 1.5 m (4.9 ft) from a ***Lot Line (Interior Side)***.
   b. A minimum distance of 6.0 m (19.7 ft) shall be maintained between the outermost projection of the rear face of a ***Principal Building*** and any detached ***Accessory Building*** or ***Off-Street Motor Vehicle Parking Structure***.
   c. ***Dwelling Units*** shall have a minimum of 30.0 sq m (323.0 sq ft) of private contiguous open area, with no dimension less than 3.0 m (9.8 ft).
5. ***Height* of *Buildings***
   a. The ***Height*** of a ***Building*** for ***Clustered Residential*** shall not exceed 9.5 m (31.2 ft).
   b. The ***Height*** of all ***Accessory Buildings*** shall not exceed 4.5 m (14.7 ft).
6. ***Off Street Motor Vehicle Parking****:*
   a. One and one half (1.5) parking spaces per ***Dwelling Unit*** is required.
   b. The minimum setback from the front face of an attached garage to the adjacent ***Street*** is 5.0 m (16.4 ft).
   c. Access to the ***Lot*** for ***Off Street Motor Vehicle Parking*** from the ***Lot Line (Front)*** shall be limited to a maximum of 5.0 m (16.4 ft).

d. Where a ***Lot*** has access to an abutting rear ***Lane***, vehicular access to the ***Lot*** must only be from the rear ***Lane***.

K. Regulations Applicable to Townhouse *Development*

1. Conditions of ***Use***
   a. A ***Townhouse*** is only permitted where no more than six ***Townhouse Dwelling Units*** are attached, irrespective of property lines.
   b. No more than one ***Dwelling Unit*** is permitted per ***Lot***.
   c. A ***Townhouse Development*** may take the following forms:
      i. standard strata ***Townhouse***, with parking attached to the ***Townhouse*** unit within the strata ***Lot***;
      ii. clustered ***Townhouse***, being a strata ***Townhouse*** where the parking structure(s) are separated from the ***Townhouse Dwelling Units***;
      iii. Stacked ***Duplex***, where the configuration of the hillside is such that:
         i. one ***Duplex*** faces one ***Street*** or strata access road; and
         ii. another ***Duplex*** is built on top of, or partially on top of, the first ***Duplex***, facing a different ***Street*** or strata access road; and
         iii. a fee simple ***Townhouse***, being a ground-oriented ***Townhouse*** on a fee simple ***Lot*** with a zero (0) ***Lot Line (Interior)*** setback with parking on the same ***Lot*** as the ***Townhouse***.
2. ***Density***
   a. The ***Density*** of a ***Townhouse Development*** shall not exceed 48 ***Dwelling Units*** per hectare (19.2 per acre).
3. ***Lot Coverage***
   a. For ***Townhouse Developments***, all ***Buildings*** together shall cover not:
      i. more than forty-five percent (45%) of the ***Lot Area***, where there is an attached garage;
      ii. more than fifty-five percent (55%) of the ***Lot Area***, where there is a ***Detached Garage***; and
      iii. more than fifty-five percent (55%) of the ***Lot Area***, for a Stacked ***Duplex***.
4. ***Lot Area*** and Dimensions
   a. The minimum site area that may be subdivided into a ***Townhouse Development*** is 0.1 ha (0.25 ac).
   b. The following ***Lot Area*** restraints apply to the subdivided ***Lots***:

Use	**Minimum *Lot Area***	**Minimum *Lot Width***	**Minimum *Lot Depth***
Fee Simple *Townhouse Use*:			
Internal ***Lot***	165.0 sq m (1,776.1 sq ft)	6.0 m (19.7 ft)	28.0 m (91.9 ft)
End ***Lot***	200.0 sq m (2,152.8 sq ft)	7.2 m (23.6 ft)	28.0 m (91.9 ft)
Corner Lot	226.0 sq m (2,432.6 sq ft)	8.7 m (28.5 ft)	28.0 m (91.9 ft)



5. Setbacks and Siting

a. All ***Principal Buildings*** shall be sited in accordance with the following table:

Minimum Dimensions ***Use***	Front	Rear	Interior Side	Exterior Side
***Townhouse Residential Use*:**				
All ***Buildings***	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
Fee Simple ***Townhouse Use*:**				
Lot (Internal)	3.0 m (9.8 ft)	12.5 m (41.0 ft)	0.0 m (0.0 ft)	N/A
Lot (End)	3.0 m (9.8 ft)	12.5 m (41.0 ft)	0.0 m (0.0 ft)	1.2 m (3.9 ft)
Lot (Corner)	3.0 m (9.8 ft)	12.5 m (41.0 ft)	0.0 m (0.0 ft)	2.7 m (8.9 ft)

b. ***Accessory Buildings*** for a ***Fee Simple Townhouse***, including ***Detached Garages***, shall be sited in accordance with the following table:

Minimum Dimensions ***Use***	Front	Rear	Interior Side	Exterior Side
Fee Simple ***Townhouse Use*:**				
Accessory Buildings	7.5 m (24.6 ft)	0.5 m (1.6 ft)	0.0 m (0.0 ft)	1.2 m (3.9 ft)

c. Notwithstanding the above interior side yard setbacks, the side yard setback of an ***Accessory Building*** and ***Structure***, including a garage, shall be increased to a minimum of 2.5 m (8.2 ft) on the opposite side of the ***Lot***.

d. All ***Accessory Buildings*** shall be sited no closer than 5.0 m (16.4 ft) from the ***Principal Building***.

6. ***Height*** of ***Buildings***

   a. The ***Height*** of a ***Building*** for a ***Townhouse*** shall not exceed 9.5 m (31.2 ft).

   b. The ***Height*** of a ***Building*** not used for all other ***Uses*** shall not exceed 4.5 m (14.8 ft).

   c. Where the ***Townhouse Development*** takes the form of stacked ***Duplexes***:

      i. ***Height*** shall not be calculated collectively but rather based on the ***Height*** of each strata ***Duplex*** unit facing each ***Street***; and

      ii. The setback from the ***Lot Line (Rear)*** shall be reduced to 0.0 m (0.0 ft).

7. ***Off Street Motor Vehicle Parking*** and Storage

   a. Parking shall be prohibited within setback areas and shall be screened from view by provision of a ***Landscape Screen***.

   b. All ***Townhouses*** shall provide at least one parking space which is enclosed in:

      i. a garage within the strata ***Lot*** on which the unit is located, or

      ii. a ***Detached Garage Building*** separate from the individual ***Townhouse*** unit provided it is located within 30.0 m (98.5 ft) and is limited common property of the strata of which the ***Townhouse*** is a part.

   c. All fee simple ***Townhouses*** shall provide at least one parking space which is enclosed, whether in a ***Detached Garage*** separate from the individual ***Townhouse*** unit or not, provided it is located on the same ***Lot***.

   d. All ***Townhouses*** shall provide a minimum of 4.6 sq m (50.0 sq ft) of ***Enclosed Storage*** space adjacent to the enclosed parking area for each ***Townhouse Dwelling Unit***.

8. On-Site Recreation Facilities

   a. Each strata ***Townhouse Development*** shall comply with the following requirements:

      i. Child Play Areas - ***Developments*** which contain 11 or more ***Townhouses*** shall provide a level child play area and play equipment on site at a rate of at least 2.8 sq m (30.0 sq ft) per ***Townhouse*** with a minimum dimension of 6.0 m (19.7 ft). Each play area shall be sited away from motor vehicle traffic and located to allow views from habitable rooms of the units the play area serves. For adult oriented ***Townhouse Development***, this additional recreation space requirement may be provided without meeting the requirement for views from habitable rooms.

      ii. ***Amenity Space (Indoor)*** - ***Developments*** which contain 30 or more ***Townhouses*** shall provide an ***Amenity Space (Indoor)*** at a rate of at least 2.8 sq m (30.0 sq ft) per ***Townhouse***.

      iii. ***Child Care Centre*** - Where on-site leased space for a ***Child Care Centre*** is included within the ***Amenity Space (Common Indoor)*** of a ***Townhouse Development***, the space must:

         i. be in accordance to the *Community Care and Assisted Living Act,* S.B.C. 2002, c. 75;
         ii. have a specific area for the use of the ***Child Care Centre*** for parking and pickup;
         iii. provide staff parking; and
         iv. be adjacent to a child play area.

9. ***Landscaping*** and Screening for Strata ***Townhouse Residential Use***
    a. All portions of a ***Lot*** not covered by ***Buildings***, ***Structures*** or paved areas shall be landscaped, including the retention of mature trees where feasible.
    b. Along ***Lot*** lines which abut a ***Street***, a continuous ***Landscaped Area*** of not less than 1.5 m (5.0 ft) in width shall be provided within the ***Lot*** except at ***Driveways***.
    c. The boulevard areas of ***Streets*** abutting a ***Lot*** shall be seeded or sodden with grass on the side of the ***Street*** abutting the ***Lot***, except at ***Driveways***.
10. ***Refuse*** Disposal Provisions for Strata ***Townhouse Residential Use***
    a. Not less than one garbage container space shall be located on each ***Lot***.
    b. Strata ***Multi-Unit Residential Developments*** which contain more than 4 units shall include a garbage container space that is a minimum of 4.0 m (13.1 ft) in width, 3.0 m (9.8 ft) in length and enclosed to ensure that the contents are inaccessible to bears and other foraging animals and shall provide direct access at all times for removal by sanitary trucks.

L. Regulations Applicable to *Apartments* where not in the same *Building* as a *Commercial Use*

1. ***Density***
    a. The ***Density*** of residential ***Use*** shall not exceed 125 ***Dwelling Units*** per ha (50 units per ac).
2. ***Lot Coverage***
    a. ***Buildings*** shall together cover no more than forty-five percent (45%) of the ***Lot Area***.
3. Setbacks and Siting
    a. ***Buildings*** for an ***Apartment Development*** shall be sited not less than 7.5 m (24.6 ft) from all ***Lot*** lines.
    b. ***Accessory Buildings*** shall be sited not less than:
        i. 7.5 m (24.6 ft) from a ***Front Lot Line***;
        ii. 4.5 m (14.7 ft) from an ***Exterior Side Lot Line***;
        iii. 1.5 m (4.9 ft) from an ***Interior Side Lot Line***; and
        iv. 1.5 m (4.9 ft) from a ***Rear Lot Line***.
4. ***Height* of *Buildings***
    a. The ***Height*** of a ***Building*** for ***Apartment*** shall not exceed 22.0 m (72.2 ft).
    b. The ***Height*** of ***Accessory Buildings*** shall not exceed 4.5 m (14.7 ft).
5. ***Off Street Motor Vehicle Parking***
    a. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
    b. Parking shall be prohibited within setback areas and shall be screened from view by provision of a landscape screen.
6. Other
    a. The following regulations applicable to ***Townhouse Developments*** in the **SN1A** Zone shall also be applicable in this situation:

i. on-site recreational facilities,

ii. ***Child Care Centre***,

iii. ***Landscaping*** and screening, and

iv. ***Refuse*** disposal.

M. Regulations Applicable to *Commercial Use* and to *Apartments* when Combined with *Commercial Use*

1. Conditions of ***Use***

   a. No portion of the first ***Storey*** of a ***Building*** to a depth of 10.7 m (35.1 ft) from the front wall of the ***Building*** and extending across its full width shall be used for residential purposes except for entrances to the residential portion.

   b. All ***Commercial Uses*** shall be carried on in a completely enclosed ***Building*** except for parking and loading facilities.

   c. The first floor of the mixed-use ***Building*** may be built to commercial standards, but rented for ***Residential Use*** until converted to commercial when the market is ready. Only where there is such a temporary residential use the temporary rental unit may exceed the 125 ***Dwelling Units*** per hectare (50 units per acre).

2. ***Density***

   a. The maximum permitted ***Floor Area*** for ***Commercial Use*** shall not exceed 5,560.0 sq m (60,000.0 sq ft).

   b. The ***Floor Area*** used for specifically for ***Uses*** in the ***Office*** Category shall not exceed the ***Floor Area*** used for ***Commercial Use***.

   c. The ***Density*** of ***Residential Use*** shall not exceed 125 ***Dwelling Unit*s** per hectare (50 units per acre).

3. ***Lot Area***

   a. The minimum site area that may be subdivided is 0.1 ha (0.25 ac).

4. Setbacks and Siting

   a. ***Buildings*** shall be sited not less than 7.5 m (24.6 ft) from all ***Lot Line (Rear)*** and ***Lot Lines (Side)*** and 0.0 m from a ***Lot Line (Front)***.

   b. ***Accessory Buildings*** shall be sited not less than:

      i. 7.5 m (24.6 ft) from a ***Lot Line (Front);***

      ii. 4.5 m (14.7 ft) from a ***Lot Line (Exterior Side);***

      iii. 1.5 m (4.9 ft) from a ***Lot Line (Interior Side);*** and

      iv. 1.5 m (4.9 ft) from a ***Lot Line (Rear).***

5. ***Height* of Buildings**

   a. The ***Height*** of a ***Principal Building*** shall not exceed 22.0 m (72.2 ft).

   b. The ***Height*** of ***Accessory Buildings*** shall not exceed 4.5 m (14.7 ft).

6. ***Off Street Motor Vehicle Parking***

   a. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

b. ***Off Street Motor Vehicle Parking*** shall be prohibited within setback areas and shall be screened from view by provision of a ***Landscape Screen***.

7. Other

a. The following regulations applicable to ***Townhouse Developments*** in the **SN1A** Zone shall also be applicable in this situation.

i. On-site recreational facilities,

ii. ***Child Care Centre***,

iii. ***Landscaping*** and screening, and

iv. ***Refuse*** disposal.

N. Regulations Applicable to *Uses* Permitted within the Institutional and Cultural Categories:

1. The regulations set out in the **IA** Zone apply to the following ***Principal Uses***:

a. ***Cultural Assembly,*** and

b. ***Religious Assembly.***

2. The regulations set out in the **IE** Zone apply to the following ***Principal Uses***:

a. ***Civic Assembly,***

b. ***College,***

c. ***Education Facility,***

d. ***Library,***

e. ***School,*** and

f. ***University.***

O. Development Permits

1. Further to section 919(4) of the *Local Government Act*, a development permit is not required in the **SN1A** Zone for intensive residential ***Development***, where:

a. the ***Lot Coverage*** of all ***Buildings*** on the parcel exceeds 40% of the parcel area;

b. the area of the parcel is less than 464.5 sq m (5,000.0 sq ft);

c. the application includes a ***Secondary Suite***; or

d. the proposed use is ***Clustered Cottage*** or ***Clustered Residential***.

CHAPTER 6
MID-RISE MULTI-UNIT ZONES

Mid-Rise Multi-unit One MM1

A. Zone Intent

1. The intent of the **MM1** Zone is to allow up to 6 ***Storey Apartment Buildings*** on a ***Lot*** designated *Mid-Rise Multi-unit Residential* that meet the following criteria: located near commercial nodes and key destinations (e.g., transit hubs and employment centres), located on major roads and where the ***Buildings*** will not interfere with public views from surrounding neighbourhoods.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **MM1** Zone:
   a. ***Residential*** limited to:
      i. ***Apartment****, and*
      ii. ***Residential Care****.*
2. The following ***Accessory Uses*** and no other shall be permitted in the **MM1** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure****.*
   b. ***Institutional*** limited to:
      i. ***Child Care Centre*** (accessory to ***Apartment*** only).
   c. ***Residential*** limited to:
      i. ***Amenity Space (Common Indoor)***,
      ii. ***Amenity Space (Common Outdoor)****,*
      iii. ***Amenity Space (Private Outdoor)***, and
      iv. ***Home Occupation***
   d. ***Personal Service*** limited to:
      i. ***Hair and Body Salon*** *(*accessory to ***Residential Care*** only*)*.
   e. ***Retail*** limited to:
      i. ***Retail (Minor)*** *(*accessory to ***Residential Care*** only*).*
   f. ***Food and Beverage*** limited to:
      i. ***Restaurant (Minor)*** *(*accessory to ***Residential Care*** only*).*
   g. Storage limited to the following:
      i. ***Enclosed Storage****.*

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
MM1	0.36 ha (0.89 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal/Accessory Building or Structure	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)

2. Notwithstanding Section 601 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
MM1	60%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
MM1	2.0

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
MM1	19.8 m (65.0 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)*** shall meet the following requirements:
   a. Developments that contain 25 ***Dwelling Units*** or more shall provide in ***Amenity Space (Common Indoor)*** at a rate of at least 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***;
   b. A ***Child Care Centre*** may be housed within an ***Amenity Space (Common Indoor)*** provided it complies with the following requirements:
      i. has direct access from a ***Street***, independent from the access to the ***Residential Uses***; and
      ii. has direct access to an open space and play area within the ***Lot***.

2. ***Amenity Space (Common Outdoor)*** shall meet the following requirements:
   a. Development that contains 15 ***Dwelling Units*** or more shall provide ***Amenity Space (Common Outdoor)*** at a rate of at least 100.0 sq m (1,076.0 sq ft) and shall be in the form of a children's playground, swimming pool, BBQ pit, sports court and/or similar facilities.
3. ***Amenity Space (Private Outdoor)*** shall meet the following requirements:
   a. ***Developments*** shall provide 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***; and
   b. The ***Amenity Space (Private Outdoor)*** shall be directly accessible, and adjacent to the ***Dwelling Unit*** it serves and shall be in the form of a ***Balcony*** or patio.

I. ***Off-Street Motor Vehicle, Bicycle Parking Areas*** **and** ***Loading Spaces***

1. ***Off Street Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Space*** shall be in accordance with the provisions of Section 111.
4. ***Off Street Motor Vehicle Parking*** and ***Off Street Loading Space*** within the required setbacks is not permitted.
5. ***Off Street Motor Vehicle Parking*** shall not have access across a ***Lot Line (Front)*** if access is available via a ***Lane*** or a flanking ***Street***.

CHAPTER 7
MULTI-UNIT RESIDENTIAL ZONES

Multi-unit Duplex Zone MD465
Multi-unit Boarding Use Zone MB558

A. Zone Intent

1. The intent of the **MD465** Zone is:
   a. To allow one of:
      i. ***Single Family Dwelling*** ; or
      ii. ***Duplex***; or
      iii. ***Triplex***; or
      iv. ***Fourplex***; or
      v. ***Infill Townhouse***

      on a ***Lot*** that is designated *Urban Compact* or *Urban Residential,* as a form of infill ***Development***; or

      on a ***Lot*** that is designated *Attached Multi-Unit Residential* or Mission City *Downtown* as a form of *Attached Multi-Unit Residential* ***Development***.

      The **MD465** Zone may also apply to ***Lots*** created after the adoption of this Bylaw, when the **MD465** ***Lots*** are comprehensively planned and rezoned along with other *Attached Multi-Unit Residential* zones that form a part of the same comprehensive ***Development***.
2. The intent of the **MB558** Zone is:
   a. To allow one ***Boarding House*** on a ***Lot*** designated *Attached Multi-Unit Residential*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **MD465** Zone:
   a. ***Residential*** limited to one of:
      i. ***Duplex*** or
      ii. ***Single Family Dwelling****; or*
      iii. ***Triplex****; or*
      iv. ***Fourplex****; or*
      v. ***Infill Townhouse****; or*
      vi. One ***Supportive Recovery****.*
2. The following ***Principal Uses*** and no other shall be permitted in the **MB558** Zone:
   a. ***Accommodation*** limited to:
      i. One ***Boarding House****.*
   b. Residential limited to one of:
      i. ***Single Family Dwelling***; or
      ii. ***Duplex***; or
      iii. ***Triplex***; or
      iv. ***Fourplex***; or

v. ***Infill Townhouse***

3. The following ***Accessory Uses*** and no other shall be permitted in the **MD465** and **MB558** Zones:
   a. ***Accessory*** limited to*:*
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Agriculture*** limited to:
      i. ***Agriculture (Hobby Greenhouse)***, and
      ii. ***Agriculture (Urban Hen Keeping)***.
   c. ***Residential*** limited to:
      i. One ***Secondary Detached Unit*** (Section106 Part I.) limited to:
         - ***Coach House***, or
         - ***Garden Cottage***.
      ii. ***Home Occupation***
      iii. One ***Secondary Suite***; per real estate entity, subject to Section 701 C.
   d. Storage limited to*:*
      i. ***Enclosed Storage****.*

C. Number of *Dwelling Units*

1. ***Lots*** serviced by both municipal water and sanitary sewer and:
   i. Less than 280 sq m (3,013.8 sq ft) are permitted three ***Dwellings Units.***
   ii. Greater than 280 sq m (3,013.8 sq ft) are permitted four ***Dwelling Units***.
2. ***Lots*** that do not have municipal water and sanitary sewer are permitted two ***Dwelling Units in the form of a Single Family Dwelling and a Secondary Suite***.

D. *Lot Area*

1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***	***Lot Width*** (***Corner Lot***)	***Lot Width*** (Non-***Corner Lot***)	***Lot Depth***
MD465 ***Single Family Dwelling, Duplex, Triplex, Fourplex*** and ***Infill Townhouse***	465.0 sq m (5,005.0 sq ft)	17.5 m (57.4 ft)	16.0 m (52.5 ft)	30.0 m (98.4 ft)
MD465 ***Duplex*** (fee simple)	232.0 sq m (2,502.0 sq ft)	8.8 m (28.7 ft)	8.0 m (26.2 ft)	30.0 m (98.4 ft)
MB558	558.0 sq m (6,006.0 sq ft)	19.5 m (64.0 ft)	18.0 m (59.1 ft)	30.0 m (98.4 ft)

2. ***Bare Land Strata**:*

   a. Where a ***Bare Land Strata*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** and the ***Lot Area (Average)*** as follows:

Lot Area (Minimum)	*Lot Area (Average)*
465.0 sq m (5,005.0 sq ft)	465.0 sq m (5,005.0 sq ft)

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

Single Family Dwelling, Duplex, Triplex, Fourplex, Infill Townhouse, Boarding House, Supportive Recovery	Front	Rear	Interior Side	Interior Side with a ***Party Wall Agreement***	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.5 m (4.9 ft)	N/A	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.3 m (4.3 ft)	1.5 m (4.9 ft)	N/A	3.0 m (9.8 ft)

Duplex (fee simple):	Front	Rear	Interior Side	Interior Side with a ***Party Wall Agreement***	Exterior Side
Principal Building	4.0 m (13.1ft)	5.5 m (18.0 ft)	1.5 m (4.9 ft)	0.0 m (0.0 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.3 m (4.3 ft)	1.5 m (4.9 ft)	0.0 m (0.0 ft)	3.0 m (9.8 ft)

2. Notwithstanding Section 701 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.7 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

F. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentages noted in the following table:

Zone	***Lot Coverage***
MD465	40%
MB558	40%

G. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***	**Maximum *Floor Space***
MD465	0.6	353.0 sq m (3,800.0 sq ft)
RB558	0.6	353.0 sq m (3,800.0 sq ft)

H. *Impervious Surfaces*

1. ***Impervious Surfaces*** shall together cover not more than the ***Lot Area*** as noted:

Zone	***Lot Area***
MD465	55%
MB558	55%

I. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Secondary Detached Unit***	All Other ***Accessory Buildings/Structures***
MD465 and **MB558**	10.5 m (34.4 ft)	8.0 m (26.2 ft)	6.0 m (19.7 ft)

J. *Off-Street Motor Vehicle Parking*

1. ***Off-Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

Multi-unit Manufactured Home Park Zone MMP

A. Zone Intent

1. The intent of the **MMP** Zone is to allow for the renewal of ***Manufactured Home Parks*** that existed at the effective date of this Bylaw only. Applications for new ***Manufactured Home Parks*** shall be permitted in accordance with the ***Official Community Plan*** and a new Comprehensive Development (**CD**) zone.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **MMP** Zone:
   a. ***Residential*** limited to the following:
      i. ***Manufactured Home Park***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **MMP** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Residential*** limited:
      i. ***Amenity Space (Common Indoor)***,
      ii. ***Amenity Space (Common Outdoor)***,
      iii. ***Amenity Space (Private Outdoor)***, and
      iv. ***Home Occupation***.
   c. Storage limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
MMP	2.0 ha (4.9 ac)

2. ***Manufactured Home Park Developments*** must be strata-titled.
3. The minimum parcel size for each ***Manufactured Home*** site within a ***Manufactured Home Park*** shall be 335.0 sq m (3,605.0 sq ft) with a minimum frontage to an internal road of 12.0 m (39.8 ft).

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Setbacks for ***Manufactured Home*** from property lines	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)

	Front	Rear	Interior Side	Exterior Side
Separation distance between ***Manufactured Homes*** and internal access roads	6.0 m (19.7 ft)	6.0 m (19.7 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Separation distance between ***Manufactured Homes***	6.0 m (19.7 ft)	6.0 m (19.7 ft)	3.0m (9.8 ft)	3.0m (9.8 ft)
Setbacks for ***Accessory Building/Structure*** from property lines	6.0 m (19.7 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 702 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. N/A

F. *Density*

1. The ***Density*** for a ***Manufactured Home Park*** shall not exceed 20 ***Dwelling Units*** per hectare (8 units per acre) of site area.

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** outlined in the following table:

Zone	***Principal Building***	***Indoor Amenity Building***	***Accessory Building/Structure***
MMP	7.5 m (24.6 ft)	7.5 m (24.6 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)*** shall meet the following requirements:
   a. ***Developments*** that contain 25 ***Dwelling Units*** or more shall provide in ***Amenity Space (Common Indoor)*** at a rate of at least 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***;
2. ***Amenity Space (Common Outdoor)*** is not a requirement within this zone; however, if it is provided it shall have a slope of 5% of less.
3. ***Amenity Space (Private Outdoor)*** shall meet the following requirements:
   a. ***Developments*** shall provide 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***; and
   b. The ***Amenity Space (Private Outdoor)*** shall be directly adjacent to the ***Dwelling Unit*** it serves.

I. *Off Street Motor Vehicle Parking*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

Multi-unit Rowhouse One Zone MR1

A. Zone Intent

1. The intent of the **MR1** Zone is to allow ***Rowhouses*** on fee simple ***Lots*** with a zero ***Interior Lot Line*** setback, provided there is the registration of a ***Party Wall Agreement***, on properties designated *Attached Multi-unit Residential* along with compatible ***Accessory Uses***.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **MR1** Zone:
   a. ***Residential*** limited to:
      i. One ***Rowhouse***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **MR1** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure.***
   b. ***Residential*** limited to:
      i. ***Home Occupation***.
   c. Storage limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:

	Area	Width	Depth
Lot (Internal)	165.0 sq m (1,776.0 sq ft)	6.0 m (19.7 ft)	28.0 m (91.9 ft)
Lot (End)	200.0 sq m (2,152.8 sq ft)	7.2 m (23.6 ft)	28.0 m (91.9 ft)
Lot (Corner)	226.0 sq m (2,432.6 sq ft)	8.7 m (28.5 ft)	28.0 m (91.9 ft)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

Principal Building	Front	Rear	Interior Side	Exterior Side
Lot (Internal)	3.5 m (11.5 ft)	12.5 m (41.0 ft)	0.0 m (0.0 ft)	N/A
Lot (End)	3.5 m (11.5 ft)	12.5 m (41.0 ft)	0.0 m (0.0 ft)	1.2 m (3.9 ft)
Lot (Corner)	3.5 m (11.5 ft)	12.5 m (41.0 ft)	0.0 m (0.0 ft)	2.7 m (8.9 ft)

Principal Building	Front	Rear	Interior Side	Exterior Side
Accessory Building/Structure	7.5 m (24.6 ft)	0.5 m (1.6 ft)	0.0 m (0.0 ft) Minimum 2.4 m (7.9 ft) total combined	1.2 m (3.9 ft)

2. Notwithstanding Section 703 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. ***Lot Coverage***

1. ***Lot Coverage*** shall not exceed the percentages noted in the following table:

	Lot Coverage
Lot (Internal)	60%
Lot (End)	50%
Lot (Corner)	50%

F. ***Density***

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
MR1	1.0

G. ***Height* of *Buildings***

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
MR1	11.0 m (36.1 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)***, ***Amenity Space (Common Outdoor)*** and ***Amenity Space (Private Outdoor)*** is not a requirement of this zone.

I. ***Off Street Motor Vehicle Parking and Bicycle Parking Areas.***

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycling Parking Areas*** shall be in accordance with the provisions of Section 110.

Multi-unit Townhouse One Zone MT1

A. Zone Intent

1. The intent of the **MT1** Zone is to allow for ***Townhouse Development*** on properties designated *Attached Multi-unit Residential*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **MT1** Zone:
   a. ***Residential*** limited to:
      i. ***Townhouses***.
   b. ***Amenity Space (Shared Common Indoor)*** provided:
      i. The ***Amenity Space (Shared Common Indoor) facility*** is co-owned by the participating strata corporations in a legally binding agreement that is registered on the title of the land per City approval,
      ii. The participating Strata Corporations that co-own the ***Amenity Space (Shared Common Indoor) facility*** are composed of more than 125 dwelling units in aggregate; and
      iii. Each participating strata corporation townhouse development is within 400 m or less radius distance of the location of the ***Amenity Space (Shared Common Indoor) facility***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **MT1** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***
   b. ***Institutional*** limited to:
      i. ***Child Care Centre***.
   c. ***Residential*** limited to:
      i. ***Amenity Space (Common Indoor)***,
      ii. ***Amenity Space (Common Outdoor)***,
      iii. ***Amenity Space (Private Outdoor)***,
      iv. ***Home Occupation***, and
      v. ***Caretaker Residence***.
   d. Storage limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
MT1	500.0 sq m

	(5,382.0 sq ft)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

2. The ***Front Yard*** setback of the ***Principal Building*** may be reduced to a minimum of 4.0 m (13.2 ft), provided the garage is a located at the back of the ***Townhouse*** unit.
3. Notwithstanding Section 704 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
MT1	55%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
MT1	1.0

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Indoor Amenity Building***	***Accessory Building/Structure***
MT1	12.0 m (39.3 ft)	11.5 m (37.7 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)*** shall meet the following requirements:
   a. ***Developments*** that contain 25 ***Dwelling Units*** or more shall provide **in** ***Amenity Space (Common Indoor)*** at a rate of at least 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***;
   b. A ***Child Care Centre*** may be housed within an ***Amenity Space (Common Indoor)*** provided it complies with the following requirements:
      i. has direct access from a ***Street***, independent from the access to the ***Residential Uses***; and
      ii. has direct access to the ***Amenity Space (Common Outdoor)*** within the ***Lot***.

2. ***Amenity Space (Common Outdoor)*** shall meet the following requirements:
   a. ***Development*** that contains 25 ***Dwelling Units*** or more shall provide ***Amenity Space (Common Outdoor)*** at a rate of at least 100.0 sq m (1,076.0 sq ft) and shall be in the form of a children's playground, swimming pool, BBQ pit, sports court and/or similar facilities.
3. ***Amenity Space (Private Outdoor)*** shall meet the following requirements:
   a. ***Developments*** shall provide a minimum of 20 sq m (215.3 sq ft) of ***Amenity Space (Private Outdoor)*** per ***Dwelling Unit,*** and a combined minimum average of 30.0 sq m (322.9 sq ft) per ***Dwelling Unit*** within a development as a whole, and
   b. The ***Amenity Space (Private Outdoor)*** shall be directly accessible, and adjacent to the ***Dwelling Unit*** it serves.
4. ***Amenity Space (Shared Common Indoor)*** shall meet the following requirements:
   a. ***Townhouse Development*** that contains 50 ***Dwelling Units*** or more may participate in sharing their ***Amenity Space (Common Indoor)*** requirements at an off-site location provided that the ***Amenity Space (Shared Common Indoor) Facility*** is co-owned by two or more strata corporations comprised of more than 125 ***Dwelling Units*** in aggregate.
   b. The property of the participating strata corporations must be within 400 metres radius of the off-site ***Amenity Space (Shared Common Indoor) Facility***.
   c. The participating strata corporations must enter into a legally binding agreement registered on title containing the management and administrative structure of co-ownership of the ***Facility*** in accordance with the provisions of the Strata Property Act. The ***Amenity Space (Shared Common Indoor) Facility*** will provide the same quantity of indoor amenity space as specified by ***Amenity Space (Common Indoor)***.
   d. Higher-valued outdoor amenity features, including ***Structure(s)*** such as a swimming pool or sauna, may contribute to the quantity of indoor amenity space. However, as outdoor amenities are seasonal, their accredited per sq ft contribution to the ***Amenity Space (Shared Common Indoor)*** required will be at 50% of the outdoor space provided.
   e. The utilization of outdoor amenity features at the off-site ***Amenity Space (Shared Common Indoor)*** Facility does not reduce the ***Amenity Space (Common Outdoor)*** required for any of the individual participating strata corporation properties.
   f. Where a ***Caretaker Residence*** or ***Guest accommodation(s)*** are provided in the ***Amenity Space (Shared Common Indoor) facility***, the floor area of the dwelling unit(s) will be excluded from contributing to the required indoor amenity space.
   g. Where a ***Caretaker Residence*** is provided, the floor area of the Caretaker's dwelling unit that is less than 92 square metres (1,000 square feet), may be included as contributing to the minimum required indoor amenity space. That portion of a Caretaker's unit over 1,000 square feet shall not be deemed to contribute to the required indoor amenity space.
   h. Where a ***Caretaker Residence*** is provided, it will be subject to all ***Dwelling Unit*** charges including Development Cost Charges, Amenity Cost Charges, and City utility rates.
   i. Where ***Guest accommodation(s)*** are provided in the ***Amenity Space (Shared Common Indoor) facility***, that portion of the building's floor area attributed to the guest accommodation may be included as contributing to the minimum required indoor amenity space.

j. ***Guest accommodation(s)*** shall not exceed 1 ***sleeping unit*** per 100 dwelling units of the participating strata corporations.

k. A ***Child Care Centre*** may be housed within an ***Amenity Space (Shared Common Indoor)*** provided it complies with the following requirements:

i. has direct access from a ***Street***, independent from the access to the ***Amenity Space (Shared Common Indoor)*** or ***Residential Uses***; and

ii. has direct and secured access to a dedicated portion of the ***Amenity Space (Shared Common Outdoor)*** within the ***Lot***.

I. ***Off Street Motor Vehicle Parking*** **and** ***Bicycle Parking Areas***

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with Section 110.
3. ***Off Street Motor Vehicle Parking*** within the required setbacks is not permitted.

Multi-unit Apartment One Zone MA1
Multi-unit Apartment Two Zone MA2

A. Zone Intent

1. The intent of the **MA1** and **MA2** Zones is to allow for ***Apartment Development*** on a ***Lot*** designated *Attached Multi-unit Residential*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **MA1** and **MA2** Zones:
   a. ***Residential*** limited to:
      i. ***Apartment***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **MA1** and **MA2** Zones:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Institutional*** limited to:
      i. ***Child Care Centre***.
   c. ***Residential*** limited to:
      i. ***Amenity Space (Common Indoor)***,
      ii. ***Amenity Space (Common Outdoor)***,
      iii. ***Amenity Space (Private Outdoor)***, and
      iv. ***Home Occupation***.
   d. *Storage* limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
MA1	500.0 sq m (5,382.0 sq ft)
MA2	500.0 sq m (5,382.0 sq ft)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (19.7 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

2. Notwithstanding Section 705 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentages noted in the following table:

Zone	***Lot Coverage***
MA1	50%
MA2	40%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

	Floor Space Ratio	Amenity
Base Density (**MA2** Zone)	0.75	N/A
Base Density (**MA1** Zone)	1.00	N/A
Density Bonus Level I (**MA1** Zone only)	1.25	A ***Density Bonus*** up to 1.25 FSR is permitted if the developer enters into a ***Housing Agreement*** with the ***City*** that requires that a minimum of 10% of the ***Dwelling Units*** in the entire ***Development*** are rental ***Dwelling Units*** that are offered in accordance with Section 113 of this Bylaw and the ***City***'s ***Affordable Housing Policy***.
Density Bonus Level II (**MA1** Zone only)	1.50	A ***Density Bonus*** up to 1.50 FSR is permitted if the developer enters into a ***Housing Agreement*** with the ***City*** that requires that all of the D***welling Units*** in the entire ***Development*** are rental D***welling Units***, and 10% of those units are offered in accordance with Section 113 of this Bylaw and the ***City's*** ***Affordable Housing Policy***.

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Indoor Amenity Building***	***Accessory Building/Structure***
Base *Height*	13.0 m (42.7 ft)	11.0 m (36.1 ft)	4.5 m (14.8 ft)
Density Bonus Height	19.8 m (65.0 ft)	11.0 m (36.1 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)*** shall meet the following requirements:
   a. ***Developments*** that contain 25 ***Dwelling Units*** or more shall provide in ***Indoor Amenity Space*** at a rate of at least 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***;
   b. A ***Child Care Centre*** may be housed within an ***Amenity Space (Common Indoor)*** provided it complies with the following requirements:
      i. has direct access from a ***Street***, independent from the access to the ***Residential Uses***; and
      ii. has direct access to an open space and play area within the ***Lot***.
2. ***Amenity Space (Common Outdoor)*** shall meet the following requirements:
   a. ***Development*** that contains 15 dwelling units or more shall provide ***Amenity Space (Common Outdoor)*** at a rate of at least 100.0 sq m (1,076.0 sq ft) and shall be in the form of a children's playground, swimming pool, BBQ pit, sports court and/or similar facilities.
3. ***Amenity Space (Private Outdoor)*** shall meet the following requirements:
   a. ***Developments*** shall provide 2.8 sq m (30.0 sq ft) per **Dwelling Unit**; and
   b. The ***Amenity Space (Private Outdoor)*** shall be directly accessible, and adjacent to the ***Dwelling Unit*** it serves and shall be in the form of a ***Balcony*** or patio.

I. Off Street Motor Vehicle Parking, *Bicycle Parking Areas* and *Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Motor Vehicle Parking*** and ***Off Street Loading Spaces*** within the required setbacks is not permitted.
4. 75% of the required resident parking spaces must be provided as underground parking or as parking within the ***Building*** envelope.

CHAPTER 8
URBAN COMPACT ZONES

Urban Compact 465 Zone UC465
Urban Compact 372 Zone UC372

A. Zone Intent

1. The intent of the **UC465** and **UC372** Zones is to allow a range of ***Principal Uses*** of up to four dwelling units such as a ***Single Family Dwelling, Duplex, Triplex, Fourplex, and Infill Townhouses*** along with compatible ***Accessory Uses*** on a ***Lot*** designated *Urban Compact*.
    a. All UC372 ***Lots*** shall be developed with ***Detached Garages*** with access from a ***Lane***.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **UC465 and UC372** Zones:
    a. ***Residential*** limited to one of:
        i. ***Single Family Dwelling;*** or
        ii. ***Duplex****; or*
        iii. ***Triplex****; or*
        iv. ***Fourplex****; or*
        v. ***Infill Townhouse.***
2. The following ***Accessory Uses*** and no other shall be permitted in the **UC465 and UC372** Zones:
    a. ***Accessory*** limited to:
        i. ***Accessory Building***, and
        ii. ***Accessory Structure****.*
    b. ***Agriculture*** limited to:
        i. ***Agriculture (Hobby Greenhouse)***, and
        ii. ***Agriculture (Urban Hen Keeping)***.
    c. ***Residential*** limited to:
        i. ***Home Occupation***
        ii. One ***Secondary Suite***; per real estate entity, subject to Section 801 C.

        And one of:
        iii. ***Boarding Use****,* within a ***Single Family Dwelling*** or ***Duplex*** only, or
        iv. ***Residential Care,*** within a ***Single Family Dwelling*** only***,***
    d. Storage limited to:
        i. ***Enclosed Storage****.*

C. Number of *Dwelling Unit*s

1. ***Lots*** serviced by both municipal water and sanitary sewer, and:
   i. Less than 280 sq m (3,013.8 sq ft) are permitted three ***Dwellings Unit****s*.
   ii. Greater than 280 sq m (3,013.8 sq ft) are permitted four ***Dwellings Unit****s*.
2. ***Lots*** that do not have municipal water and sanitary sewer are permitted two ***Dwelling Unit***s in the form of a Single Family Dwelling and a Secondary Suite.

D. Lot Area

1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (***Corner Lot***)	Width (Non-***Corner Lot***)	Depth
UC465	465.0 sq m (5,005.0 sq ft)	15.5 m (50.8 ft)	14.0 m (45.9 ft)	25.0 m (82.0 ft)
UC372	372.0 sq m (4,004.0 sq ft)	13.5 m (44.3 ft)	12.0 m (39.4 ft)	30.0m (98.4 ft)

2. ***Bare Land Strata****:*
   a. Where a ***Bare Land Strata*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** and the ***Lot Area (Average)*** as follows:

Zone	***Lot Area (Minimum)***	***Lot Area (Average)***
UC465	465.0 sq m (5,005.0 sq ft)	465.0 sq m (5,005.0 sq ft)
UC372	372.0 sq m (4,004.0 sq ft)	372.0 sq m (4,004.0 sq ft)

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

UC465	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.2 m (3.9 ft)	1.2 m (3.9 ft)	3.0 m (9.8 ft)

UC372	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	2.5 m (8.2 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.5 m (1.6 ft)	1.2 m (3.9 ft)	3.0 m (9.8 ft)

2. The minimum setback for any attached garage shall be 6.0 m (19.7 ft).

3. Notwithstanding Section 801 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.7 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

F. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentages noted in the following table:

Zone	***Lot Coverage***
UC465	45%
UC372	55%

G. *Floor Space*

1. The ***Floor Space*** should not exceed the following ratios or the maximum ***Floor Area***, whichever is less, as listed in the following table:

Zone	***Floor Space Ratio***	**Maximum *Floor Space***
UC465	0.70	335.0 sq m (3,606.0 sq ft)
UC372	0.75	270.0 sq m (2,906.0 sq ft)

H. *Impervious Surfaces*

1. ***Impervious Surfaces*** shall together cover not more than the ***Lot Area*** as noted:

Zone	***Lot Area***
UC465	60%
UC372	60%

I. Number of Residential *Building*s

1. ***Buildings*** for a ***Residential Use*** shall be limited to two per ***Lot***.

J. *Height* of *Building*s

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
UC465 and **UC372**	10.5 m (34.4 ft)	6.0 m (19.7 ft)

K. *Off Street Motor Vehicle Parking*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

L. *Agriculture (Hobby Greenhouse)* Use

1. Shall be limited to a maximum of one ***Building*** not exceeding a total area of 20.0 sq m (215.3 sq ft).

Section 802 URBAN COMPACT SECONDARY DWELLING ZONES UC465s, UC372s

Urban Compact 465 Secondary Dwelling Zone UC465s
Urban Compact 372 Secondary Dwelling Zone UC372s

A. Zone Intent

1. The intent of the **UC465s** and **UC372s** Zones is to provide a range of ***Principal Uses*** of up to four dwelling units such as a ***Single Family Dwelling, Duplex, Triplex, Fourplex, and Infill Townhouses*** with a Secondary Detached Unit along with compatible ***Accessory Uses*** on a ***Lot*** designated *Urban Compact*.
    a. All **UC372*s Lots*** shall be developed with ***Detached Garages*** with access from a ***Lane***.

B. Permitted Uses

1. The following ***Principal Uses*** and no other shall be permitted in the **UC465s** and **UC372s** Zone:
    a. ***Residential*** limited to one of:
        i. ***Single Family Dwelling;*** or
        ii. ***Duplex****;* or
        iii. ***Triplex****;* or
        iv. ***Fourplex****;* or
        v. ***Infill Townhouse.***
2. The following ***Accessory Uses*** and no other shall be permitted in the **UC465s** and **UC372s** Zone:
    a. ***Accessory*** limited to:
        i. ***Accessory Building***, and
        ii. ***Accessory Structure***.
    b. ***Agriculture*** limited to:
        i. ***Agriculture (Hobby Greenhouse)***, and
        ii. ***Agriculture (Urban Hen Keeping)***.
    c. ***Residential*** limited to:
        i. **One *Secondary Detached Unit*** (Section 106 Part I) limited to:
            - ***Coach House***, or
            - ***Garden Cottage***
        ii. ***Home Occupation***
        iii. *One* ***Secondary Suite***; per real estate entity, subject to Section 802 C.

        And one of:

        iv. ***Boarding Use****,* within a ***Single Family Dwelling*** or ***Duplex*** only, or
        v. ***Residential Care,*** within a ***Single Family Dwelling*** only***,***
    d. Storage limited to:

i. ***Enclosed Storage***.

C. Number of *Dwelling Units*

1. ***Lots*** serviced by both municipal water and sanitary sewer, and:

   iii. Less than 280 sq m (3,013.8 sq ft) are permitted three ***Dwellings Units***.

   iv. Greater than 280 sq m (3,013.8 sq ft) are permitted four ***Dwellings Units***.

2. ***Lots*** that do not have municipal water and sanitary sewer are permitted two ***Dwelling Units*** in the form of a Single Family Dwelling and a Secondary Suite.

D. Lot Area

1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (***Corner Lot***)	Width (Non-***Corner Lot***)	Depth
UC465s	465.0 sq m (5,005.0 sq ft)	17.5 m (57.4 ft)	14.0 m (45.9 ft)	25.0 m (82.0 ft)
UC372s	372.0 sq m (4,004.0 sq ft)	13.5 m (39.4 ft)	12.0 m (52.5 ft)	30.0 m (98.0 ft)

2. ***Bare Land Strata***:

   a. Where a ***Bare Land Strata*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** and the ***Lot Area (Average)*** as follows:

Zone	***Lot Area (Minimum)***	***Lot Area (Average)***
UC465s	465.0 sq m (5,005.0 sq ft)	465.0 sq m (5,005.0 sq ft)
UC372s	372.0 sq m (4,004.0 sq ft)	372.0 sq m (4,004.0 sq ft)

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

UC465s	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.2 m (3.9 ft)	1.2 m (3.9 ft)	3.0 m (9.8 ft)

UC372s	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	2.5 m (8.2 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.5 m (1.6 ft)	1.2 m (3.9 ft)	3.0 m (9.8 ft)

2. The minimum setback for an attached garage shall be 6.0 m (19.7 ft).
3. Notwithstanding Section 802 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

F. Lot Coverage

1. ***Lot Coverage*** shall not exceed the percentages noted in the following table:

Zone	***Lot Coverage***
UC465s	45%
UC372s	55%

G. Floor Space

1. The ***Floor Space*** should not exceed the following ratios or the maximum ***Floor Area***, whichever is less, as listed in the following table:

Zone	***Floor Space Ratio***	Maximum ***Floor Space***
UC465s	0.70	335.0 sq m (3,606.0 sq ft)
UC372s	0.75	270.0 sq m (2,906.0 sq ft)

H. Impervious Surfaces

1. ***Impervious Surfaces*** shall together cover not more than the ***Lot Area*** as noted:

Zone	***Lot Area***
UC465s	60%
UC372s	60%

I. Height of Buildings

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***	***Secondary Detached Unit***
UC465s and **UC372s**	10.5 m (34.4 ft)	6.0 m (19.7 ft)	8.0 m (26.2 ft)

J. Off Street Motor Vehicle Parking

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

K. Agriculture (Hobby Greenhouse) Use

1. Shall be limited to a maximum of one ***Building*** not exceeding a total area of 20.0 sq m (215.3 sq ft).

Urban Compact 300 Zone UC300

A. Zone Intent

1. The intent of the **UC300** Zone is to allow one ***Single Family Dwelling, Duplex, Triplex, Fourplex and Infill Townhouse*** along with compatible ***Accessory Uses*** on a ***Lot*** designated Single Family within the Silverdale Central Neighbourhood Plan.
    a. All **UC300** ***Lots*** shall be developed with ***Detached Garages*** with access from a ***Lane*** where a lane is available.

B. Permitted Uses

1. The following ***Principal Uses*** and no other shall be permitted in the **UC300** Zone:
    a. ***Residential*** limited to one of:
        i. ***Single Family Dwelling;*** or
        ii. ***Duplex****;* or
        iii. ***Triplex****;* or
        iv. ***Fourplex****;* or
        v. ***Infill Townhouse.***
2. The following ***Accessory Uses*** and no other shall be permitted in the **UC300** Zone:
    a. ***Accessory*** limited to:
        i. ***Accessory Building***, and
        ii. ***Accessory Structure***.
    b. ***Agriculture*** limited to:
        i. ***Agriculture (Hobby Greenhouse)***.
    c. ***Residential*** limited to:
        i. ***Home Occupation***
        ii. *One* ***Secondary Suite***; per real estate entity, subject to Section 1959 C.

        And one of:
        iii. ***Boarding Use*** within a ***Single Family Dwelling*** or ***Duplex*** only, or
        iv. ***Residential Care*** within a ***Single Family Dwelling*** only***.***
        v. ***Secondary Suite***
    d. Storage limited to:
        i. ***Enclosed Storage***.

C. Number of *Dwelling Units*

1. ***Lots*** serviced by both municipal water and sanitary sewer, and:
    a. Less than 280 sq m (3,013.8 sq ft) in area are permitted to have up to three ***Dwelling Units***.

b. Greater than 280 sq m (3,013.8 sq ft) in area are permitted to have up to four ***Dwelling Units***.

2. ***Lots*** that do not have municipal water and sanitary sewer are permitted two ***Dwelling Units*** in the form of a ***Single Family Dwelling*** and a ***Secondary Suite***.

D. Lot Area

1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (***Corner Lot***)	Width (Non-***Corner Lot***)	Depth
UC300 With lane	300.0 sq m (3,229.0 sq ft)	11.5 m (37.7 ft)	10.0 m (32.8 ft)	30.0 m (98.4 ft)
UC300 Without lane	300.0 sq m (3,229.0 sq ft)	12.5 m (41.0 ft)	11.0 m (36.0 ft)	25.0 m (82.0 ft)

2. ***Bare Land Strata****:*

a. Where a ***Bare Land Strata*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** and the ***Lot Area (Average)*** as follows:

Zone	***Lot Area (Minimum)***	***Lot Area (Average)***
UC300	300.0 sq m (3,229.0 sq ft)	300.0 sq m (3,229.0 sq ft)

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

UC300 with lane	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (9.8 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	2.5 m (8.2 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft) minimum 2.4m (7.9 ft) total combined	3.0 m (9.8 ft)

UC300 without lane	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	2.5 m (8.2 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft) minimum 2.4m (7.9 ft) total combined	3.0 m (9.8 ft)

2. The minimum separation required between the ***Principal Building*** and all ***Accessory Buildings*** exceeding 3.0 m (9.8 ft) in ***Height***, including a ***Detached Garage*** regardless of ***Building Height***, is 3.0 m (9.8 ft).

3. Notwithstanding Section 801 Part D.1, all ***Buildings*** shall be sited a minimum of 3.0 m (9.8 ft) from all

Undevelopable Areas as defined in this Bylaw.

F. Lot Coverage

1. ***Lot Coverage*** shall not exceed the percentages noted in the following table:

Zone	***Lot Coverage***
UC300 with lane	55%
UC300 without lane	50%

G. Floor Space

1. The ***Floor Space*** should not exceed the following ratios or the maximum ***Floor Area***, whichever is less, as listed in the following table:

Zone	***Floor Space Ratio***	Maximum ***Floor Space***
UC300	N/A	300.0 sq m (3,229.0 sq ft)

   a. For the purpose of calculating Floor Area within the UC300 Zone **Basements** shall be included.

2. The maximum ***Floor Space*** of the upper most ***Storey*** of the ***Principal Building*** shall not exceed 85% of the ***Floor Space*** of the ***Storey*** below it. The reduced ***Floor Space*** of the upper most ***Storey*** shall be accomplished by an offset from either the front exterior walls, side exterior walls, or a combination thereof, of the ***Storey*** below.

   For the purposes of calculating the 85%, the following criteria apply

   a. Notwithstanding the definition of ***Floor Space***, the 85% shall be calculated by comparing the sum of the area enclosed by the exterior walls of the upper most ***Storey*** with that of the ***Storey*** below it.

Garages, and covered, unenclosed, uninhabitable front porches and front verandas are included if they form part of the ***Storey*** below the upper most ***Storey***.

H. Impervious Surfaces

1. ***Impervious Surfaces*** shall together cover not more than the ***Lot Area*** as noted:

Zone	***Lot Area***
UC300	60%

I. Height of Buildings

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
UC300	10.5 m (34.4 ft)	6.0 m (19.7 ft)

J. Off Street Motor Vehicle Parking

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

K. Agriculture (Hobby Greenhouse) Use

1. Shall be limited to a maximum of one ***Building*** not exceeding a total area of 20.0 sq m (215.3 sq ft).

CHAPTER 9
URBAN RESIDENTIAL ZONES

Urban Residential 930 Zone R930
Urban Residential 669 Zone R669
Urban Residential 558 Zone R558
Urban Residential 465 Zone R465

A. Zone Intent

1. The intent of the **R930**, **R669**, **R558** and **R465** Zones is to allow a range of ***Principal Uses*** of up to four dwelling units such as a ***Single Family Dwelling, Duplex, Triplex, Fourplex, and Infill Townhouses*** along with compatible ***Accessory Uses****,* on a ***Lot*** designated *Urban Residential*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **R930, R669, R558,** and **R465** Zones:
   a. ***Residential*** limited to one of:
      i. ***Single Family Dwelling****;* or
      ii. ***Duplex****;* or
      iii. ***Triplex****;* or
      iv. ***Fourplex****;* or
      v. ***Infill Townhouse.***
2. The following ***Accessory Uses*** and no other shall be permitted in the **R930, R669, R558,** and **R465** Zones:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Agriculture*** limited to:
      i. ***Agriculture (Hobby Greenhouse)***, and
      ii. ***Agriculture (Urban Hen Keeping)***.
   c. ***Residential*** limited to:
      i. ***Home Occupation***
      ii. One ***Secondary Suite*** per real estate entity, subject to Section 901 C

      And one of:
      i. ***Boarding Use***, within a ***Single Family Dwelling*** or ***Duplex*** only or
      ii. ***Residential Care,*** within a ***Single Family Dwelling*** only, or
      iii. ***Supportive Recovery***, within a ***Single Family Dwelling*** only (**R558** Zone only).
      iv. Within the **R930 Zone** only, where the lot area is greater than 930 sq m. One ***Secondary Detached Unit*** (Section 106 Part I.) limited to:
         a) ***Coach House***; or

b) ***Garden Cottage***

d. Storage limited to:

i. ***Enclosed Storage***.

C. Number of *Dwelling Units*

1. ***Lots*** serviced by both municipal water and sanitary sewer and:

i. Less than 280 sq m (3,013.8 sq ft) are permitted three ***Dwellings Unit***s

ii. Greater than 280 sq m (3,013.8 sq ft) are permitted four ***Dwelling Units***.

2. ***Lots*** that do not have municipal water and sanitary sewer are permitted two ***Dwelling Units in the form of a Single Family Dwelling and a Secondary Suite***.

3. Within the R930, ***Lots*** serviced by municipal water only, are permitted two ***Dwelling Units*** in the form of a ***Single Family Dwelling*** and either a ***Secondary Suite*** or ***Secondary Detached Unit***.

D. *Lot Area*

1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (***Corner Lot***)	Width (Non-***Corner Lot***)	Depth
R930	930.0 sq m (10,010.0 sq ft)	19.5 m (64.0 ft)	18.0 m (59.1 ft)	30.0 m (98.4 ft)
R669	669.0 sq m (7,201.0 sq ft)	19.5 m (64.0 ft)	18.0 m (59.1 ft)	30.0 m (98.4 ft)
R558	558.0 sq m (6,006.0 sq ft)	19.5 m (64.0 ft)	18.0 m (59.1 ft)	30.0 m (98.4 ft)
R465	465.0 sq m (5,005.0 sq ft)	17.5 m (57.4 ft)	16.0 m (52.5 ft)	25.0 m (82.02 ft)

2. ***Bare Land Strata***

Where a ***Bare Land Strata*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** and the ***Lot Area (Average)*** as follows:

Zone	***Lot Area (Minimum)***	***Lot Area (Average)***
R930	930.0 sq m (10,010.0 sq ft)	930.0 sq m (10,010.0 sq ft)
R669	669.0 sq m (7,201.0 sq ft)	669.0 sq m (7,201.0 sq ft)
R558	558.0 sq m (6,006.0 sq ft)	558.0 sq m (6,006.0 sq ft)
R465	465.0 sq m (5,005.0 sq ft)	465.0 sq m (5,005.0 sq ft)

E. Setbacks

1. All ***Buildings*** and **Structures** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.5 m (4.9 ft) minimum 4.5 m (14.8 ft) total combined	3.0 m (9.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.3 m (4.3 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)

2. Notwithstanding Section 901 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.7 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

F. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentages noted in the following table:

Zone	***Lot Coverage***
R930	35%
R669	35%
R558	40%
R465	45%

2. Notwithstanding Section 901, Part E.1, where a ***Lot*** in the *Urban Residential* area existed prior to 1980 and has a ***Lot Area*** less than 465.0 sq m (5,005.0 sq ft), the ***Lot Coverage*** may be increased to 45%.

G. *Floor Space*

1. The ***Floor Space*** should not exceed the following ratios or the maximum ***Floor Area***, whichever is less, as listed in the following table:

Zone	***Floor Space Ratio***	Maximum ***Floor Space***
R930	0.50	511.0 sq m (5,500.0 sq ft)
R669	0.50	362.0 sq m (3,897.0 sq ft)
R558	0.60	353.0 sq m (3,800.0 sq ft)
R465	0.60	334.0 sq m (3,595.0 sq ft)

2. Notwithstanding Section 901, Part F.1, where a ***Lot*** in the *Urban Residential* area existed prior to 1980 and has ***Lot Area*** less than 465.0 sq m (5,005.0 sq ft), the ***Floor Space Ratio*** may be increased to 0.70.

H. ***Impervious Surfaces***

1. ***Impervious Surfaces*** shall together cover not more than the ***Lot Area*** as noted:

Zone	***Lot Area***
R930	50%
R669	50%
R558	55%
R465	60%

I. ***Height* of *Buildings***

1. The ***Height*** of the ***Buildings*** and ***Structures*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***	***Secondary Detached Unit***
R930, R669, R558, and **R465**	10.5 m (34.4 ft)	6.0 m (19.7 ft)	8.0 m (26.2 ft)

J. ***Off Street Motor Vehicle Parking***

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

K. ***Agriculture (Hobby Greenhouse)* Use**

1. Shall be limited to a maximum of one ***Building*** not exceeding a total area of 20.0 sq m (215.3 sq ft).

L. ***Supportive Recovery***

1. A ***Supportive Recovery Use*** may be permitted as a ***Residential Use*** within the **R558** Zone only, subject to the following conditions:
   a. enter into a ***Housing Agreement***;
   b. have sleeping accommodation for not more than 10 persons (including site staffing);
   c. not be permitted where there is a ***Residential Care***, ***Boarding Use***, or a ***Home Occupation*** on the ***Lot***;
   d. not permitted within 250.0 m (820.2 ft) of an existing ***Supportive Recovery Use***, or a ***School***; excluding ***Buildings*** for which a business licence has been issued prior to January 31, 2009; and
   e. be located within 250.0 m (820.2 ft) of a public transit stop.

Urban Residential 669 Secondary Dwelling Zone R669s
Urban Residential 558 Secondary Dwelling Zone R558s
Urban Residential 465 Secondary Dwelling Zone R465s

A. Zone Intent

1. The intent of the **R669s**, **R558s** and **R465s** Zones is to provide one ***Single Family Dwelling*** with a ***Secondary Detached Unit*** along with compatible ***Accessory Uses*** on a ***Lot*** designated *Urban Residential*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **R669s, R558s,** and **R465s** Zones:
   a. ***Residential*** limited to one of:
      i. ***Single Family Dwelling; or***
      ii. ***Duplex; or***
      iii. ***Triplex; or***
      iv. ***Fourplex; or***
      v. ***Infill Townhouse.***
2. The following ***Accessory Uses*** and no other shall be permitted in the **R669s, R558s,** and **R465s** Zones:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Agriculture*** limited to:
      i. ***Agriculture (Hobby Greenhouse)***, and
      ii. ***Agriculture (Urban Hen Keeping)***.
   c. ***Residential*** limited to:
      i. One ***Secondary Detached Unit*** (Section 106 Part I.) limited to:
         - ***Coach House***; or
         - ***Garden Cottage***
      ii. ***Home Occupation***
      iii. One ***Secondary Suite*** per real estate entity, subject to Section 902 C

      And one of:
      i. ***Boarding Use***, within a ***Single Family Dwelling*** or ***Duplex*** only or
      ii. ***Residential Care,*** within a ***Single Family Dwelling*** only, or
      iii. ***Supportive Recovery***, within a ***Single Family Dwelling*** only (**R558** Zone only).
   e. Storage limited to:
      i. ***Enclosed Storage***.

C. Number of Dwelling Units

1. ***Lots*** serviced by both municipal water and sanitary sewer and:
   i. Less than 280 sq m (3,013.8 sq ft) are permitted three ***Dwellings Unit***s
   ii. Greater than 280 sq m (3,013.8 sq ft) are permitted four ***Dwelling Units***.
2. ***Lots*** that do not have municipal water and sanitary sewer are permitted two ***Dwelling Units in the form of a Single Family Dwelling and a Secondary Suite.***

D. Lot Area

1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (***Corner Lot***)	Width (Non-***Corner Lot***)	Depth
R669s	669.0 sq m (7,201.0 sq ft)	19.5 m (64.0 ft)	18.0 m (59.1 ft)	30.0 m (98.4 ft)
R558s	558.0 sq m (6,006.0 sq ft)	19.5 m (64.0 ft)	18.0 m (59.1 ft)	30.0 m (98.4 ft)
R465s	465.0 sq m (5,005.0 sq ft)	17.5 m (57.4 ft)	16.0 m (52.5 ft)	25.0 m (82.02 ft)

2. ***Bare Land Strata****:*

   Where a ***Bare Land Strata*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** and the ***Lot Area (Average)*** as follows:

Zone	***Lot Area (Minimum)***	***Lot Area (Average)***
R669s	669.0 sq m (7,201.0 sq ft)	669.0 sq m (7,201.0 sq ft)
R558s	558.0 sq m (6,006.0 sq ft)	558.0 sq m (6,006.0 sq ft)
R465s	465.0 sq m (5,005.0 sq ft)	465.0 sq m (5,005.0 sq ft)

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.3 m (4.3 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)

2. The Front Yard Setback of the ***Principal Building*** may be reduced to a minimum of 4.0 m (13.1 ft) provided the Front Yard Setback of a garage is a minimum of 6.0 m (19.7 ft).
3. Notwithstanding Section 902 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.7 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

F. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentages noted in the following table:

Zone	***Lot Coverage***
R669s	35%
R558s	40%
R465s	45%

2. Notwithstanding Section 902, Part E.1, where a ***Lot*** in the ***Urban Residential*** area existed prior to 1980 and has a ***Lot Area*** less than 465.0 sq m (5,005.0 sq ft), the ***Lot Coverage*** may be increased to 45%.

G. *Floor Space*

1. The ***Floor Space*** should not exceed the following ratios or the maximum ***Floor Area***, whichever is less, as listed in the following table:

Zone	***Floor Space Ratio***	Maximum ***Floor Space***
R669s	0.50	362.0 sq m (3,897.0 sq ft)
R558s	0.60	353.0 sq m (3,800.0 sq ft)
R465s	0.60	334.0 sq m (3,595.0 sq ft)

2. Notwithstanding Section 902, Part F.1, where a ***Lot*** in the *Urban Residential* area existed prior to 1980 and has ***Lot Area*** less than 465.0 sq m (5,005.0 sq ft), the ***Floor Space Ratio*** may be increased to 0.70.

H. *Impervious Surfaces*

1. ***Impervious Surfaces*** shall together cover not more than the ***Lot Area*** as noted:

Zone	***Lot Area***
R669s	50%
R558s	55%
R465s	60%

I. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***	***Secondary Detached Unit***
R669s, **R558s,** and **R465s**	10.5 m (34.4 ft)	6.0 m (19.7 ft)	8.0 m (26.2 ft)

J. *Off Street Motor Vehicle Parking*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

K. *Agriculture (Hobby Greenhouse) Use*

Shall be limited to a maximum of one ***Building*** not exceeding a total area of 20.0 sq m (215.3 sq ft).

CHAPTER 10
SUBURBAN RESIDENTIAL ZONES

Suburban 10 Zone S10

A. Zone Intent

1. The intent of the **S10** Zone is to allow a range of ***Principal Uses*** of up to four dwelling units such as a ***Single Family Dwelling, Duplex, Triplex, Fourplex, and Infill Townhouses*** along with compatible ***Accessory Uses*** on a ***Lot*** designated *Suburban Residential* in a compact suburban form which serves as a transition between larger lot suburban and urban developments, where both municipal water and sanitary sewer are available.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **S10** Zone:
   a. ***Residential*** limited to one of:
      i. ***Single Family Dwelling***; or
      ii. ***Duplex****;* or
      iii. ***Triplex****;* or
      iv. ***Fourplex;*** or
      v. ***Infill Townhouse.***
2. The following ***Accessory Uses*** and no other shall be permitted in the **S10** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure****.*
   b. ***Agriculture*** limited to:
      i. ***Agriculture (Hobby Greenhouse)***, and
      ii. ***Agriculture (Urban Hen Keeping)***.
   c. ***Residential*** limited to:
      i. ***Home Occupation***
      ii. One ***Secondary Suite***; per real estate entity, subject to Section 1001 C.

      And one of:
      iii. Boarding Use, within a Single Family Dwelling or Duplex only, or
      iv. Residential Care, within a Single Family Dwelling.
   d. Storage limited to:
      i. ***Enclosed Storage****.*

C. Number of *Dwelling Units*

1. ***Lots*** serviced by both municipal water and sanitary sewer and:
   i. Less than 280 sq m (3,013.8 sq ft) are permitted three ***Dwellings Units***.
   ii. Greater than 280 sq m (3,013.8 sq ft) are permitted four ***Dwelling Units***.
2. ***Lots*** that do not have municipal water and sanitary sewer are permitted two ***Dwelling Units in the form of a Single Family Dwelling and a Secondary Suite***.

D. *Lot Area*

1. ***Lots*** *c*reated through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (***Corner Lot***)	Width (Non-***Corner Lot***)	Depth
S10	0.1 ha (0.247 ac)	27.5 m (90.2 ft)	25.0 m (82.02 ft)	35.0 m (114.8 ft)

2. ***Bare Land Strata***
   a. Where a ***Bare Land Strata*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** and the ***Lot Area (Average)*** as follows:

Zone	***Lot Area (Minimum)***	***Lot Area (Average)***
S10	0.1 ha (0.247 ac)	0.1 ha (0.247 ac)

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure (Hobby Greenhouse)	7.5 m (24.6 ft)	1.3 m (4.0 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1001 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

F. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed 35% of the ***Lot Area***.

G. *Floor Space*

1. The ***Floor Space*** should not exceed the following ratios or the maximum ***Floor Area***, whichever is less, as listed in the following table:

Zone	***Floor Space Ratio***	Maximum ***Floor Space***
S10	0.50	511.0 sq m (5,500.0 sq ft)

H. ***Impervious Surfaces***

1. ***Impervious Surfaces*** shall together cover not more than 50% of the ***Lot Area***.

I. ***Height* of *Buildings***

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***	***Agriculture (Hobby Greenhouse)***
S10	10.5 m (34.4 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)

J. ***Off Street Motor Vehicle Parking***

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

K. ***Agriculture (Hobby Greenhouse) Use***

1. Shall be limited to a maximum of one ***Building*** not exceeding a total area of 20.0 sq m (215.3 sq ft).
2. Where ***Agriculture (Hobby Greenhouse)*** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.

Suburban 10 Secondary Dwelling Zone S10s

A. Zone Intent

1. The intent of the **S10s** Zone is to allow a range of Principal Uses of up to four dwelling units such as a ***Single Family Dwelling***, Duplex, Triplex, Fourplex, and Infill Townhouses with a ***Secondary Detached Unit*** along with compatible ***Accessory Uses*** on a ***Lot*** designated *Suburban Residential* in a compact suburban form which serves as a transition between larger lot suburban and urban developments, where both municipal water and sanitary sewer are available.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **S10s** Zone:
   a. ***Residential*** limited to one of:
      i. One ***Single Family Dwelling, or***
      ii. Duplex; or
      iii. Triplex; or
      iv. Fourplex; or
      v. Infill Townhouse.
2. The following ***Accessory Uses*** and no other shall be permitted in the **S10s** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Agriculture*** limited to:
      i. ***Agriculture (Hobby Greenhouse)***, and
      ii. ***Agriculture (Urban Hen Keeping)***.
   c. ***Residential*** limited to:

      One of*:*
      i. ***Secondary Detached Unit*** (Section 106 Part I.)*,* limited to:
         - ***Coach House***, or
         - ***Garden Cottage***
      ii. ***Home Occupation***
      iii. One ***Secondary Suite***; per real estate entity, subject to Section 1002 C.

      And one of:
      iv. Boarding Use, within a Single Family Dwelling or Duplex only, or

v. Residential Care, within a Single Family Dwelling.

d. Storage limited to:

i. ***Enclosed Storage***.

C. Number of Dwelling Units

1. ***Lots*** serviced by both municipal water and sanitary sewer and:
   i. Less than 280 sq m (3,013.8 sq ft) are permitted three ***Dwellings Units***.
   ii. Greater than 280 sq m (3,013.8 sq ft) are permitted four ***Dwelling Units***.
2. ***Lots that do not have municipal water and sanitary sewer are permitted two Dwelling Units in the form of a Single Family Dwelling and a Secondary Suite.***

D. *Lot Area*

1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (***Corner Lot***)	Width (Non-***Corner Lot***)	Depth
S10s	0.1 ha (0.247 ac)	27.5 m (90.2 ft)	25.0 m (82.02 ft)	35.0 m (114.8 ft)

2. ***Bare Land Strata***:
   a. Where a ***Bare Land Strata*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** and the ***Lot Area (Average)*** as follows:

Zone	***Lot Area (Minimum)***	***Lot Area (Average)***
S10s	0.1 ha (0.247 ac)	0.10 ha (0.247 ac)

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure (Hobby Greenhouse)	7.5 m (24.6 ft)	1.3 m (4.0 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1002 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

F. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed 35% of the ***Lot Area***.

G. *Floor Space*

1. The ***Floor Space*** should not exceed the following ratios or the maximum ***Floor Area***, whichever is less, as listed in the following table:

Zone	***Floor Space Ratio***	Maximum ***Floor Space***
S10s	0.50	511.0 sq m (5,500.0 sq ft)

H. ***Impervious Surfaces***

1. ***Impervious Surfaces*** shall together cover not more than 50% of the ***Lot Area***.

I. ***Height* of *Buildings***

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	All other ***Accessory Buildings/Structures***	***Coach House***	***Agriculture (Hobby Greenhouse)***	***Secondary Detached Unit***
S10s	9.5 m (31.1 ft)	6.0 m (19.7 ft)	8.0 m (26.2 ft)	6.0 m (19.7 ft)	8.0 m (26.2 ft)

J. ***Off Street Motor Vehicle Parking***

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

K. ***Agriculture (Hobby Greenhouse) Use***

1. Shall be limited to a maximum of one ***Building*** not exceeding a total area of 20.0 sq m (215.3.0 sq ft).
2. Where ***Agriculture (Hobby Greenhouse)*** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.

Suburban 20 Zone S20

A. Zone Intent

1. The intent of the **S20** Zone is to allow a range of ***Principal Uses*** such as a ***Single Family Dwelling, Duplex, Triplex, Fourplex, Infill Townhouses*** along with compatible ***Accessory Uses*** on a ***Lot*** designated *Suburban Residential*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **S20** Zone:
   a. ***Residential*** limited to one of:
      i. ***Single Family Dwelling;*** or
      ii. ***Duplex, where municipal water and sanitary sewer is available; or***
      iii. ***Triplex, where municipal water and sanitary sewer is available; or***
      iv. ***Fourplex, where municipal water and sanitary sewer is available; or***
      v. ***Infill Townhouse, where municipal water and sanitary sewer is available.***
2. The following ***Accessory Uses*** and no other shall be permitted in the **S20** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure***, and
      iii. ***Enclosed Storage (Shipping Container)***.
   b. ***Agriculture*** limited to:
      i. ***Agriculture (Hobby Greenhouse),*** and
      ii. ***Agriculture (Minor)*** – provided minimum ***Lot*** size is 0.2 ha (0.49 ac).
   c. ***Residential*** limited to:
      i. ***Home Occupation***
      ii. One ***Secondary Suite***;

      And one of:

      iii. Boarding Use, within a Single Family Dwelling or Duplex only, or
      iv. Residential Care, within a Single Family Dwelling only.
   d. Storage limited to:
      i. ***Enclosed Storage***.

C. Number of *Dwelling Units*

1. ***Lots*** serviced by both municipal water and sanitary sewer and:

ii. Less than 280 sq m (3,013.8 sq ft) are permitted three ***Dwellings Units***.

iii. Greater than 280 sq m (3,013.8 sq ft) are permitted four ***Dwelling Units***.

2. ***Lots*** that do not have municipal water and sanitary sewer are permitted two ***Dwelling Units in the form of a Single Family Dwelling and a Secondary Suite***.

D. *Lot Area*

1. ***Lots*** *c*reated through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (***Corner Lot***)	Width (Non-***Corner Lot***)	Depth
S20 with Municipal Water	0.2 ha (0.49 ac)	30.0 m (98.4 ft)	25.0 m (82.02 ft)	40.0 m (131.2 ft)
S20 without Municipal Water	0.7 ha (1.73 ac)	30.0 m (98.4 ft)	25.0m (82.02 ft)	40.0 m (131.2 ft)

2. ***Bare Land Strata***

Where a ***Bare Land Strata*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** and the ***Lot Area (Average)*** as follows:

Zone	***Lot Area (Minimum)***	***Lot Area (Average)***
S20 with Municipal Water	0.2 ha (0.49 ac)	0.2 ha (0.49 ac)
S20 without Municipal Water	0.6 ha (1.48 ac)	0.7 ha (1.73 ac)

E. *Setbacks*

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.3 m (4.0 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Agriculture (Minor) Building/Structure	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)

2. Notwithstanding Section 1001 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

F. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed 20% of the ***Lot Area***.

G. *Floor Space*

1. A ***Floor Space Ratio*** is not applicable in these zones.

H. *Impervious Surfaces*

1. ***Impervious Surfaces*** shall together cover not more than 30% of the ***Lot Area***.

I. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***	***Agriculture***
S20	11.0 m (36.1 ft)	6.0 m (19.7 ft)	11.0 m (36.1 ft)

J. *Off* Street *Motor Vehicle Parking*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

K. Agriculture *(Hobby Greenhouse) Use*

1. Shall be limited to a maximum of one ***Building*** not exceeding a total area of 35.0 sq m (750.0 sq ft).
2. Where ***Agriculture (Hobby Greenhouse)*** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.

Suburban 20 Secondary Dwelling Zone S20s

A. Zone Intent

1. The intent of the **S20s** Zone is to allow a range of Principal Uses such as a ***Single Family Dwelling, Duplex, Triplex, Fourplex, Infill Townhouses*** with a ***Secondary Detached Unit*** on a ***Lot*** designated *Suburban Residential*, or where an S zone is currently applied, and compatible ***Accessory Uses***.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **S20s** Zone:
   a. ***Residential*** limited to one of:
      i. ***Single Family Dwelling;*** or
      ii. ***Duplex; or***
      iii. ***Triplex, where municipal water and sanitary sewer is available; or***
      iv. ***Fourplex, where municipal water and sanitary sewer is available; or***
      v. ***Infill Townhouse, where municipal water and sanitary sewer is available.***
2. The following ***Accessory Uses*** and no other shall be permitted in the **S20s** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure***, and
      iii. ***Enclosed Storage (Shipping Container)***.
   b. ***Agriculture*** limited to:
      i. ***Agriculture (Hobby Greenhouse)***, and
      ii. ***Agriculture (Minor)*** – provided minimum ***Lot*** size is 0.2 ha (0.49 ac).
   c. ***Residential limited to:***
      i. ***Home Occupation***

      And one of:
      ii. ***Boarding Use, within a Single Family Dwelling or Duplex only, or***
      iii. ***Residential Care, within a Single Family Dwelling only.***
      iv. ***Secondary Detached Unit*** *or Secondary Dwelling Unit* (Section 106 Part H.), provided the ***Principal Use*** is not a ***Duplex***, limited to one of:
         i. ***Secondary Suite,*** or
         ii. ***Coach House,*** or
         iii. ***Garden Cottage.***

And,

i. ***Home Occupation***.

d. Storage limited to:

i. ***Enclosed Storage***.

C. *Lot Area*

1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (***Corner Lot***)	Width (Non-***Corner Lot***)	Depth
S20s with Municipal Water	0.2 ha (0.49 ac)	30.0 m (98.4 ft)	25.0 m (82.0 ft)	40.0 m (131.2 ft)
S20s without Municipal Water	0.7 ha (1.72 ac)	30.0 m (98.4 ft)	25.0m (82.02 ft)	40.0 m (131.2 ft)

2. ***Bare Land Strata***:

Where a ***Bare Land Strata*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** and the ***Lot Area (Average)*** as follows:

Zone	***Lot Area (Minimum)***	***Lot Area (Average)***
S20 with Municipal Water	0.2 ha (0.49 ac)	0.20 ha (0.49 ac)
S20 without Municipal Water	0.6 ha (1.48 ac)	0.7 ha (1.73 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.3 m (4.0 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Agriculture (Minor) Building/Structure	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)

2. Notwithstanding Section 1002 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed 20% of the ***Lot Area***.

F. *Floor Space*

1. A ***Floor Space Ratio*** is not applicable in these zones.

G. *Impervious Surfaces*

1. ***Impervious Surfaces*** shall together cover not more than 30% of the ***Lot Area***.

H. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	All other ***Accessory Buildings/Structures***	***Coach House***	***Agriculture***
S20s	11.0 m (36.1 ft)	6.0 m (19.7 ft)	9.0 m (29.5 ft)	11.0 m (36.1 ft)

I. *Off Street Motor Vehicle Parking*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

J. *Agriculture (Hobby Greenhouse) Use*

1. Shall be limited to a maximum of one ***Building*** not exceeding a total area of 35.0 sq m (750.0 sq ft).
2. Where ***Agriculture (Hobby Greenhouse)*** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.

CHAPTER 11
RURAL RESIDENTIAL ZONES

Rural Residential 7 Zone RR7

A. Zone Intent

1. The intent of the **RR7** Zone is to provide one ***Single Family Dwelling*** and compatible ***Accessory Uses***, on a ***Lot*** designated *Rural Residential*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **RR7** Zone:
   a. ***Residential*** limited to:
      i. One ***Single Family Dwelling***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **RR7** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure***, and
      iii. ***Enclosed Storage (Shipping Container)***.
   b. ***Agriculture*** limited to:
      i. ***Agriculture (Hobby Greenhouse)***,
      ii. ***Agriculture (Minor)*** – provided minimum ***Lot*** size is 0.36 ha (0.88 ac).
   c. ***Residential*** limited to:

      One of*:*
      i. ***Secondary Suite***, or
      ii. ***Boarding Use***, or
      iii. ***Residential Care***

      And,
      i. ***Home Occupation***.
   d. Storage limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (***Corner Lot***)	Width (Non-***Corner Lot***)	Depth
RR7	0.7 ha (1.73 ac)	35.0 m (114.82 ft)	30.0 m (98.4 ft)	40.0 m (131.2)

2. ***Bare Land Strata**:*

   a. Where a ***Bare Land Strata*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** and the ***Lot Area (Average)*** as follows:

Zone	*Lot Area (Minimum)*	*Lot Area (Average)*
RR7	0.6 ha (1.48 ac)	0.7 ha (1.7 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Agriculture (Minor) Building/Structure	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed 15% of the ***Lot Area***.

F. *Floor Space*

1. A ***Floor Space Ratio*** is not applicable in this zone.

G. *Impervious Surfaces*

1. ***Impervious Surfaces*** shall together cover not more than 25% of the ***Lot Area***.

H. *Height* of Buildings

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	*Principal Building*	*Accessory Building/Structure*	*Agriculture (Hobby Greenhouse)*
RR7	11.0 m (36.1 ft)	6.0 m (19.7 ft)	11.0 m (36.1 ft)

I. *Off Street Motor Vehicle Parking*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

J. *Agriculture (Hobby Greenhouse) Use*

1. Shall be limited to a maximum of two ***Buildings*** not exceeding a total area of 70.0 sq m (750.0 sq ft).
2. Where ***Agriculture (Hobby Greenhouse)*** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
3. A solid landscape buffer of a minimum of 2.0 m (6.5 ft) in ***Height*** is required.

Rural Residential 7 Secondary Dwelling Zone RR7s

A. Zone Intent

1. The intent of the **RR7s** Zone is to provide one ***Duplex***, or one *Single* ***Family Dwelling*** with a ***Secondary Detached Unit*** along with compatible ***Accessory Uses*** on a ***Lot*** designated *Rural Residential*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **RR7s** Zone:
   a. ***Residential*** limited to:
      i. ***Duplex****,* or
      ii. One ***Single Family Dwelling****.*
2. The following ***Accessory Uses*** and no other shall be permitted in the **RR7s** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure***, and
      iii. ***Enclosed Storage (Shipping Container)***.
   b. ***Agriculture*** limited to:
      i. ***Agriculture (Hobby Greenhouse)***, and
      ii. ***Agriculture (Minor)*** – provided minimum ***Lot*** size is 0.36 ha (0.88 ac).
   c. ***Residential*** limited to:

      One of*:*
      i. ***Secondary Suite*** – provided the ***Principal Use*** is not a ***Duplex***, or
      ii. ***Secondary Detached Unit*** (Section 106 Part I), provided the ***Principal Use*** is not a ***Duplex***, limited to one of:
         - ***Coach House,*** or
         - ***Garden Cottage***
      iii. ***Boarding Use***, or
      iv. ***Residential Care***

      And,
      i. ***Home Occupation****.*
   d. Storage limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (***Corner Lot***)	Width (Non-***Corner Lot***)	Depth
RR7s	0.7 ha (1.73 ac)	35.0 m (114.8 ft)	30.0 m (98.4 ft)	40.0 m (131.2 ft)

2. ***Bare Land Strata***

   Where a ***Bare Land Strata*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** and the ***Lot Area (Average)*** as follows:

Zone	***Lot Area (Minimum)***	***Lot Area (Average)***
RR7s	0.6 ha (1.48 ac)	0.7 ha (1.73 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Agriculture (Minor) Building/Structure	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed 15% of the ***Lot Area***.

F. *Floor Space*

1. A ***Floor Space Ratio*** is not applicable in these zones.

G. *Impervious Surfaces*

1. ***Impervious Surfaces*** shall together cover not more than 25% of the ***Lot Area***.

H. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***	***Coach House***	***Agriculture (Hobby Greenhouse)***
RR7s	11.0 m (36.1 ft)	6.0 m (19.7 ft)	9.0 m (29.5 ft)	11.0 m (36.1 ft)

I. ***Off Street Motor Vehicle Parking***

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

J. ***Agriculture (Hobby Greenhouse) Use***

1. Shall be limited to a maximum of two ***Buildings*** not exceeding a total area of 70.0 sq m (750.0 sq ft).
2. Where ***Agriculture (Hobby Greenhouse)*** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
3. A solid landscape buffer of a minimum of 2.0 m (6.5 ft) in height is required.

CHAPTER 12
RURAL ZONES

Rural 80 Zone RU80
Rural 36 Zone RU36
Rural 16 Zone RU16

A. Zone Intent

1. The intent of the **RU80**, **RU36** and **RU16** Zones is to provide one ***Single Family Dwelling*** along with a range of ***Agricultural Uses*** and compatible ***Accessory Uses***, on a ***Lot*** designated *Rural***.**

B. Permitted *Uses*

1. The following ***Principal Uses*** and no others shall be permitted in the **RU80, RU36** and **RU16** Zones:
   a. ***Agriculture*** limited to*:*
      i. ***Agriculture (Major)****.*
   b. ***Residential*** limited to*:*
      i. One ***Single Family Dwelling***, or
      ii. One ***Manufactured Home***.
2. The following ***Accessory Uses*** and no others shall be permitted in the **RU80, RU36** and **RU16** Zones:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure***, and
      iii. ***Enclosed Storage (Shipping Container)***.
   b. ***Agricultural*** limited to:
      i. ***Agriculture (Hobby Greenhouse)****.*
   c. ***Residential*** limited to*:*

      One of:
      i. ***Secondary Suite*** – provided the ***Principal Use*** is not a ***Manufactured Home***, or
      ii. ***Boarding Use****,* or
      iii. ***Residential Care***, or
      iv. ***Secondary Detached Unit*** (Section106 Part I.) limited to:
         - ***Secondary Family Dwelling*** by covenant – provided the minimum ***Lot*** size is 1.6 ha (4.0 ac) and the ***Principal Use*** is not a ***Duplex*** or a ***Manufactured Home,***

      And,
      i. ***Home Occupation***.
   d. Retail limited to:
      i. ***Produce Sales****.*
   e. Storage limited to*:*
      i. ***Enclosed Storage****.*

C. *Lot Area*

1. ***Lots*** created through subdivision in these zones shall comply with the following minimum standards:

Zone	Area	Width (***Corner Lot***)	Width (Non-***Corner Lot***)	Depth
RU80	8.0 ha (19.8 ac)	40.0 m (131.2 ft)	35.0 m (114.8 ft)	50.0 m (164.0 ft)
RU36	3.6 ha (8.9 ac)	40.0 m (131.2 ft)	35.0 m (114.8 ft)	50.0 m (164.0 ft)
RU16	1.6 ha (4.0 ac)	40.0 m (131.2 ft)	35.0 m (114.8 ft)	50.0 m (164.0 ft)

2. ***Bare Land Strata****:*

   Where a ***Bare Land Strata*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** and the ***Lot Area (Average)*** as follows:

Zone	***Lot Area (Minimum)***	***Lot Area (Average)***
RU80	6.8 ha (16.8 ac)	8.0 ha (19.8 ac)
RU36	3.0 ha (7.41 ac)	3.6 ha (8.9 ac)
RU16	1.35 ha (3.33 ac)	1.6 ha (4.0 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

   Residential* Permitted *Uses

	Front	Rear	Interior Side	Exterior Side
Principal and/or Accessory ***Building/Structure***	7.5 m (24.6 ft)	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

   a. Notwithstanding Section 201, Part D. 1. a, where a lot existed prior to October 2009 and has a Lot Area less than 1860 sq. m (20,020 sq. ft.), all Buildings and Structures for non-agricultural uses shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)
Accessory *Building/Structure*	7.5 m (24.6 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)

Agricultural* Permitted *Uses

	Front	Rear	Interior Side	Exterior Side
Agriculture, Major that includes: processing of ***Agricultural Products***, and ***Greenhouses***	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Agriculture (Major) that includes: the keeping of livestock other than swine, poultry, and fur-bearing animals; and silos	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)
Agriculture (Major) that includes: the keeping of swine, poultry, or fur-bearing animals; the storage of manure including manure pits or tanks; incinerator silos or generator sheds	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)
All other ***Agriculture (Major) Uses***	7.5 m (24.6 ft)	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed 15% of the ***Lot Area***.
2. Notwithstanding Section 1201, Part E. 1, where a ***Lot*** existed prior to October 2009 and has a ***Lot Area*** less than 1,860.0 sq m (20,020.0 sq ft), the ***Lot Coverage*** may be increased to 30%.

F. *Floor Space*

1. A ***Floor Space Ratio*** is not applicable in these zones.

G. *Impervious Surfaces*

1. ***Impervious Surfaces*** shall together cover not more than 25% of the ***Lot Area***.
2. Notwithstanding Section 1201, Part G. 1, where a ***Lot*** existed prior to October 2009 and has a ***Lot Area*** less than 1,860.0 sq m (20,020.0 sq ft), the ***Impervious Surfaces*** may be increased to 45%.

H. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***	***Accessory Building/Structure*** for ***Agriculture Use***
RU80, **RU36,** and **RU16**	11.0 m (36.1 ft)	6.0 m (19.7 ft)	15.0 m (49.2 ft)

I. *Off Street Motor Vehicle Parking*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

J. ***Agriculture (Hobby Greenhouse) Use***

1. Shall be limited to a maximum of two ***Buildings*** not exceeding a total area of 150.0 sq m (1,614.6 sq ft).
2. Where ***Agriculture (Hobby Greenhouse)*** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
3. A solid landscape buffer of a minimum of 2.0 m (6.5 ft) in height is required.

Rural 80 Secondary Dwelling Zone RU80s
Rural 36 Secondary Dwelling Zone RU36s
Rural 16 Secondary Dwelling Zone RU16s

A. Zone Intent

1. The intent of the **RU80s**, **RU36s** and **RU16s** Zones is to provide one ***Single Family Dwelling*** with a ***Secondary Detached Unit*** along with a range of ***Agricultural Uses*** and compatible ***Accessory Uses*** on a ***Lot*** designated *Rural*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **RU80s, RU36s** and **RU16s** Zones:
   a. ***Agriculture*** limited to:
      i. ***Agriculture (Major)***.
   b. Residential limited to:
      i. One ***Duplex*** (provided a ***Secondary Detached Unit*** is not located on the ***Lot***), or
      ii. One ***Single Family Dwelling***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **RU80s, RU36s** and **RU16s** Zones:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure***, and
      iii. ***Enclosed Storage (Shipping Container)***.
   b. ***Agricultural*** limited to:
      i. ***Agriculture (Hobby Greenhouse)***.
   c. ***Residential*** limited to:

      One of:

      i. ***Secondary Suite*** – provided the ***Principal Use*** is not a ***Duplex***, or
      ii. ***Secondary Detached Unit*** (Section 106 Part I), provided the ***Principal Use*** is not a ***Duplex***, limited to one of:
         - ***Coach House***, or
         - ***Garden Cottage***, or
         - ***Secondary Family Dwelling*** by covenant – provided the minimum ***Lot*** size is 1.6 ha (4.0 ac)
      iii. ***Boarding Use****, or*
      iv. ***Residential Care***

      And,

      i. ***Home Occupation***.

d. ***Retail*** limited to:

i. ***Produce Sales***.

e. Storage limited to:

i. ***Enclosed Storage***.

C. *Lot Area*

1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (***Corner Lot***)	Width (Non-***Corner Lot***)	Depth
RU80s	8.0 ha (19.8 ac)	40.0 m (131.2 ft)	35.0 m (114.8 ft)	50.0 m (164.0 ft)
RU36s	3.6 ha (8.9 ac)	40.0 m (131.2 ft)	35.0 m (114.8 ft)	50.0 m (164.0 ft)
RU16s	1.6 ha (4.0 ac)	40.0 m (131.2 ft)	35.0 m (114.8 ft)	50.0 m (164.0 ft)

2. ***Bare Land Strata***

Where a ***Bare Land Strata*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** and the ***Lot Area (Average)*** as follows:

Zone	***Lot Area (Minimum)***	***Lot Area (Average)***
RU80s	6.8 ha (16.8 ac)	8.0 ha (19.8 ac)
RU36s	3.0 ha (7.41 ac)	3.6 ha (8.9 ac)
RU16s	1.35 ha (3.33 ac)	1.6 ha (4.0 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

Residential* Permitted *Uses

	Front	Rear	Interior Side	Exterior Side
Principal and/or **Accessory *Building/Structure***	7.5 m (24.6 ft)	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

a. Notwithstanding Section 201, Part D. 1. a, where a lot existed prior to October 2009 and has a Lot Area less than 1860 sq. m (20,020 sq. ft.), all Buildings and Structures for non-agricultural uses shall be sited in accordance with the following minimum setbacks:"

	Front	Rear	Interior Side	Exterior Side
Principal Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)
Accessory *Building/Structure*	7.5 m (24.6 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)	3.0 m 1. ft)

Agriculture* Permitted *Uses

	Front	Rear	Interior Side	Exterior Side
Agriculture, Major that includes: processing of ***Agricultural Products***, and ***Greenhouses***	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Agriculture (Major) that includes: the keeping of livestock other than swine, poultry, and fur-bearing animals; and silos	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)
Agriculture (Major) that includes: the keeping of swine, poultry, or fur-bearing animals; the storage of manure including manure pits or tanks; incinerator silos or generator sheds	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)
All other ***Agriculture (Major) Uses***	7.5 m (24.6 ft)	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed 15% of the ***Lot Area***.
2. Notwithstanding Section 1202, Part E. 1, where a ***Lot*** existed prior to October 2009 and has a ***Lot Area*** less than 1,860.0 sq m (20,020.0 sq ft), the ***Lot Coverage*** may be increased to 35%.

F. *Floor Space*

1. A ***Floor Space Ratio*** is not applicable in these zones.

G. *Impervious Surfaces*

1. ***Impervious Surfaces*** shall together cover not more than 25% of the ***Lot Area***.
2. Notwithstanding Section 1202, Part G. 1, where a ***Lot*** existed prior to October 2009 and has a ***Lot Area*** less than 1,860.0 sq m (20,020.0 sq ft), the ***Impervious Surfaces*** may be increased to 50%.

H. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***	***Coach House***	***Accessory Building/Structure*** for ***Agriculture Use***
RU80s, **RU36s,** and **RU16s**	11.0 m (36.1 ft)	6.0 m (19.7 ft)	9.0 m (29.5 ft)	15.0 m (49.2 ft)

I. *Off Street Motor Vehicle Parking*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

J. ***Agriculture (Hobby Greenhouse) Use***

1. Shall be limited to a maximum of two ***Buildings*** not exceeding a total area of 150.0 sq m (1,614.6 sq ft).
2. Where ***Agriculture (Hobby Greenhouse)*** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
3. A solid landscape buffer of a minimum of 2.0 m (6.5 ft) in ***Height*** is required.

CHAPTER 13
OTHER OFFICIAL COMMUNITY PLAN DESIGNATIONS

SECTION 1301 OTHER OCP DESIGNATIONS

The intent of this section is to provide direction regarding zoning on a ***Lot*** designated: *Environmentally Sensitive Area*, *Future Employment Lands*, *Historic Comprehensive Development Area, Municipal Forest* and *Protected Natural Assets*.

A ***Lot*** that is designated any of the above, shall be zoned via the use of a Comprehensive Development (CD) zone, the requirements of which are outlined in Chapter 19, having regard to any relevant:

- federal statute or provincial legislation, regulation or licence;
- neighbourhood plan; and
- the ***Official Community Plan***.

CHAPTER 14
COMMERCIAL ZONES

Commercial Rural Zone CR
Commercial Rural Liquor Zone CRL

A. Zone Intent

1. The intent of the **CR** and **CRL** Zones is to accommodate existing ***Lots*** that are zoned **CR** and **CRL**. The further use of the **CR** and **CRL** zones is only permitted on a ***Lot*** designated *Commercial* or *Neighbourhood Centre*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CR** and **CRL** Zones:
   a. ***Food and Beverage*** limited to:
      i. ***Restaurant (Major)***, and
      ii. ***Restaurant (Minor)***.
   b. ***Office*** limited to:
      i. ***Office (Medical Office)***.
   c. ***Personal Service*** limited to:
      i. ***Barbershop***,
      ii. ***Body Art and Tattoo Parlour***,
      iii. ***Drycleaner***,
      iv. ***Hair and Body Salon***,
      v. ***Tailor***, and
      vi. ***Spa***.
   d. ***Retail*** limited to:
      i. ***Retail (Minor)***,
2. The following ***Accessory Uses*** and no other shall be permitted in the **CR** and **CRL** Zones:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure***,
      iii. ***Cannabis Retail Store*** (limited to a maximum of one ***Cannabis Retail Store*** per property, not permitted within 250.0 m (820.2 ft) of a public or private ***School***, and not permitted within 150.0 m (492.1 ft) of another ***Cannabis Retail Store*** when located within the Mission City *Downtown* or *Neighbourhood Centre* designation (**CRL** Zone only),
      iv. ***Retail (Rural Agency Store)***, *and*
      v. **Enclosed Storage (Shipping Container)**
   b. ***Office*** limited to:
      i. ***Office (Administrative Use)***.

c. ***Residential*** limited to:

i. ***Home Occupation***, and

ii. One ***Dwelling Unit*** per ***Lot*** provided the ***Dwelling Unit*** is located within the ***Principal Use***.

d. ***Retail*** limited to*:*

i. ***Retail (Rural Agency Store)*** (**CRL** Zone only).

e. Storage limited to:

i. ***Enclosed Storage****.*

3. Conditions of Use:

a. The ***Principal Use*** shall be limited to a maximum of 225.0 sq m (2,421.8 sq ft).

C. ***Lot Area***

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
CR and **CRL**	0.4 ha (1.0 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1401 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. ***Lot Coverage***

1. ***Lot Coverage*** shall not exceed the percentages noted in the following table:

Zone	***Lot Coverage***
CR	20%
CRL	20%

F. ***Density***

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
CR	0.20
CRL	0.20

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CR	11.0 m (36.1 ft)	4.5 m (14.8 ft)
CRL	11.0 m (36.1 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)***, ***Amenity Space (Common Indoor)*** and ***Amenity Space (Private Outdoor)*** is not a requirement within these zones.

I. *Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and *Off Street Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.

Commercial Local One Zone CL1

A. Zone Intent

1. The intent of the **CL1** Zone is to provide for local small-scale commercial shopping, intended to meet the convenience needs of local residents on a ***Lot*** designated *Commercial* or *Neighbourhood Centre*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CL1** Zone:
   a. ***Food and Beverage*** limited to:
      i. ***Restaurant (Major)***, and
      ii. ***Restaurant (Minor)***.
   b. ***Office*** limited to:
      i. ***Office (General Use)***, and
      ii. ***Office (Medical Office)***.
   c. ***Personal Service*** limited to:
      i. ***Barbershop***,
      ii. ***Body Art and Tattoo Parlour***,
      iii. ***Drycleaner***,
      iv. ***Hair and Body Salon***,
      v. ***Tailor***, and
      vi. ***Spa***.
   d. ***Retail*** limited to:
      i. ***Retail (Minor)***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **CL1** zones:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure***, *and*
      iii. **Enclosed Storage (Shipping Container)**
   b. ***Office*** limited to:
      i. ***Office (Administrative Use)***.
   c. ***Residential*** limited to:
      i. ***Home Occupation***, and
      ii. One ***Dwelling Unit*** per ***Lot*** provided the ***Dwelling Unit*** is located within the ***Principal Use***.
   d. Storage limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
CL1	930.0 sq m (10,010.0 sq ft)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	3.0 m (9.8 ft)	4.5 m (14.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1402 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CL1	65%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
CL1	0.60

2. The maximum ***Density*** for the ***Residential Uses*** of any ***Development*** is 1 (one) ***Dwelling Unit*** per ***Lot***.

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CL1	11.0 m (36.1 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)***, ***Amenity Space (Common Indoor)*** and ***Amenity Space (Private Outdoor)*** is not a requirement within this zone.

I. *Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and *Off Street Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.
4. ***Off Street Motor Vehicle Parking*** and ***Off Street Loading Spaces*** within the required setbacks are not permitted.

Commercial Highway One Zone CH1
Commercial Highway Two Zone CH2

A. Zone Intent

1. The intent of the **CH1** Zone is to provide for a broad range of businesses to serve the general retail, office, service and shopping needs of the community on a ***Lot*** designated *Commercial* and located in close proximity to provincial ***Street*** corridors (Highway 7 and 11). The Commercial Highway Two Zone (**CH2**) is the same as the **CH1** Zone, except that the **CH2** Zone allows ***Restaurant (Drive-through)*** as a permitted ***Use***.

B. Permitted *Uses*

1. The following ***Principal Uses*** subject to the limitations noted within, and no other shall be permitted in the **CH1** and **CH2** Zones:
   a. ***Accommodation*** limited to:
      i. ***Hotel,*** and
      ii. ***Motel.***
   b. ***Cultural*** limited to:
      i. ***Cultural Assembly***.
   c. ***Entertainment*** limited to*:*
      i. ***Adult Entertainment Establishment,***
      ii. ***Arcade,***
      iii. ***Banquet Hall,***
      iv. ***Bowling Alley,***
      v. ***Cinema,***
      vi. ***Night Club,*** and
      vii. ***Pool and Billiards Hall***.
   d. ***Food and Beverage*** limited to:
      i. ***Restaurant (Drive-through)*** (**CH2** Zone only)*,*
      ii. ***Restaurant (Major)****, and*
      iii. ***Restaurant (Minor)****.*
   e. ***Industrial*** limited to:
      i. ***Industry (Light Manufacturing)****.*
   f. ***Institutional*** limited to:
      i. ***Child Care Centre,***
      ii. ***Civic Assembly,***
      iii. ***College,***

iv. ***Education Facility****,* and

v. ***University****.*

g. ***Motor Vehicle*** limited to:

i. ***Car Wash****,*

ii. ***Parking Lot****,*

iii. ***Vehicle Rental***, and

iv. ***Vehicle Service****.*

h. ***Office*** limited to:

i. ***Office (General Use)****,* and

ii. ***Office (Medical Office)****.*

i. ***Personal Service*** limited to:

i. ***Barbershop****,*

ii. ***Body Art and Tattoo Parlour****,*

iii. ***Drycleaner****,*

iv. ***Hair and Body Salon****,*

v. ***Spa****, and*

vi. ***Tailor****.*

j. ***Recreation*** limited to:

i. **Indoor Recreation Facility**.

k. ***Residential*** limited to:

i. ***Apartment*** provided they:

i. form an integral part of a commercial ***Building*** on the ***Lot,***
ii. are not located on the first ***Storey***, and
iii. are the only ***Use*** in a ***Storey*** and in all other ***Storeys*** above the ***Residential Use***.

l. ***Retail*** limited to:

i. ***Auction-Retail****,*

ii. ***Cannabis Retail Store*** (limited to a maximum of one ***Cannabis Retail Store*** per property, not permitted within 250.0 m (820.2 ft) of a public or private ***School***, and not permitted within 150.0 m (492.1 ft) of another ***Cannabis Retail Store*** when located within the Mission City *Downtown* or *Neighbourhood Centre* designation,

iii. ***Liquor Store****,*

iv. ***Pawnshop*** (not permitted within 100.0 m (328.1 ft) of a property zoned Mission City Downtown One Zone (**DT1**)),

v. ***Retail (Food Store)****,*

vi. ***Retail (Major)****,*

vii. ***Retail, (Minor)****,*

viii. ***Retail (Pharmacy)***,

ix. ***Second Hand Store***,

x. ***Shopping Centre***, and

xi. ***Tobacconist*** (not permitted within 100.0 m (328.1 ft) of a property zoned **Mission City Downtown One** Zone (**DT1**).

m. Service limited to:

i. ***Animal Daycare***,

ii. ***Beverage Container Return Centre***,

iii. ***Cheque Cashing and Payday Loans*** (not permitted within 100.0 m (328.1 ft) of a property zoned Mission City Downtown One Zone (**DT1**)),

iv. ***Community Service***,

v. ***Crematorium*** (not permitted on a ***Lot*** that contains a ***Dwelling Unit***),

vi. ***Drive-through Service***,

vii. ***Financial Services***,

viii. ***Funeral Parlour***,

ix. ***General Service Use***, and

x. ***Veterinary Clinic***.

2. The following ***Accessory Uses*** and no other shall be permitted in the **CH1** and **CH2** Zones:

a. ***Accessory*** limited to:

i. ***Accessory Building***,

ii. ***Accessory Structure***,

iii. ***Dormitory*** (accessory to ***College*** or ***University*** only), and

iv. **Enclosed Storage (Shipping Container)**.

b. ***Office*** limited to:

i. ***Office (Administrative Use)***.

c. ***Residential*** limited to:

i. ***Home Occupation***.

d. ***Service*** limited to:

i. ***Conference Centre*** (accessory to ***Hotel*** only).

e. Storage limited to:

i. ***Enclosed Storage***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
CH1 and **CH2**	0.2 ha (0.5 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	3.0 m (9.8 ft)	4.5 m (14.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1403 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentages noted in the following table:

Zone	***Lot Coverage***
CH1	75%
CH2	75%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***	***Significant Community Amenity***
Base Density	2.0	N/A
Density Bonus *Level I* Only on a ***Lot*** designated *Commercial* and identified in Section 113.	2.25	A ***Density Bonus*** up to 2.25 FSR is permitted if the developer enters into a ***Housing Agreement*** with the ***City*** that requires that a minimum of 10% of the ***Dwelling Units*** in the entire ***Development*** are rental ***Dwelling Units*** that are offered in accordance with Section 113 of this Bylaw and the ***City***'s ***Affordable Housing Policy***.
Density Bonus *Level II* Only on a ***Lot*** designated *Commercial* and identified in Section 113.	2.5	A ***Density Bonus*** up to 2.5 FSR is permitted if the developer enters into a ***Housing Agreement*** with the ***City*** that requires that all of the ***Dwelling Units*** in the entire ***Development*** are rental ***Dwelling Units***, and 10% of those ***Dwelling Units*** are offered in accordance with Section 113 of this Bylaw and the ***City***'s ***Affordable Housing Policy***.

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
Base Density Height	14.0 m (45.9 ft)	4.5 m (14.8 ft)
Density Bonus Height	19.1 m (62.5 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)*** shall meet the following requirements:
   a. ***Developments*** that contain 25 ***Dwelling Units*** or more shall provide in ***Amenity Space (Common Indoor)*** at a rate of at least 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***.
   b. A ***Child Care Centre*** may be housed within an ***Amenity Space (Common Indoor)*** provided it complies with the following requirements:
      i. has direct access from a ***Street***, independent from the access to the ***Residential Uses***; and
      ii. has direct access to an open space and play area within the ***Lot***.
2. ***Amenity Space (Common Outdoor)*** is not a requirement within this zone; however, if it is provided it shall have a slope of 5% of less.
3. ***Amenity Space (Private Outdoor)*** shall meet the following requirements:
   a. ***Developments*** shall provide 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***; and
   b. The ***Amenity Space (Private Outdoor)*** shall be directly accessible, and adjacent to the ***Dwelling Unit*** it serves and shall be in the form of a ***Balcony*** or patio.

I. *Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and *Off Street Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.
4. ***Off Street Motor Vehicle Parking*** and ***Off Street Loading Spaces*** within the required setbacks are not permitted.
5. All ***Off Street Motor Vehicle Parking*** for ***Residential Use*** shall be provided within the ***Building*** envelope, including underground parking.

Commercial Community Gaming Zone CCG

A. Zone Intent

1. The intent of the **CCG** Zone is to provide for ***Community Gaming Centre*** and for a broad range of businesses to serve the general retail, office, entertainment, service, and personal shopping needs of the community on a ***Lot*** designated *Commercial*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CCG** Zone:
   a. ***Accommodation*** limited to:
      i. ***Hotel****,* and
      ii. ***Motel****.*
   b. ***Cultural*** limited to:
      i. ***Cultural Assembly***.
   c. ***Entertainment*** limited to*:*
      i. ***Adult Entertainment Establishment****,*
      ii. ***Arcade****,*
      iii. ***Banquet Hall****,*
      iv. ***Bingo Hall****,*
      v. ***Bowling Alley****,*
      vi. ***Community Gaming Centre****,*
      vii. ***Cinema****,*
      viii. ***Night Club****,* and
      ix. ***Pool and Billiards Hall***.
   d. ***Food and Beverage*** limited to:
      i. ***Restaurant (Major)****,*
      ii. ***Restaurant (Minor)****.*
   e. ***Industrial*** limited to:
      i. ***Industry (Light Manufacturing)***.
   f. ***Institutional*** limited to:
      i. ***Child Care Centre****,*
      ii. ***Civic Assembly****,*
      iii. ***College****,*
      iv. ***Education Facility****,* and
      v. ***University****.*

g. ***Motor Vehicle*** limited to:
   i. ***Car Wash****,*
   ii. ***Parking Lot****,*
   iii. ***Vehicle Rental***, and
   iv. ***Vehicle Service****.*
h. ***Office*** limited to:
   i. ***Office (General Use)****,* and
   ii. ***Office (Medical Office)****.*
i. ***Personal Service*** limited to:
   i. ***Barbershop****,*
   ii. ***Body Art and Tattoo Parlour****,*
   iii. ***Drycleaner***,
   iv. ***Hair and Body Salon****,*
   v. ***Spa****, and*
   vi. ***Tailor****.*
j. ***Recreation*** limited to:
   i. ***Indoor Recreation Facility****.*
k. ***Residential*** limited to:
   i. ***Apartment*** provided they:
      i. form an integral part of a commercial ***Building*** on the ***Lot***,
      ii. are not located on the first ***Storey***, and
      iii. are the only ***Use*** in a ***Storey*** and in all other ***Storeys*** above the ***Residential Use****.*
l. ***Retail*** limited to:
   i. ***Auction-Retail,***
   ii. ***Cannabis Retail Store*** (limited to a maximum of one ***Cannabis Retail Store*** per property, not permitted within 250 m (820.2 ft) of a public or private ***School***, and not permitted within 150.0 m (492.1 ft) of another ***Cannabis Retail Store*** when located within the Mission City Downtown or *Neighbourhood Centre* designation,
   iii. ***Liquor Store****,*
   iv. ***Retail (Food Store)****,*
   v. ***Retail (Major)****,*
   vi. ***Retail (Minor)****,*
   vii. ***Retail (Pharmacy)****,*
   viii. ***Shopping Centre***, and
   ix. ***Second Hand Store****.*

m. ***Service*** limited to:
   i. ***Animal Daycare***,
   ii. ***Beverage Container Return Centre***,
   iii. ***Community Service***,
   iv. ***Crematorium*** (not permitted on a ***Lot*** that contains a ***Residential Use***),
   v. ***Drive-Through Service***,
   vi. ***Financial Services***,
   vii. ***Funeral Parlour***,
   viii. ***General Service Use***, and
   ix. ***Veterinary Clinic***.

2. The following ***Accessory Uses*** and no other shall be permitted in the **CCG** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure***,
      iii. ***Dormitory*** (accessory to ***College*** and ***University*** only), and
      iv. **Enclosed Storage (Shipping Container)**
   b. ***Office*** limited to:
      i. ***Office (Administrative Use)***.
   c. ***Residential*** limited to:
      i. ***Home Occupation***.
   d. ***Service*** limited to:
      i. ***Conference Centre*** (accessory to ***Hotel*** only).
   e. Storage limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. A Lot created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
CCG	0.2 ha (0.5 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal	6.0 m	6.0 m	0.0 m	4.5 m

	Front	Rear	Interior Side	Exterior Side
Building	(19.7 ft)	(19.7 ft)	(0.0 ft)	(14.7 ft)
Accessory Building/Structure	6.0 m (19.7 ft)	6.0 m (19.7 ft)	0.0 m (0.0 ft)	4.5 m (14.7 ft)

2. Notwithstanding Section 1404 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CCG	75%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
CCG	2.0

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
Base Density Height	14.0 m (45.9 ft)	4.5 m (14.8 ft)
Density Bonus Height	19.1 m (62.5 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)*** shall meet the following requirements:
   a. ***Developments*** that contain 25 *dwelling units* or more shall provide in *Indoor Amenity Space* at a rate of at least 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***;
   b. A ***Child Care Centre*** may be housed within an ***Amenity Space (Common Indoor)*** provided it complies with the following requirements:
      i. has direct access from a ***Street***, independent from the access to the ***Residential Uses***; and
      ii. has direct access to an open space and play area within the ***Lot***.
2. ***Amenity Space (Common Outdoor)*** is not a requirement within this zone; however, if it is provided it shall have a slope of 5% of less.
3. ***Amenity Space (Private Outdoor)*** shall meet the following requirements:
   a. ***Developments*** shall provide 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***; and

b. The ***Amenity Space (Private Outdoor)*** shall be directly accessible, and adjacent to the ***Dwelling Unit*** it serves and shall be in the form of a ***Balcony*** or patio.

I. ***Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and *Off Street Loading Spaces***

1. **Off Street Motor Vehicle Parking** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.
4. All ***Off Street Motor Vehicle* Parking** for ***Residential Uses*** shall be provided within the ***Building*** envelope, including underground parking.

Commercial Gas Service Station Zone CGS

A. Zone Intent

1. The intent of the **CGS** Zone is to provide for a ***Gasoline Service Station*** as the principal use while allowing future ***Development*** potential on a ***Lot*** designated *Commercial*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CGS** Zone:
   a. ***Food and Beverage*** limited to:
      i. ***Restaurant (Major),*** and
      ii. ***Restaurant (Minor).***
   b. ***Motor Vehicle*** limited to:
      i. ***Gasoline Service Station.***
2. The following ***Accessory Uses*** and no other shall be permitted in the **CGS** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure,***
      iii. **Enclosed Storage (Shipping Container)**
   b. ***Office*** limited to:
      i. ***Office (Administrative Use).***
   c. ***Retail*** limited to*:*
      i. ***Retail (Minor).***
   d. ***Residential*** limited to:
      i. ***Home Occupation***, and
      ii. One ***Dwelling Unit*** (accessory to ***Gasoline Service Station*** only) per ***Lot*** provided the ***Dwelling Unit*** is located within the ***Principal Use Building.***
   e. Storage limited to the following:
      i. ***Enclosed Storage.***
3. The following ***Principal Uses*** shall be permitted in the **CGS** Zone provided no ***Gasoline Service Station*** exists on the ***Lot***:
   a. ***Accommodation*** limited to:
      i. ***Hotel,*** and
      ii. ***Motel.***
   b. ***Cultural*** limited to:
      i. ***Cultural Assembly***.

c. ***Entertainment*** limited to*:*
   i. ***Adult Entertainment Establishment****,*
   ii. ***Arcade****,*
   iii. ***Banquet Hall****,*
   iv. ***Bowling Alley****,*
   v. ***Cinema****,*
   vi. ***Night Club****,* and
   vii. ***Pool and Billiards Hall***.
d. ***Food and Beverage*** limited to:
   i. ***Restaurant (Major)****,* and
   ii. ***Restaurant (Minor)****.*
e. ***Industrial*** limited to:
   i. ***Industry (Light Manufacturing)****.*
f. ***Institutional*** limited to:
   i. ***Child Care Centre****,*
   ii. ***Civic Assembly****,*
   iii. ***College****,*
   iv. ***Education Facility****,* and
   v. ***University****.*
g. ***Motor Vehicle*** limited to:
   i. ***Car Wash****,*
   ii. ***Parking Lot****,*
   iii. ***Vehicle Rental***, and
   iv. ***Vehicle Service****.*
h. ***Office*** limited to:
   i. ***Office (General Use)***, and
   ii. ***Office (Medical Office)***.
i. ***Personal Service*** limited to:
   i. ***Barbershop****,*
   ii. ***Body Art and Tattoo Parlour****,*
   iii. ***Drycleaner****,*
   iv. ***Hair and Body Salon****,*
   v. ***Spa****,* and
   vi. ***Tailor****.*

j. ***Recreation*** limited to:

i. ***Indoor Recreation Facility***.

k. ***Residential*** limited to:

i. ***Apartments*** provided they:

i. form an integral part of a commercial ***Building*** on the ***Lot***,
ii. are not located on the first ***Storey***, and
iii. are the only ***Use*** in a ***Storey*** and in all other ***Storeys*** above the ***Residential Use***.

l. ***Retail*** limited to:

i. ***Auction-Retail***,

ii. ***Cannabis Retail Store*** (limited to a maximum of one ***Cannabis Retail Store*** per property, not permitted within 250.0 m (820.2 ft) of a public or private ***School***, and not permitted within 150.0 m (492.1 ft) of another ***Cannabis Retail Store*** when located within the Mission City *Downtown* or *Neighbourhood Centre* designation;

iii. ***Liquor Store***,

iv. ***Retail (Food Store)***,

v. ***Retail (Major)***,

vi. ***Retail (Minor)***,

vii. ***Retail (Pharmacy)***,

viii. ***Second Hand Store***, and

ix. ***Shopping Centre***.

m. ***Service*** limited to:

i. ***Animal Daycare***,

ii. ***Beverage Container Return Centre***,

iii. ***Community Service***,

iv. ***Crematorium*** (not permitted on a ***Lot*** that contains a ***Residential Use***),

v. ***Drive-Through Service***,

vi. ***Financial Services***,

vii. ***Funeral Parlour***,

viii. ***General Service Use***,

ix. ***Veterinary Clinic***.

4. The following ***Accessory Uses*** shall be permitted in the **CGS** Zone provided no ***Gasoline Service Station*** exists on the ***Lot***:

a. ***Accessory*** limited to:

i. ***Accessory Building***,

ii. ***Accessory Structure***,

iii. ***Dormitory*** (accessory to ***College*** and ***University*** only), and

iv. **Enclosed Storage (Shipping Container)**

b. ***Office*** limited to:

i. ***Office (Administrative Use)***.

c. ***Residential*** limited to:

i. ***Home Occupation***.

d. ***Service*** limited to:

i. ***Conference Centre*** (accessory to ***Hotel*** only).

e. Storage limited to:

i. ***Enclosed Storage***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
CGS	0.2 ha (0.5 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	0.0 m (0.0 ft)	4.5 m (14.7 ft)
Accessory Building/Structure	6.0 m (19.7 ft)	6.0 m (19.7 ft)	0.0 m (0.0 ft)	4.5 m (14.7 ft)
Gasoline Service Station **Canopy**	2.1 m (6.9 ft)	2.1 m (6.9 ft)	2.1 m (6.9 ft)	2.1 m (6.9 ft)
Gasoline Service Station **Pump Islands**	12.0 m (39.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1405 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CGS	75%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
CGS	2.0

2. A ***Residential Use*** shall not be permitted on ***Lots*** less than 1,000.0.0 sq m (10,764.0 sq ft) in size and shall not exceed a maximum size of 150.0 sq m (1,615.0 sq ft), nor exceed the square footage of the ***Principal Use***.

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CGS	11.0 m (36.1 ft)	11.0 m (36.1 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)*** shall meet the following requirements:
   a. ***Developments*** that contain 25 **Dwelling Units** or more shall provide in ***Amenity Space (Common Indoor)*** at a rate of at least 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***;
   b. A ***Child Care Centre*** may be housed within an ***Amenity Space (Common Indoor)*** provided it complies with the following requirements:
      i. has direct access from a ***Street***, independent from the access to the ***Residential Uses***; and
      ii. has direct access to an open space and play area within the ***Lot***.
2. ***Amenity Space (Common Outdoor)*** is not a requirement within this zone; however, if it is provided it shall have a slope of 5% of less.
3. ***Amenity Space (Private Outdoor)*** shall meet the following requirements:
   a. Developments shall provide 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***; and
   b. The ***Amenity Space (Private Outdoor)*** shall be directly accessible, and adjacent to the ***Dwelling Unit*** it serves and shall be in the form of a ***Balcony*** or patio.

I. *Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and *Off Street Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.
4. ***Off Street Motor Vehicle Parking*** and ***Off Street Loading Space*** within the required setbacks are not permitted.
5. All ***Off Street Motor Vehicle Parking*** for ***Residential Uses*** shall be provided within the ***Building*** envelope, including underground parking.

Commercial Vehicle Dealership Zone CVD

A. Zone Intent

1. The intent of the **CVD** Zone is to provide for a ***Vehicle Dealership*** as the principal ***Use*** and allowing future development potential in the *Commercial* designation.

B. Permitted *Uses*

1. The following ***Principal Uses*** shall be permitted in the **CVD** Zone:
   a. ***Motor Vehicle*** limited to:
      i. ***Vehicle Dealership****.*
2. The following ***Accessory Uses*** shall be permitted in the **CVD** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure***, and
      iii. ***Enclosed Storage (Shipping Container)***
   b. ***Motor Vehicle*** limited to:
      i. **Vehicle Rental**, and
      ii. ***Vehicle Service****.*
   c. ***Office*** limited to:
      i. ***Office (Administrative Use)****.*
   d. ***Storage*** limited to:
      i. ***Enclosed Storage***.
3. The following ***Principal Uses*** shall be permitted in the **CVD** Zone provided no ***Vehicle Dealership*** exists on the ***Lot***:
   a. ***Accommodation*** limited to:
      i. ***Hotel****,* and
      ii. ***Motel****.*
   b. ***Cultural*** limited to:
      i. ***Cultural Assembly***.
   c. ***Entertainment*** limited to*:*
      i. ***Adult Entertainment Establishment****,*
      ii. ***Arcade****,*
      iii. ***Banquet Hall****,*
      iv. ***Bowling Alley****,*
      v. ***Cinema****,*
      vi. ***Night Club****,* and
      vii. ***Pool and Billiard Hall***.

d. ***Food and Beverage*** limited to:
    i. ***Restaurant (Major)***, and
    ii. ***Restaurant (Minor)***.
e. ***Industrial*** limited to:
    i. ***Industry (Light Manufacturing)***.
f. ***Institutional*** limited to:
    i. ***Child Care Centre***,
    ii. ***Civic Assembly***,
    iii. ***College***,
    iv. ***Education Facility***, and
    v. ***University***.
g. ***Motor Vehicle*** limited to:
    i. ***Car Wash***,
    ii. ***Parking Lot***,
    iii. ***Vehicle Rental***, and
    iv. ***Vehicle Service***.
h. ***Office*** limited to:
    i. ***Office (General Use)***, *and*
    ii. ***Office (Medical Clinic)***.
i. ***Personal Service*** limited to:
    i. ***Barbershop***,
    ii. ***Body Art and Tattoo Parlour***,
    iii. ***Drycleaner***,
    iv. ***Hair and Body Salon***,
    v. ***Spa***, and
    vi. ***Tailor***.
j. ***Recreation*** limited to:
    i. ***Indoor Recreation Facility***.
k. ***Residential*** limited to:
    i. ***Apartments*** provided they:
        i. form an integral part of a commercial ***Building*** on the ***Lot***,
        ii. are not located on the first ***Storey***, and
        iii. are the only ***Use*** in a ***Storey*** and in all other ***Storeys*** above the ***Residential Use***.
l. ***Retail*** limited to:

i. ***Auction-Retail**,*

ii. ***Cannabis Retail Store*** (limited to a maximum of one ***Cannabis Retail Store*** per property, not permitted within 250.0 m (820.2 ft) of a public or private ***School***, and not permitted within 150.0 m (492.1 ft) of another ***Cannabis Retail Store*** when located within the Mission City Downtown or *Neighbourhood Centre* designation;

iii. ***Liquor Store**,*

iv. ***Retail (Major)**,*

v. ***Retail (Minor)**,*

vi. ***Retail (Food Store)**,*

vii. ***Retail (Pharmacy)**,*

viii. ***Second Hand Store***, and

ix. ***Shopping Centre***.

m. ***Service*** limited to:

i. ***Animal Daycare**,*

ii. ***Beverage Container Return Centre**,*

iii. ***Community Service**,*

iv. ***Drive-through Service**,*

v. ***Funeral Parlour***,

vi. ***General Service Use***, and

vii. ***Veterinary Clinic***.

4. The following ***Accessory Uses*** and no other shall be permitted in the **CVD** Zone:

a. ***Accessory*** limited to:

i. ***Accessory Building**,*

ii. ***Accessory Structure,***

iii. ***Dormitory*** (accessory to ***College*** and ***University*** only), and

iv. ***Enclosed Storage (Shipping Container)***

v. ***Office*** limited to:

vi. ***Office (Administrative Use)**.*

b. ***Residential*** limited to:

i. ***Home Occupation**.*

c. ***Service*** limited to:

i. ***Conference Centre*** (accessory to ***Hotel*** only).

d. Storage limited to:

i. ***Enclosed Storage**.*

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
CVD	0.2 ha (0.5 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	0.0 m (0.0 ft)	4.5 m (14.7 ft)
Accessory Building/Structure	6.0 m (19.7 ft)	6.0 m (19.7 ft)	0.0 m (0.0 ft)	4.5 m (14.7 ft)

2. Notwithstanding Section 1406 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CVD	75%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
CVD	2.0

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CVD	14.0 m (45.9 ft)	11.0 m (36.1 ft)

H. *Amenity* Space

1. ***Amenity Space (Common Indoor)*** shall meet the following requirements:
   a. ***Developments*** that contain 25 ***Dwelling Units*** or more shall provide in ***Amenity Space (Common Indoor)*** at a rate of at least 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***;
   b. A ***Child Care Centre*** may be housed within an ***Amenity Space (Common Indoor)*** provided it complies with the following requirements:
      i. has direct access from a ***Street***, independent from the access to the ***Residential Uses***; and

ii. has direct access to an open space and play area within the ***Lot***.

2. ***Amenity Space (Common Outdoor)*** is not a requirement within this zone; however, if it is provided it shall have a slope of 5% of less.
3. ***Amenity Space (Private Outdoor)*** shall meet the following requirements:
   a. ***Developments*** shall provide 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***; and
   b. The ***Amenity Space (Private Outdoor)*** shall be directly accessible, and adjacent to the ***Dwelling Unit*** it serves and shall be in the form of a ***Balcony*** or patio.

I. ***Off Street Motor Vehicle Parking, Bicycle Parking Areas* and *Off Street Loading Spaces***

a. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

b. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.

c. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.

d. All ***Off Street Motor Vehicle Parking*** for ***Residential Uses*** shall be provided within the ***Building*** envelope, including underground parking.

Commercial Neighbourhood Public House Zone CPH

A. Zone Intent

1. The intent of the **CPH** Zone is to allow a ***Neighbourhood Public House*** in accordance with the provisions of the *Liquor Control and Licensing Act,* R.S.B.C. 2015 c. 19 on a ***Lot*** designated *Commercial* or *Neighbourhood Centre.*

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CPH** Zone:
   a. ***Food and Beverage*** limited to:
      i. ***Neighbourhood Public House****.*
2. The following ***Accessory Uses*** and no other shall be permitted in the **CPH** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure***, and
      iii. ***Enclosed Storage (Shipping Container)***
   b. ***Residential*** limited to:
      i. One ***Dwelling Unit*** (accessory to ***Neighbourhood Public House*** only) provided the ***Dwelling Unit*** is located within the ***Principal Use Building****.*
   c. Storage limited to:
      i. ***Enclosed Storage****.*

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
CPH	558.0 sq m (6,006.0 sq ft)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
Accessory Buildings/Structures	7.5 m (24.6 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)	4.5 m (14.7 ft)

2. Notwithstanding Section 1407 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CPH	60%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
CPH	1.0

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CPH	7.5 m (24.6 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)***, ***Amenity Space (Common Indoor)*** and ***Amenity Space (Private Outdoor)*** is not a requirement within this zone.

I. *Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and *Off Street Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.

Commercial Tourist Recreation Zone CTR

A. Zone Intent

1. The intent of the **CTR** Zone is to provide for tourist accommodation and outdoor commercial recreational facilities on a ***Lot*** designated *Commercial*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CTR** Zone:
   a. ***Accommodation*** limited to:
      i. ***Campground****,*
      ii. ***Hotel****,* and
      iii. ***Motel***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **CTR** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure***, and
      iii. ***Enclosed Storage (Shipping Container)***
   b. ***Food and Beverage*** limited to:
      i. ***Restaurant (Major)****, and*
      ii. ***Restaurant (Minor)****.*
   c. ***Office*** limited to:
      i. ***Office (Administrative Use)****.*
   d. ***Personal Service*** limited to:
      i. ***Drycleaner****,*
      ii. ***Spa****, and*
      iii. ***Tailor****.*
   e. ***Recreation*** limited to:
      i. ***Commercial Outdoor Recreation****,* and
      ii. ***Indoor Recreation Facility****.*
   f. ***Residential*** limited to:
      i. One ***Dwelling Unit*** (accessory to ***Campground*** or ***Motel*** only).
   g. ***Retail*** limited to:
      i. ***Retail (Minor)***.
   h. ***Service*** limited to:
      i. ***Conference Centre*** (accessory to ***Hotel*** or ***Campground*** only).

i. Storage limited to:

i. ***Enclosed Storage***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	*Lot Area*
CTR	0.4 ha (0.9 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	3.0 m (9.8 ft)	4.5 m (14.7 ft)
Accessory Building/Structure	6.0 m (19.7 ft)	6.0 m (19.7 ft)	3.0 m (9.8 ft)	4.5 m (14.7 ft)

2. Notwithstanding Section 1408 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	*Lot Coverage*
CTR	75%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	*Floor Space Ratio*
CTR	2.0

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	*Principal Building*	*Accessory Building/Structure*
CTR	11.0 m (36.1 ft)	11.0 m (36.1 ft)

H. *Amenity* Space

1. ***Amenity Space (Common Indoor)***, ***Amenity Space (Common Indoor)*** and ***Amenity Space (Private Outdoor)*** is not a requirement within this zone.

I. ***Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and *Off Street Loading Spaces***

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.

Commercial Open Land Recreation Zone COR

A. Zone Intent

1. The intent of the **COR** Zone is to accommodate an existing ***Commercial Outdoor Recreation*** and ***Indoor Recreation Facility*** only.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **COR** Zone:
   a. ***Accommodation*** limited to:
      i. ***Campground***.
   b. ***Recreation*** limited to:
      i. ***Commercial Outdoor Recreation***, and
      ii. ***Indoor Recreation Facility***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **COR** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure***, and
      iii. ***Enclosed Storage (Shipping Container)***
   b. ***Office*** limited to:
      i. ***Office (Administrative Use)***.
   c. ***Residential*** limited to:
      i. One ***Dwelling Unit***.
   d. Storage limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

	Lot Area
COR	0.4 ha (0.9 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)

	Front	Rear	Interior Side	Exterior Side
Accessory Building/Structure	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)

2. Notwithstanding Section 1409 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. N/A

F. *Density*

1. N/A

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
COR	11.0 m (29.5 ft)	11.0 m (29.5 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)***, ***Amenity Space (Common Indoor)*** and ***Amenity Space (Private Outdoor)*** is not a requirement within this zone.

I. *Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and *Off Street Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.

Commercial Medical Zone CM

A. Zone Intent

1. The intent of the **CM** Zone is to provide for medically related commercial development on a ***Lot*** designated *Commercial* or *Neighbourhood Centre*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CM** Zone:
   a. ***Office*** limited to:
      i. ***Office (General Use), and***
      ii. ***Office (Medical Office)***.
   b. ***Personal Service*** limited to:
      i. ***Barbershop***, and
      ii. ***Hair and Body Salon,***
      iii. ***Spa***.
   c. ***Retail*** limited to:
      i. ***Retail (Pharmacy)***.
   d. ***Service*** limited to:
      i. ***Community Service***
      ii. ***Funeral Parlour***
2. The following ***Accessory Uses*** and no other shall be permitted in the **CM** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure***, and
      iii. ***Enclosed Storage (Shipping Container)***
   b. ***Office*** limited to:
      i. ***Office (Administrative Use)***.
   c. Storage limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

	Lot Area
COR	558.0 sq m (6,006.0 sq ft)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1410 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CM	75%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
CM	1.0

G. *Height* of Buildings

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CM	11.0 m (36.1 ft)	11.0 m (36.1 ft)

H. *Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and *Off Street Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.

CHAPTER 15
INDUSTRIAL ZONES

Industrial Business Park One Zone INBP1

A. Zone Intent

1. The intent of the **INBP1** Zone is to provide for ***Industrial Uses*** in an industrial business park setting on a ***Lot*** designated *Industrial*. The uses permitted within the **INBP1** Zone shall be carried out such that all industrial activities shall be in an enclosed ***Building***.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **INBP1** Zone:
   a. ***Food and Beverage*** limited to:
      i. ***Restaurant (Minor)***.
   b. ***Industrial*** limited to:
      i. ***Auction-Wholesale****,*
      ii. ***Industry (Light)****,*
      iii. ***Industry (Light Manufacturing)****,*
      iv. ***Industry (Transportation)****,*
      v. ***Recycling Depot****, and*
      vi. ***Warehouse****.*
   c. ***Institutional*** limited to:
      i. ***Education Facility****, and*
      ii. ***Artisan Studio***.
   d. ***Office*** limited to:
      i. ***Office (General Use)****.*
   e. ***Recreation*** limited to:
      i. ***Indoor Recreation Facility****.*
   f. ***Service*** limited to:
      i. ***Beverage Container Return Centre****,*
      ii. ***Animal Daycare***,
      iii. ***Animal Shelter****,*
      iv. ***Driving School***,
      v. ***General Service Use***, and
      vi. ***Veterinary Clinic****.*
2. The following ***Accessory Uses*** and no other shall be permitted in the **INBP1** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,

ii. ***Accessory Structure***, and

iii. ***Enclosed Storage (Shipping Container)***

b. ***Office*** limited to:

i. ***Office (Administrative Use)***.

c. ***Residential*** limited to:

i. One ***Dwelling Unit*** - provided the ***Dwelling Unit*** is located above the first ***Storey***.

d. ***Retail*** limited to*:*

i. ***Retail (Minor)*** - Notwithstanding the definition of ***Retail (Minor),*** the retailing of products that are manufactured or wholesaled by a ***Principal Use*** is permitted, provided the ***Floor Space*** of the ***Retail (Minor)*** is limited to a maximum of 30% of the ***Floor Area*** of the ***Principal Use*** or 450.0 sq m (4,843.8 sq ft), whichever is less.

e. Storage limited to:

i. ***Enclosed Storage****,* and

ii. ***Outdoor Storage*** - provided such storage use does not exceed 25% of the net ***Lot Area***. All ***Outdoor Storage*** shall:

- not include storage of material or goods that produce or give off dust or other particulate matter that may become wind-borne;
- not exceed 4.0 m (13.1 ft) in ***Height***;
- not be located within 6.0 m (19.7 ft) of a ***Lot*** line adjoining a ***Street***;
- be located only on that part of a ***Lot*** surface with asphalt or concrete;
- be enclosed on all sides not adjacent to a ***Building*** by a ***Landscape Screen*** or fence constructed and maintained to a ***Height*** and in a manner to completely screen any and all storage from view from any adjacent ***Street*** or ***Lot***; and,
- not include storage of wrecked ***Motor Vehicles***, dismantled or used ***Motor Vehicle*** or machine parts and products.

3. The following conditions of ***Use*** apply to all permitted ***Uses*** for a site:

a. All ***Principal Uses*** shall be located completely within an enclosed ***Building*** except for:

i. ***Outdoor Storage****.*

C. ***Lot Area***

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
INBP1	0.16 ha (0.4 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.5 m (14.8 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	4.5 m (14.8 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1501 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall be in accordance with the percentages noted in the following table:

Zone	**Minimum *Lot Coverage***	**Maximum *Lot Coverage***
INBP1	33%	60%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
INBP1	0.75

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
INBP1	18.0 m (59.1 ft)	18.0 m (59.1 ft)

H. *Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and *Off Street Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.

Industrial Light Impact One Zone INL1

A. Zone Intent

1. The intent of the **INL1** Zone is to provide a high-quality setting for ***Industrial Uses****, **Service Uses** and **Accessory Office Uses*** and ***Retail*** on a ***Lot*** designated *Industrial*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **INL1** Zone:
   a. ***Food and Beverage*** limited to:
      i. ***Restaurant (Minor)****.*
   b. ***Industrial*** limited to:
      i. ***Industry (Cannabis Food Processing)***
      ii. ***Industry (Light)****,*
      iii. ***Industry (Light Manufacturing)***,
      iv. ***Industry (Transportation)***,
      v. ***Mini-Storage***,
      vi. ***Warehouse***, and
      vii. ***Vehicle Body Repair and Painting***:
         i. All ***Vehicle Body Repair and Painting Uses*** shall be located completely within an enclosed ***Building***.
   c. ***Recreation*** limited to:
      i. ***Indoor Recreation Facility****.*
   d. ***Service*** limited to:
      i. ***Animal Daycare****,*
      ii. ***Animal Shelter****,*
      iii. ***Beverage Container Return Centre****,*
      iv. ***Crematorium***,
      v. ***Driving School***,
      vi. ***Funeral Parlour***,
      vii. ***General Service Use***,
      viii. ***Veterinary Clinic****.*
2. The following ***Accessory Uses*** and no other shall be permitted in the **INL1** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building****,*
      ii. ***Accessory Structure***, and

iii. ***Enclosed Storage (Shipping Container)***

b. ***Office*** limited to:

i. ***Office (Administrative Use)*** - provided the ***Use*** is limited to a maximum of 50% of ***Floor Area*** of the ***Principal Use***.

c. ***Retail*** limited to:

i. ***Retail (Minor)*** - Notwithstanding the definition of ***Retail (Minor),*** the retailing of products that are manufactured or wholesaled by a ***Principal Use*** is permitted, provided the ***Floor Space*** of the ***Retail (Minor)*** is limited to a maximum of 30% of the ***Floor Area*** of the ***Principal Use*** or 450.0 sq m (4,843.8 sq ft), whichever is less.

d. Storage limited to:

i. ***Enclosed Storage****,* and

ii. ***Outdoor Storage*** - provided the ***Use*** is for finished products which are manufactured on the ***Site****.* All ***Outdoor Storage*** operations shall:

- Not exceed 50% of the ***Floor Area*** of a ***Principal Use*** in size.
- Not include storage of material or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
- Not exceed 2.0 m (6.6 ft) in ***Height***, from ***Grade (Average Finished)***.
- Not be located within 3.0 m (9.8 ft) of a ***Lot Line*** adjoining a ***Street***.
- Be located only on that part of a ***Lot*** surfaced with dust-free material.
- Be bounded on all sides not adjacent to a ***Building*** or ***Structure*** by a fence of at least 1.8 m (6.0 ft) in ***Height*** constructed and maintained in a manner to completely screen storage from view from public ***Streets***, the fence shall be fronted by a ***Landscape Area*** 1.5 m (4.9 ft) wide containing a minimum of one tree, for every 9.0 linear m (29.5 ft) of fence. Each tree shall have a minimum size of 6.0 cm (2.4 in) calliper.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
INL1	0.4 ha (1.0 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	0.0 m (0.0 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	6.0 m (19.7 ft)	6.0 m (19.7 ft)	0.0 m (0.0 ft)	4.5 m (14.8 ft)

2. 0.0 m (0.0 ft) from a strata ***Lot Line***.

3. Notwithstanding Section 1502 Part E.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall be in accordance with the percentages noted in the following table:

Zone	**Minimum *Lot Coverage***	**Maximum *Lot Coverage***
INL1	25%	50%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
INL1	0.65

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
INL1	18.0 m (59.1 ft)	18.0 m (59.1 ft)

H. *Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and *Off Street Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.

Industrial General Zone ING
Industrial General Two Zone ING2
Industrial General Commercial Zone INGC

A. Zone Intent

1. The intent of the **ING**, **ING2** and **INGC** Zones is to provide for a mix of ***Industrial Uses*** on a ***Lot*** designated *Industrial*. In addition, the **ING2** Zone permits ***Barge Loading*** as a ***Use***, and the **INGC** Zone provides for limited ***Commercial Uses***.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **ING**, **ING2** and **INGC** Zones:
   a. ***Industrial*** limited to:
      i. ***Auction–Wholesale,***
      ii. ***Barge Loading*** (**ING2** Zone only),
      iii. ***Industry (Heavy),***
      iv. ***Industry (Light)***,
      v. ***Industry (Light Manufacturing)***,
      vi. ***Mini-Storage,***
      vii. ***Recycling Depot,***
      viii. ***Industry (Transportation)***, and
      ix. ***Warehouse.***
   b. ***Office*** limited to:
      i. ***Office (General Use)*** (**INGC** Zone only).
   c. ***Recreation*** limited to:
      i. ***Commercial Outdoor Recreation***, and
      ii. ***Indoor Recreation Facility***.
   d. ***Service*** limited to:
      i. ***Animal Daycare*** (**INGC** Zone only),
      ii. ***Animal Shelter*** (**INGC** Zone only),
      iii. ***Beverage Container Return Centre*** (**INGC** Zone only),
      iv. ***Crematorium*** (**INGC** Zone only),
      v. ***Driving School*** (**INGC** Zone only),
      vi. ***Funeral Parlour*** (**INGC** Zone only),
      vii. ***General Service Use*** (**INGC** Zone only),
      viii. ***Veterinary Clinic*** (**INGC** Zone only).

2. The following ***Accessory Uses*** and no other shall be permitted in the **ING**, **ING2** and **INGC** Zones.
   a. ***Accessory*** limited to:
      i. ***Accessory Building,***
      ii. ***Accessory Structure***, and
      iii. **Enclosed Storage (Shipping Container)**
   b. ***Office*** limited to:
      i. ***Office (Administrative Use)*** – provided it is limited to a maximum of 50% of ***Floor Area*** of the ***Principal Use***.
   c. ***Residential*** limited to:
      i. One ***Dwelling Unit*** provided it is located above the first ***Storey***.
   d. ***Retail***, in the **INGC** Zone only, limited to:
      i. ***Retail (Minor)*** - Notwithstanding the definition of ***Retail (Minor),*** the maximum amount of ***Floor Space*** for ***Retail (Minor)*** is limited to a maximum of 30% of the ***Floor Area*** of the ***Principal Use*** or 450.0 sq m (4,843.8 sq ft), whichever is less.
   e. Storage limited to the following:
      i. ***Enclosed Storage***, and
      ii. ***Outdoor Storage:***
         a. In the **INGC** Zone, all ***Outdoor Storage*** shall:
            - Not exceed 50% of the ***Floor Area*** of a ***Principal Use*** in size.
            - Not include storage of material or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
            - Not exceed 2.0 m (6.6 ft) in height, from ***Grade (Average Finished)***.
            - Not be located within 3.0 m (9.8 ft) of a ***Lot*** line adjoining a ***Street***.
            - Be located only on that part of a ***Lot*** surfaced with dust-free material.
            - Be bounded on all sides not adjacent to a ***Building*** or ***Structure*** by a fence of at least 1.8 m (6.0 ft) in ***Height*** constructed and maintained in a manner to completely screen storage from view from ***Streets***, the fence shall be fronted by a ***Landscaped Area*** 1.5 m (4.9 ft) wide containing a minimum of one tree, for every 9.0 linear m (29.5 ft) of fence. Each tree shall have a minimum size of 6.0 cm (2.4 in) caliper.
         b. In the **ING** and **ING2** Zones, all ***Outdoor Storage*** shall:
            - Not exceed 18.0 m (59.1 ft) in height, from ***Grade (Average Finished)***.
            - Not be located within 3.0 m (9.8 ft) of a ***Lot*** line adjoining a ***Street***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
ING, **ING2**, and **INGC**	0.2 ha (0.5 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	3.0 m (9.8 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	6.0 m (19.7 ft)	3.0 m (9.8 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1503 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. N/A

F. *Density*

1. N/A

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
ING	12.0 m (39.4 ft)	12.0 m (39.4 ft)
ING2	12.0 m (39.4 ft)	12.0 m (39.4 ft)
INGC	12.0 m (39.4 ft)	12.0 m (39.4 ft)

H. *Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and *Off Street Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 108.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Loading Spaces*** shall be in accordance with the provisions of Section 111.

Industrial Motor Vehicle Repair Zone INVR

A. Zone Intent

1. The intent of the **INVR** Zone is to provide for a ***Motor Vehicle*** servicing ***Uses*** on a ***Lot*** designated *Industrial.*

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **INVR** Zone:
   a. ***Motor Vehicle*** limited to:
      i. ***Vehicle Body Repair and Painting****,*
      ii. ***Vehicle Rental****,* and
      iii. ***Vehicle Service****.*
2. The following ***Accessory Uses*** and no other shall be permitted in the **INVR** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure****, and*
      iii. ***Enclosed Storage (Shipping Container)***
   b. ***Storage*** limited to:
      i. ***Enclosed Storage***.
   c. ***Office*** limited to:
      i. ***Office (Administrative Use)****.*
3. The following ***Principal Uses*** and no other shall be permitted in the **INVR** Zone provided no ***Motor Vehicle Uses*** exist on the ***Lot***:
   a. ***Food and Beverage*** limited to:
      i. ***Restaurant (Minor)****.*
   b. ***Industrial*** limited to:
      i. ***Industry (Light)****,*
      ii. ***Industry (Light Manufacturing)****,*
      iii. ***Warehouse****, and*
      iv. ***Industry (Transportation)***.
   c. ***Service*** limited to:
      i. ***Animal Daycare***,
      ii. ***Animal Shelter***
      iii. ***Beverage Container Return Centre****,*
      iv. ***Crematorium****,*

v. ***Driving School***,

vi. ***Funeral Parlour***,

vii. ***General Service Use***,

viii. ***Veterinary Clinic***.

4. The following ***Accessory Uses*** and no other shall be permitted in the **INVR** Zone provided no ***Motor Vehicle Uses*** exist on the ***Lot***:

   a. ***Accessory*** limited to:

      i. ***Accessory Building***,

      ii. ***Accessory Structure****, and*

      iii. ***Enclosed Storage (Shipping Container)***

   b. ***Office*** limited to:

      i. ***Office (Administrative Use)*** - provided the ***Use*** is limited to a maximum of 50% of ***Floor Area*** of the ***Principal Use***.

   c. ***Retail*** limited to:

      i. ***Retail (Minor)*** - Notwithstanding the definition of ***Retail (Minor),*** the maximum amount of ***Floor Space*** for ***Retail (Minor)*** is limited to a maximum of 30% of the ***Floor Area*** of the ***Principal Use*** or 450.0 sq m (4,843.8 sq ft), whichever is less.

   d. Storage limited to the following:

      i. ***Enclosed Storage***, and

      ii. ***Outdoor Storage*** - provided the ***Use*** is for finished products which are manufactured on the site. All ***Outdoor Storage*** operations shall:

         - Not exceed 50% of the ***Floor Area*** of a ***Principal Use*** in size.
         - Not include storage of material or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
         - Not exceed 2.0 m (6.6 ft) in ***Height***, from ***Grade (Average Finished)***.
         - Not be located within 3.0 m (9.8 ft) of a ***Lot Line*** adjoining a ***Street***.
         - Be located only on that part of a ***Lot*** surfaced with dust-free material.
         - Be bounded on all sides not adjacent to a ***Building*** or ***Structure*** by a fence of at least 1.8 m (6.0 ft) in ***Height*** constructed and maintained in a manner to completely screen storage from view from public ***Streets***, the fence shall be fronted by a ***Landscape Area*** 1.5 m (4.9 ft) wide containing a minimum of one tree, for every 9.0 linear m (29.5 ft) of fence. Each tree shall have a minimum size of 6.0 cm (2.4 in) caliper."

5. The following conditions of ***Use*** apply to all permitted ***Uses*** for a site:

   a. All ***Principal Uses*** shall be located completely within an enclosed ***Building*** except for:

      i. ***Outdoor Storage****.*

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
INVR	669.0 sq m (7,201.0 sq ft)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	12.0 m (39.4 ft)	7.0 m (23.0 ft)	3.0 m (9.8 ft)	6.0 m (19.7 ft)
Accessory Building/Structure	12.0 m (39.4 ft)	7.0 m (23.0 ft)	3.0 m (9.8 ft)	6.0 m (19.7 ft)

2. Notwithstanding Section 1504 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. N/A

F. *Density*

1. N/A

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
INVR	12.0 m (39.4 ft)	12.0 m (39.4 ft)

H. Off Street Motor Vehicle Parking, *Bicycle Parking Areas,* and Off Street *Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.

Industrial Waste Resource Management Zone INWM

A. Zone Intent

1. This intent of the **INWM** Zone is to allow for ***Waste Resource Management*** on a ***Lot*** designated *Industrial*. The **INWM** Zone specifically provides for the management of ***Waste Resources*** on a site.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **INWM** Zone:
   a. ***Industrial*** limited to:
      i. ***Waste Resource Management****.*
2. The following ***Accessory Uses*** and no other shall be permitted in the **INWM** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure****, and*
      iii. ***Enclosed Storage (Shipping Container)***
   b. ***Industrial*** limited to*:*
      i. ***Resource Extraction***, and
      ii. ***Resource Processing****.*
   c. ***Office*** limited to:
      i. ***Office (Administrative Use)***.
   d. ***Residential*** limited to:
      i. One ***Single Family Dwelling.***
   e. ***Storage*** limited to:
      i. ***Enclosed Storage***, and
      ii. ***Outdoor Storage****.*
   f. ***Uses*** associated with the by-products of the ***Principal Use***, including:
      i. landfill gas collection and distribution,
      ii. energy generation,
      iii. anaerobic digestion, and
      iv. ***Agriculture***, forestry and agro-forestry ***Uses***, as warranted by site ***Development*** requirements and energy availability.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
INWM	0.2 ha (0.5 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)

2. Notwithstanding Section 1505 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. N/A

F. *Density*

1. N/A

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

	Principal Building	***Accessory Building/Structure***
INWM	14.0 m (45.9 ft)	4.5 m (14.8 ft)

H. *Off Street Motor Vehicle Parking, Bicycle Parking Areas* and Off Street *Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.
4. ***Off Street Motor Vehicle Parking*** within the required setbacks is not permitted.

CHAPTER 16
RESOURCE INDUSTRIAL ZONES

Industrial Resource Extraction Zone INR
Industrial Resource Extraction and Processing INRP

A. Zone Intent

1. The intent of the **INR** and **INRP** Zones is to provide for resource extraction on a ***Lot*** designated *Resource Industrial*. The **INRP** Zone specifically provides for resource extraction, or resource extraction and processing in the case of the **INRP** Zone.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **INR** and **INRP** Zones:
   a. ***Industrial*** limited to:
      i. ***Resource Extraction***, and
      ii. ***Aggregate Management***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **INR** and **INRP** Zones:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure****, and*
      iii. ***Enclosed Storage (Shipping Container)***
   b. ***Industrial*** limited to*:*
      i. ***Resource Processing*** in the **INRP** Zone only.
   c. ***Office*** limited to*:*
      i. ***Office (Administrative Use)***.
   d. ***Residential*** limited to:
      i. One ***Single Family Dwelling***.
   e. Storage limited to:
      i. ***Enclosed Storage****,* and
      ii. ***Outdoor Storage***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
INR, and **INRP**	1.8 ha (4.4 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)
Accessory Building/Structure	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)

2. Notwithstanding Section 1601 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Density*

1. N/A

CHAPTER 17
AGRICULTURE ZONES

Agriculture 80 Zone A80
Agriculture 36 Zone A36
Agriculture 16 Zone A16

A. Zone Intent

1. The intent of the **A80**, **A36** and **A16** Zones is to accommodate agriculture, agri-tourism and related agricultural activities and ***Uses*** with compatible ***Accessory Uses*** as defined and regulated by the ***Agricultural Land Commission Act***, on a ***Lot*** designated *Agriculture*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **A80, A36 and A16** Zones:
   a. ***Agricultural*** limited to:
      i. ***Agriculture (Major)***, and
      ii. ***Agriculture (Minor)***
      iii. Any other ***Use*** as permitted by *the* ***Agricultural Land Commission Act***.
   b. Residential limited to:
      i. One ***Single Family Dwelling***, or
      ii. One ***Manufactured Home***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **A80, A36 and A16** Zones:
   a. ***Agricultural*** limited to*:*
      i. ***Enclosed Storage (Shipping Container)*** accessory to ***Agriculture (Major)*** only***,*** and
      ii. Any other use as permitted by the ***Agricultural Land Commission Act***.
   b. ***Residential*** limited to:

      One of:
      i. ***Secondary Suite***, or
      ii. ***Secondary Detached Unit*** (Section 106 Part I.) limited to:
         i. ***Coach House***
         ii. ***Garden Cottage***
         iii. ***Manufactured Home***

      And:
      i. ***Accessory Building****,*
      ii. ***Accessory Structure***,
      iii. ***Home Occupation****.*
   c. ***Retail*** limited to:
      i. ***Produce Sales*** in accordance with the ***Agricultural Land Commission Act***.

d. ***Storage*** <u>limited</u> to:

i. ***Enclosed Storage****,* and

ii. ***Outdoor Storage****.*

C. ***Lot Area***

1. ***Lots*** created through subdivision in these zones shall comply with the following minimum standards:

Zone	**Area**
A80	8.0 ha (19.8 ac)
A36	3.6 ha (8.9 ac)
A16	1.6 ha (4.0 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

Residential **Permitted** ***Uses***

	Front	Rear	Interior Side	Exterior Side
Principal and/or **Accessory** ***Building/Structure***	7.5 m (24.6 ft)	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

Agriculture **Permitted** ***Uses***

	Front	Rear	Interior Side	Exterior Side
Agriculture (Major) that includes: processing of ***Agricultural Products***, and ***Greenhouses***	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Agriculture (Major) that includes: the keeping of livestock other than swine, poultry, and fur-bearing animals; and silos	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)
Agriculture (Major) that includes: the keeping of swine, poultry, or fur-bearing animals; the storage of manure including manure pits or tanks; incinerator silos or generator sheds; and ***Cannabis Production Facility***	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)	30.0 m (98.4 ft)
All other ***Agriculture (Major) Uses***	7.5 m (24.6 ft)	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1701 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all **Undevelopable Areas** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed:
   a. 10% for ***Single Family Dwelling*** and related ***Accessory Buildings*** *or 10% for a* ***Manufactured Home*** *and related* ***Accessory Buildings****.*
   b. 35% for Agriculture ***Buildings*** and ***Structures***.
   c. 75% for ***Greenhouses*** and plant nurseries with closed wastewater and stormwater management systems.
2. Notwithstanding Section 1701 Part E.1, ***Lot Coverage*** shall not exceed 75% for any combination of the above ***Uses***.

F. *Floor Area*

1. The maximum size of a ***Single Family Dwelling*** shall be in accordance with the provisions of the ***Agricultural Land Commission Act***.

G. *Impervious Surfaces*

1. ***Impervious Surfaces*** shall together cover not more than:
   a. 20% for ***Single Family Dwelling*** and related ***Accessory Buildings****,*
   b. 45% for Agriculture ***Buildings*** and ***Structures***, and
   c. 85% for ***Greenhouses*** and plant nurseries with closed wastewater and stormwater management systems.
2. Notwithstanding Section 1701 Part G.1, ***Buildings*** shall together cover not more than 85% for any combination of the above ***Uses***.

H. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***	***Coach House***	***Accessory Building/Structure*** for ***Agriculture Use***
A80, A36, A16	***Agriculture (Major)*** 15.0 m (49.2 ft)	6.0 m (19.7 ft)	N/A	15.0 m (49.2 ft)
A80, A36, A16	***Agriculture (Minor)*** 9.5 m (311.2 ft)	6.0 m (19.7 ft)	N/A	15.0 m (49.2 ft)
A80, A36, A16	***Single Family Dwelling*** 9.5 m (31.2 ft)	6.0 m (19.7 ft)	9.0 m (29.5 ft)	15.0 m (49.2 ft)
A80, A36, A16	***Manufactured Home*** 7.5 m (24.6 ft)	6.0 m (19.7 ft)	9.0 m (29.5 ft)	15.0 m (49.2 ft)

I. *Off Street Motor Vehicle Parking*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

J. ***Greenhouse Use***

1. Where ***Greenhouse Use*** is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
2. A solid landscape buffer of a minimum of 2.0 m (6.5 ft) in ***Height*** is required.

CHAPTER 18
INSTITUTIONAL ZONES

Institutional Educational Zone IE

A. Zone Intent

1. The intent of the **IE** Zone is to provide for educational and civic facilities on a ***Lot*** designated *Institutional*. This zone may be used within the ***Urban Growth Boundary*** without an ***Official Community Plan*** (OCP) amendment, and with an OCP amendment outside the ***Urban Growth Boundary***.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **IE** Zone:
   a. ***Cultural*** limited to:
      i. ***Cultural Assembly***.
   b. ***Institutional*** limited to:
      i. ***Child Care Centre***,
      ii. ***Civic Assembly***,
      iii. ***College***,
      iv. ***Library***,
      v. ***School***, and
      vi. ***University***.
   c. ***Service*** limited to:
      i. ***Community Service***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **IE** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure,***
      iii. ***Dormitory*** (accessory to ***College*** and ***University*** only), and
      iv. ***Enclosed Storage (Shipping Container)***
   b. ***Institutional*** limited to:
      i. ***Child Care Centre***.
   c. ***Office*** limited to:
      i. ***Office (Administrative Use)***.
   d. ***Recreation*** limited to:
      i. ***Indoor Recreation Facility***.
   e. ***Residential*** limited to:
      i. One ***Dwelling Unit***.
   f. Storage limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
IE within the ***Urban Growth Boundary***	558.0 sq m (6,006.0 sq ft)
IE outside the ***Urban Growth Boundary***	0.6 ha (1.5 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

2. Notwithstanding Section 1801 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
IE	40%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
IE	0.40

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
IE	30.0 m (98.4 ft)	11.0 m (19.7 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)***, ***Amenity Space (Common Outdoor)*** and ***Amenity Space (Private Outdoor)*** is not a requirement within this zone.

I. Off Street Motor Vehicle Parking, *Bicycle Parking Areas* and *Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Area*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Space*** shall be in accordance with the provisions of Section 111.

Institutional Care Zone IC

A. Zone Intent

1. The intent of the **IC** Zone is to accommodate care facilities for people requiring specialized healthcare.

   This zone may be used within the ***Urban Growth Boundary*** without an ***Official Community Plan*** (OCP) amendment, and with an OCP amendment outside the ***Urban Growth Boundary***.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **IC** Zone:
   a. ***Institutional*** limited to:
      i. ***Care Facility****,*
      ii. ***Congregate Care****,* and
      iii. ***Hospital****.*
2. The following ***Accessory Uses*** and no other shall be permitted in the **IC** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure***, and
      iii. ***Enclosed Storage (Shipping Container)***
   b. ***Institutional*** limited to:
      i. ***Child Care Centre****.*
   c. ***Office*** limited to:
      i. ***Office (Administrative Use)****.*
   d. ***Residential*** limited to:
      i. One ***Dwelling Unit****.*
   e. ***Storage*** limited to:
      i. ***Enclosed Storage****.*

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
IC	2,000.0 sq m (0.5 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1802 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
IC	40%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
IC	0.50

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
IC	11.0 m (19.7 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)***, ***Amenity Space (Common Outdoor)*** and ***Amenity Space (Private Outdoor)*** is not a requirement within this zone.

I. *Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and *Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Space*** shall be in accordance with the provisions of Section 111.

Institutional Assembly Zone IA

A. Zone Intent

1. The intent of the **IA** Zone is to accommodate cultural, religious, recreation and service uses on ***Lots*** designated *Institutional*.

   This zone may be used within the ***Urban Growth Boundary*** without an ***Official Community Plan*** (OCP) amendment, and with an OCP amendment outside the ***Urban Growth Boundary***.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **IA** Zone:
   a. ***Cultural*** limited to:
      i. ***Cultural Assembly****,*
      ii. ***Religious Assembly****,* and
      iii. ***Religious Campus*** *(only permitted* on a ***Lot*** or contiguous group of ***Lots*** greater than 40.4 ha (100.0 ac))*.*
   b. ***Institutional*** limited to:
      i. ***Civic Assembly****.*
   c. ***Recreation*** limited to:
      i. ***Park****.*
   d. ***Service*** limited to:
      i. ***Community Services****.*
2. The following ***Accessory Uses*** and no other shall be permitted in the **IA** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure***, and
      iii. ***Enclosed Storage (Shipping Container)***
   b. ***Agriculture*** limited to:
      i. ***Agriculture (Major)*** (accessory to ***Religious Campus*** only),
      ii. ***Agriculture (Minor)*** (accessory to **Religious Campus** only), and
      iii. ***Produce Sales*** (accessory to **Agriculture (Major)** only).
   c. ***Institutional*** limited to:
      i. ***Child Care Centre***,
      ii. ***College*** (accessory to ***Religious Campus*** only),
      iii. ***Education Facility*** (accessory to ***Religious Campus*** only),
      iv. ***School*** (accessory to ***Religious Campus*** only)*, and*
      v. ***University*** (accessory to ***Religious Campus*** only).

d. ***Office*** limited to:
   i. ***Office (Administrative Use)***.

e. ***Residential*** limited to:
   i. One ***Dwelling Unit*** *(accessory to* ***Religious Assembly*** only*)*, and
   ii. ***Dormitory*** (accessory to ***Religious Campus*** only).

f. Storage limited to:
   i. ***Enclosed Storage***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
IA within the ***Urban Growth Boundary***	558.0 sq m (6,006.0 sq ft)
IA outside the ***Urban Growth Boundary***	0.4 ha (1.0 ac)
IA (***Religious Campus Use***)	40.4 ha (100.0 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1803 Part E.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
IA	40%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
IA	0.50

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***	***Accessory Building/Structure*** for ***Agriculture Use***
IA	18.0 m (59.0 ft)	4.5 m (14.8 ft)	15.0 m (49.2 ft)

H. *Amenity Space*

1. ***Amenity Space (Common Indoor)***, ***Amenity Space (Common Outdoor)*** and ***Amenity Space (Private Outdoor)*** is not a requirement within this zone.

I. *Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and *Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Space*** shall be in accordance with the provisions of Section 111.

Institutional Parks, Recreation and Civic Zone IPRC

A. Zone Intent

1. The intent of the **IPRC** Zone is to accommodate parks, open space and recreation facilities.

   This zone may be used within the ***Urban Growth Boundary*** without an ***Official Community Plan*** (OCP) amendment, and with an OCP amendment outside the ***Urban Growth Boundary***.

B. Permitted *Uses*

1. The following **Principal *Uses*** and no other shall be permitted in the **IPRC** Zone:
   a. ***Institutional*** limited to:
      i. ***Cemetery***,
      ii. ***Crematorium,***
      iii. ***Funeral Parlour,*** and
      iv. ***Prison and Detention Facility***.
   b. ***Office*** limited to:
      i. ***Office (General Use)***.
   c. ***Recreation*** limited to:
      i. ***Park***, and
      ii. ***Indoor Recreation Facility***.
   d. ***Service*** limited to:
      i. ***Community Service***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **IPRC** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure***, and
      iii. ***Enclosed Storage (Shipping Container)***
   b. ***Food and Beverage*** limited to:
      i. ***Restaurant (Major)***, and
      ii. ***Restaurant (Minor)***.
   c. ***Institutional*** limited to:
      i. ***Child Care Centre***, and
      ii. ***Education Facility***.
   d. ***Office*** limited to:
      i. ***Office (Administrative Use)***.

e. ***Retail*** limited to:

i. ***Retail (Minor)***.

f. Storage limited to:

i. ***Enclosed Storage***, and

ii. ***Outdoor Storage***.

C. *Lot Area*

1. N/A

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1804 Part E.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. N/A

F. *Density*

1. N/A

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
IPRC	18.0 m (59.0 ft)	11.0 m (36.0 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)***, ***Amenity Space (Common Outdoor)*** and ***Amenity Space (Private Outdoor)*** is not a requirement within this zone.

I. *Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and *Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Space*** shall be in accordance with the provisions of Section 111.

Institutional Utility Zone IU

A. Zone Intent

1. The intent of the **IU** Zone is to allow for ***Utility Uses*** in all ***Official Community Plan*** designations or for planning purposes.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **IU** Zone:
   a. ***Institutional*** limited to:
      i. ***Utility Facility***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **IU** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure****, and*
      iii. ***Enclosed Storage (Shipping Container)***

C. *Lot Area*

1. N/A

D. *Lot Coverage*

1. N/A

E. Setbacks

1. N/A

F. *Density*

1. N/A

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** outlined in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
IU	9.5 m (31.2 ft)	9.0 m (31.2 ft)

Institutional Residential Camp Zone I-5

A. Zone Intent

1. The intent of the **I-5** Zone is to accommodate a residential camp for children with special needs.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **I-5** Zone:
   a. ***Institutional*** limited to:
      i. ***Residential and Camp****.*
   b. ***Recreation*** limited to:
      i. ***Indoor Recreation Facility****.*
2. The following ***Accessory Uses*** and no other shall be permitted in the **I-5** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***,
      ii. ***Accessory Structure****, and*
      iii. ***Enclosed Storage (Shipping Container)***
   b. ***Accommodation*** limited to:
      i. ***Campground***.
   c. ***Agriculture*** limited to:
      i. ***Agriculture (Hobby Greenhouse)****.*
   d. ***Food and Beverage*** limited to:
      i. ***Restaurant (Major)***, and
      ii. ***Restaurant (Minor)****.*
   e. ***Institutional*** limited to:
      i. Therapeutic Camp Facilities:
         i. equestrian,
         ii. arts and crafts,
         iii. amphitheatre,
         iv. bereavement centre, and
         v. medical treatment centre.
   f. ***Office*** limited to:
      i. ***Office (Administrative Use)****.*
   g. ***Residential*** limited to:
      i. *One* ***Single Family Dwelling*** - for on-site caretaker.

h. ***Service*** limited to:

i. ***Conference Centre (***accessory to ***Residential Camp*** only).

i. ***Retail*** limited to:

i. ***Retail (Minor)***.

j. Storage limited to:

i. ***Enclosed Storage***, and

ii. ***Outdoor Storage***.

3. Conditions of ***Use***

a. The maximum number of people allowed on site, including staff, volunteers, and conference /retreat attendees, is 300.

b. Fire protection requirements include maintaining water in reserve in the two constructed ponds on site to supply emergency water to the existing fire pump that is to be maintained in a condition that will consistently provide its rated gallons per minute (LPM) flow at all times in addition to the ***Building Height*** and setback requirements, and other building code safety requirements.

c. Given that the natural character of the area is a key element in the therapeutic program proposed for the camp, tree retention and replanting is required.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
I-5	12.0 ha (30.0 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum *Setbacks*:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)

2. Notwithstanding Section 1806 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. The maximum ***Lot Coverage*** shall not exceed 20% of the site with the remainder of the ***Lot Area*** in undisturbed natural vegetation.

F. *Density*

1. N/A

G. *Height* of *Buildings*

1. The maximum ***Height*** of any ***Building*** or ***Structure*** shall be 9.0 m (29.5 ft) or two ***Storeys***, whichever is less. Façade treatment and architectural features used to achieve the western ranch theme of the camp may exceed the maximum ***Height*** of the ***Building*** by 2.0 m (6.6 ft).

H. Amenity Space

1. ***Amenity Space (Common Indoor), Amenity Space (Common Outdoor)*** and ***Amenity Space (Private Outdoor)*** is not a requirement within this zone.

I. *Off Street Motor Vehicle Parking, Bicycle Parking Areas* and ***Loading Spaces***

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Space*** shall be in accordance with the provisions of Section 111.

J. Other Regulations

1. A site must be identified for ***Refuse*** disposal that is not adjacent to any ***Building*** entryways and the ***Refuse*** must be contained in a structure that is secured against animal access (i.e., bear).
2. All fuel tanks stored on site must be installed and maintained in accordance with the applicable act and regulation.

CHAPTER 19
SITE SPECIFIC ZONES

SECTION 1901 COMPREHENSIVE DEVELOPMENT ZONES CD

A. Intent

1. The purpose of this section is to provide regulations related to the creation of a Comprehensive Development (CD) Zone and to ensure the proposed CD Zone and ***Development*** is considered appropriate for the ***Lot***, having regard for the policies and objectives of the ***Official Community Plan*** and any other applicable municipal plan or policy.

B. General Regulations

1. A comprehensive development zone shall be created where the following criteria have been met, including:
    a. the circumstances are such that control by other zones would be inappropriate or inadequate, having regard for existing or future surrounding ***Development*** and to the public interest;
    b. why the use of any other zone of the Zoning Bylaw to accommodate the proposed ***Development*** would result in potential conflicts with the scale and character of existing or future surrounding ***Development,*** should the full ***Development*** potential of such zone be utilized; and
    c. why the proposed ***Development*** is of a scale, character, or complexity requiring comprehensive planning and implementation that is of a unique form or nature not contemplated or reasonably regulated by another zone.
    d. how the proposed ***Development*** advances the goals and objectives of the ***Official Community Plan***.
2. A comprehensive development zone cannot exclude, vary, or reduce ***Landscaping***, ***Motor Vehicle Parking***, ***Bicycle Parking***, or ***Electric Vehicle Parking*** requirements, or any other standard requirements of the Zoning Bylaw, unless it can be demonstrated that it furthers the goals and objectives of the ***Official Community Plan***.

C. Additional Information Required for a Rezoning to a Comprehensive Development Zone:

1. written support rationale explaining why a Comprehensive Development Zone is desirable for the Development and how it advances the goals and objectives of the ***Official Community Plan***;
2. a proposed zone, laid out in a format similar to a standard zone on which the CD Zone is based, which includes:
    a. the zone intent statement that includes:
        i. a statement of purpose of the zone, including the support rationale for why a CD zone is necessary and the unique circumstances that necessitate the use of a CD zone;
        ii. the ***Official Community Plan*** designation the Comprehensive Development zone is permitted in; and
        iii. the existing zone the CD zone is based on;
    b. a list of permitted and ***Accessory Uses***;
    c. a list of subdivision regulations;
    d. a list of ***Development*** regulations, including, but not limited to: minimum ***Lot Area***, maximum ***Density***, minimum setbacks, maximum ***Lot Coverage***, maximum ***Height***, ***Landscaping***, Indoor ***Amenity Space*** requirements, Outdoor ***Amenity Space*** requirements, ***Off-Street Motor Vehicle Parking,*** and ***Bicycle Parking Areas.***

Comprehensive Development 2 Zone CD2

A. Zone Intent

1. The intent of the **CD2** Zone is to accommodate a 138 unit congregate ***Apartment Development*** for elderly citizens that includes availability of dining, housekeeping and laundry services for residents and the provision of a common dining room, indoor recreational amenities, and open space facilities.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD2** Zone:
   a. ***Institutional*** limited to:
      i. ***Congregate Care***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD2** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Residential*** limited to:
      i. One ***Dwelling Unit*** - provided it is located within the ***Principal Use***.
   c. Storage limited to:
      i. ***Enclosed Storage***.
3. Conditions of ***Use***:
   a. Each ***Apartment*** unit shall be occupied by at least one resident aged 65 years or more.
   b. Comprehensive support services shall be available for all residents and shall include a common meal preparation/dining service, housekeeping/cleaning service for individual units and a laundry service.

C. *Lot Area*

1. Each ***Lot*** shall have an area of not less than 0.75 ha (1.85 ac).

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.5 ft)	7.5 m (24.5 ft)	7.5 m (24.5 ft)	7.5 m (24.5 ft)
Accessory Building/Structure	7.5 m (24.5 ft)	7.5 m (24.5 ft)	7.5 m (24.5 ft)	7.5 m (24.5 ft)

E. *Lot Coverage*

1. The maximum ***Lot Coverage*** shall be 40%.

F. *Density*

1. The ***Density*** shall not exceed 184 units per hectare (75 units per acre).

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD2	12.2 m (45.0 ft)	12.2 m (45.0 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)*** shall be provided with a minimum combined area of 929.0 sq m (10,000.0 sq ft) and must include a meeting room, games room, chapel, lounge, video room, library and ***Kitchen***.
   a. A common dining room having a minimum area 317.0 sq m (3,420.0 sq ft) and a seating capacity of 132 seats shall be provided.
2. ***Amenity Space (Common Outdoor)*** with a minimum size of 1,161.0 sq m (12,500.0 sq ft) shall be provided.

I. *Off Street Motor Vehicle Parking*

1. A minimum of 82 ***Off Street Motor Vehicle Parking*** spaces shall be provided. The provisions of Section 109, other than Section 109 Part E Required ***Off Street Motor Vehicle Parking***, of this Bylaw shall apply to this zone as if it were an ***Apartment***.

Comprehensive Development 3 Zone CD3

A. Zone Intent

1. The intent of the **CD3** Zone is to accommodate an 18 hole golf course and a 32 tee driving range, and an associated clubhouse ***Building*** with outside patio seating area for office, equipment rental/sales services, and sandwich-soup food service and beer and wine service, a maintenance storage ***Building*** and an accessory single family residential home.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD3** Zone:
   a. ***Recreation*** limited to:
      i. ***Golf Course****,* and
      ii. ***Golf Driving Range****.*
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD3** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure****.*
   b. ***Residential*** limited to:
      i. One ***Single Family Dwelling****.*
   c. **Retail** limited to*:*
      i. Clubhouse that may include an outside patio seating, offices, golf equipment rental/sales services, sandwich-shop food service and beer/wine licence service.
   d. Storage limited to:
      - ***Enclosed Storage****,* and
      - ***Outdoor Storage****.*
3. Conditions of ***Use***
   a. The ***Golf Course*** *and* ***Golf Driving Range*** development shall comply with the following conditions:
      i. The layout, siting and configuration of the ***Golf Course***, ***Golf Driving Range***, clubhouse ***Building*** and patio area, maintenance ***Building***, accessory one unit residential use, parking area, and location of signage and landscaping, shall be in accordance with the site plan drawn by Keystone Architecture and dated September 5, 2000, that has been submitted with the **CD3** Zone.
      ii. The ***Golf Course*** is to be developed and open to the public within a two-year period from the opening date of the driving range.
      iii. The risk of groundwater impacts to adjacent residents' wells shall be addressed through the best management practices of pesticide, herbicide and fertilizer applications and advice from the Ministry of Environment, Lands and Parks, and the Ministry of Agriculture. Pesticides and herbicides shall only be applied in accordance with Integrated Pest Management Principals, and in accordance with the *Integrated Pest Management Act*, *R.S.B.C. 2003, c. 58*.

iv. Noise management of the ***Golf Course*** and driving range activities shall be in accordance with the municipality's Noise Control Bylaw 1090-1981, except for lawn mowing which may commence no earlier than 6:00 am.

v. To address safety risks of golf balls travelling off site into the movement of traffic on adjacent streets, and into adjacent residents' property, safety netting if required shall be erected in the area of the tee boxes.

vi. Lighting of the ***Golf Course*** and ***Golf Driving Range*** for play after sunset shall be prohibited.

b. Operating Hours

i. The ***Golf Course*** shall only operate between the daylight hours of dawn to dusk, and the driving range shall only operate between the hours of dawn to 9:00 pm for the months of October to April, inclusive, with the outside lighting to be extinguished by 9:00 pm; and from dawn to 10:00 pm for the months of May through September, inclusive, with the outside lighting to be extinguished by 10:00 pm.

ii. Beer and wine service associated with the clubhouse shall cease by 10:00 pm.

C. *Lot Area*

1. Each ***Lot*** shall have an area of not less than 10.12 ha (25.0 ac).

D. *Density*

1. N/A

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)
Accessory Building/Structure	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)

2. Notwithstanding Section 1903 Part E.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

F. *Lot Coverage*

1. N/A

G. *Floor Space*

1. N/A

H. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD3	11.0 m (36.1 ft)	11.0 m (36.1 ft)

I. Amenity Space

1. N/A

J. *Off Street Motor Vehicle Parking*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109. A minimum of 76 parking spaces are to be provided.

Comprehensive Development 4 Zone CD4

A. Zone Intent

1. The intent of the **CD4** Zone is to accommodate a 58 unit congregate ***Apartment*** residential development for senior citizens that includes availability of dining, housekeeping and laundry services for residents and the provision of a common dining room, indoor recreational amenities and an outdoor terrace.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD4** Zone:
   a. ***Institutional*** limited to:
      i. ***Congregate Care***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD4** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Residential*** limited to:
      i. One ***Dwelling Unit*** provided it is located within the ***Principal Use Building***.
   c. Storage limited to:
      i. ***Enclosed Storage***.
3. A ***Congregate Care*** use shall comply with the following conditions:
   a. Each ***Apartment*** shall be occupied by one resident at least age 55 years and at least one resident who resides in the ***Dwelling Unit*** must require the supportive services being offered in the ***Facility***.
   b. Comprehensive support services shall be available for all residents and shall include a common meal preparation/dining service, housekeeping/cleaning service for individual units and a laundry service.

C. *Lot Area*

1. Each ***Lot*** shall have an area of not less that 0.4 ha (1.0 ac).

D. *Density*

1. The ***Density*** of a ***Congregate Care*** shall not exceed 143 units per hectare (58 units per acre).

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)

2. Notwithstanding Section 1904 Part E.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

F. *Lot Coverage*

1. The maximum ***Lot Coverage*** shall be 40%.

G. *Floor Space*

1. N/A

H. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD4	11.0 m (36.1 ft)	11.0 m (36.1 ft)

I. Amenity Space

1. ***Amenity Space (Common Indoor)*** including a multi-purpose room, a lounge, and other similar type amenity rooms with a minimum combined area of 170.0 sq m (1,830.0 sq ft) shall be provided.

   a. A common dining room having a seating capacity of 60 to 100 seats shall be provided.

J. *Off Street Motor Vehicle Parking*

1. A minimum of 26 ***Off Street Motor Vehicle Parking*** spaces shall be provided onsite. The provisions of Section 109, other than Section 109 Part E. Required ***Off Street Motor Vehicle Parking***, of this Bylaw shall apply to this zone as if it were an ***Apartment***.

K. Other Regulations

1. For the purpose of this zone, ***Congregate Care*** is defined as an ***Apartment*** for senior citizens in conjunction with a common resident dining room, ***Kitchen*** and laundry facilities; includes one ***Dwelling Unit*** for a resident manager, a guest room with washroom facilities, a reception area and office, janitor rooms with storage, indoor social and recreational areas, and outdoor terrace and an optional beauty salon or similar personal service for the use of residents.

Comprehensive Development 6 Zone CD6

A. Zone Intent

1. The intent of the **CD6** Zone is to accommodate a 71 unit congregate ***Apartment*** residential development for senior citizens that includes availability of dining, housekeeping and laundry services for residents and the provision of a common dining room, indoor recreational amenities and lounge areas.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD6** Zone:
   a. ***Institutional*** limited to:
      i. ***Congregate Care***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD6** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Residential*** limited to:
      i. One ***Dwelling Unit*** - provided it is located within the ***Principal Use*** and is used for a resident caretaker.
   c. Storage limited to:
      i. ***Enclosed Storage***.
3. Conditions of ***Use***:
   a. A ***Congregate Care*** use shall comply with the following conditions:
      i. Each ***Apartment*** shall be occupied by one resident at least age 55 years and at least one resident who resides in the ***Dwelling Unit*** must require the supportive services being offered in the facility; and
      ii. Support services shall be available for all residents and shall include a common meal preparation/dining service, housekeeping/cleaning service for individual units and a laundry service.

C. *Lot Area*

1. Each ***Lot*** shall have an area of not less than 0.54 ha (1.34 ac).

D. *Density*

1. The ***Density*** of a ***Congregate Care*** shall not exceed 132 units per hectare (53 units per acre).

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.5 m (21.3 ft)	6.5 m (21.3 ft)	6.5 m (21.3 ft)	6.5 m (21.3 ft)
Accessory Building/Structure	6.5 m (21.3 ft)	6.5 m (21.3 ft)	6.5 m (21.3 ft)	6.5 m (21.3 ft)

2. Notwithstanding Section 1906 Part E.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

F. *Lot Coverage*

1. The maximum ***Lot Coverage*** shall be 40%.

G. *Floor Space*

1. N/A

H. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD6	12.0 m (39.4 ft)	12.0 m (39.4 ft)

I. *Amenity Space*

1. A common dining room having a minimum seating capacity of 100 seats shall be provided.

J. *Off Street Motor Vehicle Parking*

1. A minimum of 43 ***Off Street Motor Vehicle Parking Spaces*** shall be provided onsite. The provisions of Section 109, other than 109 Part E. Required ***Off Street Motor Vehicle Parking***, of this Bylaw shall apply to this zone as if it were an ***Apartment***.

K. Other Regulations

1. For the purpose of this zone, ***Congregate Care*** is defined as an ***Apartment*** for elderly residents and others requiring supportive services in conjunction with a common resident dining room, ***Kitchen*** and laundry facilities; includes one dwelling unit for a resident manager, one dwelling unit for an assistant resident manager, a guest room with washroom facilities, a lounge, and a variety of other amenity rooms for the use of residents.

Comprehensive Development 7 Zone CD7

A. Zone Intent

1. The intent of the **CD7** Zone is to accommodate a 20 unit rural residential development consisting of 6 rural acreage ***Lots***, 14 modular homes, and a working farm/horse ranch.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD7** Zone:
   a. ***Agriculture*** limited to:
      i. ***Agriculture (Major)***.
   b. ***Residential*** limited to:

      One of:

      i. Modular Home*, or*
      ii. ***Single Family Dwelling***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD7** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Agriculture*** limited to:
      i. ***Agriculture (Hobby Greenhouse)***, and
      ii. ***Agriculture (Minor)*** - provided the ***Lot*** is not less than 0.4 ha (0.9 ac) in area.
   c. ***Residential*** limited to:

      One of:

      i. ***Secondary Suite*** – provided the primary ***Residential Use*** is a ***Single-Family Dwelling***
      ii. ***Boarding Use****, or*
      iii. ***Residential Care***,

      And,

      iv. ***Home Occupation***
      v. ***Detached Garage***.
   d. ***Retail*** limited to:
      i. ***Produce Sales***.
   e. Storage limited to:
      i. ***Enclosed Storage***.
3. Conditions of ***Use***

a. The layout, siting and configuration of the development shall be generally in accordance with the site development plan drawn by Wade and Associates, B.C. Land Surveyors and dated March 12, 2002, that has been submitted with the **CD7** Zone.

b. The development must be strata titled.

C. *Lot Area*

1. Each strata ***Lot*** shall for a ***Single Family Dwelling*** use have an area of not less than 0.4 ha (1.0 ac).
2. A strata ***Lot*** for a modular home park use shall have an area of not less than 2.0 ha (5.0 ac).
3. The minimum ***Pad*** size for each modular home site shall be 335.0 sq m (3,605.0 sq ft) with a minimum frontage of 12.0 m (39.4 ft), except for sites that abut a cul-de-sac bulb or outside of road curvature, which must have a minimum frontage of 4.5 m (14.8 ft), a minimum width of 7.5 m (24.6 ft) at a 6.0 m setback, and a minimum width of 12.0 m (39.4 ft) at the mid point of the ***Lot Depth***.

D. *Density*

1. The ***Density*** of the entire ***Development*** site shall not exceed 1.2 ***Dwelling Units*** per hectare (0.5 units per acre).
2. The ***Density*** of the modular home park portion of the development site shall not exceed 20 ***Dwelling Units*** per hectare (8 units per acre) of site area.

E. Setbacks

1. ***Buildings*** for a one unit ***Residential Use*** or a ***Residential Care*** shall be sited not less than 7.5 m (24.6 ft) from the ***Lot Line (Front)*** and ***Lot Line (Rear)***; 1.5 m (4.9 ft) from a ***Lot Line (Interior Side)***; and 4.5 m (14.8 ft) from a ***Lot Line (Exterior Side)***.
2. ***Buildings*** for an ***Agricultural Use*** (except as provide for in the subsection below) or an accessory ***Agricultural Use*** shall be sited not less than 7.5 m (24.6 ft) the ***Lot Line (Front)***, ***Lot Line (Rear)***, or ***Lot Line (Exterior Side)***; and 4.5 m (14.8 ft) from a ***Lot Line (Interior Side).***
3. ***Buildings*** for an accessory ***Home Occupation***, an accessory ***Off Street Motor Vehicle Parking***, an accessory ***Produce Sales Use***, an accessory ***Enclosed Storage*** use or an accessory ***Agriculture (Hobby Greenhouse)*** use shall be sited not less than 7.5 m (24.6 ft) from ***Lot Line (Front)***, ***Lot Line (Rear)***; 1.5 m (4.9 ft) from a ***Lot Line (Interior Side)***; and 3.0 m (9.8 ft) from a ***Lot Line (Exterior Side)***.
4. ***Buildings*** for an ***Agricultural Use*** that includes the keeping of livestock shall be sited not less than 15 m (49.21 ft) from any ***Lot Line***.
5. ***Buildings*** for a modular home use shall be sited not less than 6.0 m (19.7 ft) from front and rear ***Lot*** lines; 1.5 m (4.9 ft) from a ***Lot Line (Interior Side)***; and 4.5 m (14.8 ft) from a ***Lot Line (Exterior Side)***; ***Lot*** lines here shall include the boundaries of an individual ***Pad*** or home sites.

F. *Lot Coverage*

1. The maximum ***Lot Coverage*** of a strata ***Lot*** for ***Single Family Dwelling*** use shall be 40%.

G. *Floor Space*

1. N/A

H. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***	***Accessory Building/Structure*** for ***Agriculture (Minor) Use***
CD7	11.0 m (36.1 ft)	6.0 m (19.7 ft)	11.0 m (36.1 ft)

I. Amenity Space

1. N/A

J. *Off Street Motor Vehicle Parking*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109 of this Bylaw.

Comprehensive Development 9 Zone CD9

A. Zone Intent

1. The intent of the **CD9** Zone is to accommodate an ***Art Centre*** consisting of office space, workshop/classroom areas, an art gallery, a gift shop and a tearoom, or a ***Single-Family Dwelling, Duplex, Triplex, Fourplex,*** **or** ***Infill Townhouses***.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD9** Zone:
   a. ***Cultural*** limited to:
      i. ***Art Centre***, provided no ***Single Family Dwelling*** or ***Duplex Use*** exists on the ***Lot***.
   b. ***Residential*** limited to one of:
      i. ***Single Family Dwelling***, provided no ***Art Centre Use*** exists on the ***Lot***, or
      ii. ***Duplex,*** provided no ***Art Centre Use*** exists on the ***Lot***.
      iii. ***Triplex,*** provided no ***Art Centre Use*** exists on the ***Lot***.
      iv. ***Fourplex***, provided no ***Art Centre Use*** exists on the ***Lot***.
      v. ***Infill Townhouse***, provided no ***Art Centre Use*** exists on the ***Lot***.
2. The following ***Accessory Uses***, provided no ***Art Centre*** exists on the ***Lot***, and no other shall be permitted in the **CD9** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Agriculture*** limited to:
      i. ***Agriculture (Hobby Greenhouse)***, and
      ii. ***Agriculture (Urban Hen Keeping)***.
   c. ***Residential*** limited to:
      i. One ***Secondary Suite*** per real estate entity, subject to Section 1909 C., or
      ii. ***Boarding Use***, within a ***Single Family Dwelling*** or ***Duplex*** only,
      iii. ***Home Occupation***.
   d. Storage limited to:
      i. ***Enclosed Storage***.
3. Conditions of ***Use***:
   a. An ***Art Centre Use*** shall comply with the following conditions:
      i. A minimum of six paved and lined parking spaces are to be provided onsite.
      ii. Hours of operation of the ***Art Centre*** will not extend beyond 9:00 am to 9:00 pm for the public and not beyond 8:00 am and 10:00 pm for staff and members of the Arts Council.

iii. ***Outdoor Storage*** is not permitted.

iv. Not withstanding Sign Bylaw 1662-1987, signs advertising the ***Art Centre*** must be made from wood and lit from above or below the sign. A maximum of three signs is permitted on the property.

v. ***Landscaping*** of the site shall be maintained to a professional standard incorporating a mixture of native groundcovers, shrubs and trees.

4. An ***Agriculture (Hobby Greenhouse)*** shall comply with the following conditions:
   a. Shall not exceed 20.0 sq m (215.3 sq ft); and
   b. Shall be limited to two ***Buildings***.

C. Number of *Dwelling Units*

1. Lots serviced by both municipal water and sanitary sewer and:
   a. Less than 280 sq m (3,013.8 sq ft) in area are permitted up to three ***Dwelling Units***.
   b. Greater than 280 sq m (3,013.8 sq ft) in area are permitted up to four ***Dwelling Units***.
2. Lots that do not have municipal water and sanitary sewer are permitted two ***Dwelling Units in the form of a Single Family Dwelling and a Secondary Suite***.

D. *Lot Area*, *Width* at *Front Lot Line* and *Depth*

1. Each ***Lot*** existing at the date of adoption of this Bylaw for an ***Art Centre*** or a ***Duplex*** shall have an area of not less than 790.0 sq m (8,503.7 sq ft).
2. Each ***Lot*** created after the adoption of this bylaw for a ***Duplex*** shall have an area not less than 790.0 sq m (8,503.7 sq ft), and shall comply with the following:

Minimum Dimensions				
Lot Type/ Location	Width at ***Front Lot Line***	***Lot Depth***	***Lot Width*** at 6.0 m Setback	Mid Point ***Lot Width***
Conventional	18.0 m (59.1 ft)	30.0 m (98.4 ft)	18.0 m (59.1 ft)	18.0 m (59.1 ft)
Cul-de-Sac and Outside of Road Curvature	4.5 m (14.8 ft)	30.0 m (98.4 ft)	18.0 m (59.1 ft)	18.0 m (59.1 ft)
Inside of Road Curvature	18.0 m (59.1 ft)	30.0 m (98.4 ft)	N/A	18.0 m (59.1 ft)

3. Each ***Lot*** for a ***Single-Family Dwelling*** (except where such a ***Lot*** existed at the effective date of this Bylaw) shall have an area of not less than 558.0 sq m (6,006.0 sq ft), and shall comply with the following:

Minimum Dimensions				
Lot Type/ Location	Width at ***Front Lot Line***	***Lot Depth***	***Lot Width*** at 6.0 m Setback	Mid Point ***Lot Width***
Conventional	18.0 m (59.1 ft)	30.0 m (98.4 ft)	18.0 m (59.1 ft)	18.0 m (59.1 ft)

Minimum Dimensions				
Lot Type/ Location	Width at ***Front Lot Line***	***Lot Depth***	***Lot Width*** at 6.0 m Setback	Mid Point ***Lot Width***
Cul-de-Sac and Outside of Road Curvature	4.5 m (14.8 ft)	30.0 m (98.4 ft)	12.0 m (39.4 ft)	16.2 m (53.2 ft)
Inside of Road Curvature	18.0 m (59.1 ft)	30.0 m (98.4 ft)	N/A	16.2 m (53.2 ft)

E. *Density*

1. ***Principal Buildings*** shall be limited to one per ***Lot***.

F. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.25 m (4.0 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1909 Part E.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

G. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed forty percent (40%) of the ***Lot Area***.

H. *Floor Space*

1. A ***Duplex, Triplex, Fourplex, and Infill Townhouse*** in excess of one ***Storey***, the maximum ***Floor Area*** of each ***Storey*** contained in a ***Dwelling Unit*** shall not exceed 60.0 sq m (645.9 sq ft).

I. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD9	11.0 m (19.7 ft)	4.5 m (14.8 ft)

J. *Amenity Space*

1. N/A

K. Off Street Parking

1. Not more than 30% of the area of a ***Lot*** shall be used for ***Off Street Motor Vehicle Parking***.

2. Unless completely enclosed within a ***Building*** or underground, shall not be used for the parking or storing of:
   a. ***Motor Vehicles*** exceeding 5,500 kg (12,125 lbs) licensed gross vehicle weight;
   b. equipment exceeding 225.0 kg (496.0 lbs) in weight that is used or designed for construction or maintenance purposes;
   c. house trailers, ***Recreation Vehicles***, boat trailers or boats exceeding 7.5 m (24.6 ft) in length;
   d. more than one unlicensed ***Motor Vehicle***; or
   e. dismantled or wrecked ***Motor Vehicles***.
3. Accessory ***Off Street Motor Vehicle Parking*** shall be provided in accordance with Section 109.

Comprehensive Development 12 Zone CD12

A. Zone Intent

1. The intent of the **CD12** Zone is to accommodate a 55-unit congregate ***Apartment*** residential development for senior citizens that includes availability of dining, housekeeping and laundry services for residents and the provision of a common dining room, indoor recreational amenities and lounge areas.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD12** Zone:
   a. ***Residential*** limited to:
      i. ***Congregate Care***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD12** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Residential*** limited to:
      i. One ***Dwelling Unit*** - provided it is for a resident manager or assistant resident manager located within the ***Principal Building***.
   c. Storage limited to:
      i. ***Enclosed Storage***.
3. Conditions of ***Use***:
   a. A ***Congregate Care*** use shall comply with the following conditions:
      i. Each Apartment shall be occupied by one elderly resident or at least one resident who resides in the Apartment must require the supportive services being offered in the Facility.
      ii. Support services shall be available for all residents and shall include a common dining service, housekeeping/cleaning service for individual units and a laundry service.
      iii. A common dining room having a minimum seating capacity of 68 seats shall be provided.

C. *Lot Area*

1. Each ***Lot*** shall have an area of not less than 0.36 ha (0.88 ac).

D. *Density*

1. The maximum number of ***Dwelling Units*** shall be 55.

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)

	Front	Rear	Interior Side	Exterior Side
Accessory Building/Structure	1.5 m (4.9 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

2. Notwithstanding Section 1912 Part E.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

F. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CD12	40%

G. *Floor Space*

1. N/A

H. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD12	13.8 m (45.2 ft)	9.0 m (29.5 ft)

I. *Amenity Space*

1. N/A

J. *Off Street Motor Vehicle Parking*

1. A minimum of 42 ***Off Street Motor Vehicle Parking*** spaces shall be provided onsite. The provisions of Section 109, other than Section 109, Part E. Required ***Off Street Motor Vehicle Parking*** of this Bylaw shall apply to this zone as if it were an ***Apartment***.

Comprehensive Development 14 Zone CD14

A. Zone Intent

1. The intent of the **CD14** Zone is to provide a cluster residential development intended for a 109 ***Dwelling Unit Bare Land Strata*** within the *Rural Residential* designation that includes common open spaces and common environmentally sensitive areas where a significant community assistance is being provided by way of a water line servicing an area where there is known arsenic and a sanitary line servicing the Hatzic area of Mission.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no others shall be permitted in the **CD14** Zone:
   a. ***Residential*** limited to*:*
      i. One ***Single Family Dwelling***.
2. The following ***Accessory Uses*** and no others shall be permitted in the **CD14** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure****.*
   b. ***Agricultural*** limited to:
      i. ***Agriculture (Hobby Greenhouse)***, and
      ii. ***Agriculture (Urban Hen Keeping)***.
   c. ***Residential*** limited to*:*

      One of:

      i. ***Secondary Suite***, or
      ii. ***Boarding Use****,* or
      iii. ***Residential Care***,

      And:

      i. ***Home Occupation***
      ii. ***Detached Garage***
   d. Storage limited to*:*
      i. ***Enclosed Storage****.*

C. *Development* Conditions

1. Ownership
   a. The ***Development*** *shall* be a combination of strata titled residential ***Lots***, common open space and common environmentally sensitive areas.
2. Design Guidelines
   a. The ***Development*** shall comply with the design guidelines registered on title as a statutory building

scheme.

3. Environmental Audit

   a. A reoccurring environmental audit under a City of Mission approved terms of reference shall be undertaken by the strata corporation of the ***Bare Land Strata***.

D. *Lot Area*

1. Each ***Lot*** shall have a minimum area, exclusive of any protected area, as shown on the following table:

Zone	***Lot Area***
CD14	1,000.0 sq m (10,764.0 sq ft)

E. *Density*

1. The overall residential ***Density*** for the development site shall not exceed 3.0 ***Dwelling Units*** per hectare (1.2 units per acre).

F. Setbacks

1. Residential ***Buildings*** and ***Structures***:

   a. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)

G. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed 30% of the ***Lot Area***.

H. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD14	11.0 m (36.1 ft)	6.0 m (19.7 ft)

I. *Off Street Motor Vehicle Parking*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

Comprehensive Development 17 Zone CD17

A. Zone Intent

1. The intent of the **CD17** Zone is to accommodate a range of rural and trout farm u-catch activities and a number of essential ***Accessory Uses*** with a maximum of two dwelling units consisting of two ***Single Family Dwellings***.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD17** Zone:
   a. ***Agriculture*** limited to:
      i. ***Agriculture (Major)***, and
      ii. Trout Farm U-Catch.
   b. ***Residential*** limited to:
      i. Two ***Single Family Dwellings***, and
      ii. ***Residential Care.***
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD17** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Residential*** limited to:

      One of:

      i. ***Secondary Suite***, or
      ii. ***Boarding Use***

      And,

      i. ***Home Occupation***.
   c. ***Retail*** limited to:
      i. ***Produce Sales***.
   d. Storage limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. Each ***Lot*** shall have an area of not less than 1.8 ha (4.4 ac).

D. *Density*

1. N/A

E. Setbacks

1. All ***Buildings*** and ***Structures*** for non-agricultural uses shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)

2. Notwithstanding Section 1917 Part E.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

3. ***Agriculture (Major) Buildings*** and ***Structures***

   a. A ***Building*** or ***Structure*** for general ***Agriculture***, except as provided for in part D, Subsections 2b, 2c, and 2d hereof, shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Agriculture Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

   b. A ***Building*** or ***Structure*** exceeding 30.0 sq m (322.9 sq ft) for the keeping of cattle, poultry, rabbits, cage birds and other livestock not specified in Part D Subsection 2c hereof, and silos, shall be sited in accordance with the following minimum setbacks

	Front	Rear	Interior Side	Exterior Side
Agriculture Building/Structure	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)

   c. A ***Building*** or ***Structure*** exceeding 30.0 sq m (322.9 sq ft) for the keeping of swine, poultry or fur-bearing animals shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Agriculture Building/Structure	105.0 m (344.5 ft)	60.0 m (196.9 ft)	60.0 m (196.9 ft)	105.0 m (344.5 ft)

   d. A ***Building*** or ***Structure*** for the storage of manure including manure pits or tanks shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Agriculture Building/Structure	105.0 m (344.5 ft)	60.0 m (196.9 ft)	60.0 m (196.9 ft)	105.0 m (344.5 ft)

F. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CD17	40%

G. *Floor Space*

1. N/A

H. *Height* of *Buildings*

1. The *Height* of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***	***Accessory Building/Structure*** for ***Agriculture (Major) Use***
CD17	11.0 m (36.1 ft)	6.0 m (19.7 ft)	15.0 m (49.2 ft)

I. Amenity Space

1. N/A

J. *Off Street Motor Vehicle Parking*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

Comprehensive Development 19 Zone CD19

A. Zone Intent

1. The intent of the **CD19** Zone is to provide for a ***First Stage Housing Shelter***, Community Service, and related ancillary ***Uses***.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD19** Zone:
   a. ***Institutional*** limited to:
      i. ***First Stage Housing Shelter***, and
      ii. ***Community Service***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD19** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. Storage limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. The minimum ***Lot Area*** must not be less than 0.2 ha (0.5 ac).

D. *Density*

1. N/A

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1919 Part E.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

F. *Lot Coverage*

1. N/A

G. *Floor Space*

1. N/A

H. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD19	14.0 m (45.9 ft)	4.5 m (14.8 ft)

I. Amenity Space

1. Two ***Amenity Space (Common Outdoor)*** shall be provided.
   a. A designated outdoor smoking area, and
   b. A designated outdoor family amenity area where the combined outdoor amenity area shall equal a minimum of 100.0 sq m (1,076.0 sq ft).
2. Each ***Amenity Space (Common Outdoor)*** shall:
   a. be completely separated from each other,
   b. be completely fenced, and
   c. have access from the interior of the ***Building*** only.

J. *Off Street Motor Vehicle Parking*

1. Accessory ***Off Street Motor Vehicle Parking*** shall be provided at a rate of:
   a. 3 spaces for staff of the ***First Stage Housing Shelter***,
   b. 2 spaces for staff of the ***Community Service***, and
   c. 5 spaces for the ***Community Service*** clientele.

Comprehensive Development 20 Zone CD20

A. Zone Intent

1. The intent of the **CD20** Zone is to allow for one compact ***Single-Family Dwelling, Duplex, Triplex, Fourplex and Infill Townhouse*** in the *Urban Compact* area and compatible ***Accessory Uses***.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD20** Zone:
   a. ***Residential*** limited to:
      i. ***Single Family Dwelling***; or
      ii. ***Duplex***; or
      iii. ***Triplex***; or
      iv. ***Fourplex***; or
      v. ***Infill Townhouse***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD20** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Agriculture*** limited to:
      i. ***Agriculture (Hobby Greenhouse)***, and
      ii. ***Agriculture (Urban Hen Keeping)***.
   c. ***Residential*** limited to:
      i. ***Home Occupation***.
      ii. One ***Secondary Suite*** per real estate entity, subject to Section 1920 C,

      And one of:
      i. ***Boarding Use***, within a ***Single Family Dwelling*** or ***Duplex*** only, or
      ii. ***Residential Care,*** within a ***Single Family Dwelling*** only.
   d. Storage limited to:
      i. ***Enclosed Storage***.

C. Number of *Dwelling Units*

1. Lots serviced by both municipal water and sanitary sewer and:
   a. Less than 280 sq m (3,013.8 sq ft) in area are permitted to have up to three ***Dwelling Units***.
   b. Greater than 280 sq m (3,013.8 sq ft) in area are permitted to have up to four ***Dwelling Units***.
2. Lots that do not have municipal water and sanitary sewer are permitted two ***Dwelling Units in the form of a Single Family Dwelling and a Secondary Suite***.

D. *Lot Area*

1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:

	Area	Width	Depth
***Lane* Access**	280.0 sq m (3,000.0 sq ft)	9.0 m (29.5 ft)	32.0 m (98.4 ft)
Street Access	372.0 sq m (4,004.0 sq ft)	12.0 m (39.4 ft)	32.0 m (91.9 ft)

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.2 m (9.8 ft)	2.5 m (14.7 ft)
Accessory Building/ Structure	7.5 m (24.6 ft)	1.3 m (14.8 ft)	1.2 m (14.8 ft)	3.0 m (14.8 ft)

F. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

	Lot Coverage
CD20	50%

G. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

	Floor Space Ratio
CD20	0.75

H. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD20	10.5 m (34.4 ft)	6.0 m (19.7 ft)

I. *Off Street Motor Vehicle Parking*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Off Street Motor Vehicle Parking*** shall not occupy more than 30% of the ***Front Yard***.
3. Access to the ***Lot*** for ***Off Street Motor Vehicle Parking*** from the ***Lot Line (Front)*** shall be limited to a maximum of 5.0 m (16.4 ft).

J. *Agriculture (Hobby Greenhouse)* Use

1. Shall be limited to a maximum of one ***Building*** not exceeding a total area of 20.0 sq m (215.3 sq ft).

Comprehensive Development 21 Zone CD21

A. Zone Intent

1. The intent of the **CD21** Zone is to provide for one-unit residential dwelling with a secondary dwelling outside the ***Urban Growth Boundary***.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no others shall be permitted in the **CD21** Zone:
   a. ***Residential*** limited to:
      i. ***One Dwelling Unit Residential Use***, and
      ii. ***Residential Care***.
2. The following ***Accessory Uses*** and no others shall be permitted in the **CD21** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Agriculture*** limited to:
      i. ***Agriculture Uses***,
      ii. ***Agriculture (Hobby Greenhouse)***, and
      iii. ***Agriculture (Urban Hen Keeping)***.
   c. ***Residential*** limited to:
      i. ***Boarding Use***, and
      ii. ***Secondary Dwelling Use -*** limited to a ***Coach House*** or a ***Garden Cottage***.
   d. Storage limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. Each ***Lot*** shall have an area of not less than 0.8 ha (2.0 ac), except:
   a. where such a ***Lot*** existed at the effective date of this Bylaw, or

D. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed 40% of the ***Lot Area***.

E. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	*Principal Building*	*Accessory Building/Structure*	*Coach House*	*Garden Cottage*
CD21	11.0 m (36.1 ft)	9.0 m (29.5 ft)	9.0 m (29.5 ft)	6.0 m (19.7 ft)

F. Setbacks

1. A ***Building*** for ***Residential Use*** or a ***Residential Care*** shall be sited not less than:
   a. 7.5 m (24.6 ft) from front and rear ***Lot*** lines;
   b. 1.5 m (4.92 ft) from an interior side ***Lot*** line;
   c. 4.5 m (14.8 ft) from an exterior side ***Lot*** line.
2. ***Buildings*** for an ***Agricultural Use*** shall be sited not less that 15.0 m (49.2 ft) from all ***Lot*** lines.
3. ***Buildings*** for a ***Home Occupation***, ***Agriculture (Hobby Greenhouse)***, ***Enclosed Storage*** shall be sited not less than:
   a. 7.5 m (24.6 ft) from a ***Lot Line (Front)***,
   b. 1.5 m (4.9 ft) from a ***Lot Line (Interior Side)***;
   c. 4.5 m (14.8 ft) from a ***Lot Line (Exterior Side)***;
   d. 1.25 m (4.0 ft) from a ***Lot Line (Rear)***.

G. *Accessory Agriculture (Hobby Greenhouse) Use*

1. Shall not exceed 140.0 sq m (1,597.0 sq ft).

H. *Accessory Off Street Motor Vehicle Parking*

1. ***Off Street Motor Vehicle Parking*** shall be provided in accordance with the provisions of Section 109;
2. Not more than twenty-five percent (25%) of the area of a ***Lot*** shall be used for ***Off Street Motor Vehicle Parking***;
3. Notwithstanding Section 109, at least one ***Off-Street Motor Vehicle Parking*** shall be provided for the exclusive use of the ***Coach House*** or ***Garden Cottage***.

I. *Accessory Coach House Residential Use*

1. Shall only be permitted provided a ***Principal Use*** exists on the ***Lot***;
2. Shall be limited to three enclosed parking spaces at grade;
3. The ***Habitable Space*** shall not exceed 110.0 sq m (1,184.0 sq ft);
4. Shall be sited a minimum of 5.0 m (16.4 ft) from the principal residence;
5. Shall not be subdivided from the ***Building*** or ***Lot*** it is part of under the *Strata Property Act*, S.B.C. 1998, c.43.

J. *Accessory Garden Cottage Residential Use*

1. Shall only be permitted provided a ***Principal Use*** exists on the ***Lot***;
2. The ***Habitable Space*** shall not exceed 110.0 sq m (1,184.0 sq ft);
3. Shall be sited a minimum of 5.0 m (16.4 ft) from the principal residence;
4. Shall not be subdivided from the ***Lot*** it is part of under the *Strata Property Act*, S.B.C. 1998, c.43.

Comprehensive Development 24 Zone CD24

A. Zone Intent

1. This zone is primarily based on the **CH1** Zone. The intent of the **CD24** Zone is to provide for a broad range of businesses to serve the general retail, ***Office***, service, ***Restaurants*** (including ***Restaurants*** (***Drive-through***) and shopping needs of the community located along the Lougheed Highway corridor in the *Commercial* designation.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD24** Zone:
   a. ***Accommodation*** limited to:
      i. ***Hotel****,* and
      ii. ***Motel****.*
   b. ***Automotive*** limited to:
      i. ***Car Wash****,*
      ii. ***Parking Lot****,*
      iii. ***Vehicle Rental***, and
      iv. ***Vehicle Service****.*
   c. ***Cultural*** limited to:
      i. ***Cultural Assembly***.
   d. ***Entertainment*** limited to*:*
      i. ***Adult Entertainment Establishment****,*
      ii. ***Arcade****,*
      iii. ***Banquet Hall****,*
      iv. ***Bowling Alley****,*
      v. ***Cinema****,*
      vi. ***Night Club****,* and
      vii. ***Pool and Billiards Hall***.
   e. ***Food and Beverage*** limited to:
      i. ***Restaurant (Major)****,*
      ii. ***Restaurant (Minor)****,* and
      iii. ***Restaurant (Drive-through****)* (maximum of two).
   f. ***Industrial*** limited to:
      i. ***Industry (Light Manufacturing)****.*

g. ***Institutional*** limited to:
   i. ***Child Care Centre****,*
   ii. ***Civic Assembly****,*
   iii. ***College****,*
   iv. ***Education Facility****,* and
   v. ***University****.*
h. ***Office*** limited to:
   i. ***Office (General Use)****,* and
   ii. ***Office (Medical Office)***.
i. ***Personal Service*** limited to:
   i. ***Barber Shop****,*
   ii. ***Body Art and Tattoo Parlour****,*
   iii. ***Hair and Body Salon****,* and
   iv. ***Spa****.*
j. ***Recreation*** limited to:
   i. ***Indoor Recreation Facility****.*
k. ***Residential*** limited to:
   i. ***Apartments*** provided they:
      A. form an integral part of a commercial ***Building*** on the ***Lot***,
      B. are not located on the first ***Storey***, and
      C. are the only ***Use*** in a ***Storey*** and in all other ***Storeys*** above the ***Residential Use***.
l. ***Retail*** limited to:
   i. ***Auction-Retail****,*
   ii. ***Cannabis Retail Store*** (limited to a maximum of one ***Cannabis Retail Store*** per property, not permitted within 250.0 m (820.2 ft) of a public or private ***School***, and not permitted within 150.0 m (492.1 ft) of another ***Cannabis Retail Store*** when located within the Mission City *Downtown* or *Neighbourhood Centre* designation,
   iii. ***Liquor Store****,*
   iv. ***Pawnshop****,*
   v. ***Retail (Major)****,*
   vi. ***Retail (Minor)****,*
   vii. ***Retail (Pharmacy)****,*
   viii. ***Retail (Rural Agency Store)****,*
   ix. ***Second Hand Store****,* and
   x. ***Shopping Centre****.*

m. ***Service*** limited to:

i. ***Animal Daycare***,

ii. ***Beverage Container Return Centre***,

iii. ***Community Service***,

iv. ***Drive-through Service***,

v. ***Financial Services***,

vi. ***Funeral Parlour***,

vii. ***General Service Use***, and

viii. ***Veterinary Clinic***.

2. The following ***Accessory Uses*** and no other shall be permitted in the **CD24** Zone:

a. ***Accessory*** limited to:

i. ***Accessory Building***, and

ii. ***Accessory Structure***.

b. ***Office*** limited to:

i. ***Office (Administrative Use)***.

c. Storage limited to:

i. ***Enclosed Storage***.

C. *Lot Area*

1. The minimum ***Lot Area*** must not be less than 0.2 ha (0.5 ac).
2. Notwithstanding Section 1924, Part C.1, where a ***Lot*** contains an ***Undevelopable Area***, that area shall not be included in the calculation of minimum ***Lot Area***.
3. Notwithstanding Section 1924, Part C.1 and C.2, where a ***Lot*** contains natural slopes greater than or equal to 33%, that sloped area shall not be included in the calculation of minimum ***Lot Area***.

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	3.0 m (9.8 ft)	3.0 m (9.8 ft)	3.0 m (9.8 ft)	3.0 m (9.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1924 Part D.1, all ***Buildings*** shall be sited a minimum of 4.5 m (14.8 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CD24	75%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
CD24	2.0

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** outlined in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD24	14.0 m (45.9 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)*** shall meet the following requirements:
    a. Developments that contain 25 ***Dwelling Units*** or more shall provide in ***Amenity Space (Common Indoor)*** at a rate of at least 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***;
    b. A ***Child Care Centre*** may be housed within an ***Amenity Space (Common Indoor)*** provided it complies with the following requirements:
        i. has direct access from a ***Street***, independent from the access to the ***Residential Uses***; and
        ii. has direct access to an open space and play area within the ***Lot***.
2. ***Amenity Space (Common Outdoor)*** is not a requirement within this zone; however, if it is provided it shall have a slope of 5% of less.
3. ***Amenity Space (Private Outdoor)*** shall meet the following requirements:
    a. ***Developments*** shall provide 7.5 sq m (80.0 sq ft) per ***Dwelling Unit***; and
    b. The ***Amenity Space (Private Outdoor)*** shall be directly accessible, and adjacent to the ***Dwelling Unit*** it serves and shall be in the form of a ***Balcony*** or patio.

I. *Off Street Motor Vehicle Parking*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Off Street Motor Vehicle*** Parking within the required setbacks is not permitted.
3. All residential parking shall be provided within the ***Building*** envelope, including underground parking.

Comprehensive Development 26 Zone CD26

A. Zone Intent

1. This zone is based on the Institutional Care (**IC**) Zone. The intent of the **CD26** Zone is to accommodate care facilities for people requiring specialized healthcare and allow for complementary ***Uses*** to the health care facilities, including ***Residential Uses*** and ***Commercial Uses***.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD26** Zone:
    a. ***Institutional*** limited to:
        i. ***Care Facility***,
        ii. ***Congregate Care***,
        iii. ***Hospital***, and
        iv. ***Opioid Substitution Treatment Clinic***.
    b. ***Food and Beverage*** limited to:
        i. ***Restaurant (Major)***, and
        ii. ***Restaurant (Minor)***.
    c. ***Office*** limited to:
        i. ***Office (General Use)***, and
        ii. ***Office (Medical Office)***.
    d. ***Personal Service*** limited to:
        i. ***Barber Shop***,
        ii. ***Hair and Body Salon***, and
        iii. ***Spa***.
    e. ***Retail*** limited to:
        i. ***Retail (Pharmacy)***, and
        ii. ***Retail Store (Minor)***.
    f. ***Service*** limited to:
        i. ***Community Service***,
        ii. ***General Service Use***, and
        iii. ***Financial Services***.
    g. ***Recreation*** limited to:
        i. ***Indoor Recreation Facility***.

h. ***Residential*** limited to:

i. ***Apartments*** provided they:

a. Form an integral part of a commercial ***Building*** on the ***Lot***,

b. Are not located on the first ***Storey***, and

c. Are the only ***Use*** in a ***Storey*** and in all other ***Storeys*** above the ***Residential Use***.

2. The following ***Accessory Uses*** and no other shall be permitted in the **CD26** Zone:

a. ***Accessory*** limited to:

i. ***Accessory Building***, and

ii. ***Accessory Structure***.

b. ***Office*** limited to:

i. ***Office (Administrative Use)***.

c. Storage limited to:

i. ***Enclosed Storage***.

C. *Lot Area*

1. The minimum ***Lot Area*** created through subdivision be a minimum of 0.2 ha (0.5 ac).

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	3.0 m (9.8 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CD26	40%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
CD26	0.70

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** outlined in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD26	20.0 m (65.6 ft)	4.5 m (14.8 ft)

2. A ***Principal Building*** having more than 2 floors for residential purposes shall have a firefighter elevator installed.

H. Amenity Space

1. Developments that contain 25 units or more shall provide ***Amenity Space (Common Indoor)*** at a rate of at least 1.4 sq m (15.0 sq ft) per ***Dwelling Unit***.

I. *Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and ***Off Street Loading Space***

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Space*** shall be in accordance with the provisions of Section 111.

Comprehensive Development 27 Zone CD27

A. Zone Intent

1. The intent of the **CD27** Zone is to provide a mixture of housing options with lower to higher densities. Ground oriented ***Townhouses*** and ***Single-Family Dwellings*** with ***Coach Houses*** on the subject properties. The **CD27** Zone has two distinct precincts that have different maximum densities.
   a. The intent of Precinct A is to allow one compact ***Single-Family Dwelling, Duplex, Triplex, Fourplex, or an Infill Townhouse*** with a Secondary Dwelling on the subject properties and compatible ***Accessory Uses*** in an urban neighbourhood form that allows higher densities.
   b. The intent of Precinct B is to allow high Density ground-oriented ***Townhouses*** in the ***Townhouse*** area that consist of three-***Storey*** units and compatible ***Accessory Uses*** in an urban neighbourhood form that allows higher densities.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD27** Zone:
   a. ***Residential*** limited to:
      i. ***Single Family Dwelling*** (Precinct A only); or
      ii. ***Duplex*** (Precinct A only); or
      iii. ***Triplex*** (Precinct A only); or
      iv. ***Fourplex*** (Precinct A only); or
      v. ***Infill Townhouse*** (Precinct A only); and
      vi. ***Townhouses*** (Precinct B only).
2. The following ***Accessory Uses*** and no other shall be permitted in within Precinct A in the **CD27** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Residential*** limited to:

   One of:

      i. ***Secondary Suite*** – provided the primary ***Residential Use*** is a ***Single-Family Dwelling***, or
      ii. ***Residential Care*** within a ***Single Family Dwelling*** only

   And:

      i. ***Secondary Detached Unit*** (Section 106, Part I.) limited to*:*
         - ***Coach House***
         - ***Home Occupation***
   c. Storage limited to:
      i. ***Enclosed Storage***.
   d. ***Agriculture*** limited to:

i. ***Agriculture (Urban Hen Keeping)***.

3. The following ***Accessory Uses*** and no other shall be permitted in within Precinct B in the **CD27** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Institutional*** limited to:
      i. ***Child Care Centre***.
   c. ***Residential*** limited to:
      i. ***Amenity Space (Common Indoor)***,
      ii. ***Amenity Space (Common Outdoor)***, and
      iii. ***Home Occupation***.
   d. Storage limited to:
      i. ***Enclosed Storage***.

C. Number of *Dwelling Units*

1. Lots serviced by both municipal water and sanitary sewer and:
   a. Less than 280 sq m (3,013.8 sq ft) in area are permitted to have up to three ***Dwelling Units***.
   b. Greater than 280 sq m (3,013.8 sq ft) in area are permitted to have up to four ***Dwelling Units***.
2. Lots that do not have municipal water and sanitary sewer are permitted two ***Dwelling Units***. in the form of a Single Family Dwelling and a Secondary Suite

D. *Lot Area*

1. Each ***Lot*** shall have a minimum area, width and depth as shown on the following table:

	Area	Width	Depth
Precinct A	264.0 sq m (2,841.0 sq ft)	9.0 m (29.5 ft)	30.0 m (98.4 ft)
Precinct B	N/A	N/A	N/A

E. Setbacks

1. Within Precinct A, all ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18 ft)	1.2 m (3.9 ft)	1.2 m (3.9 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.5 m (1.6 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft)

2. Within Precinct B, all ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	4.0 m (13.1 ft)	4.0 m (13.1 ft)	4.0 m (13.1 ft)

F. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

	Lot Coverage
Precinct A	55%
Precinct B	55%

2. The ***Floor Space*** should not exceed the following ratios as listed in the following:

	Floor Space Ratio
Precinct A	0.8
Precinct B	1.0

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** outlined in the following table:

	Principal Building	Indoor Amenity ***Building***	***Coach House / Accessory* Building/*Structure***
Precinct A	10.5 m (34.4 ft)	N/A	7.0 m (23.0 ft)
Precinct B	11.5 m (37.7 ft)	11.5 m (37.7 ft)	N/A

H. Indoor Amenity Space - Precinct B

1. ***Amenity Space (Common Indoor)*** shall be provided at a rate of at least 5.2 sq m (55.9 sq ft) per unit.
2. A ***Child Care Centre*** may be provided within the ***Amenity Space (Common Indoor)*** provided it complies with the following requirements:
   a. has direct access independent from the access to the ***Residential Uses***, and
   b. has direct access to an open space and play area within the ***Lot***.

I. *Amenity Space (Common Outdoor)* - Precinct B

1. ***Amenity Space (Common Outdoor)*** in the form of a level children's play area with play equipment shall be provided with a minimum area of 120.0 sq m (1,291.0 sq ft).

J. Off Street Parking

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
   a. The following is applicable to Precinct B only:

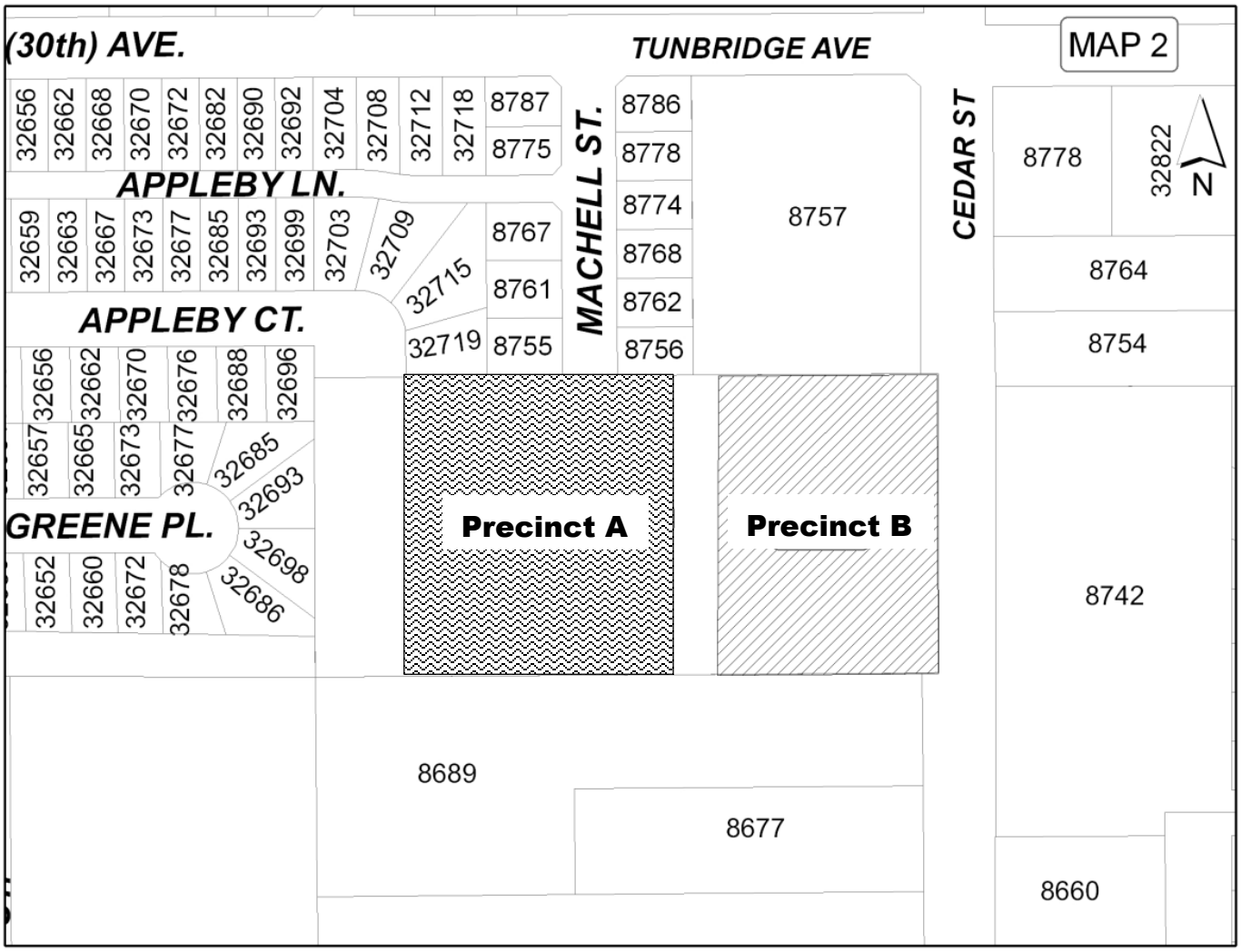
i. ***Off Street Motor Vehicle Parking*** within the required setbacks is not permitted.

ii. No ***Off Street Motor Vehicle Parking*** shall be permitted within the travelled portion of laneways.

iii. Each ***Townhouse*** unit must provide for two (2) enclosed parking spaces.

iv. ***Parking (Tandem)*** is not permitted.

K. Precinct Map



Comprehensive Development 30 Zone CD30

A. Zone Intent

1. This zone is based on the Industrial Business Park 1 (**INBP**) Zone. The intent of the **CD30** Zone is to provide for local employment on intensively used land in an industrial business park setting, as well as to allow for a ***Mini Storage*** facility.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD30** Zone:
   a. ***Food and Beverage*** limited to:
      i. ***Restaurant (Minor)***.
   b. ***Industrial*** limited to:
      i. ***Auction-Wholesale***,
      ii. ***Industry (Light)***,
      iii. ***Industry (Transportation)***,
      iv. ***Recycling Depot***,
      v. ***Warehouse***, and
      vi. ***Mini-Storage***.
   c. ***Institutional*** limited to:
      i. ***Artisan Studio***, and
      ii. ***Education Facility***.
   d. ***Office*** limited to:
      i. ***Office (General Use)***.
   e. ***Retail*** limited to:
      i. ***Retail (Minor)***.
   f. ***Service*** limited to:
      i. ***Animal Daycare,***
      ii. ***Beverage Container Return Centre***,
      iii. ***Driving School***, and
      iv. ***General Service Use***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD30** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.

b. ***Office*** limited to:

i. ***Office (Administrative Use)***.

c. ***Residential*** limited to:

i. One ***Dwelling Unit*** - provided the ***Dwelling Unit*** is located above the first ***Storey***.

d. ***Retail*** limited to:

i. ***Retail (Minor)*** - Notwithstanding the definition of ***Retail (Minor),*** the maximum amount of ***Floor Space*** for ***Retail (Minor)*** is limited to a maximum of 30% of the ***Floor Area*** of the ***Principal Use*** or 450.0 sq m (4,843.8 sq ft), whichever is less.

e. Storage limited to:

i. ***Enclosed Storage***.

3. The following conditions of ***Use*** apply to all permitted uses for a site:

a. All ***Principal Uses*** shall be located completely within an enclosed ***Building***.

C. *Lot Area*

1. ***Lots*** created through subdivision in the **CD30** Zone shall comply with the following minimum standards:

Zone	Area
CD30	0.16 ha (0.4 ac)

2. Notwithstanding Section 1930, Part C.1, where a ***Lot*** contains an ***Undevelopable Area***, that area shall not be included in the calculation of minimum ***Lot Area***.

3. Notwithstanding Section 1930, Part C.1 and C.2, where a ***Lot*** contains natural slopes greater than or equal to 33%, that sloped area shall not be included in the calculation of minimum ***Lot Area***.

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	1.5 m (4.9 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	4.5 m (14.8 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1930 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall be in accordance with the percentages noted in the following table:

Zone	Minimum ***Lot Coverage***	Maximum ***Lot Coverage***
CD30	33%	60%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
CD30	0.8

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD30	18.0 m (59.1 ft)	18.0 m (59.1 ft)

H. Off Street Motor Vehicle Parking

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

Comprehensive Development 31 Zone CD31

A. Zone Intent

1. The intent of the **CD31** Zone is to accommodate a medium ***Density***, ground orientated and fee simple housing ***Development*** comprising of fee simple ***Single-Family Dwellings*** with a variety of housing types including: ***Single Family Dwelling*** and ***Rowhouses*** with attached front loading garages, ***Rowhouses*** with ***Detached Garages*** accessed from a ***Lane*** and ***Rowhouses*** with a ***Coach House*** accessed from a lane. The **CD31** Zone is based on a combination of the Multiple Family 52 Rowhouse (**MR52**) Zone and the Residential Compact 280 (**RC280**) Zone and is permitted within the *Attached Multi-unit Residential* designation.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD31** Zone:
    a. ***Residential*** limited to one of:
        i. One ***Rowhouse*** on each ***Lot***. For the purposes of the **CD31** Zone, a ***Rowhouse*** is defined as a two to five unit residential ***Building*** with side by side fee simple ***Dwelling Units*** attached to each other in a row with each ***Dwelling Unit*** located on its own ***Lot***; or
        ii. ***Single Family Dwelling***; or,
        iii. ***Duplex***; or
        iv. ***Triplex***; or
        v. ***Fourplex***; or
        vi. ***Infill Townhouse***
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD31** Zone:
    a. ***Residential*** limited to:
        i. ***Secondary Suite*** – provided the primary ***Residential Use*** is a ***Single-Family Dwelling***, Duplex, Triplex, Fourplex, Infill Townhouse or
        ii. ***Secondary Detached Unit*** (Section 106 Part I.) limited to:
            - ***Coach House Lots*** 40, 41, 42, 54, 55 and 64 only
        iii. ***Home Occupation***.
    b. ***Agriculture*** limited to:
        i. ***Agriculture (Urban Hen Keeping)***.
3. Storage limited to:
        i. ***Enclosed Storage***.

C. Number of *Dwelling Units*

1. Lots serviced by both municipal water and sanitary sewer and:
    a. Less than 280 sq m (3,013.8 sq ft) in area are permitted to have up to three ***Dwelling Units***.
    b. Greater than 280 sq m (3,013.8 sq ft) in area are permitted to have up to four ***Dwelling Units***.

2. Lots that do not have municipal water and sanitary sewer are permitted two ***Dwelling Units in the form of a Single Family Dwelling and a Secondary Suite***.

D. *Lot Area*

1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:

a. Detached Single Family ***Lots***

	Area	Width	Depth
All ***Lots***	317.0 sq m (3,412.0 sq ft)	11.0 m (36.0 ft)	25.0 m (82.0 ft)

b. ***Rowhouses***

	Area	Width	Depth
Lot (Internal)	165.0 sq m (1,776.4 sq ft)	6.5 m (21.3 ft)	20.0 m (78.7 ft)
Lot (End)	180.0 sq m (1,937.5 sq ft)	7.5 m (25.9 ft)	20.0 m (78.7 ft)
Lot (Corner)	210.0 sq m (2,260.4 sq ft)	7.5 m (21.3 ft)	20.0 m (65.6 ft)

c. Notwithstanding Part C Paragraph 1a, 1b and c, ***Lot Depth*** may be reduced by the dimension for which the ***Lot Width*** is increased over the minimum as long as the minimum ***Lot Area*** is still achieved.

E. Density

1. The maximum ***Density*** shall be calculated on the gross developable land area and as follows:

Zone	Maximum ***Density***
CD31	N/A

2. No more than five ***Dwelling Units*** shall be attached in a row to one another within each ***Rowhouse Building***.

3. The minimum number of ***Dwelling Units*** for the development site shall be 65 units, excluding ***Coach Houses***.

F. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

a. ***Single Family Dwelling, Duplex, Triplex, Fourplex and Infill Townhouse***

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	1.8 m (4.9 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.5 m (1.6 ft)	1.2 m (3.9 ft)	1.8 m (4.9 ft)

b. ***Rowhouses***

i. With ***Detached Garage*** accessed from a ***Lane***:

Principal Building	Front	Rear	Interior Side	Exterior Side
Lot (Internal)	3.0 m (9.8 ft)	11.0 m (16.4 ft)	0.0 m (0.0 ft)	N/A
Lot (End)	3.0 m (9.8 ft)	11.0 m (16.4 ft)	0.0 m (0.0 ft)	1.2 m (3.9 ft)
Lot (Corner)	3.0 m (9.8 ft)	11.0 m (16.4 ft)	0.0 m (0.0 ft)	1.8 m (5.9 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.5 m (1.6 ft)	1.2 m (3.9 ft)	1.2 m (3.9 ft)

ii. With front loading attached garages:

Principal Building	Front	Rear	Interior Side	Exterior Side
Lot (Internal)	4.0 m* (13.1 ft)	5.0 m (16.4 ft)	0.0 m (0.0 ft)	N/A
Lot (End)	4.0 m* (13.1 ft)	5.0 m (16.4 ft)	0.0 m (0.0 ft)	1.2 m (3.9 ft)
Lot (Corner)	4.0 m* (13.1 ft)	5.0 m (16.4 ft)	0.0 m (0.0 ft)	1.8 m (5.9 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.5 m (1.6 ft)	1.2 m (3.9 ft)	1.2 m (3.9 ft)

** The minimum setback for any attached garage shall be 5.5 m (18.0 ft).*

2. The minimum separation required between the ***Principal Building*** and a ***Detached Garage*** shall be 7.5 m (24.6 ft), except where a ***Lot*** exceeds the minimum ***Lot Width*** by 50% then the minimum separation required is reduced to 4.0 m (13.1 ft).

G. *Lot Coverage*

1. ***Lot*** Coverage shall not exceed the percentages noted in the following tables:

a. Detached ***Single Family Dwellings***

Zone	***Lot Coverage***
CD31	45%

i. Notwithstanding Part F. ***Lot Coverage*** 1a. ***Single Family Dwellings***: where a ***Single Family Dwelling*** proposes to have a master bedroom on the main floor, ***Lot Coverage*** may be increased to 50%.

b. Rowhouses

	Lot Coverage
Lot (Internal)	60%
Lot (End)	55%
Lot (Corner)	55%

H. ***Height* of *Buildings***

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Single Family Dwelling***	***Rowhouse***	***Accessory Building/Structure*** where ***Single Family Dwelling*** is the ***Principal Building***	***Accessory Building/Structure*** where ***Rowhouse*** is the ***Principal Building***
CD31	10.5 m (34.4 ft)	11.0 m (36.1 ft)	4.0 m (13.1 ft)	7.5 m (24.6 ft)

I. ***Off Street Parking***

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. Notwithstanding Section 109, ***Off Street Motor Vehicle Parking*** shall be permitted within 1.5 m (5.0 ft) of any rear or side ***Lot Line*** bounded by a ***Street***.

Comprehensive Development 32 Zone CD32

A. Zone Intent

1. The **CD32** Zone is generally based on the **CH1** Zone. The intent of the **CD32** Zone is to accommodate a six-***Storey*** mixed-use ***Building*** consisting of 64 ***Apartment*** units and 4 ***Live-work*** commercial units that provide for a broad range of small businesses opportunities.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD32** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Residential*** limited to:
      i. *64* ***Apartments*** provided they:
         i. form an integral part of a ***Building*** on the ***Lot***,
         ii. are not located on the first ***Storey***, and
         iii. excluding parking facilities, are the only ***Use*** in a ***Storey*** and in all other ***Storeys*** above the ***Residential Use***.
   c. ***Commercial*** limited to:
      i. Four (4) ***Live-work Units*** that combine a one-bedroom ***Apartment*** unit with a commercial unit limited to 75.0 sq m (805.0 sq ft).
      ii. A range of small commercial activities or work spaces, such as a professional office, studio, or gallery.
      iii. Spaces designed with separate entrances and internal connections to the rest of the ***Apartments***.

C. *Lot Area*

1. Each ***Lot*** shall have an area of not less than 1.0 ha (2.5 ac).

D. *Density*

1. N/A

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	3.0 m (9.8 ft)	4.5 m (14.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1932 Part E.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

F. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CD32	75%

G. *Floor Space*

1. The ***Floor Space*** should not exceed the following ratio as listed noted in the following table:

Zone	***Floor Space Ratio***
CD32	2.0

2. The ***Density (Net)*** shall not exceed 95 units per hectare (38 units per acre).
3. The maximum permitted ***Floor Area*** for ***Commercial Use*** shall not exceed 75.0 sq m of (805.0 sq ft).

H. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building*** (front elevation)	***Principal Building*** (rear elevation)	***Accessory Building/Structure***
CD32	21.0 m (69.0 ft)	15.0 m (50.0 ft)	4.5 m (14.8 ft)

I. Amenity Space

1. ***Developments*** that contain 15 units or more shall provide in ***Amenity Space (Common Indoor)*** at a rate of at least 2.5 sq m (27.0 sq ft) per unit.
2. The ***Amenity Space (Common Indoor)*** can house a ***Child Care Centre*** provided it:
   a. has direct access from a ***Street***, independent from the access to the ***Residential Uses***; and
   b. has direct access to an open space and play area within the ***Lot***.

J. Outdoor Amenity Space

1. ***Amenity Space (Common Outdoor)*** shall be a minimum of 2.8 sq m (30.0 sq ft) per unit.
2. Shall have a slope of 5% or less.
3. For ***Developments*** that contain 10 or more units, a level children's play area with play equipment shall be provided.

K. *Off Street Motor Vehicle Parking*

1. A minimum of 103 ***Off Street Motor Vehicle Parking*** spaces shall be provided onsite, consisting of 90 residential spaces, 9 visitor spaces and 4 commercial spaces. Provisions of Section 109, other than Section 109, Part E, ***Required Off Street Parking*** of this bylaw shall apply to this Zone
2. ***Off Street Motor Vehicle Parking*** within the required setbacks is not permitted.
3. All residential ***Off Street Motor Vehicle parking*** shall be provided within the ***Building*** envelope, including underground parking.

Comprehensive Development 34 Zone CD34

A. Zone Intent

1. The intent of the **CD34** Zone is to accommodate a range of uses and is based on the industrial ***Uses*** permitted within the **INBP1**, **ING**, **INL1** and the **INWM** Zones.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD34** Zone:
   a. ***Industrial*** limited to:
      i. ***Barge Loading***,
      ii. ***Industry (Heavy)***,
      iii. ***Industry (Light Manufacturing)***,
      iv. ***Industry (Light)***,
      v. ***Industry (Transportation)***, and
      vi. ***Waste Resource Management***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD34** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Office*** limited to:
      i. ***Office (Administrative Use)***,
   c. ***Residential*** limited to:
      i. *One* ***Dwelling Unit*** – provided the ***Dwelling Unit*** is located above the first ***Storey***.

C. *Lot Area*

1. The minimum ***Lot Area*** must not be less than 0.16 ha (0.4 ac).

D. *Density*

1. **N/A**

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.5 m (14.8 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	7.5 m (14.8 ft)
Accessory Building/Structure	4.5 m (14.8 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	7.5 m (14.8 ft)

2. Notwithstanding Section 1934 Part E.1, all ***Buildings*** shall be sited a minimum of 15 m (49.2 ft) from all

Undevelopable Areas as defined in this Bylaw.

F. ***Lot Coverage***

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CD34	60%

G. ***Density***

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
CD34	0.75

2. The ***Density*** of use on any ***Lot*** in this zone shall be limited to not more than four separate ***Buildings*** containing one or more ***Principal Uses***.

H. ***Height* of *Buildings***

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD34	18.0 m (59.1 ft)	18.0 m (59.1 ft)

Comprehensive Development 37 Zone CD37

A. Zone Intent

1. The intent of the **CD37** Zone is to provide for one compact ***Single Family Dwelling*** in the **Urban Residential** area and as infill ***Development*** within the **Urban Infill** Area, and compatible ***Accessory Uses*** in an urban neighbourhood form that allows higher ***Densities***.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD37** Zone:
   a. ***Residential*** limited to:
      i. One ***Single Family Dwelling***
      ii. ***Duplex****; or*
      iii. ***Triplex****; or*
      iv. ***Fourplex****; or*
      v. ***Infill Townhouse.***
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD37** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure****.*
   b. ***Agriculture*** limited to:
      i. ***Agriculture (Hobby Greenhouse)***, and
      ii. ***Agriculture (Urban Hen Keeping)***.
   c. ***Residential*** limited to:
      i. ***Home Occupation***
      ii. *One* ***Secondary Suite***; per real estate entity, subject to Section 1937 C.

      And one of:
      iii. ***Boarding Use****,* within a ***Single Family Dwelling*** or ***Duplex*** only, or
      iv. ***Residential Care,*** within a ***Single Family Dwelling*** only***,***
   d. Storage limited to:
      i. ***Enclosed Storage****.*

C. Number of *Dwelling Units*

1. ***Lots*** serviced by both municipal water and sanitary sewer, and:

i. Less than 280 sq m (3,013.8 sq ft) are permitted three ***Dwellings Units***.

ii. Greater than 280 sq m (3,013.8 sq ft) are permitted four ***Dwellings Units***.

2. ***Lots*** that do not have municipal water and sanitary sewer are permitted two ***Dwelling Unit***s. in the form of a Single Family Dwelling and a Secondary Suite

D. Lot Area

1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width	Depth
CD37	445.0 sq m (4,790.0 sq ft)	16.0 m (52.5 ft)	25.0 m (82.0 ft)

2. Notwithstanding Section 1937, Part C.1, where a ***Lot*** contains an ***Undevelopable Area***, that area shall not be included in the calculation of minimum ***Lot Area***.

3. Notwithstanding Section 1937, Part C.1 and C.3, where a ***Lot*** contains natural slopes greater than or equal to 33%, that sloped area shall not be included in the calculation of minimum ***Lot Area,*** or used as part of the measurement for minimum ***Lot Depth*** or ***Lot Width***.

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	7.5 m (24.6 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.2 m (3.9 ft)	1.2 m (3.9 ft)	3.0 m (9.8 ft)

2. The ***Front Yard*** setback of the ***Principal Building*** may be reduced to a minimum of 4.0 m (13.2 ft) provided the ***Front Yard*** setback of a garage is a minimum of 6.0 m (19.7 ft).

3. The minimum setback for any attached garage shall be 6.0 m (19.7 ft) and 7.5 m (24.6 ft) when the ***Lot*** is fronted by a sidewalk.

4. The minimum separation required between the ***Principal Building*** and all ***Accessory Buildings*** exceeding 3.0 m (9.8 ft) in ***Height***, including a ***Detached Garage*** regardless of ***Building Height***, is 5.0 m (16.4 ft).

5. Notwithstanding Section 1937 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

6. Notwithstanding Section 1937 Part D.1, the buildable area of any ***Lot*** shall be a minimum 140.0 sq m (1,507.0 sq ft).

F. Lot Coverage

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CD37	35%

G. Density

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***	Maximum ***Floor Space***
CD37	0.70	335.0 sq m (3,606.0 sq ft)

2. The maximum ***Floor Space*** of the second ***Storey*** of the ***Principal Building*** shall not exceed 80% of the ***Floor Space*** of the first ***Storey*** including attached garage and/or a covered, unenclosed, uninhabitable front porch or veranda. The reduced ***Floor Space*** of the second ***Storey*** shall be accomplished by an offset at the second ***Storey*** level from either the front or side walls at the first ***Storey*** level or a combination thereof.

H. Impervious Surfaces

1. ***Impervious Surfaces*** shall together cover not more than the ***Lot Area*** as noted:

Zone	***Lot Area***
CD37	50%

I. Height of Buildings

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD37	9.5 m (31.1 ft)	6.0 m (19.7 ft)

J. Off Street Motor Vehicle Parking

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Off Street Motor Vehicle Parking*** shall not occupy more than 30% of the ***Front Yard***.

K. Agriculture (Hobby Greenhouse) Use

1. Shall be limited to a maximum of one ***Building*** not exceeding a total area of 20.0 sq m (215.3 sq ft).

Comprehensive Development 38 Zone CD38

A. Zone Intent

1. The **CD38** Zone is based on the **RR7s** Zone. The intent of the **CD38** Zone is to provide one ***Single Family Dwelling*** with a ***Secondary Detached Unit*** in the *Rural Residential* designation and compatible ***Accessory Uses***, where significant community amenities and or benefits have been contributed, which are considered to offset the additional ***Density*** achievable when compared to the **RR7s** Zone.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD38** Zone:
   a. ***Residential*** limited to:
      i. ***Duplex****, or*
      ii. One ***Single Family Dwelling****.*
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD38** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure****.*
   b. ***Agriculture*** limited to:
      i. ***Agriculture (Hobby Greenhouse)***,
      ii. ***Agriculture (Minor)*** – provided minimum ***Lot*** size is 0.4 ha (0.9 ac).
   c. ***Residential*** limited to:

      One of*:*
      i. ***Boarding Use***, or
      ii. ***Residential Care***, or
      iii. ***Secondary Suite***, or
      iv. ***Secondary Detached Unit*** (Section 106 Part I.), provided the ***Principal Use*** is not a ***Duplex****,* limited to one of:
         i. ***Coach House,*** *or*
         ii. ***Garden Cottage***

      And,
      i. ***Home Occupation***.
   d. Storage limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. Each ***Lot*** shall have a minimum area as shown on the following table:

Zone	**Area**
CD38	0.65 ha (1.6 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Hobby Agriculture Building/Structure	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed 15% of the ***Lot Area***.

F. *Impervious Surfaces*

1. ***Impervious Surfaces*** shall together cover not more than 25% of the ***Lot Area***.

G. Number of Residential *Buildings*

1. ***Buildings*** for a ***Residential Use*** shall be limited to one per ***Lot*** except where a ***Secondary Dwelling*** is located within a ***Coach House*** or ***Garden Cottage***.

H. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***	***Coach House***	***Agriculture (Hobby Greenhouse)***
CD38	11.0 m (36.1 ft)	6.0 m (19.7 ft)	9.0 m (29.5 ft)	11.0 m (36.1 ft)

I. *Off Street Motor Vehicle Parking*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

J. *Agriculture (Hobby Greenhouse) Use*

1. Shall be limited to a maximum of two ***Buildings*** not exceeding a total area of 70.0 sq m (750.0 sq ft).
2. Where ***Agriculture (Hobby Greenhouse)*** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
3. A solid landscape buffer of a minimum of 2.0 m (6.5 ft) in ***Height*** is required.

Comprehensive Development 39 Zone CD39

A. Zone Intent

1. The intent of the **CD39** Zone is to allow for the ***Development*** of one ***Single Family Dwelling, Duplex, Triplex, Fourplex and Infill Townhouse*** with ***Secondary Detached Units*** on suburban estate residential lots with a minimum lot size of 1,000 sq m (10,763.9 sq ft) and full municipal services.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD39** Zone:
   a. ***Residential*** limited to one of:
      i. ***Single Family Dwelling****;* or
      ii. ***Duplex****;* or
      iii. ***Triplex****;* or
      iv. ***Fourplex****;* or
      v. ***Infill Townhouse***
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD39** Zone:
   a. ***Agriculture*** limited to:
      i. ***Hobby Greenhouse***, and
      ii. ***Agriculture (Urban Hen Keeping)***.
   b. ***Residential*** limited to:

      One of:
      i. ***Boarding Use****,* or
      ii. ***Residential Care***, or
      iii. ***Secondary Suite***, or
      iv. ***Secondary Detached Unit*** (Section 106 Part I.) provided the ***Principal Use*** is not a ***Duplex***, Triplex, Fourplex or Infill Townhouse limited to one of:
         i. ***Coach House,*** or
         ii. ***Garden Cottage.***

      And,
      v. ***Home Occupation****.*
   c. Storage limited to:
      i. *Enclosed Storage.*

C. *Number of Dwelling Units*

1. Lots serviced by both municipal water and sanitary sewer, and are:
   a. Less than 280 sq m (3,013.8 (sq ft) in area are permitted to have up to three ***Dwelling Units***.

b. Greater than 280 sq m (3,013.8 sq ft) in area are permitted to have up to four ***Dwelling Units***.

2. Lots that do not have municipal water and sanitary sewer are permitted two ***Dwelling Units in the form of a Single Family Dwelling and a Secondary Suite***.

D. *Lot Area*

1. Each ***Lot*** shall have a minimum area as shown on the following table:

Zone	Area	Width	Depth
CD39 with Municipal Water and Sanitary Sewer	1,000.0 sq m (10,764.0 sq ft)	25.0 m (82.02 ft)	31.0 m (101.68 ft)

2. Notwithstanding Section 1939, Part C.1, where a ***Lot*** contains an ***Undevelopable Area***, that area shall not be included in the calculation of ***Minimum Lot Area***.

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	3.5 m (11.5 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.5 m (4.9 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1939, Part E.1, for all lots adjacent to Moss Avenue, all ***Buildings*** shall be sited an additional 3.0 m (9.8 ft) from Moss Avenue to allow for buffering of adjacent ***Agriculture*** land ***Uses***.

3. Notwithstanding Section 1939, Part E.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.7 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

F. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CD39	35%

G. *Floor Space*

1. The ***Floor Space*** should not exceed the following ratios as listed in the following table (a ***Coach House***, ***Garden Cottage,*** and garage space, detached or attached, is not used in calculating total ***Floor Space***).

Zone	***Floor Space Ratio***	**Maximum Floor Space**
CD39	0.50	511.0 sq m (5,500.0 sq ft)

H. *Impervious Surfaces*

1. ***Impervious Surfaces*** shall together not cover more than 50% of the ***Lot Area***.

I. *Height* of *Buildings*

1. The intent of the ***Height*** of the ***Principal Building*** shall permit a two storey ***Building*** including a ***Basement*** not exceeding 9.5 m (31.1 ft).
2. The ***Height*** of an ***Accessory Building*** shall not exceed one storey to a maximum of 6.0 m (19.7 ft).
3. The ***Height*** of an ***Accessory Building*** for a ***Coach House*** shall not exceed the ***Height*** of the ***Principal Building*** or 8.0 m (26.2 ft), whichever is less.

J. Off Street Parking

1. ***Off Street Parking*** shall be in accordance with the provisions of Section 109.
2. ***Off Street Parking*** shall not occupy more than 30% of the ***Front Yard***.
3. Parking within the required side setbacks is not permitted.
4. Access to the lot for ***Off Street Parking*** from the ***Front Lot Line*** shall be limited to a maximum width of 6.0 m (19.7 ft).

K. *Hobby Greenhouse Use*

1. Shall be limited to a maximum of one ***Building*** not exceeding a total area of 20.0 sq m (215.3 sq ft).

Comprehensive Development 41 Zone CD41

A. Zone Intent

1. The intent of the **CD41** Zone is to provide site-specific zoning, based on the **CH2** Zone, within the *Commercial* designation to enable a mixed-use commercial, entertainment and residential development at the north-west corner of Wren Street and Lougheed Highway

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD41** Zone:
    a. **Accommodation** limited to:
        i. ***Hotel,*** and
        ii. ***Motel.***
    b. ***Cultural*** limited to:
        i. ***Cultural Assembly***,
        ii. ***Religious Assembly****, and*
        iii. ***Museum.***
    c. ***Entertainment*** limited to:
        i. ***Banquet Hall,***
        ii. ***Bingo Hall,***
        iii. ***Bowling Alley***,
        iv. ***Cinema,*** and
        v. ***Night Club.***
    d. ***Food and Beverage*** limited to:
        i. ***Craft Brewery/Distillery,***
        ii. ***Restaurant (Drive-through),***
        iii. ***Restaurant (Major)***, and
        iv. ***Restaurant (Minor).***
    e. ***Institutional*** limited to:
        i. ***Artisan Studio,***
        ii. ***Child Care Centre,***
        iii. ***Civic Assembly,***
        iv. ***College,***
        v. ***Education Facility***, and
        vi. ***University.***

f. ***Office*** limited to:
   i. ***Office Use (General Use)***, and
   ii. ***Office Use (Medical Office)***.

g. **Motor Vehicle** limited to:
   i. ***Car Wash***,
   ii. ***Parking Lot***,
   iii. ***Vehicle Rental***, and
   iv. ***Gasoline Service Station.***

h. ***Personal Service*** limited to:
   i. ***Barbershop****,*
   ii. ***Body Art and Tattoo Parlour****,*
   iii. ***Hair and Body Salon****,*
   iv. ***Spa****.*

i. ***Recreation*** limited to:
   i. ***Indoor Recreation Facility***.

j. ***Residential*** limited to:
   i. ***Apartments*** provided they:
      i. Form an integral part of a commercial ***Building*** on the ***Lot***,
      ii. Are not located on the first storey, except for those units contained within a ***Building*** that has direct, uninterrupted vehicular and pedestrian access to Raven Avenue.
      iii. Are the only ***Use*** in a storey and in all other storeys above the ***Residential Use***.
      iv. Are not located in the area as indicated in Section 1941 Part L.1.
   ii. ***Amenity Space (Common Indoor)***,
   iii. ***Amenity Space (Common Outdoor)***, and
   iv. ***Amenity Space (Private Outdoor)***.

k. ***Retail*** limited to:
   i. ***Auction-Retail****,*
   ii. ***Liquor Store***,
   iii. Medical Related ***Retail Store****.*
   iv. ***Retail (Food Store)***,
   v. ***Retail (Major)***,
   vi. ***Retail (Minor)***,
   vii. ***Retail (Pharmacy)***,
   viii. ***Shopping Centre****,* and
   ix. ***Tobacconist.***

l. ***Service*** limited to:

i. ***Community Service***,

ii. ***Drive-through Service***,

iii. ***Financial Services,***

iv. ***Funeral Parlour***,

v. ***General Service Use***, and

vi. ***Veterinary Clinic***.

2. The following **Accessory Uses** and no other shall be permitted in the **CD41** Zone:

a. ***Residential*** limited to:

i. ***Home Occupation***.

b. Storage limited to:

i. ***Enclosed Storage***.

C. ***Lot Area***

1. Each ***Lot*** shall have a minimum area as shown on the following table:

Zone	**Area**
CD41	1.01 ha (2.50 ac)

D. ***Density***

1. The maximum density for the residential portion of the ***Development*** shall be 87 upha (35 upa).

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

2. Notwithstanding Section 1941 Part E.1, all ***Buildings*** shall be sited a minimum of 6.0m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	2.0 m (6.5 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)
Gasoline Service Station Canopy	2.1 m (6.9 ft)	2.1 m (6.9 ft)	2.1 m (6.9 ft)	2.1 m (6.9 ft)
Gasoline Service Station Pump Islands	12.0 m (39.7 ft)	6.0 m (19.7 ft)	6.0 m (19.7 ft)	4.5 m (14.8 ft)

F. ***Lot Coverage***

1. ***Lot Coverage*** shall not exceed 75% of the ***Lot Area***.

G. Floor Space

1. The floor space should not exceed the following ratio as listed in the following table (neither indoor amenity space, garage space, detached or attached, or parking within the building envelope, including underground, are used in calculating total floor area.

Zone	**Floor Space Ratio**
CD41	2.0

H. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** shall not exceed 18.6 m (61.0 ft).
2. The ***Height*** of an ***Accessory Building*** shall not exceed one storey to a maximum of 4.5 m (14.8 ft).

I. *Indoor Amenity Space*

1. ***Developments*** that contain 15 units or more shall provide ***Indoor Amenity Space*** at a rate of at least 2.8 sq m (30.0 sq ft) per unit.

J. *Outdoor Amenity Space*

1. ***Outdoor Amenity Space*** shall be a minimum of 2.8 sq. (30.0 sq ft) per unit.
2. ***Outdoor Amenity Space*** shall have a slope of 5% or less.

K. *Off Street Parking*

1. ***Off Street Parking*** shall be in accordance with the provisions of Section 109.
2. All residential parking shall be provided within the ***Building*** envelope, including underground parking.
3. Residential parking within the required setbacks is not permitted.

Comprehensive Development 43 Zone CD43

A. Zone Intent

1. The intention of the **CD43** Zone is to provide site-specific zoning to accommodate a ***Civic Assembly Use*** and a 74-unit residential development for senior citizens who will be offered the units for rent at an affordable rate, in accordance with a ***Housing Agreement***.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD43** Zone:
   a. ***Institutional*** limited to:
      i. ***Civic Assembly***
   b. ***Residential*** limited to:
      i. ***Apartments*** provided they:
         i. form an integral part of a ***Building*** on the ***Lot***,
         ii. are not located on the first ***Storey***, and
         iii. are the only ***Use*** in a ***Storey*** and in all other ***Storeys*** above the ***Residential Use***.
      ii. ***Amenity Space (Common Indoor)***, and
      iii. ***Amenity Space (Common Outdoor)***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD43** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Residential*** limited to:
      i. ***Home Occupation***.
   c. Storage limited to:
      i. ***Enclosed Storage***.
   d. ***Food and Beverage*** limited to:
      i. ***Restaurant (Minor)*** (accessory to ***Civic Assembly Use*** only).

C. *Lot Area*

1. Each ***Lot*** shall have a minimum area as shown on the following table:

Zone	***Lot Area***
CD43	0.2 ha (0.5 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side (South)	Interior Side (North)
Principal Building	2.8 m (9.2 ft)	24.0 m (78.0 ft)	2.7 m (8.9 ft)	3.6 m (11.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed 45% of the ***Lot Area***.

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
CD43	2.3

2. The maximum ***Density*** for the residential portion of the development shall be 296 upha (148 upa).

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Building*s** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD43	23.5 m (77.0 ft)	4.5 m (14.8 ft)

H. Indoor Amenity Space

1. The development shall provide 511.0 sq ft (47.5 sq m) of ***Amenity Space (Common Indoor)*** for exclusive use of the ***Apartments***.

I. Outdoor Amenity Space

1. ***Amenity Space (Common Outdoor)*** shall be a minimum of 84.5 sq ft (910.0 sq ft).
2. ***Amenity Space (Common Outdoor)*** shall have a slope of 5% or less.

J. *Off Street Motor Vehicle Parking*

1. A minimum of 0.5 ***Off Street Motor Vehicle Parking*** spaces per ***Apartment*** unit.
2. Residential ***Off Street Motor Vehicle Parking*** within the required setbacks is not permitted.
3. The remainder of the ***Off Street Motor Vehicle Parking*** requirements shall be in accordance with the provisions of Section 109.

Comprehensive Development 44 Zone CD44

A. Zone Intent

1. The intent of the **CD44** Zone is to allow for the ***Development*** of ***Single****-Family* ***Dwelling***, ***Duplex, Triplex, Fourplex*** and ***Infill Townhouse*** which does not allow for ***Secondary Detached Units*** in the *Silverdale Comprehensive Planning Area* with a minimum ***Lot Area*** of 372.0 sq m (4,004.0 sq ft) on full municipal services.

   The **CD44** Zone is based on the Residential Compact 372 Zone (**RC372**).

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD44** Zone:
   a. ***Residential*** limited to one of:
      i. ***Single Family Dwelling;*** or
      ii. ***Duplex***; or
      iii. ***Triplex***; or
      iv. ***Fourplex***; or
      v. ***Infill Townhouse***
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD44** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***
      iii. *One Secondary Suite; per real estate entity, subject to Section 1944 C.*
   b. ***Residential*** limited to:

      One of*:*
      i. ***Boarding Use****,* or
      ii. ***Residential Care.***

      And,
      i. ***Home Occupation****.*
   c. Storage limited to:
      i. ***Enclosed Storage****.*
   d. ***Agriculture*** limited to:
      i. ***Agriculture (Urban Hen Keeping)***.

C. *Number of Dwelling Units*

1. Lots serviced by both municipal water and sanitary sewer, and are:
   a. Less than 280 sq m (3,013.8 (sq ft) in area are permitted to have up to three ***Dwelling Units***.

b. Greater than 280 sq m (3,013.8 sq ft) in area are permitted to have up to four ***Dwelling Units***.

2. Lots that do not have municipal water and sanitary sewer are permitted two ***Dwelling Units in the form of a Single Family Dwelling and a Secondary Suite***.

D. *Lot Area*

1. Each ***Lot*** shall have a minimum area as shown on the following table:

Zone	Area	Width	Depth
CD44	372.0 sq m (4,004.0 sq ft)	13.4 m (44.0 ft)	27.0 m (88.6 ft)

2. Notwithstanding Section 1944, Part C.1, where a ***Lot*** contains an ***Undevelopable Area***, that area shall not be included in the calculation of minimum ***Lot Area***.

E. *Density*

1. No ***Secondary Detached Units*** are permitted.

F. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	2.5 m (8.2 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.5 m (1.6 ft)	1.2 m (3.9 ft)	3.0 m (9.8 ft)

2. The minimum separation required between the ***Principal Building*** and all ***Accessory Buildings*** exceeding 3.0 m (9.8 ft) in ***Height***, including a ***Detached Garage*** regardless of ***Building Height***, is 5.0 m (16.4 ft).

3. "Notwithstanding Section 1944 Part E.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.7 ft) from all ***Undevelopable Areas*** as defined in this Bylaw, except ***Lots*** 52, 53, 59 and 65 where the setback to ***Undevelopable Area*** is reduced to 2.0 m (6.6 ft)."

G. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CD44	50%

H. *Floor Space*

1. The ***Floor Space*** should not exceed the following ratios or the maximum ***Floor Area***:

Zone	***Floor Space Ratio***	Maximum ***Floor Space***
CD44	0.75	270.0 sq m (2,906.0 sq ft)

I. ***Impervious Surfaces***

1. ***Impervious Surfaces*** shall together cover not more than the ***Lot Area*** as noted:

Zone	***Lot Area***
CD44	55%

J. Number of Residential *Buildings*

1. ***Buildings*** for a ***Residential Use*** shall be limited to one per ***Lot***.

K. ***Height* of *Buildings***

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD44	10.5 m (34.4 ft)	6.0 m (19.7 ft)

L. ***Off Street Motor Vehicle Parking***

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Off Street Motor Vehicle Parking*** shall not occupy more than 30% of the ***Yard (Front)***.
3. Access to the ***Lot*** for ***Off Street Motor Vehicle Parking*** from the ***Front Lot Line*** shall be limited to a maximum of 5.0 m (16.4 ft).

M. ***Agriculture (Hobby Greenhouse) Use***

1. Shall be limited to a maximum of one ***Building*** not exceeding a total area of 20.0 sq m (215.3 sq ft).

Comprehensive Development 46 Zone CD46

A. Zone Intent

1. The **CD46** Zone is based on the Institutional Care Zone (**IC**). The intent of the **CD46** Zone is to accommodate an end-of-life and compassionate care facility for patients, and family of patients, receiving palliative care in a residential setting. The zone also accommodates volunteer training and meetings, support group meetings, and over-night patient care.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD46** Zone:
   a. ***Institutional*** limited to:
      i. ***Care Facility****,*
      ii. ***Community Service****, and*
      iii. Civic Assembly.
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD46** Zone:
   a. **Office (Administrative Use); and**
   b. **Storage** limited to:
      i. Enclosed Storage.

C. *Lot Area*

1. The minimum ***Lot Area*** created through subdivision shall be a minimum of 2,000.0 sq m (0.5 ac).
2. Notwithstanding Section 1946, Part C.1, where a ***Lot*** contains an ***Undevelopable Area***, that area shall not be included in the calculation of minimum ***Lot Area****.*
3. Notwithstanding Section 1946, Part C.1 and C.2, where a ***Lot*** contains natural slopes greater than or equal to 33%, that sloped area shall not be included in the calculation of minimum ***Lot Area****.*

D. *Density*

1. N/A

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	2.0 m (6.5 ft)	2.0 m (6.5 ft)	2.0 m (6.5 ft)	2.0 m (6.5 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1946 Part E.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

F. ***Lot Coverage***

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CD46	40%

G. ***Floor Space***

1. The ***Floor Space*** shall not exceed the ratio as listed in the following table:

Zone	***Floor Space Ratio***
CD46	0.50

H. ***Height*** of ***Buildings***

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the heights outlined in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD46	13.0 m (42.6 ft)	4.5 m (14.8 ft)

I. ***Indoor Amenity Space***

1. N/A

J. ***Outdoor Amenity Space***

1. N/A

K. ***Off Street Parking***

1. ***Off Street Parking*** shall be in accordance with the provisions of Section 109.

Comprehensive Development 48 Zone CD48

A. Zone Intent

1. The intent of the **CD48** Zone is to allow mixed-use mid-rise and high-rise ***Buildings*** typically associated with a downtown area on a ***Lot*** designated *MissionCity Downtown.*

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD48** Zone:
   a. ***Residential*** limited to:
      i. ***Apartments***
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD48** Zone:
   a. ***Accessory Building*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Residential*** limited to:
      i. ***Amenity Space (Common Indoor),***
      ii. ***Amenity Space (Outdoor Common)***,
      iii. ***Amenity Space (Private Outdoor)***, and
      iv. ***Home Occupation***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
CD48	558.0 sq m (6,006.0 sq ft)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal/Accessory Building or ***Structure***	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)	0.0 m (0.0 ft)

E. *Lot Coverage*

1. ***Buildings*** shall together cover not more than the ***Lot Area*** as noted in the following table:

	Lot Coverage
CD48	100%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

	Density
CD48	3.0

G. *Height* of Buildings

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

	Principal Building	***Accessory Building/Structure***
Base Density Height	23.0 m (75.5 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. Definitions:

Amenity Space (Common Indoor)

means an ***Accessory Building****,* or room within *a* ***Multi-Unit Residential Building*** that is available to all of the residents of a ***Residential Use*** it serves, for the purpose of providing social and recreation facilities, and is non-commercial except as specifically permitted in the zone and may include:

- common rooms,
- craft rooms,
- games rooms,
- ***Kitchen*** facilities,
- meeting rooms, and
- saunas.

Amenity Space (Common Outdoor)

means an outdoor area, or multiple outdoor areas, in a ***Multi-Unit Residential Building***, intended for the convenient use by all residents of a ***Residential Use*** it serves, for the purpose of providing recreation space for outdoor leisure activities and may include common balconies, patios or common roof area of a ***Building*** which contains functional space provided direct access is available from the associated ***Apartment*** structure and excludes any area used for off street ***Motor Vehicle*** parking, off street ***Motor Vehicle*** loading and service ***Driveways*** and ***Undevelopable Areas.***

Amenity Space (Private Outdoor)

means an outdoor area, in a ***Multi-Unit Residential Building*** intended for the convenience use by residents of the ***Dwelling Unit*** it serves, and may include:

- ***Balcony***,
- deck,
- patio, and
- roof-top patio.

2. ***Amenity Space (Common Indoor)*** shall be provided at a rate of at least 0.38 sq m (4.09 sq ft) per ***Dwelling Unit***;
3. ***Amenity Space (Common Outdoor)*** shall be provided in the amount of 105 sq m (1,126 sq ft) and shall have a slope of 5% of less.

4. ***Amenity Space (Private Outdoor)*** shall be provided in the amount of minimum of 1.48 sq m per dwelling unit.

I. O*ff-Street Motor Vehicle Parking*

1. Definitions

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

Electric Vehicle Charging Station
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***.

Electric Vehicle Energy Management System
means a system used to control electric vehicle supply equipment loads through the process of connecting, disconnecting, increasing, or reducing electric power loads, and consisting of any of the following: a monitor(s), communications equipment, a controller(s), a timer(s) and other applicable device(s).

2. Electric Vehicle Charging Infrastructure

   a. All ***Off Street Motor Vehicle Parking*** spaces required for the Apartment, shall meet the following requirement for the provision of Electric Vehicle charging infrastructure: 100% of all required ***Off Street Motor Vehicle Parking*** spaces shall be ***Level 2 roughed-in***;

   b. An ***Electric Vehicle Energy Management System*** shall be installed in the Apartment that controls electrical loads for the electrical vehicle supply equipment with a minimum performance standard to ensure a sufficient rate of ***Electric Vehicle*** charging; and

   c. The ***Electric Vehicle Off Street Motor Vehicle Parking*** spaces shall be clearly identified with signage.

3. ***Off Street Motor Vehicle Parking*** shall be provided at a rate of 0.5 space per dwelling unit and 0.2 space per ***Dwelling Unit*** for visitors.
4. 75% of the required resident parking spaces for ***Apartment Use*** must be provided as parking within the ***Building*** envelope.
5. Parking access across the ***Front Lot Line*** is permitted.
6. Parking within the required setbacks is not permitted.
7. All other ***Off Street Motor Vehicle Parking*** requirements shall be in accordance with Section 109.

J. Off-Street Bicycle Parking

1. Definitions

Bicycle Parking Areas
means the ***Floor Area*****,** or outdoor space, devoted to ***Bicycle Parking (Long Term)*** and ***Bicycle Parking (Short Term)***.

Bicycle Parking (Long Term)
means a room within a ***Building*** that contains rack(s), railing(s), locker(s) or other structurally sound device(s), or some combination of the four, designed for the securing of one or more bicycles in an orderly fashion and is meant for the long-term storage of bicycles for the ***Uses*** within the ***Building*** it serves.

Bicycle Parking (Short Term)
means a ***Structure*** that shelters bicycle rack(s), railing(s), or other structurally-sound divide(s) designed for the securing of one or more bicycles in an orderly fashion and is meant for the short-term storages of bicycles for the visitors of the ***Development*** it serves.

2. Accessibility and ***Use***

a. ***Bicycle Parking (Short Term)*** spaces shall be:

i. provided in an area that is separate from any required pedestrian, ***Motor Vehicle*** access, ***Motor Vehicle*** parking spaces, or ***Off Street Loading Space***.

ii. located 13.0 m (from a publicly-accessible entrance to the building).

iii. located wholly on the same ***Lot*** as the apartment building.

iv. separated from ***Off Street Motor Vehicle Parking*** spaces by a physical barrier.

b. ***Bicycle Parking (Long Term)*** spaces shall be:

i. provided in a secure room that is accessible to all occupiers or tenants of the ***Building*** or ***Dwelling Units*** it serves.

3. Design and Maintenance

a. ***Bicycle Parking (Short Term) Spaces*** and ***Bicycle (Long Term) Spaces*** and access aisle shall:

i. be surfaced with asphalt or concrete,

ii. be clearly identified with signage,

iii. be illuminated,

iv. be located so as to not obstruct pedestrian or ***Motor Vehicle*** movements,

v. be protected from the weather with awning, canopy or roof that covers the entire ***Bicycle Parking (Short Term)*** area, in a case where the parking is provided outside, and

vi. have a storage rack that has:
    i. no moving parts;
    ii. two points of contact for stability;
    iii. compatibility with standard locking devices;
    iv. easy access;
    v. tamper-proof bolts; and
    vi. easy accessibility to individual bicycles when at full capacity.

K. *Bicycle Parking* Space Sizes

1. The minimum dimensions for a ***Bicycle Parking*** space and associated maneuvering aisle shall be as follows:

Width of ***Bicycle Parking*** Space	Length of ***Bicycle Parking*** Space	Vertical Clearance	Access Aisle Width and Horizontal Clearance
0.6 m (2.0 ft)	1.8 m (5.9 ft)	2.0 m (6.5 ft)	1.5 m (4.9 ft)

L. *Required Off Street Bicycle Parking Areas*

1. For the purposes of determining ***Bicycle Parking*** requirements, the total capacity for which the apartment building is designed shall be the numerical measurement for parking requirements.
2. ***Bicycle Parking (Short Term)*** spaces and ***Bicycle Parking (Long Term)*** spaces shall be provided on a Lot for all the intended uses for the ***Lot***.
3. ***Bicycle Parking (Short Term)*** spaces shall be provided at a rate of 15% of the minimum number of total ***Motor Vehicle*** parking spaces required in for the ***Development***.
4. ***Bicycle Parking (Long Term)*** spaces shall be provided at a rate of 0.5 space per ***Dwelling Unit*** within a common room located within the same ***Building*** the ***Dwelling Unit*** is located. The ***Bicycle Parking (Long Term)*** spaces shall be a separate room than the ***Amenity Space (Common Indoor)***.

Comprehensive Development 49 Zone CD49

A. Zone Intent

1. The intent of the **CD49** Zone is to provide site-specific zoning, based on the **NC1 Zone**, within the *Neighbourhood Centre* designation to enable a development consisting of residential, commercial, and mixed-use ***Buildings*** at the southwest corner of Hurd Street and 7th Avenue.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD49** Zone:
   a. ***Entertainment*** limited to:
      i. ***Banquet Hall****,* and
      ii. ***Pool and Billiard Hall***.
   b. ***Food and Beverage*** limited to:
      i. **Restaurant (Major)**, and
      ii. **Restaurant (Minor)**.
   c. ***Institutional*** limited to:
      i. ***Artisan Studio***,
      ii. ***Child Care Centre****,* and
      iii. ***Civic Assembly****.*
   d. ***Office*** limited to:
      i. ***Office (General Use)****,* and
      ii. ***Office (Medical Office)****.*
   e. ***Personal Service*** limited to:
      i. ***Barbershop****,*
      ii. ***Body Art and Tattoo Parlour****,*
      iii. ***Drycleaner****,*
      iv. ***Hair and Body Salon****,*
      v. ***Spa****,* and
      vi. ***Tailor****.*
   f. ***Recreation*** limited to:
      i. ***Indoor Recreation Facility***.
   g. ***Residential*** limited to:
      i. ***Apartments***.
   h. ***Retail*** limited to:
      i. ***Auction – Retail****,*

ii. ***Cannabis Retail Store*** (limited to a maximum of one ***Cannabis Retail Store*** per property, not permitted within 250.0 m (820.2 ft) of a public or private ***School***, and not permitted within 150.0 m (492.1 ft) of another ***Cannabis Retail Store*** when located within the *MissionCity Downtown* or *Neighbourhood Centre* designation;

iii. ***Liquor Store****,*

iv. ***Retail (Food Store)****,*

v. ***Retail (Major)****,*

vi. ***Retail (Minor)***,

vii. ***Retail (Pharmacy)****,* and

viii. ***Shopping Centre.***

i. ***Service*** limited to:

i. ***Animal Daycare****,*

ii. ***Beverage Container Return Centre****,*

iii. ***Community Service****,*

iv. ***Drive-through Service****,*

v. ***Financial Services****,*

vi. ***General Service Use****,* and

vii. ***Veterinary Clinic***.

2. The following ***Accessory Uses*** and no other shall be permitted in the **CD49** Zone:

a. ***Accessory*** limited to:

i. ***Accessory Building***, and

ii. ***Accessory Structure***.

b. ***Office*** limited to:

i. ***Office (Administrative Use)***.

c. ***Residential*** limited to:

i. ***Amenity Space (Common Indoor)****,*

ii. **Amenity Space (Outdoor Common)**,

iii. **Amenity Space (Private Outdoor)**,

iv. ***Home Occupation***.

d. Storage limited to:

i. ***Enclosed Storage***.

C. ***Lot Area***

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
CD49	0.22 ha (0.55 ac)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum **setbacks**:

Lot 1	Front	Rear	Interior Side	Exterior Side
Principal Building	3.2 m (10.5 ft)	7.8 m (25.6 ft)	1.7 m (5.6 ft)	4.5 m (14.7 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)
Lot 2				
Principal Building	3.3 m (10.8 ft)	6.2 m (20.3 ft)	6.4 m (21.0 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)
Lot 3				
Principal Building	2.3 m (7.5 ft)	31.7 m (104.0 ft)	1.8 m (5.9 ft)	2.5 m (8.2 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 803 Part E.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Buildings*** shall together cover not more than the ***Lot Area*** as noted in the following table:

Zone	***Lot Coverage***
CD49	60%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

	Density	***Amenity***
Base Density	1.5	N/A
Density Bonus Level I	1.75	A ***Density Bonus*** up to 1.75 FSR is permitted if the developer enters into a ***Housing Agreement*** with the ***City*** that requires that all of the ***Dwelling Units*** on Lot 2 are rental ***Dwelling Units.***
Density Bonus Level II	2.0	A ***Density Bonus*** up to 2.0 FSR is permitted if the developer enters into a ***Housing Agreement*** with the ***City*** that requires that all of the ***Dwelling Units*** in the entire ***Development*** are **rental *Dwelling Units***, and 10% of those units are offered at an affordable rate of rent in accordance with Section 113 of this Bylaw and the ***City's Affordable Housing Policy***.

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

	Principal Building	***Accessory Building/Structure***
Base *Height*	13.0 m (42.7 ft)	4.5 m (14.8 ft)
Density Bonus Height	19.1 m (62.5 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)*** shall meet the following requirements:
   a. ***Developments*** that contain 25 ***Dwelling Units*** or more shall provide in ***Amenity Space (Common Indoor)*** at a rate of at least 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***.
   b. A ***Child Care Centre*** may be housed within an ***Amenity Space (Common Indoor)*** provided it complies with the following requirements:
      i. has direct access from a ***Street***, independent from the access to the ***Residential Uses***, and
      ii. has direct access to an open space and play area within the ***Lot***.
2. ***Amenity Space (Common Outdoor)*** shall meet the following requirements:
   a. ***Development*** that contains 15 dwelling units or more shall provide ***Amenity Space (Common Outdoor)*** at a rate of at least 100.0 sq m (1,076.0 sq ft) and shall be in the form of a children's playground, swimming pool, BBQ pit, sports court and/or similar facilities.
   b. Shall have a slope of 5% or less.
3. ***Amenity Space (Private Outdoor)*** shall meet the following requirements:
   a. ***Developments*** shall provide 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***.
   b. The ***Amenity Space (Private Outdoor)*** shall be directly accessible, and adjacent to the ***Dwelling Unit*** it serves and shall be in the form of a ***Balcony*** or patio.

I. Off Street Motor Vehicle Parking, Bicycle Parking Areas, and Loading Zone(s)

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Space*** shall be in accordance with the provisions of Section 111.
4. ***Off Street Motor Vehicle Parking*** and ***Off Street Loading Space*** within the required setbacks is not permitted.

A. Zone Intent

1. The intent of the **CD50** Zone is to accommodate minimum 0.2 ha (0.49 ac) lots with municipal water connection and on-site sanitary disposal systems.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD50** Zone:
   a. ***Residential*** limited to:
      i. One ***Single Family Dwelling***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD50** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Agriculture*** limited to:
      i. ***Agriculture (Hobby Greenhouse)***, and
      ii. ***Agriculture (Minor)*** – provided minimum ***Lot*** size is 0.2 ha (0.49 ac).
   c. ***Residential*** limited to:

      One of:
      i. ***Boarding Use***, or
      ii. ***Residential Care***, or
      iii. ***Secondary Dwelling Unit*** (Section 106 Part H.), limited to:
         i. ***Secondary Suite***

         And
      iv. ***Home Occupation***.
   d. Storage limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:
   a. Where a ***lot*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** as follows:

Zone	***Lot Area (Minimum)***
CD50 with Municipal Water	0.20 ha (0.49 ac)

2. Notwithstanding the definition of ***Developable Area***, for lot area calculation, the ***Developable Area*** does not need to be continuous.
3. Notwithstanding Section 1002 (C) (3), where a ***Lot*** has an ***Undevelopable Area***, up to 50% of such area may be included in the calculation of the minimum ***Lot Area***.

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.3 m (4.0 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Agriculture (Minor) Building/Structure	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)

2. Notwithstanding Section 1002 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. ***Lot Coverage***

1. ***Lot Coverage*** shall not exceed 20% of the ***Lot Area***.

F. ***Floor Space***

1. A ***Floor Space Ratio*** is not applicable in this zone.

G. ***Impervious Surfaces***

1. ***Impervious Surfaces*** shall together cover not more than 30% of the ***Lot Area***.

H. ***Height of Buildings***

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	All other ***Accessory Buildings/Structures***	***Coach House***	***Agriculture (Minor)***
CD50	11.0 m (36.1 ft)	6.0 m (19.7 ft)	9.0 m (29.5 ft)	11.0 m (36.1 ft)

I. ***Off Street Motor Vehicle Parking***

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

J. ***Agriculture (Hobby Greenhouse) Use***

1. Shall be limited to a maximum of one ***Building*** not exceeding a total area of 35.0 sq m (750.0 sq ft).
2. Where ***Agriculture (Hobby Greenhouse)*** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.

Comprehensive Development Zone CD52

A. Zone Intent

1. The **CD52** zone is generally based on the Commercial Neighborhood Public House (CPH) zone. The intent of the **CD52** Zone is to allow a ***Neighbourhood Public House*** and a ***Liquor Store*** in accordance with the provisions of the *Liquor Control and Licensing Act,* R.S.B.C. 2015 c. 19 on a ***Lot*** designated *Commercial*, where the development fits the neighbourhood character and massing of surrounding *Urban Residential* development.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD52** Zone:
   a. ***Food and Beverage*** limited to:
      i. ***Neighbourhood Public House****; and*
   b. ***Retail*** limited to:
      i. ***Liquor Store****.*
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD52** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Residential*** limited to:
      i. One ***Dwelling Unit*** (accessory to ***Neighbourhood Public House*** only) provided the ***Dwelling Unit*** is located within the ***Principal Use Building****.*
   c. Storage limited to:
      i. ***Enclosed Storage****.*

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
CD52	558.0 sq m (6,006.0 sq ft)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0m (19.7 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	6.0 m (19.7 ft)
Accessory Buildings/Structures	7.5 m (24.6 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)	4.5 m (14.7 ft)

2. Notwithstanding Section 1407 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CD52	40%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
CD52	0.60

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD52	9.0 m (29.5 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)***, ***Amenity Space (Common Indoor)*** and ***Amenity Space (Private Outdoor)*** are not a requirement within this zone.

I. *Off Street Motor Vehicle Parking*, *Bicycle Parking Areas* and *Off Street Loading Spaces*

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.

Comprehensive Development 53 Zone CD53

A. Zone Intent

1. The intent of the **CD53** Zone is to allow for a mixture of ***Stacked and/or Back-to-Back Townhouse and Townhouse Development*** on properties designated *Attached Multi-unit Residential*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD53** Zone:
   a. ***Residential*** limited to:
      i. ***Townhouse***
      ii. ***Stacked and/or Back-to-Back Townhouse***
         i. A maximum of 80% of all ***Dwelling Units*** may be ***Stacked and/or Back-to-Back Townhouse*** within the site.
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD53** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***
   b. ***Institutional*** limited to:
      i. ***Child Care Centre***.
   c. ***Residential*** limited to:
      i. ***Amenity Space (Common Indoor)***,
      ii. ***Amenity Space (Common Outdoor)***,
      iii. ***Amenity Space (Private Outdoor)***, and
      iv. ***Home Occupation***.
   d. Storage limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
CD53	500.0 sq m (5,382.0 sq ft)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal	6.0 m	4.5 m	4.5 m	4.5 m

	Front	Rear	Interior Side	Exterior Side
Building	(19.7 ft)	(14.8 ft)	(14.8 ft)	(14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

2. The ***Front Yard*** setback of a ***Principal Building*** may be reduced to a minimum of 4.0 m (13.2 ft), provided the garage is a located at the back of the ***Principal Building***.
3. The **Interior or Exterior *Yard*** setback of a ***Principal Building*** may be reduced to a minimum of 3.0 m (9.8 ft), provided the width of the ***Principal Building*** as measured directly adjacent to property line is 12 m (39.4 ft) or less in width.
4. Notwithstanding Section 1953 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CD53	55%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
CD53	1.0

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Indoor Amenity Building***	***Accessory Building/Structure***
CD53	12.0 m (39.3 ft)	11.5 m (37.7 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)*** shall meet the following requirements:
   a. ***Developments*** that contain 25 ***Dwelling Units*** or more shall provide **in *Amenity Space (Common Indoor)*** at a rate of at least 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***.
   b. A ***Child Care Centre*** may be housed within an ***Amenity Space (Common Indoor)*** provided it complies with the following requirements:
      i. has direct access from a ***Street***, independent from the access to the ***Residential Uses***; and
      ii. has direct access to the ***Amenity Space (Common Outdoor)*** within the ***Lot***.

2. ***Amenity Space (Common Outdoor)*** shall meet the following requirements:
    a. ***Development*** that contains 25 ***Dwelling Units*** or more shall provide ***Amenity Space (Common Outdoor)*** at a rate of at least 5 sq m (53.8 sq ft) per dwelling and shall be in the form of a children's playground, swimming pool, BBQ pit, sports court and/or similar facilities.
3. ***Amenity Space (Private Outdoor)*** shall meet the following requirements:
    a. ***Developments*** shall provide a minimum of 20 sq m (215.3 sq ft) of ***Amenity Space (Private Outdoor)*** per ***Dwelling Unit,*** and a combined minimum average of 30.0 sq m (322.9 sq ft) per ***Dwelling Unit*** within a development as a whole, and
    b. The ***Amenity Space (Private Outdoor)*** shall be directly accessible, and adjacent to the ***Dwelling Unit*** it serves.

I. ***Off Street Motor Vehicle Parking*** **and** ***Bicycle Parking Areas***

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with Section 110.
3. ***Off Street Motor Vehicle Parking*** within the required setbacks is not permitted.

Comprehensive Development 54 Zone CD54

A. Zone Intent

1. The intent of the **CD54** Zone is to accommodate and regulate the development of industrial business park uses that are generally compatible with one another and with adjoining zones and with a high standard of design, while permitting a variety of low impact generally Industrial Uses designed to achieve the objectives of the Future Employment Lands designation, in an industrial business park setting on a ***Lot*** designated Future Employment Lands. The uses permitted within the **CD54** Zone shall be carried out such that all industrial activities shall be in an enclosed ***Building***.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD54** Zone:
   a. ***Food and Beverage*** limited to:
      i. ***Restaurant (Minor)***,
      ii. ***Craft Brewery/Distillery***.
   b. ***Industrial*** limited to:
      i. ***Industry (Light)***,
      ii. ***Industry (Light Manufacturing)***,
      iii. ***Warehouse***.
   c. ***Institutional*** limited to:
      i. ***Child Care Centre***,
      ii. ***Education Facility***, and
      iii. ***Artisan Studio***.
   d. ***Office*** limited to:
      i. ***Office (General Use)***.
   e. ***Recreation*** limited to:
      i. ***Indoor Recreation Facility***.
   f. ***Service*** limited to:
      i. ***Beverage Container Return Centre***,
      ii. ***Animal Daycare***,
      iii. ***Animal Shelter***,
      iv. ***Driving School***,
      v. ***General Service Use,*** and
      vi. ***Veterinary Clinic***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD54** Zone:
   a. ***Accessory*** limited to:

i. ***Accessory Building***,

ii. ***Accessory Structure***, and

iii. ***Enclosed Storage (Shipping Container)***.

b. ***Residential*** limited to:

i. One ***Dwelling Unit*** per building – provided the ***Dwelling Unit*** is located above the first ***Storey***.

c. ***Retail*** limited to:

i. ***Retail (Minor)*** – Notwithstanding the definition of ***Retail (Minor)***, the retailing of products that are manufactured or wholesaled by a ***Principal Use*** is permitted, provided the ***Floor Space*** of the ***Retail (Minor)*** is limited to a maximum of 30% of the ***Floor Area*** of the ***Principal Use*** or 450.0 sq m (4,843.8 sq ft), whichever is less.

d. ***Storage*** limited to:

i. ***Enclosed Storage***.

3. The following conditions of ***Use*** apply to all permitted ***Uses*** for a site:

a. All ***Principal Uses*** shall be located completely within an enclosed ***Building*** except for:

i. ***Outdoor Storage***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
CD54	0.5 ha (1.2 ac)

D. Setbacks

1. All ***Buildings and Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	4.5 m (14.8 ft)	3.0 m (9.8 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	4.5 m (14.8 ft)	3.0 m (9.8 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)

2. Notwithstanding Section 1501 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall be in accordance with the percentages noted in the following table:

Zone	***Minimum Lot Coverage***	***Maximum Lot Coverage***
CD54	30%	60%

F. ***Density***

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
CD54	0.75

G. ***Height*** **of** ***Buildings***

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***
CD54	18.0 m (59.1 ft)	18.0 m (59.1 ft)

H. ***Off Street Motor Vehicle Parking***, ***Bicycle Parking Areas*** and ***Off Street Loading Spaces***

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with the provisions of Section 110.
3. ***Off Street Loading Spaces*** shall be in accordance with the provisions of Section 111.

A. Zone Intent

1. The intent of the ***CD55 Zone*** is to allow a cluster residential development as supported by Section 8.1.11 of the OCP.

   The ***CD55 Zone*** is intended for up to 10 singe family lots on a bare land strata development within the Rural Residential designation. The common property includes environmentally sensitive lands and significant open green space that is protected and prohibited from future development. The site will be serviced by City water and individual septic fields.

   The ***CD55 Zone*** is based off of a combination of the Rural Residential 7 Zone (RR7) and the Suburban 20 Zone (S20).

   The common property shall be protected from any development and or human activity and shall be retained as an undisturbed environmental asset in exchange for the development permitted elsewhere within the CD55 zone.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **CD55** Zone:
   a. ***Residential*** limited to:
      i. One ***Single Family Dwelling***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **CD55** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Agriculture*** limited to:
      i. ***Agriculture (Hobby Greenhouse)***, and
      ii. ***Agriculture (Minor)*** – provided minimum ***Lot*** size is 0.2 ha (0.49 ac).
   c. ***Residential*** limited to:

      One of:

      i. ***Bed and Breakfast,*** or
      ii. ***Boarding Use***, or
      iii. ***Residential Care***, and
      i. ***Home Occupation***.
   d. Storage limited to the following:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. ***Bare Land Strata***

   Where a ***Bare Land Strata*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** and the ***Lot Area (Average)*** as follows:

Zone	***Lot Area (Minimum)***	***Lot Area (Average)***
CD55 – with Municipal Water	0.2 ha (0.49 ac)	0.2 ha (0.49 ac)

2. Notwithstanding Section 104 Part M, for the purposes of subdivision, each ***Lot*** shall consist of a minimum ***Developable Area*** of 0.1 ha (0.25 ac).

3. ***Lots*** created through subdivision in the CD55 zone shall comply with the following minimum standards:

Zone	Area	Width (***Corner Lot***)	Width (Non-***Corner Lot)***	Depth
CD55 – with Municipal Water	0.2 ha (0.49 ac)	30.0 m (98.4 ft)	25.0 m (82.02 ft)	40.0 m (131.2 ft)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	7.5 m (24.6 ft)	7.5 m (24.6 ft)	3.0 m (9.8 ft)	4.5 m (14.8 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	1.3 m (4.0 ft)	1.5 m (4.9 ft)	4.5 m (14.8 ft)
Agriculture (Minor) Building/Structure	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)	15.0 m (49.2 ft)

2. Notwithstanding Section 202 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
CD55	20%

F. *Floor Space*

1. A ***Floor Space Ratio*** is not applicable in these zones.

G. *Impervious Surfaces*

1. ***Impervious Surfaces*** shall together cover not more than 30% of the ***Lot Area***.

H. *Height* of Buildings

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/Structure***	***Agriculture***

CD55	11.0 m (36.1 ft)	6.0 m (19.7 ft)	11.0 m (36.1 ft)

I. ***Off Street Motor Vehicle Parking***

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

J. ***Agriculture (Hobby Greenhouse) Use***

1. Shall be limited to a maximum of one ***Building*** not exceeding a total area of 35.0 sq m (75.0 sq ft).
2. Where ***Agriculture (Hobby Greenhouse)*** use is artificially illuminated, light spillage shall not extend beyond the subject property boundary.
3. A solid landscape buffer of minimum of 2.0 m (6.5 ft) in ***Height*** is required.

Comprehensive Development 59 Zone CD59

A. Zone Intent

2. The intent of the **CD59** Zone is to accommodate development of lands within the Silverdale Central Neighbourhood Plan (CNP) area, on lands Designated as Silverdale Comprehensive Planning Area. All development shall be consistent with the CNP.

   The CD59 Zone is to provide for a range of development that includes neighbourhood centre commercial with the potential for apartment within a mixed-use development, townhouses, rowhouses, single family dwellings, parks, public open space and urban forest lands and the protection environmentally sensitive areas, with the organization of all uses guided by the CNP.

B. Permitted Zones

1. Land use within the CD59 Zone shall be regulated by referring to the existing and new conventional zones as noted below.
2. The following Target Zones, based off current zones and the UC300 included below, and no other shall be permitted in the CD59 Zone:
   a. Institutional Parks, Recreation, and Civic Zone (IPRC)
   b. Neighborhood Commercial One Zone (NC1)
   c. Mixed-Use Commercial/Residential Two Zone (MU2)
   d. Multi-unit Townhouse One Zone (MT1)
   e. Multi-unit Duplex Zone (MD465)
   f. Multi-unit Rowhouse One Zone (MR1)
   g. Urban Compact 372 Zone (UC372)
   h. Urban Compact 465 Zone (UC465)
   i. Comprehensive Development 44 Zone (CD44)
   j. Urban Compact 300 Zone (UC300)
3. Permitted Target Zone Dispersion:

   To promote housing diversity, livability and consistency with the intent of the CNP, the following limitations on maximums and minimum land area for each use is prescribed:

   a. IPRC – 20.2 ha (50 acres) minimum where 2.8 ha (7 acres) are suitable for neighbourhood park space and trails at the discretion for the City.
   b. Commercial, which includes NC1, MU2 – 5% maximum, 1% minimum. A minimum of 1% land area must be NC1.
   c. Townhouse, which includes, MT1, MR1 – 50% maximum
   d. Single Family, which includes UC300, UC372, UC465, CD44, MD465, MR1- 50% maximum, and allow of up to 50% of the area set aside for Single Family to be UC300

   For the purposes of the area regulation above except for the area required for IPRC, the limits shall apply to net areas, after roads, strata roads and ROW areas are excluded.

Urban Compact 300 Zone UC300

A. Zone Intent

1. The intent of the **UC300** Zone is to allow one ***Single Family Dwelling, Duplex, Triplex, Fourplex and Infill Townhouse*** along with compatible ***Accessory Uses*** on a ***Lot*** designated Single Family within the Silverdale Central Neighbourhood Plan.
   a. All UC300 ***Lots*** shall be developed with ***Detached Garages*** with access from a ***Lane*** where a lane is available.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **UC300** Zone:
   a. ***Residential*** limited to one of:
      i. ***Single Family Dwelling***; or
      ii. ***Duplex***; or
      iii. ***Triplex***; or
      iv. ***Fourplex***; or
      v. ***Infill Townhouse***
2. The following ***Accessory Uses*** and no other shall be permitted in the **UC300** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***.
   b. ***Agriculture*** limited to:
      i. ***Agriculture (Hobby Greenhouse).***
   c. ***Residential*** limited to:
      i. ***Home Occupation***
      ii. *One* ***Secondary Suite***; per real estate entity, subject to Section 1959 C.

      And one of:
      iv. ***Boarding Use*** within a ***Single Family Dwelling*** or ***Duplex*** only***,*** or
      v. ***Residential Care*** within a ***Single Family Dwelling*** only.
      ii. ***Secondary Suite***
   e. Storage limited to:
      i. ***Enclosed Storage***.

C. Number of *Dwelling Units*

1. Lots serviced by both municipal water and sanitary sewer and:
   a. Less than 280 sq m (3,013.8 sq ft) in area are permitted to have up to three ***Dwelling Units***.

b. Greater than 280 sq m (3,013.8 sq ft) in area are permitted to have up to four ***Dwelling Units***.

2. Lots that do not have municipal water and sanitary sewer are permitted two ***Dwelling Units*** in the form of a ***Single Family Dwelling*** and a ***Secondary Suite***.

D. *Lot Area*

1. ***Lots*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	Area	Width (***Corner Lot***)	Width (Non-***Corner Lot***)	Depth
UC300 With Lane	300.0 sq m (3,229 sq ft)	11.5 m (37.7 ft)	10.0 m (32.8 ft)	30.0 m (98.4 ft)
UC300 Without Lane	300.0 sq m (3,229 sq ft)	12.5 m (41.0 ft)	11 m (36.0 ft)	25.0 m (82.0 ft)

2. ***Bare Land Strata:***

a. Where a ***Bare Land Strata*** is proposed, it shall comply with both the ***Lot Area (Minimum)*** and the ***Lot Area (Average)*** as follows:

Zone	***Lot Area (Minimum)***	***Lot Area (Average)***
UC300	300.0 sq m (3,229.0 sq ft)	300.0 sq m (3,229.0 sq ft)

E. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

UC300 with lane	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (9.8 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	2.5 m (8.2 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft) minimum 2.4 m (7.9 ft) total combined	3.0 m (9.8 ft)

UC300 without lane	Front	Rear	Interior Side	Exterior Side
Principal Building	4.0 m (13.1 ft)	5.5 m (18.0 ft)	1.2 m (3.9 ft)	2.5 m (8.2 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	0.6 m (2.0 ft)	0.6 m (2.0 ft) minimum 2.4 m (7.9 ft) total combined	3.0 m (9.8 ft)

2. The minimum separation required between the ***Principal Building*** and all ***Accessory Buildings*** exceeding 3.0 m (9.8 ft) in ***Height***, including a ***Detached Garage*** regardless of ***Building Height***, is 3.0 m (9.8 ft).

3. Notwithstanding Section 801 Part D.1, all ***Buildings*** shall be sited a minimum of 3.0 m (9.8 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

F. ***Lot Coverage***

1. ***Lot Coverage*** shall not exceed the percentages noted in the following table:

Zone	***Lot Coverage***
UC300 with lane	55%
UC300 without lane	50%

G. ***Floor Space***

1. The ***Floor Space*** should not exceed the following ratios or the maximum ***Floor Area***, whichever is less, as listed in the following table:

Zone	***Floor Space Ratio***	**Maximum *Floor Area***
UC300	N/A	300.0 sq m (3,2290 sq ft)

   a. For the purpose of calculating Floor Area within the UC300 Zone **Basements** shall be included.

2. The maximum ***Floor Space*** of the upper most ***Storey*** of the ***Principal Building*** shall not exceed 85% of the ***Floor Space*** of the ***Storey*** below it. The reduced ***Floor Space*** of the upper most ***Storey*** shall be accomplished by an offset from either the front exterior walls, side exterior walls, or a combination thereof, of the ***Storey*** below.

   For the purposes of calculating the 85%, the following criteria apply:

   a. Notwithstanding the definition of ***Floor Space***, the 85% shall be calculated by comparing the sum of the area enclosed by the exterior walls of the upper most ***Storey*** with that of the ***Storey*** below it.

Garages, and covered, unenclosed, uninhabitable front porches and front verandas are included if they form part of the ***Storey*** below the upper most ***Storey***.

H. ***Impervious Surfaces***

1. ***Impervious Surfaces*** shall together cover not more than the ***Lot Area*** as noted:

Zone	***Lot Area***
UC300	60%

I. ***Height*** **of Buildings**

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Accessory Building/ Structure***
UC300	10.5 m (34.4 ft)	6.0 m (19.7 ft)

J. ***Off Street Motor Vehicle Parking***

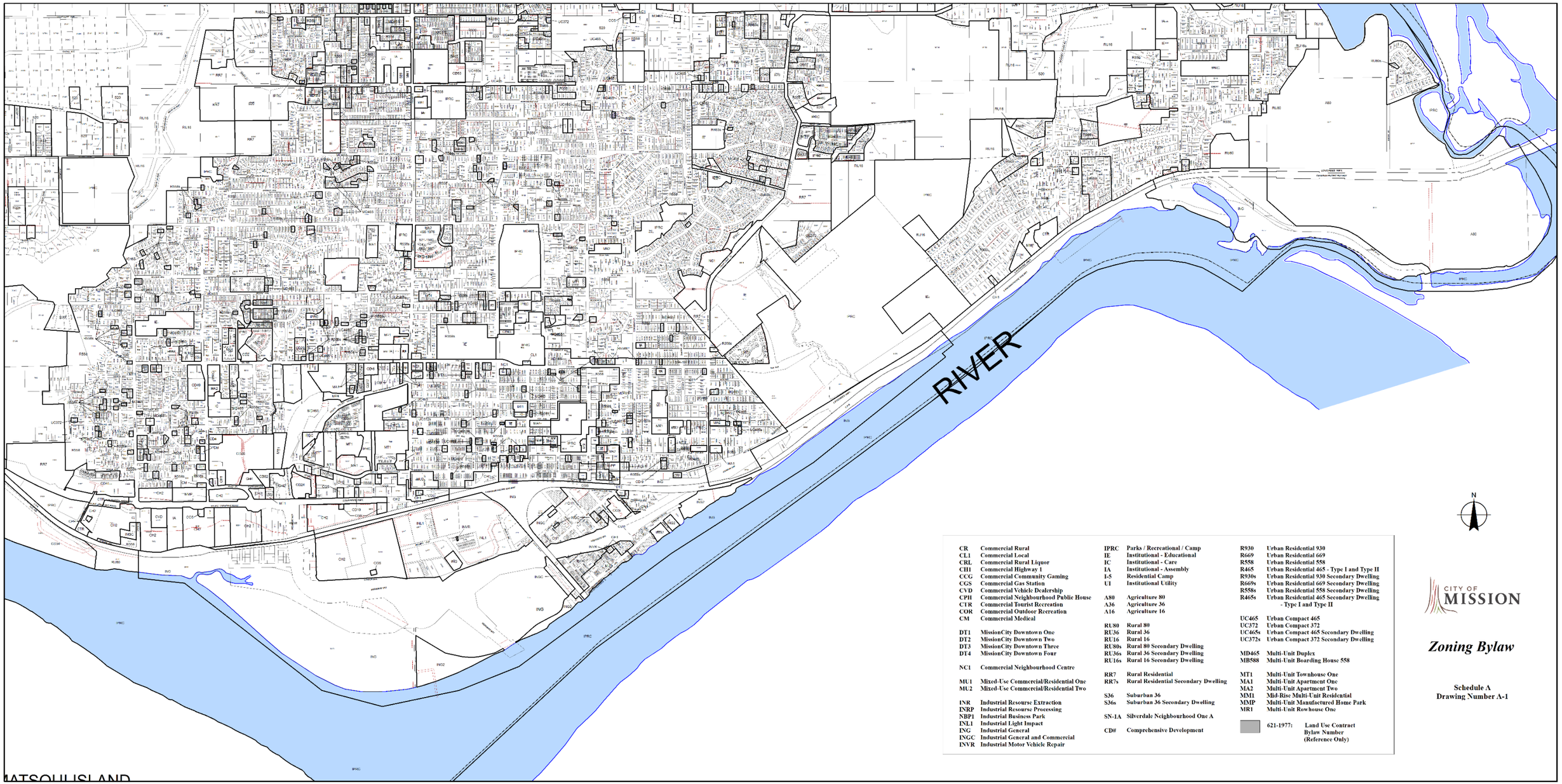
1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.

K. ***Agriculture (Hobby Greenhouse) Use***

Shall be limited to a maximum of one ***Building*** not exceeding a total area of 20.0 sq m (215.3 sq ft).

Schedule A – Zoning Bylaw Maps

Zoning Map 1



CR	Commercial Rural	IPRC	Parks / Recreational / Camp	R930	Urban Residential 930
CL1	Commercial Local	IE	Institutional - Educational	R669	Urban Residential 669
CRL	Commercial Rural Liquor	IC	Institutional - Care	R558	Urban Residential 558
CH1	Commercial Highway 1	IA	Institutional - Assembly	R465	Urban Residential 465 - Type I and Type II
CCG	Commercial Community Gaming	I-5	Residential Camp	R930s	Urban Residential 930 Secondary Dwelling
CGS	Commercial Gas Station	UI	Institutional Utility	R669s	Urban Residential 669 Secondary Dwelling
CVD	Commercial Vehicle Dealership			R558s	Urban Residential 558 Secondary Dwelling
CPH	Commercial Neighbourhood Public House	A80	Agriculture 80	R465s	Urban Residential 465 Secondary Dwelling - Type I and Type II
CTR	Commercial Tourist Recreation	A36	Agriculture 36		
COR	Commercial Outdoor Recreation	A16	Agriculture 16	UC465	Urban Compact 465
CM	Commercial Medical			UC372	Urban Compact 372
		RU80	Rural 80	UC465s	Urban Compact 465 Secondary Dwelling
DT1	MissionCity Downtown One	RU36	Rural 36	UC372s	Urban Compact 372 Secondary Dwelling
DT2	MissionCity Downtown Two	RU16	Rural 16		
DT3	MissionCity Downtown Three	RU80s	Rural 80 Secondary Dwelling		
DT4	MissionCity Downtown Four	RU36s	Rural 36 Secondary Dwelling	MD465	Multi-Unit Duplex
		RU16s	Rural 16 Secondary Dwelling	MB588	Multi-Unit Boarding House 558
NC1	Commercial Neighbourhood Centre				
		RR7	Rural Residential	MT1	Multi-Unit Townhouse One
MU1	Mixed-Use Commercial/Residential One	RR7s	Rural Residential Secondary Dwelling	MA1	Multi-Unit Apartment One
MU2	Mixed-Use Commercial/Residential Two			MA2	Multi-Unit Apartment Two
		S36	Suburban 36	MM1	Mid-Rise Multi-Unit Residential
INR	Industrial Resource Extraction	S36s	Suburban 36 Secondary Dwelling	MMP	Multi-Unit Manufactured Home Park
INRP	Industrial Resource Processing			MR1	Multi-Unit Rowhouse One
NBP1	Industrial Business Park	SN-1A	Silverdale Neighbourhood One A		
INL1	Industrial Light Impact			621-1977:	Land Use Contract Bylaw Number (Reference Only)
ING	Industrial General	CD#	Comprehensive Development		
INGC	Industrial General and Commercial				
INVR	Industrial Motor Vehicle Repair				

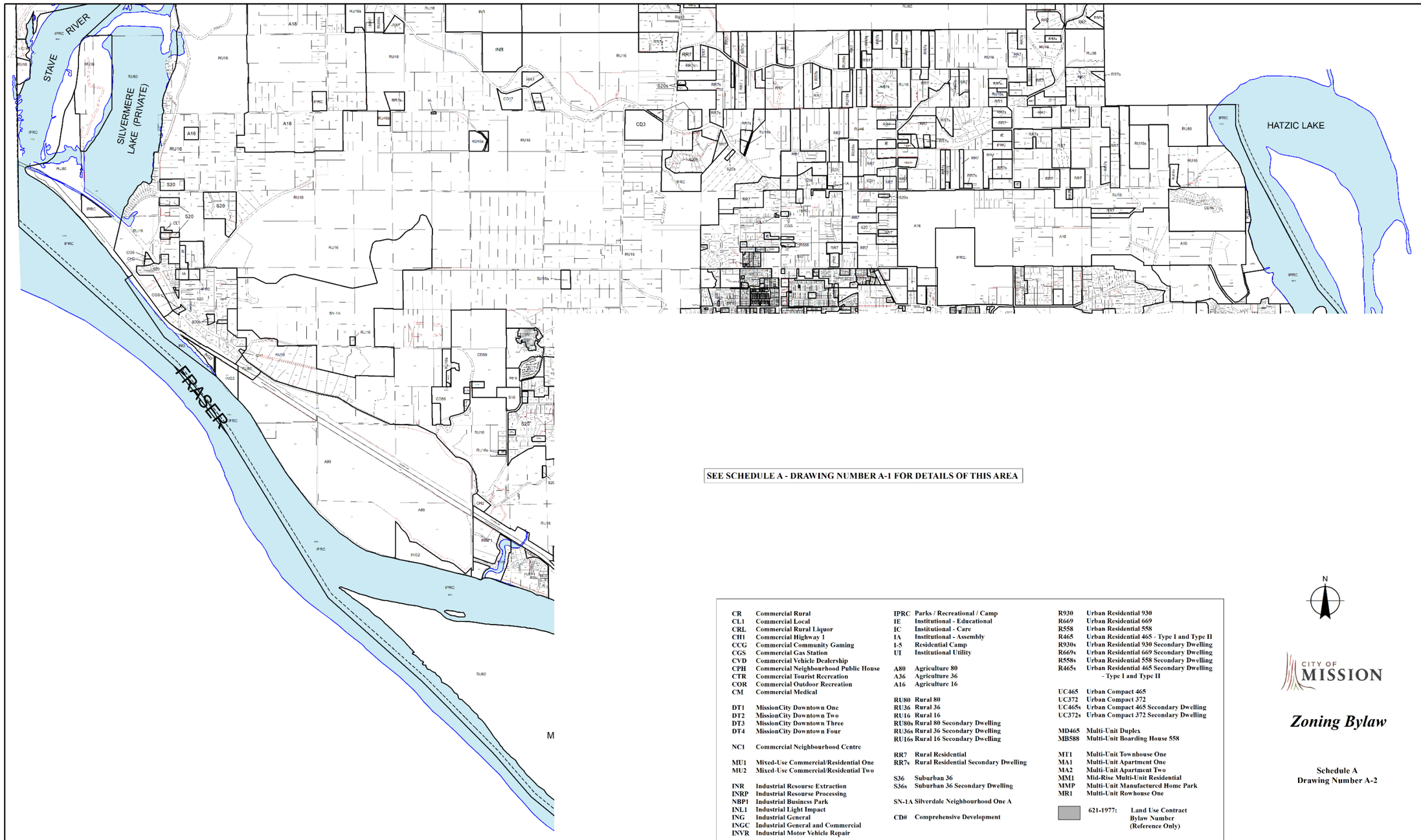
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CITY OF MISSION

Zoning Bylaw

Schedule A
Drawing Number A-1

Zoning Map 2



SEE SCHEDULE A - DRAWING NUMBER A-1 FOR DETAILS OF THIS AREA

SEE SCHEDULE A - DRAWING NUMBER A-1 FOR DETAILS OF THIS AREA

CR	Commercial Rural
CL1	Commercial Local
CRL	Commercial Rural Liquor
CH1	Commercial Highway 1
CCG	Commercial Community Gaming
CGS	Commercial Gas Station
CVD	Commercial Vehicle Dealership
CPH	Commercial Neighbourhood Public House
CTR	Commercial Tourist Recreation
COR	Commercial Outdoor Recreation
CM	Commercial Medical
DT1	MissionCity Downtown One
DT2	MissionCity Downtown Two
DT3	MissionCity Downtown Three
DT4	MissionCity Downtown Four
NC1	Commercial Neighbourhood Centre
MU1	Mixed-Use Commercial/Residential One
MU2	Mixed-Use Commercial/Residential Two
INR	Industrial Resourse Extraction
INRP	Industrial Resourse Processing
NBP1	Industrial Business Park
INL1	Industrial Light Impact
ING	Industrial General
INGC	Industrial General and Commercial
INVR	Industrial Motor Vehicle Repair
IPRC	Parks / Recreational / Camp
IE	Institutional - Educational
IC	Institutional - Care
IA	Institutional - Assembly
I-5	Residential Camp
UI	Institutional Utility
A80	Agriculture 80
A36	Agriculture 36
A16	Agriculture 16
RU80	Rural 80
RU36	Rural 36
RU16	Rural 16
RU80s	Rural 80 Secondary Dwelling
RU36s	Rural 36 Secondary Dwelling
RU16s	Rural 16 Secondary Dwelling
RR7	Rural Residential
RR7s	Rural Residential Secondary Dwelling
S36	Suburban 36
S36s	Suburban 36 Secondary Dwelling
SN-1A	Silverdale Neighbourhood One A
CD#	Comprehensive Development
R930	Urban Residential 930
R669	Urban Residential 669
R558	Urban Residential 558
R465	Urban Residential 465 - Type I and Type II
R930s	Urban Residential 930 Secondary Dwelling
R669s	Urban Residential 669 Secondary Dwelling
R558s	Urban Residential 558 Secondary Dwelling
R465s	Urban Residential 465 Secondary Dwelling - Type I and Type II
UC465	Urban Compact 465
UC372	Urban Compact 372
UC465s	Urban Compact 465 Secondary Dwelling
UC372s	Urban Compact 372 Secondary Dwelling
MD465	Multi-Unit Duplex
MB588	Multi-Unit Boarding House 558
MT1	Multi-Unit Townhouse One
MA1	Multi-Unit Apartment One
MA2	Multi-Unit Apartment Two
MM1	Mid-Rise Multi-Unit Residential
MMP	Multi-Unit Manufactured Home Park
MR1	Multi-Unit Rowhouse One
	621-1977: Land Use Contract Bylaw Number (Reference Only)

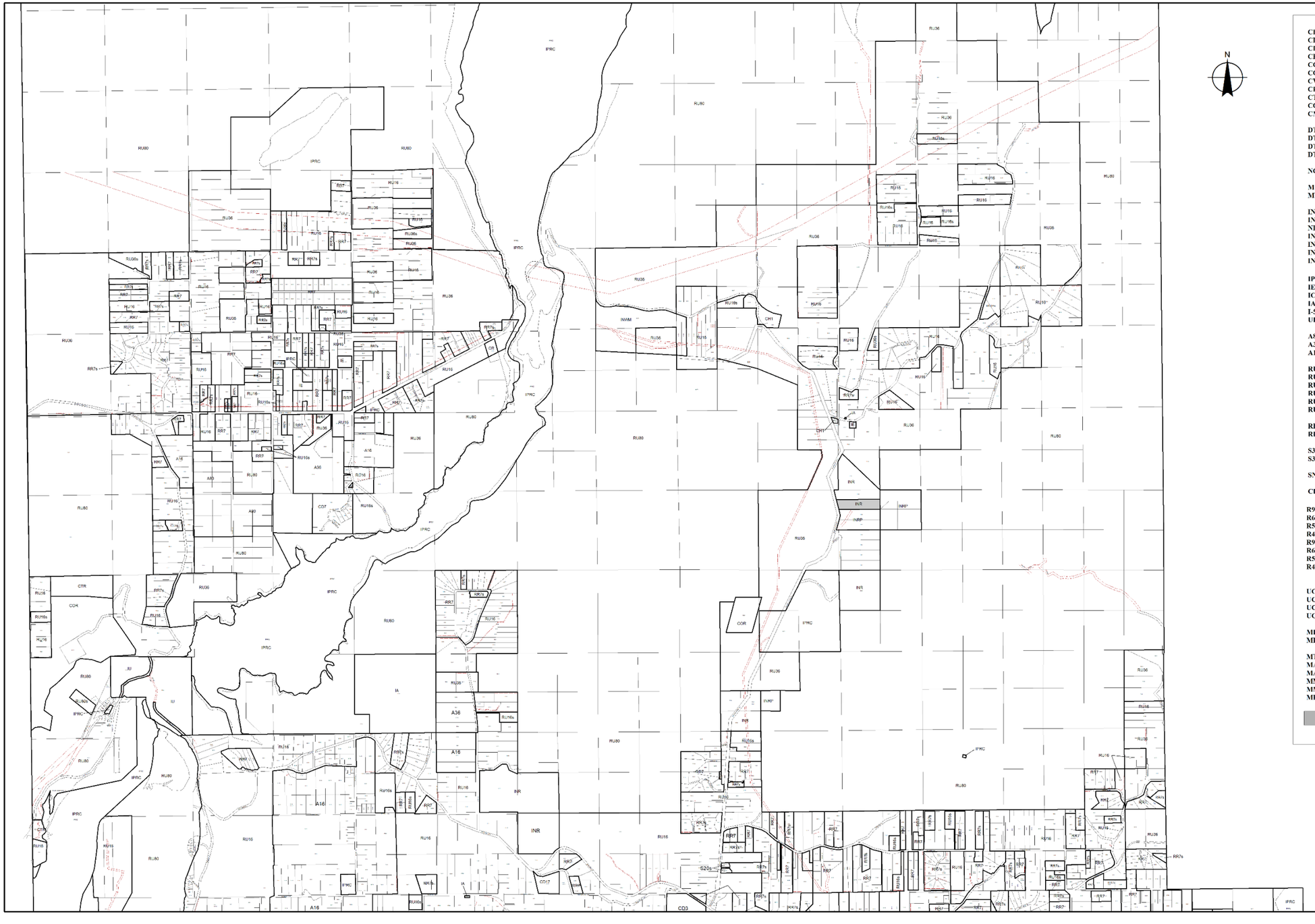
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CITY OF MISSION

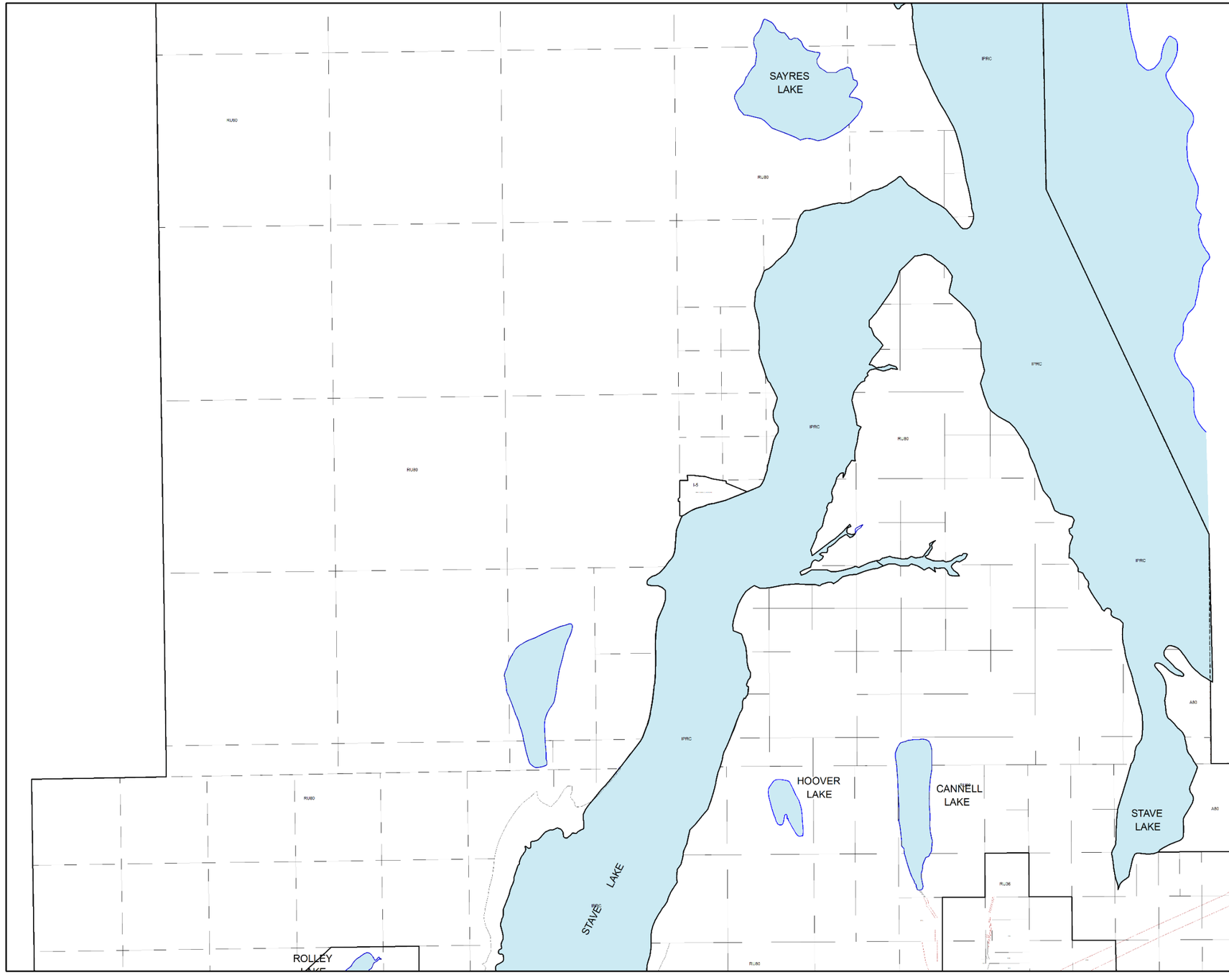
Zoning Bylaw

Schedule A
Drawing Number A-2

Zoning Map 3


N
CR Commercial Rural
CL1 Commercial Local
CRL Commercial Rural Liquor
CH1 Commercial Highway 1
CCG Commercial Community Gaming
CGS Commercial Gas Station
CVD Commercial Vehicle Dealership
CPH Commercial Neighbourhood Public House
CTR Commercial Tourist Recreation
COR Commercial Outdoor Recreation
CM Commercial Medical
DT1 MissionCity Downtown One
DT2 MissionCity Downtown Two
DT3 MissionCity Downtown Three
DT4 MissionCity Downtown Four
NC1 Commercial Neighbourhood Centre
MU1 Mixed-Use Commercial/Residential One
MU2 Mixed-Use Commercial/Residential Two
INR Industrial Resourse Extraction
INRP Industrial Resourse Processing
NBP1 Industrial Business Park
INL1 Industrial Light Impact
ING Industrial General
INGC Industrial General and Commercial
INVR Industrial Motor Vehicle Repair
IPRC Parks / Recreational / Camp
IE Institutional - Educational
IC Institutional - Care
IA Institutional - Assembly
I-5 Residential Camp
UI Institutional Utility
A80 Agriculture 80
A36 Agriculture 36
A16 Agriculture 16
RU80 Rural 80
RU36 Rural 36
RU16 Rural 16
RU80s Rural 80 Secondary Dwelling
RU36s Rural 36 Secondary Dwelling
RU16s Rural 16 Secondary Dwelling
RR7 Rural Residential
RR7s Rural Residential Secondary Dwelling
S36 Suburban 36
S36s Suburban 36 Secondary Dwelling
SN-1A Silverdale Neighbourhood One A
CD# Comprehensive Development
R930 Urban Residential 930
R669 Urban Residential 669
R558 Urban Residential 558
R465 Urban Residential 465 - Type I and Type II
R930s Urban Residential 930 Secondary Dwelling
R669s Urban Residential 669 Secondary Dwelling
R558s Urban Residential 558 Secondary Dwelling
R465s Urban Residential 465 Secondary Dwelling - Type I and Type II
UC465 Urban Compact 465
UC372 Urban Compact 372
UC465s Urban Compact 465 Secondary Dwelling
UC372s Urban Compact 372 Secondary Dwelling
MD465 Multi-Unit Duplex
MB588 Multi-Unit Boarding House 558
MT1 Multi-Unit Townhouse One
MA1 Multi-Unit Apartment One
MA2 Multi-Unit Apartment Two
MM1 Mid-Rise Multi-Unit Residential
MMP Multi-Unit Manufactured Home Park
MR1 Multi-Unit Rowhouse One
621-1977: Land Use Contract Bylaw Number (Reference Only)
CITY OF MISSION
Zoning Bylaw
Schedule A
Drawing Number A-3

Zoning Map 4



N

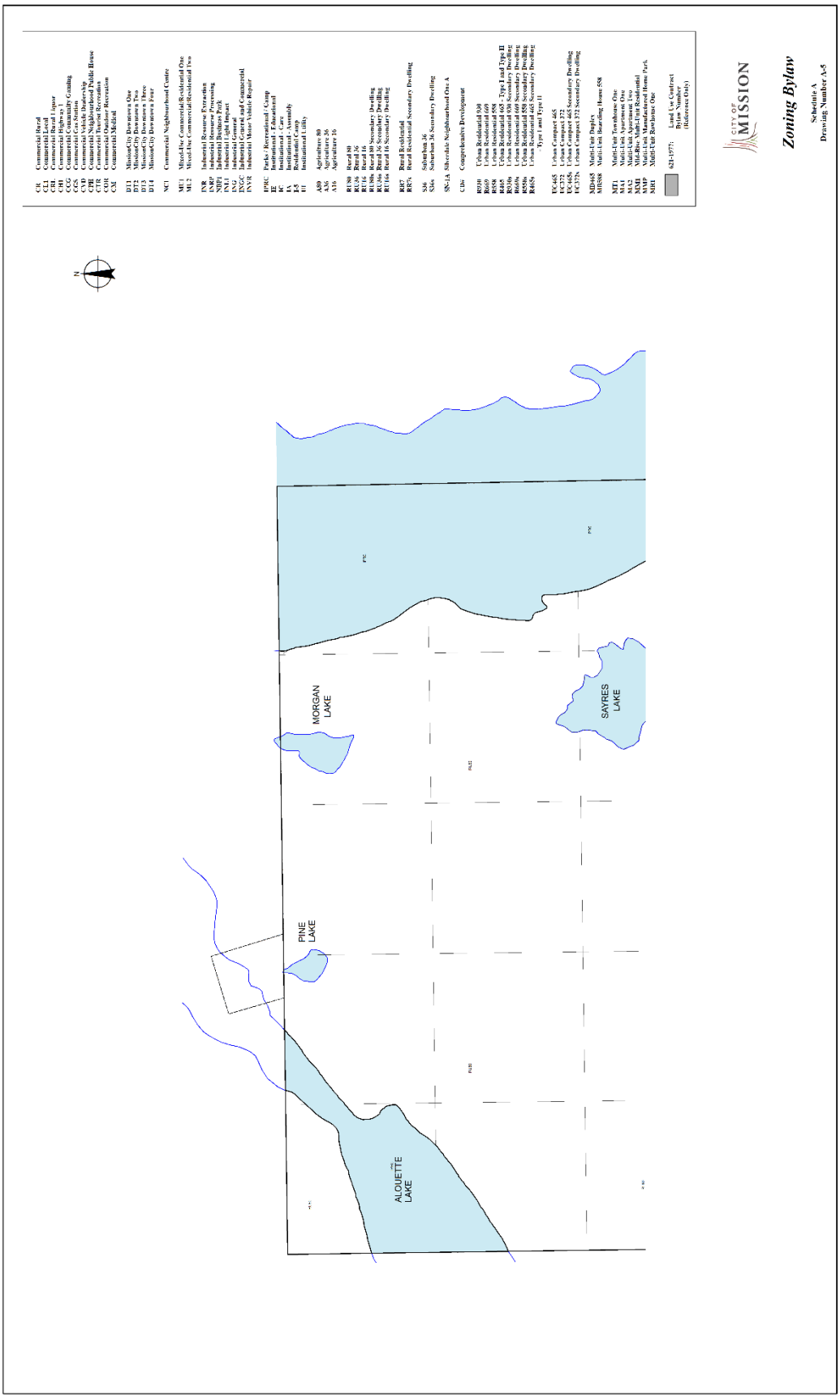
CR	Commercial Rural
CL1	Commercial Local
CRL	Commercial Rural Liquor
CH1	Commercial Highway 1
CCG	Commercial Community Gaming
CGS	Commercial Gas Station
CVD	Commercial Vehicle Dealership
CPH	Commercial Neighbourhood Public House
CTR	Commercial Tourist Recreation
COR	Commercial Outdoor Recreation
CM	Commercial Medical
DT1	MissionCity Downtown One
DT2	MissionCity Downtown Two
DT3	MissionCity Downtown Three
DT4	MissionCity Downtown Four
NC1	Commercial Neighbourhood Centre
MU1	Mixed-Use Commercial/Residential One
MU2	Mixed-Use Commercial/Residential Two
INR	Industrial Resourse Extraction
INRP	Industrial Resourse Processing
NBP1	Industrial Business Park
INL1	Industrial Light Impact
ING	Industrial General
INGC	Industrial General and Commercial
INVR	Industrial Motor Vehicle Repair
IPRC	Parks / Recreational / Camp
IE	Institutional - Educational
IC	Institutional - Care
IA	Institutional - Assembly
I-5	Residential Camp
UI	Institutional Utility
A80	Agriculture 80
A36	Agriculture 36
A16	Agriculture 16
RU80	Rural 80
RU36	Rural 36
RU16	Rural 16
RU80s	Rural 80 Secondary Dwelling
RU36s	Rural 36 Secondary Dwelling
RU16s	Rural 16 Secondary Dwelling
RR7	Rural Residential
RR7s	Rural Residential Secondary Dwelling
S36	Suburban 36
S36s	Suburban 36 Secondary Dwelling
SN-1A	Silverdale Neighbourhood One A
CD#	Comprehensive Development
R930	Urban Residential 930
R669	Urban Residential 669
R558	Urban Residential 558
R465	Urban Residential 465 - Type I and Type II
R930s	Urban Residential 930 Secondary Dwelling
R669s	Urban Residential 669 Secondary Dwelling
R558s	Urban Residential 558 Secondary Dwelling
R465s	Urban Residential 465 Secondary Dwelling - Type I and Type II
UC465	Urban Compact 465
UC372	Urban Compact 372
UC465s	Urban Compact 465 Secondary Dwelling
UC372s	Urban Compact 372 Secondary Dwelling
MD465	Multi-Unit Duplex
MB588	Multi-Unit Boarding House 558
MT1	Multi-Unit Townhouse One
MA1	Multi-Unit Apartment One
MA2	Multi-Unit Apartment Two
MM1	Mid-Rise Multi-Unit Residential
MMP	Multi-Unit Manufactured Home Park
MR1	Multi-Unit Rowhouse One
621-1977:	Land Use Contract Bylaw Number (Reference Only)

CITY OF MISSION

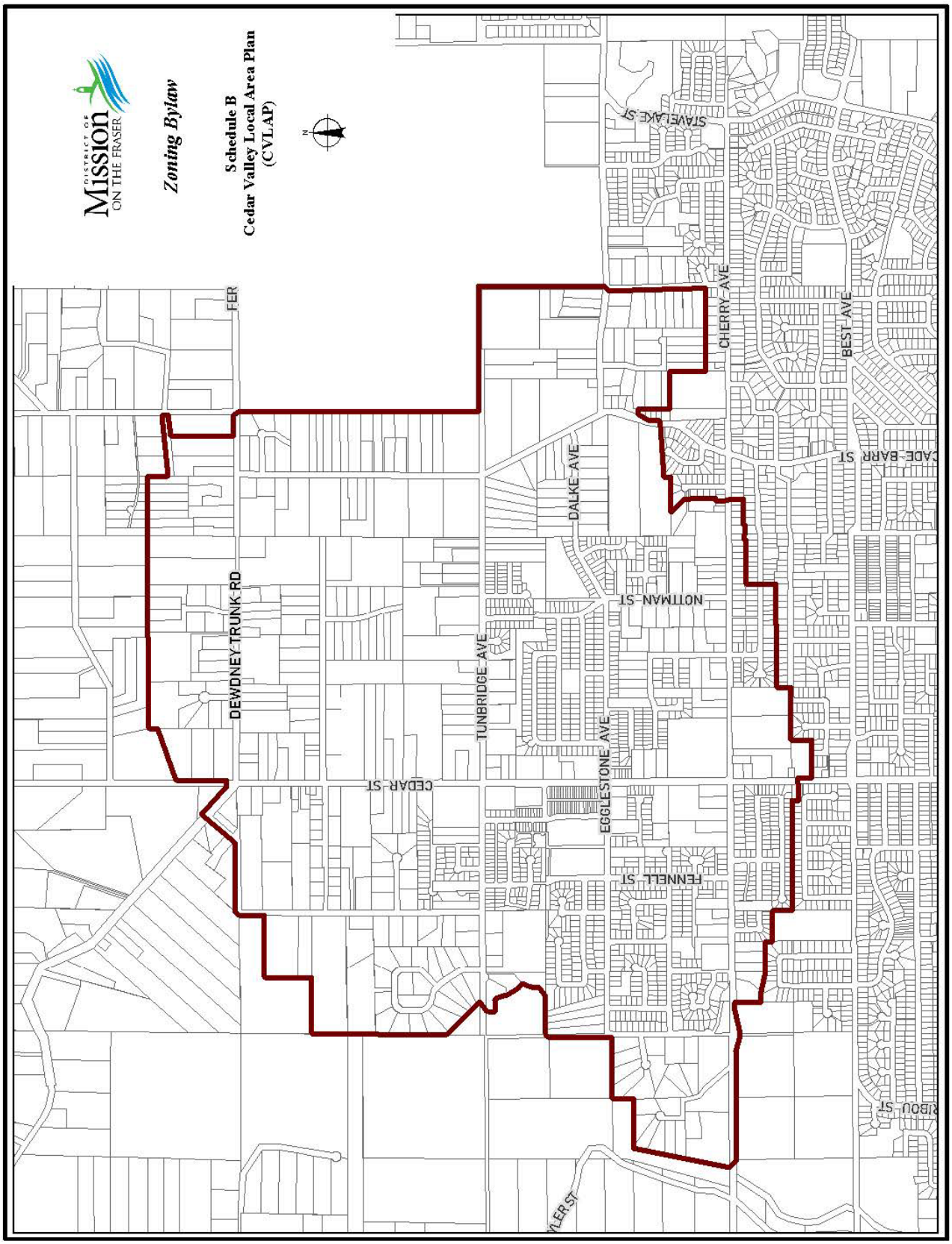
Zoning Bylaw

Schedule A
Drawing Number A-4

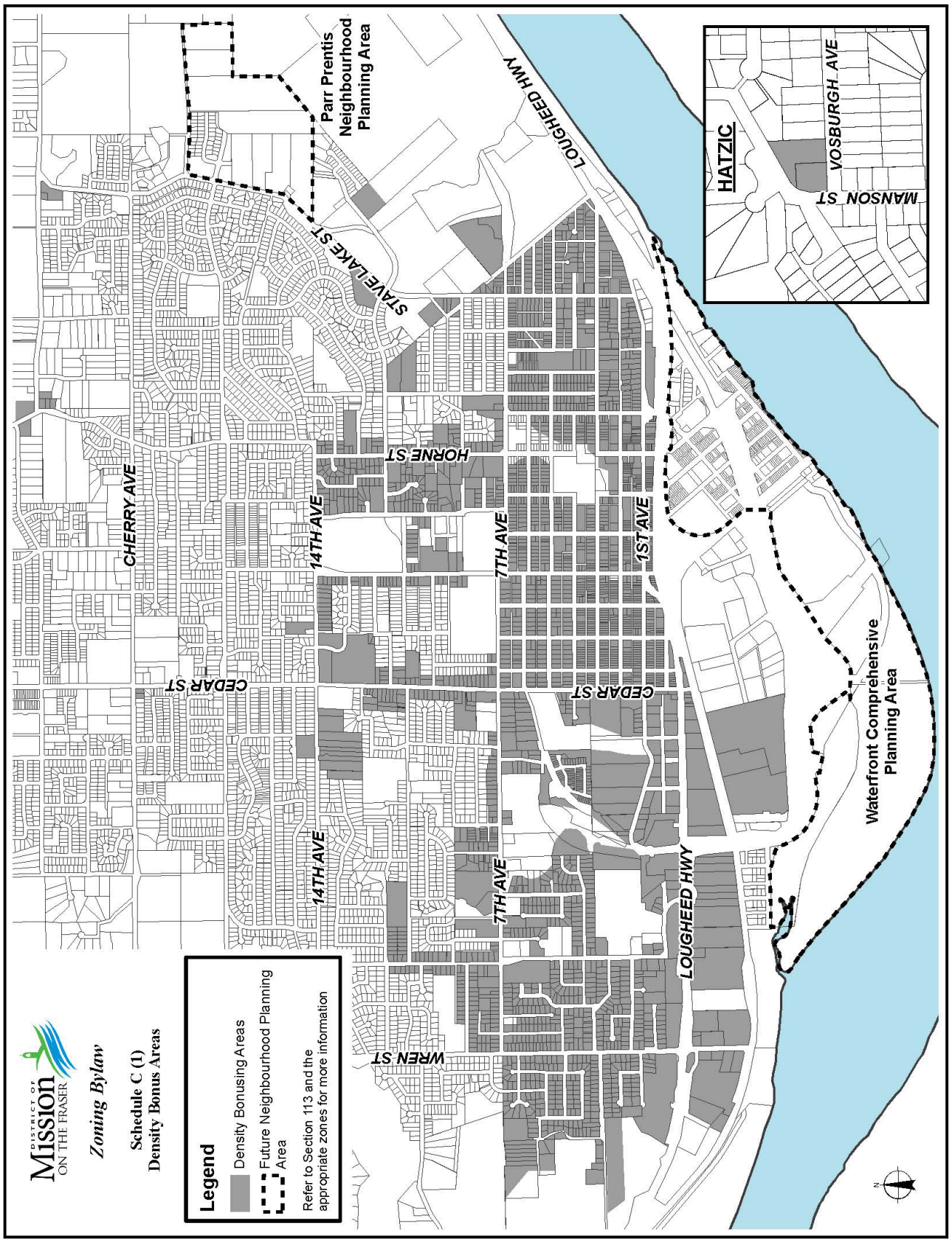
Zoning Map 5


CR Commercial Rural
CL1 Commercial Local
CR1 Commercial Rural 1 Liquor
CR2 Commercial Rural 2
CCG Commercial Community Gaming
CG Commercial Gas Station
CGD Commercial Gas Station/Drive-Thru
CPR Commercial Neighbourhood Public House
CTR Commercial Tourist Recreation
CGR Commercial Golf Recreation
CM Commercial Medical
D11 MissionCity Downtown One
D12 MissionCity Downtown Two
D13 MissionCity Downtown Three
D14 MissionCity Downtown Four
NC1 Commercial Neighbourhood Centre
MU1 Mixed-Use Commercial/Residential One
MU2 Mixed-Use Commercial/Residential Two
INR Industrial Resource Extraction
IMP Industrial Manufacturing/Processing
NBP Industrial Business Park
INL1 Industrial Light Impact
INL2 Industrial Cannabis
INGC Industrial General and Commercial
INVR Industrial Motor Vehicle Repair
EPRC Parks / Recreational / Camp
IE Institutional - Educational
IC Institutional - Care
IA Institutional Assembly
IcS Residential Camp
II Institutional Utility
A80 Agriculture 80
A36 Agriculture 36
A16 Agriculture 16
RU80 Rural 80
RU36 Rural 36
RU16 Rural 16
RU80a Rural 80 Secondary Dwelling
RU36a Rural 36 Secondary Dwelling
RU16a Rural 16 Secondary Dwelling
RR7 Rural Residential
RR7a Rural Residential Secondary Dwelling
S36 Suburban 36
S36a Suburban 36 Secondary Dwelling
SN-1A Silverdale Neighbourhood One A
CDv Comprehensive Development
RD30 Urban Residential 930
RR69 Urban Residential 669
RR65 Urban Residential 465 - Type I and Type II
R465 Urban Residential 465 - Type I and Type II
RD30a Urban Residential 930 Secondary Dwelling
RR69a Urban Residential 669 Secondary Dwelling
R465a Urban Residential 465 Secondary Dwelling
RR65a Urban Residential 558 Secondary Dwelling
R465a Urban Residential 465 Secondary Dwelling Type I and Type II
UC465 Urban Compact 465
UC372 Urban Compact 372
UC465a Urban Compact 465 Secondary Dwelling
UC372a Urban Compact 372 Secondary Dwelling
MD465 Multi-Unit Duplex
MH588 Multi-Unit Boarding House 588
MT1 Multi-Unit Townhouse One
MA1 Multi-Unit Apartment One
MA2 Multi-Unit Apartment Two
MM1 Mix-Res Multi-Unit Residential
MMP Multi-Unit Manufactured Home Park
MH1 Multi-Unit Bareland Strata One
421-1977: Land Use Contract Bylaw Number (Incorporated Only)
CITY OF MISSION
Zoning Bylaw
Schedule A
Drawing Number A-5
N
MORGAN LAKE
SAYRES LAKE
PINE LAKE
ALOUETTE LAKE

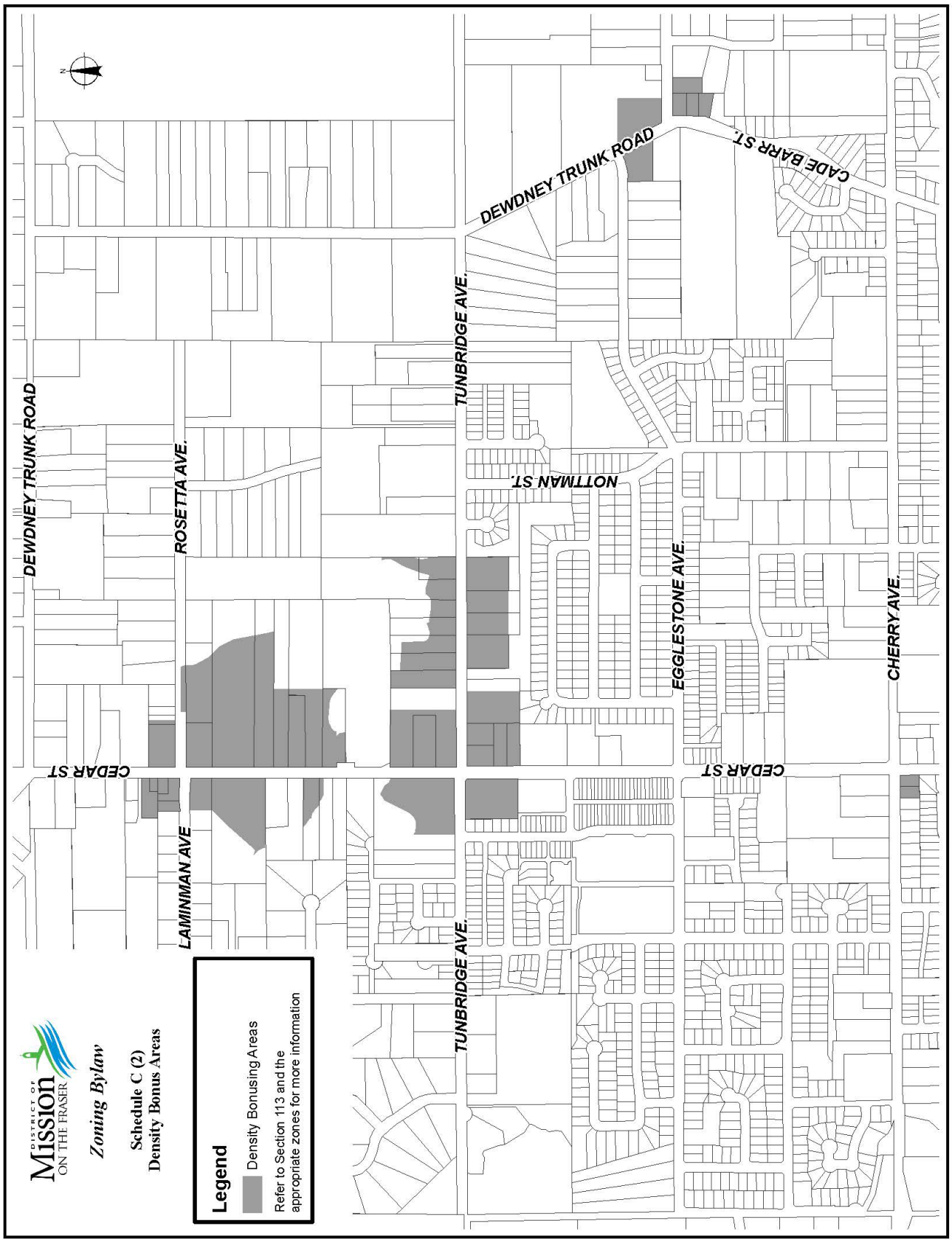
Schedule B – Cedar Valley Area



Schedule C – Density Bonus Maps



Schedule C – Density Bonus Maps (Continued)



Schedule D – City of Mission

