



District of Ucluelet Zoning Bylaw No. XXXX

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Part 1 | Administration

1.1 Title

- (1) This Bylaw may be cited as “Zoning Bylaw No. XXXX”.

1.2 Application

- (1) The District is hereby divided into zones as shown on “Schedule A – Zoning Map”, which is attached to and forms an integral part of this Bylaw.
- (a) Any map included in this Bylaw is attached to and forms an integral part of this Bylaw.
- (2) This Bylaw applies to all land, buildings, and structures, including the surface of water, within the boundaries of the District.
- (3) No land, building, or structure within the District shall be developed, used, constructed, erected, modified, converted, enlarged, re-constructed, altered, placed, maintained, or subdivided except in conformity with the provisions of this Bylaw.
- (4) Lawful non-conforming uses, buildings, and structures are subject to provisions of the Local Government Act.
- (5) This Bylaw shall not apply in the following situations:
- (a) the use of a building or part thereof, as a temporary polling station, election official’s headquarters, candidate’s campaign office, and any other temporary use in connection with a federal, provincial, or municipal election, referendum, or census;
- (b) the use of a building, or part thereof, as a constituency office for a federal Member of Parliament or a provincial Member of the Legislative Assembly when located in an Mixed-Use, Industry, or Park and Public Use zone, subject to the signage requirements established in the District’s Sign Bylaw;
- (c) a temporary structure or shipping container which is incidental to the erection, maintenance, alteration, or sale of a building, structure, or utility for which a building or development permit has been issued provided that they are removed within thirty days of project completion or one year following the issuance of a Building Permit, whichever is earliest;

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- (d) the temporary use of a [shipping container](#) for the limited purpose of loading and unloading household contents for a maximum of thirty days in a single calendar year;
- (e) the use of **Mixed-Use** or **Park and Public Use** zones for activities such as amusement carnivals, religious gatherings, and music festivals for less than seven days, provided a valid licence has been issued under the [District's Business Regulation and Licensing Bylaw](#); and
- (f) the application of development standards for:
 - i. traffic control devices, free-standing lighting poles, and flag poles; and
 - ii. [utilities](#), including those which are underground or within statutory rights-of-way and utility poles and anchors.

1.3 Severability

- (1) If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason found to be invalid by a decision of a Court of competent jurisdiction, the invalid portion shall be severed and the validity of the remaining portion of the Bylaw shall not be affected.

1.4 Compliance with Other Legislation

- (1) In addition to this Bylaw, a person is responsible for ascertaining and complying with the requirements of all other applicable municipal bylaws, provincial statutes or regulations, and federal statutes or regulations.

1.5 Repeal

- (1) The District of Ucluelet Zoning Bylaw No. 1160, 2013, including all amendments, is hereby repealed.

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Part 2 | Enforcement

2.1 General

- (1) The Chief Administrative Officer (CAO), Director of Community Planning and Strategic Initiatives, Building Inspector, and Bylaw Enforcement Officers are authorized to enforce the provisions of this Bylaw.

2.2 Right of Entry

- (1) The CAO, Director of Community Planning and Strategic Initiatives, Building Inspector, and Bylaw Enforcement Officers are authorized to enter, at all reasonable hours, onto any property to ascertain whether the provisions of this Bylaw are being adhered to.
- (2) No person shall interfere with or obstruct the Director of Community Planning and Strategic Initiatives, the Building Inspector, or a Bylaw Enforcement Officer from entering upon property for the purpose of enforcing the provisions of this Bylaw.

2.3 Offences

- (1) No person shall contravene, cause, suffer, or permit a contravention of this Bylaw.
- (2) No person shall commence or undertake a use which is not permitted by this Bylaw.

2.4 Penalties

- (1) Each day that a contravention of this Bylaw occurs or is permitted to occur shall constitute a separate offence.
- (2) Any person who contravenes any provisions of this Bylaw is liable on summary conviction to a penalty not exceeding \$50,000.00 and the costs of prosecution.

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Part 3 | Interpretation

3.1 General

- (1) Section headings in this Bylaw have been inserted as a matter of convenience and for reference only and in no way shall define or limit any of its provisions.
- (2) All figures used in this Bylaw are for illustrative purposes only and are not to scale.
- (3) The following guidelines shall be applied in interpreting any use defined in **Part 4** of this Bylaw:
 - (a) typical uses listed in the definitions have been included as examples only and are not intended to be exclusive or restrictive; and
 - (b) where a specific use does not conform to the wording of any use defined in this Bylaw or generally conforms to the wording of two or more uses defined in this Bylaw, the use shall conform to and be included in the use class which is most appropriate in character and purpose.
- (4) Words or phrases not defined in this Bylaw, where defined by the *Community Charter* or the *Local Government Act*, shall have the same meaning as defined by those statutes.
- (5) Words or phrases not defined in this Bylaw, the *Community Charter*, or the *Local Government Act* shall be given their usual and customary meaning.
- (6) A reference in this Bylaw to any provincial or federal enactment shall be a reference to the enactment as amended, revised, consolidated, or replaced from time to time.
- (7) A reference in this Bylaw to any bylaw or policy of the [District](#) is a reference to the bylaw or policy as amended, revised, consolidated, or replaced from time to time.

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3.2 Maps and Schedules

- (1) The Zoning Map and any other map included in this Bylaw shall be interpreted as follows:
- (a) where a boundary is shown as approximately following a lot line, the lot line is deemed to be the boundary;
 - (b) where a boundary is shown as approximately following the District boundary, the District boundary is deemed to be the boundary;
 - (c) where a boundary is shown as approximately following the natural boundary of a watercourse, the natural boundary is deemed to be the boundary;
 - (d) where a boundary follows a highway, lane, railway, pipeline, power line, utility right-of way, or easement, the centreline of such feature is deemed to be the boundary unless otherwise clearly indicated on the map; and
 - (e) where a boundary does not follow a legally defined property line and where the distances are not specifically indicated, the location of the boundary is determined by scaling from the corresponding map.
- (2) Where a survey plan approved by the Surveyor General indicates the adjustment of a parcel boundary due to accretion or erosion, the zoning designation applicable to the parcel is deemed to extend to the new parcel boundary despite the zoning designation of the accreted or eroded area indicated on the Zoning Map.
- (3) Where a lot is divided by a zone boundary on the Zoning Map, each area created by the division shall be considered a separate lot for the purpose of determining the applicable regulations of this Bylaw, including but not limited to required setbacks, projections, and screening.

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3.3 Units of Measurement

- (1) Metric units are used for all dimensions and measurements in this Bylaw.
- (2) For the purpose of this Bylaw, the following units of measure are abbreviated as follows:
 - (a) hectares – ha
 - (b) metres – m
 - (c) square metres – m²
 - (d) cubic metres – m³
 - (e) centimetres - cm
- (3) Regulations in this Bylaw provided to one decimal place must not be rounded to whole numbers.
- (4) Calculations made for the purpose of compliance with the [density](#) requirements of this Bylaw shall be provided to one decimal place and must not be rounded to whole numbers.
- (5) Where a calculation has been made for the purposes of compliance with **Part 7** and **Part 8** of this Bylaw and does not yield a whole number, metric fractions of one half or greater (≥ 0.5) shall be rounded up to the nearest whole number and fractions of less than one half (< 0.5) shall be rounded down to the nearest whole number.

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Part 4 | Definitions

4.1 Defined Terms

(1) In this Bylaw:

A

Accessory means clearly incidental and subordinate to a lawfully established, conforming **principal** or **secondary** use on the same **lot**.

*Throughout this Bylaw, **accessory** is used to describe buildings and/or structures that are clearly incidental and subordinate to a principal or secondary use (e.g., sheds, detached garages, playground equipment, etc.), and is used to establish regulations specific to such buildings and/or structures. **Accessory** is not intended to be used interchangeably with **secondary**.*

Accommodation, Guest House means the use of **sleeping units** within a **principal dwelling unit** to provide **temporary guest accommodation**, and may include the provision of meals.

Refer to Section 6.8.3 for regulations specific to Guest House Accommodations.

Accommodation, Hostel means a **building** containing shared sleeping, living, sanitary, and **cooking facilities**, used or intended to be used to provide **temporary guest accommodation**, and where **hostel** staff are on the premises at all times.

Accommodation, Hotel means a **building** or group of **buildings** with a common entrance lobby and shared corridors and where **hotel** staff are on the premises at all times, divided into self-contained **sleeping units** which may include **cooking facilities**, used or intended to be used to provide **temporary guest accommodation**. A **hotel** may also include other associated uses such as **food services**, meeting and convention rooms, fitness equipment/facilities, swimming pools, and personal service establishments for the convenience of guests.

Accommodation, Motel means a **building** or group of **buildings**, including a lobby where **motel** staff are on the premises at all times, divided into self-contained **sleeping units** used or intended to be used to provide **temporary guest accommodation**, each with a separate exterior entrance and convenient access to on-site parking, and which may include **cooking facilities**. A **motel** may also include other associated uses such as **food services**, banquet halls, meeting and convention rooms, fitness equipment/facilities, swimming pools, and personal service establishments for the convenience of guests.

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Accommodation, Strata means a **building** or group of **buildings** divided into self-contained **sleeping units** that include **cooking facilities**, used either as **dwelling units** or as **temporary guest accommodation**.

Accommodation, Temporary Guest means the provision of overnight accommodation for paying guests, transient visitors, tourists, and other such vacationers, for periods not exceeding 90 consecutive days.

Accommodation, Vacation Rental means the use of an entire **dwelling unit** for **temporary guest accommodation**.

Refer to Section 6.7.3 for regulations specific to Vacation Rental Accommodations.

Amenity Area, Private means an area accessible only to the residents of an individual **dwelling unit**, typically in the form of an individual storage locker or balcony, patio, **landscape area**, or other such unenclosed area.

Amenity Area, Shared means common space accessible to all residents of a site, specifically designed and used for cultural, social, or recreational activities. **Shared amenity areas** located outdoors may include features that support **urban agriculture** activities, tables, benches, playground equipment, outdoor gathering space, swimming pools, outdoor showers, or outdoor **cooking facilities**, whereas **shared amenity areas** located indoors may include recreation and fitness equipment/facilities, **cooking facilities**, communal dining space, meeting rooms, multi-purpose rooms, or shared storage space for recreational equipment and associated **end of trip facilities**.

Aquaculture, Land-Based means the non-mechanized cultivation, rearing, and harvesting of fish, finfish, mollusks, crustaceans, aquatic plants, and any other aquatic organisms within the foreshore, but specifically excludes the processing of such organisms.

Aquaculture, Marine-Based means the cultivation, rearing, and harvesting of fish, finfish, mollusks, crustaceans, aquatic plants, and any other aquatic organisms, but specifically excludes the processing of such organisms.

Automotive and Equipment Services, Heavy means the sale, rental, service, or repair of **recreational vehicles**, **commercial vehicles**, or other such heavy vehicles, machinery, and mechanical equipment, but specifically excludes standard trucks, automobiles, or similar vehicles.

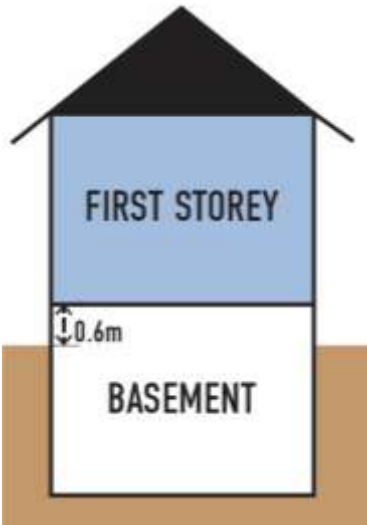
Automotive and Equipment Services, Light means the provision of services associated with new or used automobiles, motorcycles, bicycles, snowmobiles, and similar vehicles, including but not limited to **retail sales**, rental, servicing, washing, installation, detailing, painting, and repair, as well as the sale, installation, or servicing of parts and accessories that are associated with the primary **light automotive and equipment service**.

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B

Basement means a portion of a building that is partially or completely underground and has a finished ceiling 0.6 metres or less above finished grade.

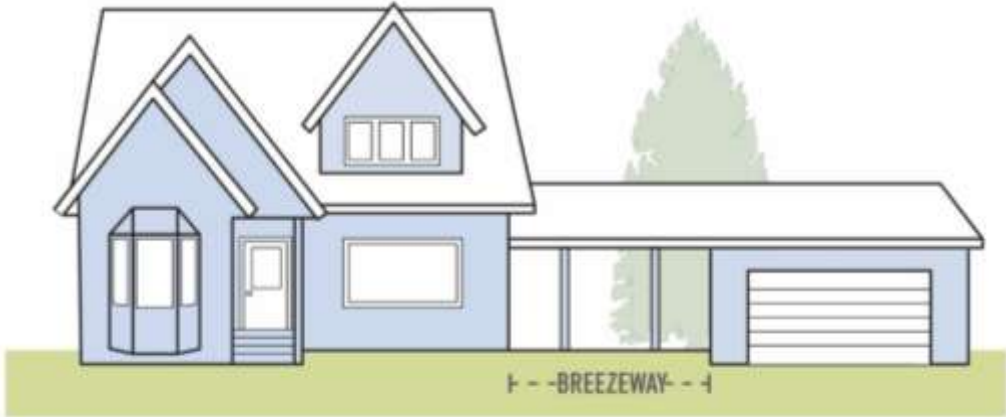
Figure 4-1. Basements



Boat Launch means a permanent structure that extends from or near the natural boundary into the water for the purpose of launching or receiving docks, navigational devices, boats, and other such floating vessels in and out of the water.

Breezeway means a roofed, unenclosed, single-storey connection between buildings, but specifically excludes an underground connection.

Figure 4-2. Breezeways



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Building means a [structure](#) having a non-fabric roof supported by columns or walls, used for the shelter, enclosure, or accommodation of persons and/or property.

C

Campground means premises comprising designated [campsites](#) and associated sanitary facilities for [temporary guest accommodation](#) using tents, trailers, or [recreational vehicles](#) for recreational purposes. A [campground](#) may include administrative offices, laundry facilities, playground equipment, or maintenance and/or storage facilities associated with the primary [campground](#) operation, but specifically excludes [mobile homes](#).

Campsite means an area designated for use by a single tent or [recreational vehicle](#).

Care Facility, Child means premises licensed under the *Community Care and Assisted Living Act* to provide care or supervision for three or more children.

Care Facility, Community means premises licensed as required under the *Community Care and Assisted Living Act* to provide care or supervision for three or more persons, and may include the provision of physical or mental [health services](#), emergency or transitional care, and the short- and long-term prevention and treatment of illness, injury, or disability. [Community care facilities](#) may comprise individual [dwelling units](#) or [sleeping units](#) within a predominantly residential [building](#), and may include uses associated with the primary [care facility](#) operation such as standard administrative and operational support functions, [employee housing](#), restaurants and cafeterias, or provision of compassionate religious services.

Care Facility, Licence-Not-Required means a [home occupation](#) for the provision of care or supervision, in accordance with the *Community Care and Assisted Living Act*, for:

- a maximum of two children or a sibling group, or
- a maximum of two persons not related by blood or marriage.

Carport means a [structure](#) used to shelter one or more parked vehicles that is enclosed on no more than three sides.

Coach House means a self-contained [dwelling unit](#) that is detached from and clearly secondary to a [principal](#) residential [building](#) on the same [lot](#), but specifically excludes [mobile homes](#).

Refer to Section 6.5 for regulations specific to Coach Houses.

Commercial Unit means a [building](#) or portion thereof that is accessible by one or more common entrances and used by one business.

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Commercial Vehicle means a [commercial vehicle](#) as defined by and licensed under the *Commercial Transport Act*, or any other such vehicle used for the collection, transport, or delivery of people or goods in the ordinary course of business.

Community Garden means land used by members of the public, either collectively or via individual plots, for the production of plants and food crops, demonstration gardening, or instructional programming.

Cooking Facility means an area within a [building](#) or [structure](#) used for the storage, preparation, or cooking of food, including any fixtures or appliances reliant on a 220V electrical outlet or a permanent gas line.

Creative Services means premises used for the production, display, or sale of artisan goods where carried out wholly within an enclosed [building](#), including but not limited to photography, videography, ceramics, textiles, jewelry, paintings, and drawings.

Cultural and Community Services means premises used for cultural, recreational, or social purposes, including public or private clubs, spectator entertainment establishments, libraries, and cultural exhibits. Typical uses include but are not limited to municipal offices, Indigenous services, community halls, social clubs, food banks, libraries, museums, galleries, theatres, and places of worship.

D

Density means a measure of the development intensity of a [lot](#), including the number of [dwelling units](#) permitted on a [lot](#) measured in units per [lot](#), units per hectare, or [floor area ratio](#).

District means the Corporation of the District of Ucluelet.

Driveway means the portion of a [lot](#) used to provide vehicular access/egress to a site from a [highway](#) or [lane](#), but specifically excludes internal manoeuvring aisles within a [parking lot](#).

Drive-Through Services means the provision of goods or services through a window by an attendant or automated machine, to persons remaining in vehicles in a designated queuing space. This use specifically excludes service stations and [light automotive and equipment services](#).

Dwelling, Apartment means a [building](#) containing three or more [principal dwelling units](#) where each [dwelling unit](#) is accessed via common entrance foyer or hallway.

Dwelling, Caretaker means a [dwelling unit](#) used to provide on-site accommodation for an individual employed on the property.

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Dwelling, Duplex means a **building** containing two **principal dwelling units**, oriented either side-by-side or one over the other, where each **dwelling unit** is accessed via separate ground-oriented exterior entrances or a common hallway or entrance foyer.

Dwelling, Single Detached means a **building** containing one **principal dwelling unit**.

Dwelling, Townhouse means a **building** containing three or more **principal dwelling units**, oriented side-by-side and separated by party walls, where each **dwelling unit** is accessed via separate, ground-oriented exterior entrances.

Dwelling, Triplex means a **building** containing three attached **principal dwelling units**, oriented side-by-side and separated by party walls, where each **dwelling unit** is accessed via separate, ground-oriented exterior entrances.

Dwelling Unit means a **building** or self-contained portion thereof containing sleeping, sanitary, and **cooking facilities**, used or intended to be used as a residence for one household, but specifically excludes **hostel**, **hotel**, and **motel accommodations** and **recreational vehicles**.

E

Education Services means the provision of training, instruction, education, or certification in a specific trade, skill, or service, including classrooms, administrative offices, indoor and outdoor recreational facilities, or maintenance and/or storage facilities associated with the primary **education service**. Typical uses include but are not limited to public or private schools, community colleges, universities, vocational schools, and adult education centres.

Emergency Services means premises used as:

- a base of operations for fire protection, police, ambulance, and other such services; or
- communal, temporary accommodation for persons requiring emergency shelter and assistance during a natural disaster or other such emergency.

End of Trip Facilities means amenities necessary to support cyclists, joggers, walkers, and other active commuters at the end of their trip, including but not limited to common clothing lockers, changeroom, washroom, and shower facilities, bicycle repair space, and bicycle wash stations.

Entertainment Facility means premises used to provide entertainment and amusement to patrons for remuneration, including but not limited to arcades, billiard and pool halls, bowling alleys, cinemas, miniature golf, and movie theaters, but specifically excludes nightclubs and gaming facilities such as video lottery terminals, slot machines, or teletheatre outlets.

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Environmentally Sensitive Area means an area of ecological significance that has, or with restoration or enhancement could have, natural features which contribute to the retention and/or creation of wildlife habitat, soil stability, water retention or recharge, vegetative cover, or similar vital ecological functions. **Environmentally sensitive areas** range in size from small patches to extensive landscape features, and can include rare or common habitats, plants, and animals.

F

Farm Stand means a **building** or **structure** used for the sale of seasonal crops and farm products.

Fence means a vertical **structure** used as a physical barrier or enclosure, or for screening purposes, including moveable components such as a gate or door.

Floor Area means the sum of all horizontal area with a clear ceiling **height** of 1.8 metres or more for each **storey** within a **building** measured to the interior face of exterior walls.

Floor Area Ratio (FAR) means the figure obtained when the **gross floor area** of a **lot** is divided by the **lot area**.

Floor Area, Gross (GFA) means the sum of all horizontal area with a clear ceiling **height** of 1.8 metres or more for each **storey** of all **buildings** on a **lot**, measured from the outside face of the exterior walls, excluding enclosed areas used to accommodate required **parking areas** and any associated ramps used for vehicular access/egress to the enclosed **parking area**.

Food Services means premises used for the preparation, service, and sale of food and beverages to the public, and which may be licensed pursuant to the *Liquor Control and Licensing Act*. Typical uses include but are not limited to restaurants, brewpubs, banquet facilities, cafes, and take-out restaurants.

G

Grade, Finished means the elevation of the ground following construction or land altering activities.

Grade, Natural means the elevation of the ground surface in its natural state, prior to the commencement of any alteration or development, or on sloping sites, the plane angles prior to the commencement of any alteration or development. Where land alteration has occurred, **natural grade** is determined using historical records or interpolation based on surrounding **natural grades**.

Refer to Section 5.3.1 and Figure 5-1 for regulations specific to the calculation of grade.

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Guest Cottage means a self-contained **sleeping unit** and associated **cooking facilities** that is detached from and clearly secondary to a **principal residential building** on the same **lot**, used as **temporary guest accommodation**.

Refer to **Section 6.6** for regulations specific to Guest Cottages.

H

Health Services means the provision of physical or mental **health services**, on an out-patient basis, which may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature. Typical uses include but are not limited to medical and dental offices, chiropractors, massage therapists, acupuncture clinics, reflexology, health clinics, and counselling services.

Height means the maximum vertical distance between the highest point of a **structure** or **building** and the lesser of **natural grade** or **finished grade**.

Refer to **Section 5.3.1** for regulations specific to the calculation of height.

Highway means a **highway** under the *Land Title Act* that affords the **principal** access to abutting properties, including a thoroughfare, street, **lane**, trail, avenue, parkway, **highway**, road, viaduct, alley, bridge, trestle way, or other public right of way which is ordinarily used for vehicular traffic and is located on publicly owned lands.

Home Occupation means the use of a portion of a **dwelling unit** or **accessory building**, by a resident of the premises, to operate a business.

Refer to **Section 6.7** for regulations specific to Home Occupations.

Housing, Affordable means **dwelling units** that are subject to a housing agreement executed by a property owner and the **District** in accordance with the *Local Government Act*.

Housing, Employee means housing provided by an institution, agency, or business for its employees, subject to a housing agreement executed by a property owner and the **District** in accordance with the *Local Government Act*. **Employee housing** may comprise individual **dwelling units** or self-contained **sleeping units** within a **building** also containing shared living, sanitary, and **cooking facilities**.

Housing, Supportive means housing where on-site support services are provided to residents, including but not limited to shared living, dining, or laundry facilities, as well as counselling, **education**, homemaking, or transportation services, but specifically excludes safe consumption sites. **Supportive housing** may comprise individual **dwelling units** or self-contained **sleeping units** within a **building** also containing shared sanitary and **cooking facilities**.

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I

Impervious Surface means a surface which either prevents or impedes the entry of water into the soil mantle or causes water to run off the surface in greater quantities or at a rate of flow greater than the rate of flow present under natural conditions prior to development. Such surfaces include but are not limited to concrete, asphalt, and brick pavers with a joint of 12.0 millimetres or less.

Industry, Heavy means the assembly, fabrication, manufacturing, processing, storage, and testing of materials or products predominantly from extracted, bulk, or raw materials, including the processing of animal products and byproducts and processes using hazardous materials or processes which may create hazardous or commonly recognized offensive conditions, but specifically excludes an [alcohol production facility](#) or [cannabis production facility](#).

Industry, Light means the assembly, fabrication, manufacturing, repair, servicing, maintenance, and testing of goods or materials where carried out wholly within an enclosed [building](#) or [structure](#), including processes using hazardous materials or processes that may create hazardous or commonly recognized offensive conditions, but specifically excludes an [alcohol production facility](#), [cannabis production facility](#), or the storage, processing, or handling of hazardous waste.

Industry, Watercraft means the provision of services associated with new or used watercraft; boats, yachts, sailboats, canoes, kayaks, and other such marine vessels, including but not limited to construction, repair, sales, servicing, and washing, as well as the sale, installation, or servicing of related parts and accessories that are associated with the primary [watercraft industry](#) operation.

K

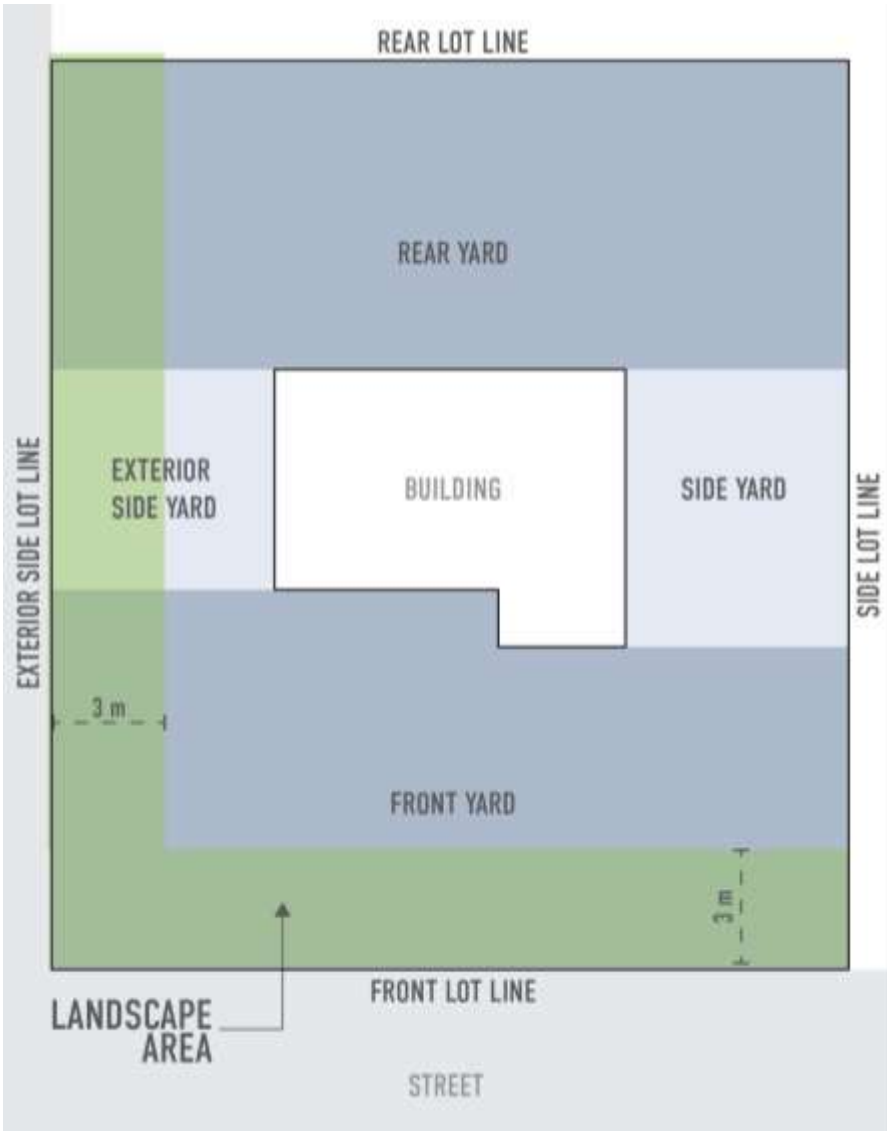
Kennel means premises for the care, grooming, training, and overnight boarding of domesticated animals for remuneration, and may include [veterinary services](#) associated with the primary [kennel](#) operation, but specifically excludes the care, grooming, training, and overnight boarding of livestock.

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L

Landscape Area means the horizontal area of any yard abutting a highway that must be landscaped.

Figure 4-3. Landscape Area



Refer to **Section 7.2** for regulations specific to landscape areas.

Landscape Screen means a continuous visual barrier consisting of natural vegetation, trees, shrubs, wooden or otherwise solid **fencing**, or a combination of those elements, serving to effectively screen the area that it encloses.

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Refer to **Section 7.3** for regulations specific to Landscape Screens.

Landscaping means any combination of landscape features designed to enhance the visual appearance of a **lot**, including **soil-based landscape elements**, decorative paving, walkways, **fencing**, patios, and other ornamental features used to beautify or screen the appearance of all or a portion of a **lot**, but specifically excludes enclosed **structures** or **buildings**.

Lane means a **highway** 8.0 metres or less in width that provides secondary rear or side **yard** access to abutting **lots**, or any other public throughfare that is otherwise undesignated.

Licensed Premises means premises licensed pursuant to the *Liquor Control and Licensing Act* primarily to serve alcoholic beverages to the public, where such premises may also serve food and non-alcoholic beverages and provide forms of live entertainment. Typical uses include but are not limited to bars, lounges, and taprooms, but specifically excludes nightclubs.

Loading Space means an on-site area reserved for temporary vehicular parking for the purpose of loading or unloading goods and materials, exclusive of any **driveways**, manoeuvring aisles, or ramps.

Lot means a separate and distinct parcel of land that is legally defined by a recorded subdivision plan or description of land registered in the Provincial Land Title Office.

Lot Area means the total horizontal area within the **lot lines** of a **lot**. In the case of a **panhandle lot**, the access strip shall be excluded from the calculation of total **lot area** for the purpose of determining compliance with a minimum **lot area** requirement of this Bylaw.

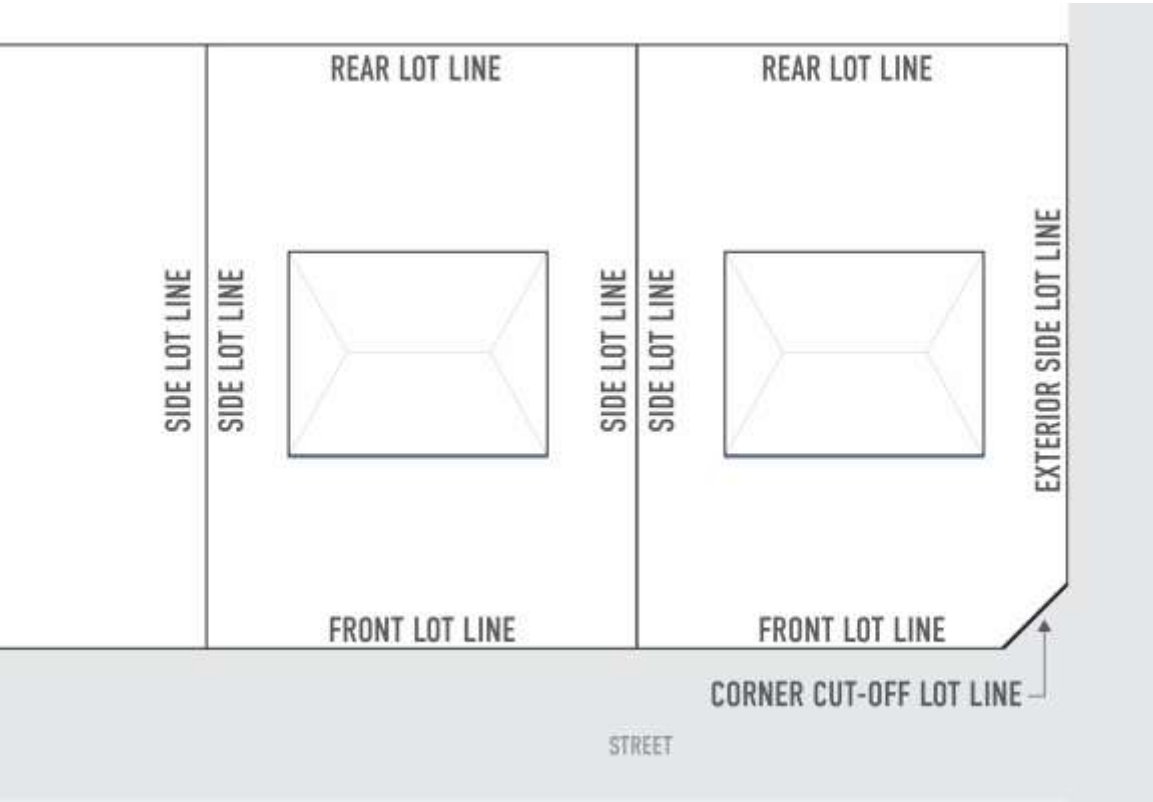
Lot Coverage means the total horizontal area of a **lot** that is built upon, expressed as a percentage of **lot area**.

Refer to **Section 5.4.2** for regulations specific to Lot Coverage.

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Lot Line means any line that forms the legally defined boundary of a lot.

Figure 4-4. Lot Lines



Lot Line, Corner Cut-Off means a lot line that is common to a lot and the intersection of two highways.

Lot Line, Exterior Side means a lot line abutting a highway other than a lane, which is not the front, rear, or corner cut-off lot line.

Lot Line, Front means the lot line that is common to a lot and an abutting highway, other than a lane. In the case of a corner lot, the shortest line, excluding the corner cut-off lot line, shall be deemed to be the front lot line. In the case of a through lot, all lot lines abutting a highway shall be deemed to be front lot lines. Where a lot does not abut a highway, the lot line from which common vehicle access is provided shall be considered the front lot line.

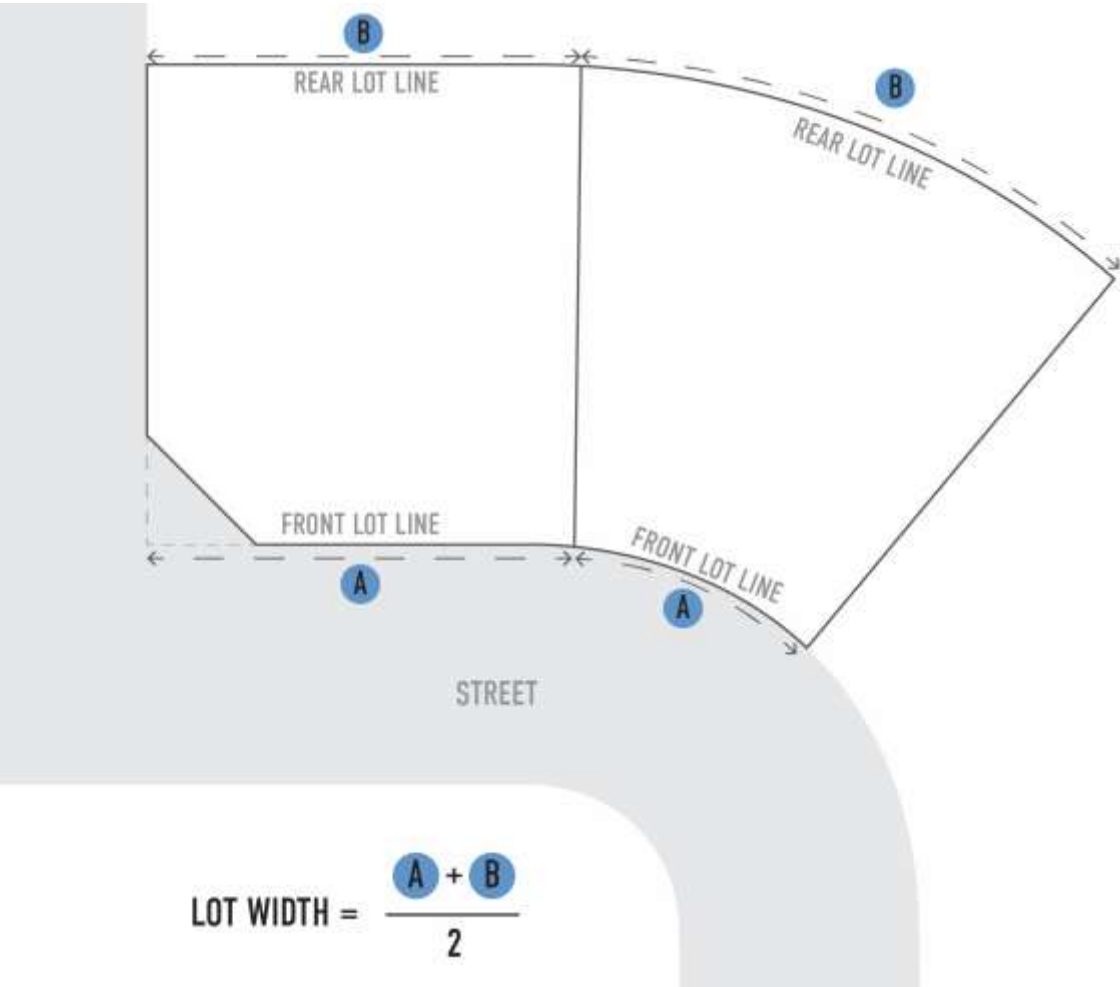
Lot Line, Rear means the lot line that is opposite to and most distant from the front lot line, or, where there is no such rear lot line, the point of intersection of any lot lines other than the front lot line that is opposite to and most distant from the front lot line.

Lot Line, Side means any lot line other than the front, rear, corner cut-off, or exterior side lot lines.

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Lot Width means the average horizontal distance between the [side lot lines](#) of a [lot](#), measured at both the front and [rear lot lines](#).

Figure 4-5. Lot Width



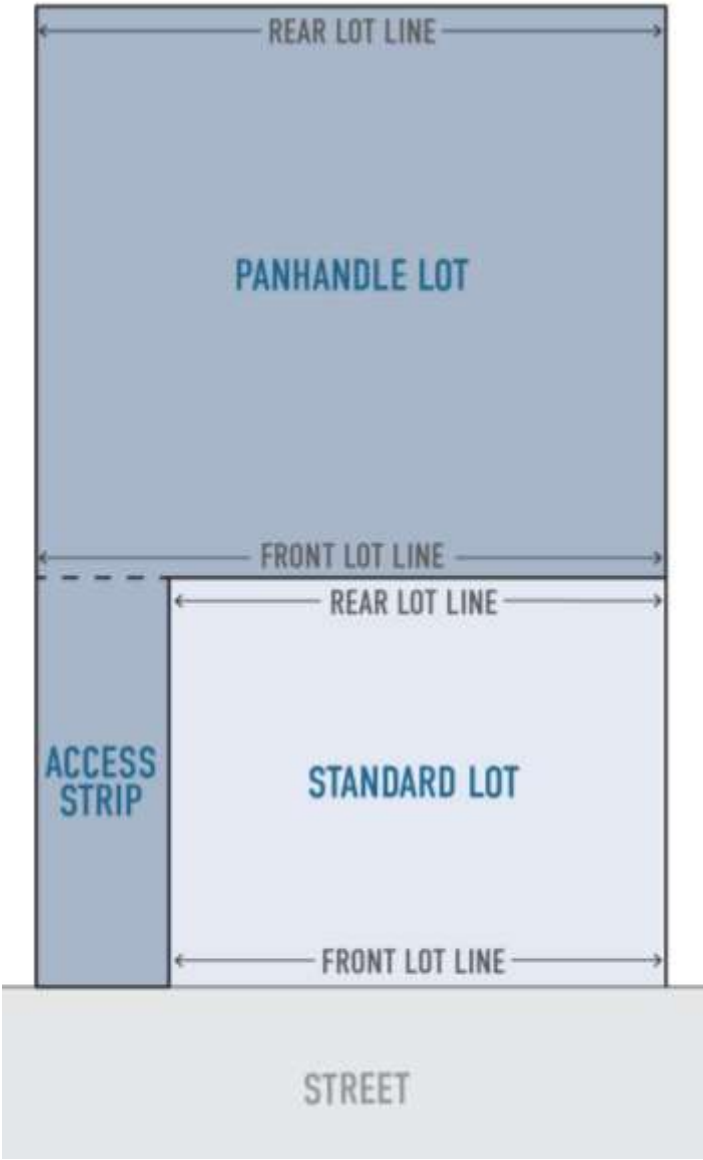
Lot, Corner means a [lot](#) situated at the intersection of two [highways](#).

Lot, Through means a [lot](#) abutting two parallel or approximately parallel [highways](#), or a [corner lot](#) abutting three [highways](#).

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Lot, Panhandle means a [lot](#) that has its primary legal access from a [highway](#) through a narrow strip of land, referred to as the access strip, which is an integral part of the [lot](#).

Figure 4-6. Panhandle Lot



M

Marina means premises containing docking or [moorage facilities](#) where boats and other water vessels and their accessories are berthed, stored, serviced, repaired, or constructed, including uses associated with the primary [marina](#) operation such as a marine sani-dump and marine equipment rentals.

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Mobile Home means a [dwelling unit](#) built in a factory environment that is constructed to the CAN/CSA Z-240 ([Mobile Home](#)) standard, but specifically excludes [recreational vehicles](#).

Mobile Vending means the sale of food, beverages, artisan products, or other such goods from a mobile, non-permanent, and moveable apparatus such as a vehicle, trailer, or cart.

Moorage Facility means a [structure](#), whether floating or affixed to piles, which does not impede the flow of water or the littoral transport of beach materials, intended to be used to secure a boat or other water vessel by means of cables, anchors, or other such contrivances, but specifically excludes storage sheds, lockers, and repair facilities.

N

Natural Boundary means, as established by a British Columbia Land Surveyor, the visible high-water mark of any 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 body of water a character distinct from that of the banks, in vegetation, as well as in the nature of the soil itself.

O

Office Services means the provision of technical, management, administrative, consulting, or financial services. Typical uses include but are not limited to the offices of accountants, architects, engineers, lawyers, or technology firms, as well as financial institutions, household repair services, or real estate and insurance providers.

P

Park means land used or intended to be used for passive outdoor recreation by the public or for the protection of [environmentally sensitive](#) or ecologically significant areas.

Parking Area means the area of a [lot](#) used to accommodate [parking spaces](#) and associated manoeuvring aisles or [driveways](#).

Parking Lot means any [lot](#) or part of a [lot](#) used to temporarily park more than five vehicles, inclusive of any associated [driveways](#), manoeuvring aisles, or ramps.

Parking Space means a designated area intended to be used to park one vehicle, exclusive of any [driveways](#), manoeuvring aisles, or ramps.

Parking, Barrier-Free means [parking spaces](#) designated for use by persons with disabilities.

Parking, Electrical Vehicle (EV) means [parking spaces](#) designated for use by electric vehicles.

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Parking, EV-Ready means a [parking space](#) equipped with the necessary conductors, connectors, devices, apparatuses, fittings, and electrical supply to facilitate Level 2 electrical vehicle charging in accordance with SAE International's J1772 Standard.

Parking, Long-Term Bicycle means bicycle parking specifically provided and equipped for use by cyclists who typically stay at a site for more than two consecutive hours; such facilities are easy to access for a range of users, are located in a secured or controlled area, and provide protection from inclement weather.

Parking, Short-Term Bicycle means bicycle parking specifically provided and equipped for use by cyclists who typically stay at a site for less than two consecutive hours; such facilities are readily visible and accessible for a range of users and are located in close proximity to the main entrance of the premises they serve.

Parking, Tandem means two [parking spaces](#), one behind the other, with a common or shared point of access to a manoeuvring aisle, [driveway](#), [lane](#), or [highway](#).

Personal Services means the provision of services related to the care and appearance of the body or the cleaning and repair of personal effects, including the sale of goods that are associated with the primary personal service operation. Typical uses include but are not limited to barber shops, hairdressers, tattoo parlours, manicurists, estheticians, tailors, shoe repair shops, dry cleaning establishments, and laundromats, but specifically excludes [health services](#).

Principal means the main or primary use of land, [buildings](#), or [structures](#) on a [lot](#).

Production Facility, Alcohol means premises under the *Liquor Control and Licensing Act* to produce, package, store, and distribute wine, beer, or spirits, and may include tours or tastings.

Production Facility, Cannabis means premises licensed under the *Cannabis Act* to grow, process, test, package, store, distribute, and destroy cannabis or cannabis-related products, but specifically excludes cannabis retail.

Public Market means a market for the sale of locally produced goods, with multiple vendors, operated in a fixed location on a periodic or seasonal basis. A [public market](#) may include [mobile vending](#), but specifically excludes the sale of farm machinery, implements, or power tools.

R

Recreation Facility, Indoor means indoor facilities used or intended to be used for recreational, cultural, or community activities, including but not limited to arenas, gymnasiums, swimming pools, ice rinks, rock climbing facilities, dance, fitness, and mixed martial arts studios, and indoor athletic fields and sport courts.

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Recreation Facility, Outdoor means facilities used or intended to be used for recreational, cultural, or community activities conducted outdoors, including but not limited to bandshells, amphitheatres, playgrounds, athletic fields and sport courts, field houses, and uncovered swimming pools, but specifically excludes [campgrounds](#).

Recreation, Marine means water-based activities of a non-commercial, recreational, and leisurely nature, including but not limited to swimming, diving, fishing, paddling, or boating.

Recreational Vehicle (RV) means a transportable conveyance designed to travel or be transported via [highway](#), intended to be used as temporary accommodation for travel, vacation, or other such recreational use. A [recreational vehicle](#) may include a travel trailer, motorized home, slide-in camper, chassis-mounted camper, camper van, or a tent trailer, but specifically excludes a [mobile home](#).

Renewable Energy Apparatus means equipment or infrastructure which is used to generate, transmit, and use energy from renewable sources such as sunlight and geothermal heat.

Residential Rental Tenure means, in relation to a [dwelling unit](#) in a multi-unit residential [building](#), a tenancy governed by a landlord tenancy agreement in accordance with the *Residential Tenancy Act*.

Retail Sales means the provision of goods, merchandise, and other materials for sale to the public. Typical uses include but are not limited to grocery, liquor, hardware, pharmaceutical, clothing, appliance, thrift, and used-goods stores, but specifically excludes service stations, [light automotive and equipment services](#), [heavy automotive and equipment services](#), [watercraft industry](#), cannabis retail, outdoor retail, and [wholesale retail](#).

Retail, Cannabis means premises licensed under the *Cannabis Act* for dispensing, selling, or distributing cannabis or cannabis-related products, but specifically excludes a [cannabis production facility](#).

Retail, Outdoor means the provision of goods, merchandise, and other materials for sale to the public at such a scale and quantity to warrant that such items be primarily displayed outdoors, such as lumber and other [building supplies](#), plants, and [landscaping](#) materials.

Retail, Wholesale means the storage, sale, and distribution of goods, commodities, and merchandise to retail distributors, other wholesale distributors, or industrial, commercial, institutional, and professional business users.

Retaining Wall means a [structure](#) greater than 1.2 metres in [height](#) used to support, stabilize, and/or restrain existing earth or imported fill materials as a result of differences in grade.

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S

Secondary means clearly in conjunction with a **principal** use on the same **lot**.

Secondary Suite means a self-contained **dwelling unit** located within, and **secondary** to, a **principal building** or portion of a **building** pursuant to the British Columbia Building Code.

Service Station, Vehicular means premises used for the selling and dispensing of vehicular fuels, lubricants, electricity, and automotive parts and accessories, and may include uses associated with the primary service station use such as a car wash or towing service, or the sale of food, tobacco, pharmaceuticals, periodicals, or other similar convenience items.

Service Station, Marine means premises used for the storage, sale, and dispensing of fuels to marine vessels.

Setback means the shortest horizontal distance between a **building** or **structure** and a **lot line**.

Shipping Container means a non-combustible, portable unit used for the storage or transportation of goods, and includes sea cans and other such cargo containers.

Refer to Section 6.1.2 for regulations specific to Shipping Containers.

Sleeping Unit means a room used or intended to be used, on either a temporary or permanent basis for sleeping, but specifically excludes **cooking facilities** unless otherwise specified.

Soil Volume means the volume of growing medium material required to support plant growth, as calculated to include any continuous growing medium reachable by a plant’s roots.

Soil-Based Landscape Elements means any combination of horticultural elements requiring growing medium, including natural grasses, ground covers such as perennials and natural turf, shrubs, and trees. **Soil-based landscape elements** do not include landscaped areas without growing medium and plant materials or which are predominately comprised of rock, artificial turf, rubberized surfacing, or other such hard surface treatments.

Storage, Indoor means a **building** or group of **buildings** that may include lockers available for rent, used or intended to be used to store commercial, industrial, or household goods and materials of a non-hazardous nature.

Storage, Outdoor means the storage of equipment, goods, materials, and merchandise in the open air where such storage does not involve the construction of permanent **structures** or the material alteration of the existing state of the land.

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Storey means the portion of a **building** between the top of any floor and the top of the floor next above it, and if there is no floor above it, the portion between the top of such floor and the ceiling above it. Any portion of a **building** having its ceiling 0.6 metres or less above **finished grade** will not be counted as a **storey**.

Structure means anything that is constructed, placed, erected, supported by, or sunk into land or water, but specifically excludes areas of hard surfacing such as concrete, brick or unit pavers, turfstone, asphalt, or similar materials.

U

Urban Agriculture means the small-scale growing of crops or production of farm products and the keeping of poultry and bees within an urban or suburban environment. This use may include a **farm stand** but specifically excludes the production or sale of cannabis products.

Utilities means the provision of **utilities** for public consumption, benefit, or convenience, including water treatment, wastewater collection or treatment, stormwater collection or detention, irrigation, solid waste management, **district** heat, electric power, and telecommunication modules.

V

Veterinary Services means premises licensed as required under the *Veterinarians Act* to provide preventative, diagnostic, treatment, therapeutic, rehabilitative, medical, or surgical care to animals, which may include temporary shelter facilities for animals receiving overnight care but specifically excludes a **kennel** facility.

W

Waste Management Facility means premises used to collect, sort, temporarily store, and redistribute garbage and recyclable materials pursuant to the *Environmental Management Act*, and may include uses associated with primary waste management operation such as standard administrative and operational support functions or **outdoor storage**.

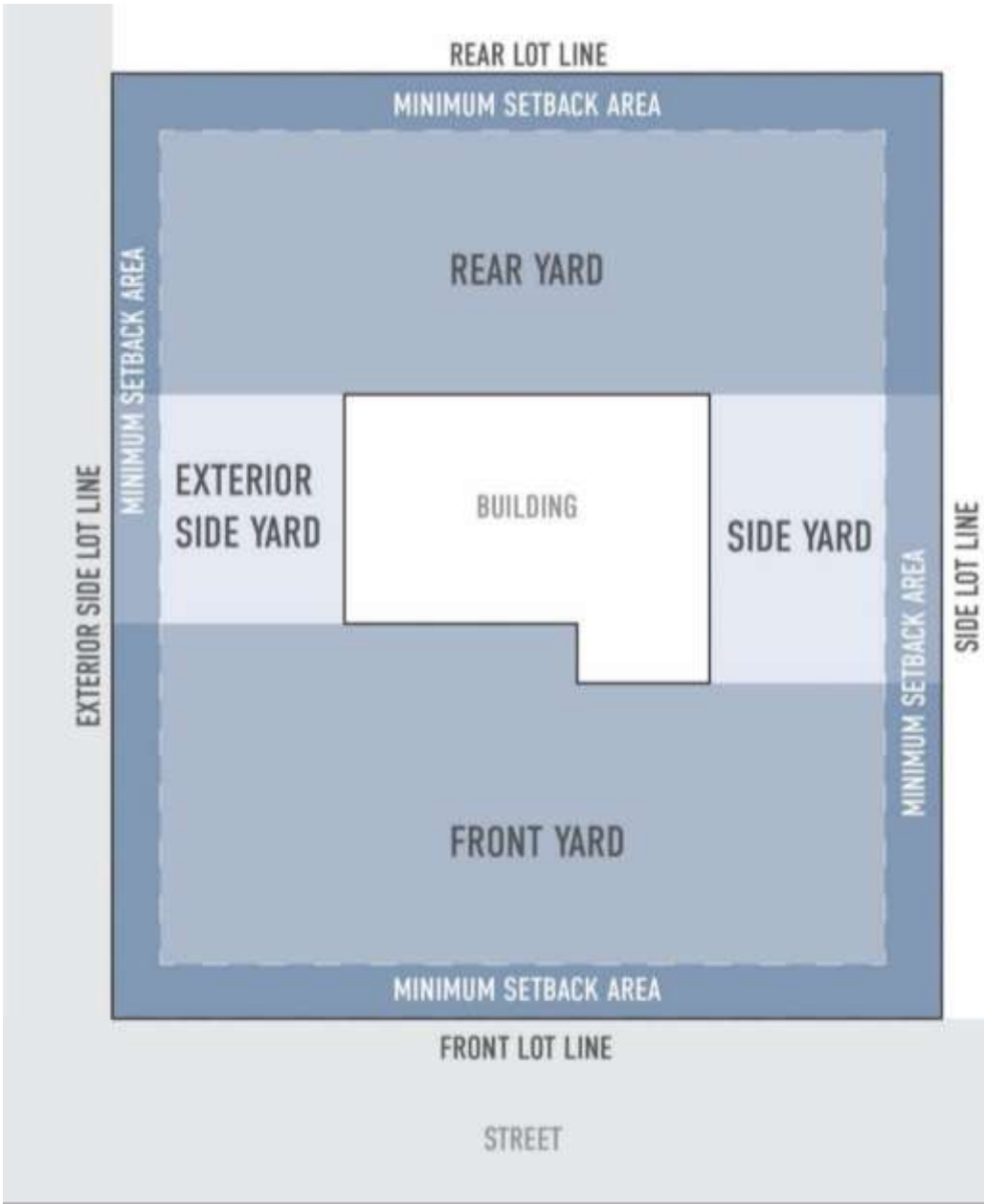
Wrecking Yard means premises used for the collection, demolition, dismantlement, storage, salvage, recycling, or sale of waste materials including furniture, scrap metal, vehicles, machinery, and other discarded goods.

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Y

Yard means the area on a lot between a lot line and the nearest wall or supporting member of a building or structure, extending across the full width of the lot in the case of a front or rear yard, and the full width of the building face in the case of a side yard.

Figure 4-7. Yards



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Part 5 General Regulations

5.1 Uses Permitted in All Zones

- (1) The following uses are permitted in all zones:
- (a) affordable housing;

(b) child care facilities;

(c) community care facilities;

(d) supportive housing;

(e) parks; and

(f) utilities.

5.2 Uses Prohibited in All Zones

- (1) The following uses are prohibited in all zones:
- (a) cannabis production facility;

(b) drive-through services;

(c) wrecking yard.

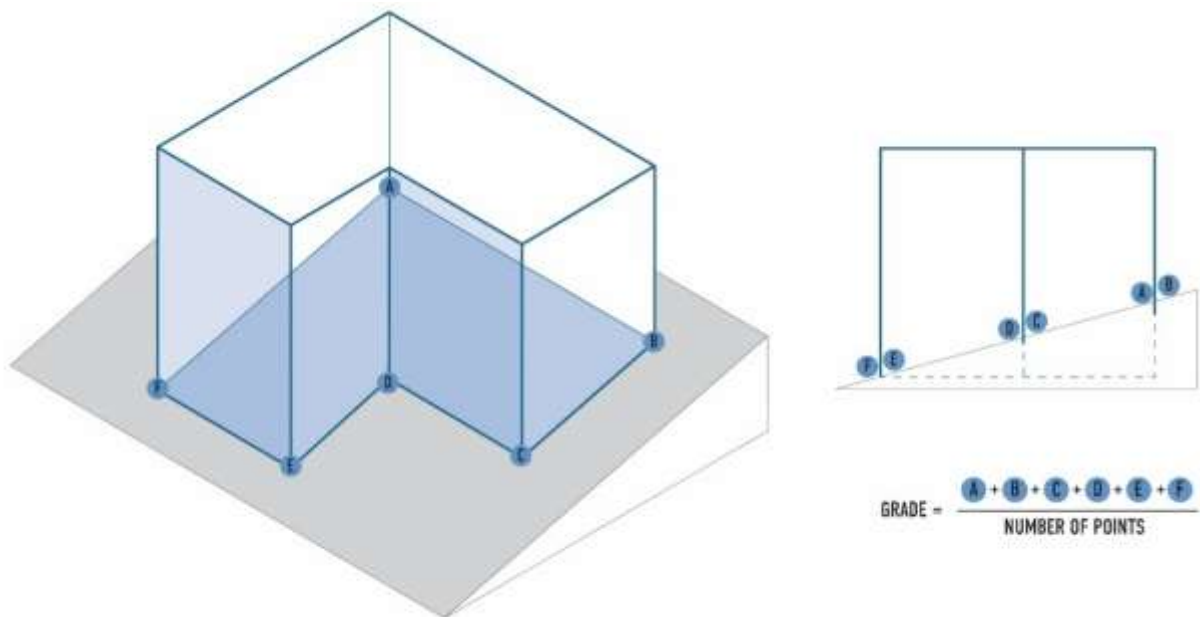
5.3 Development Standards

5.3.1 Height

- (1) For the purposes of calculating height, both natural grade and finished grade shall be determined by averaging the elevation at any point at which the corner of a building or structure comes into contact with the surface of a lot, excluding any artificial mounds of earth or rocks placed at or near the face the building or structure, and excluding the minimum window well width and depth required by the British Columbia Building Code (see Figure 5-1).

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Figure 5-1. Calculating Grade



- (2) Despite any other provision in this Bylaw, the following features may exceed the maximum height regulations of this Bylaw:

Table 5.3.1(2) Exceptions to Maximum Height Regulations	
Feature(s)	Maximum Height Allowance
(a) Chimneys, belfries, spires, and other such features, provided such features collectively comprise ≤ 5% of the building's total roof area	150% of the applicable zone-specific height maximum
(b) Renewable energy apparatuses	
(c) Mechanical, electrical, and structural features of a building, provided such features are screened from view and collectively comprise ≤ 5% of the building's total roof area	3.0 metres above the maximum allowable height of the building or structure
(d) Observation towers, fire or hose towers, or water towers and other such reservoirs	unlimited ¹
(e) Telecommunication modules, including supporting structures	
CONDITIONS [Table 5.3.1(2)]:	
¹ Telecommunication modules shall be exempt from the maximum height regulations of this Bylaw, provided they comprise ≤ 5% of total lot area and comply with all applicable federal requirements for radiocommunication and broadcasting antenna systems.	

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5.3.2 Setbacks

- (1) All portions of a **building** or **structure**, whether located above or below **finished grade**, shall be subject to all **setbacks** for the zone in which it is located.
- (2) Despite any other provision in this Bylaw:
 - (a) the following **structures** may be located anywhere on a **lot**:
 - i. arbours, trellises, pergolas, and other such **landscaping** features;
 - ii. **fences** and **retaining walls**; and
 - iii. playground equipment.
 - (b) specific architectural and structural features may project into a required **setback** as prescribed in **Table 5.3.2(b)**.

Table 5.3.2(b) Allowable Projections into Setbacks		
-- = projection not permitted		
Feature(s)	Required Setback	Maximum Allowable Projection
(a) Awnings, bay windows, canopies, chimneys, cornices, eaves, gutters, pilasters, sills, sunshades, and other such architectural features	i. All Setbacks	0.6 m
(b) Exterior stairs, steps, ramps, lifts, and associated landings	i. All Setbacks	no setback required
(c) Uncovered decks or patios ≤ 0.6 metres above finished grade	i. All Setbacks	
(d) Unenclosed balconies, porches, and verandas	i. Front Lot Line	1.2 m
	ii. Rear Lot Line	
	iii. Side Lot Line	--
	iv. Exterior Side Lot Line	1.2 m

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5.4 Density

5.4.1 Floor Area Ratio

- (1) For the purposes of calculating floor area ratio, the following shall be excluded from the measurement of gross floor area:
 - (a) shared amenity areas and other common utility spaces, including storage, laundry, and waste management facilities;
 - (b) areas used to house a building’s mechanical and electrical systems;
 - (c) basements; and
 - (d) shared corridors, stairs, and elevator shafts.
- (2) Environmentally sensitive areas shall be excluded from the total lot area measurement used to calculate the maximum floor area ratio requirements of a lot.

5.4.2 Lot Coverage

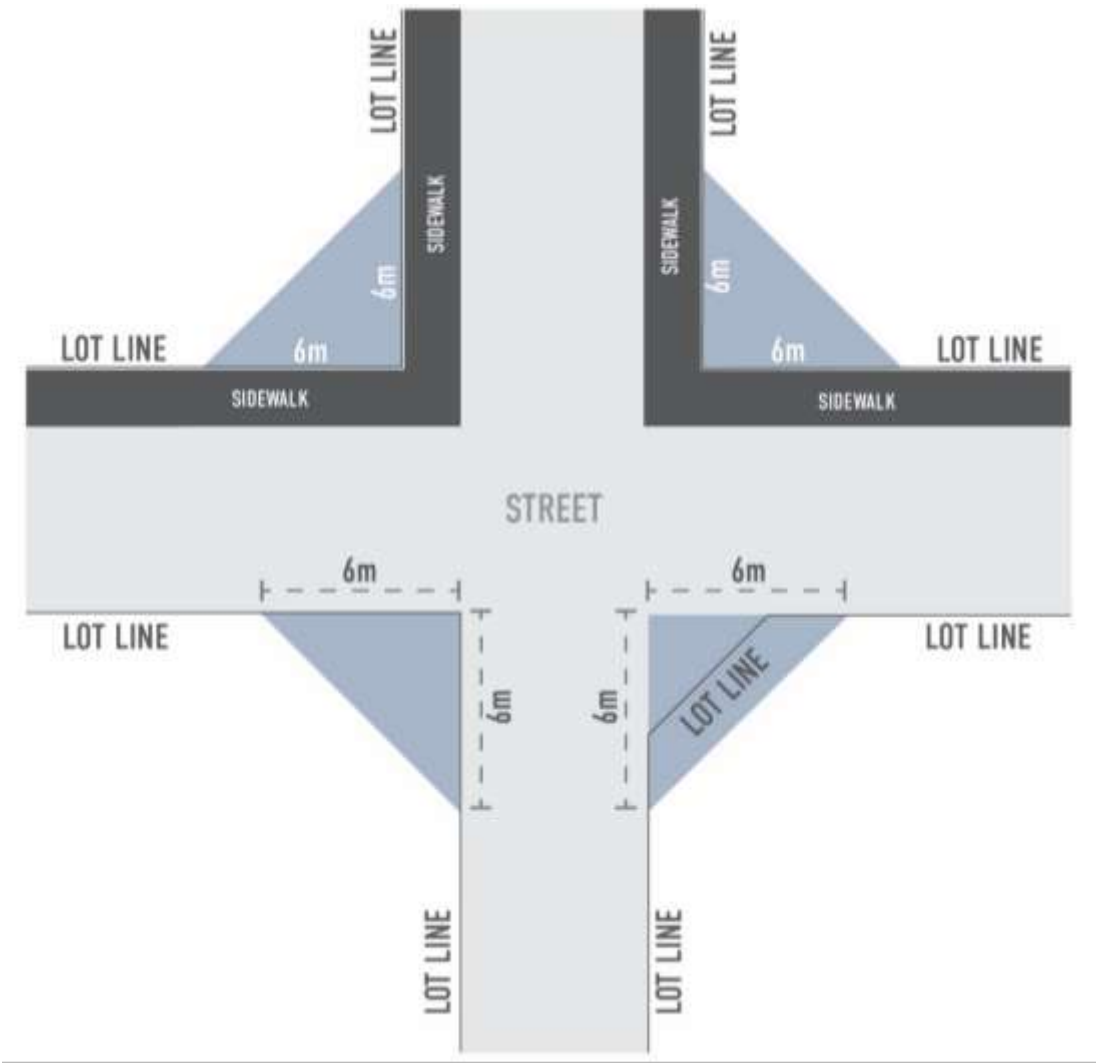
- (1) The following shall be excluded from the calculation of lot coverage:
 - (a) awnings, bay windows, canopies, cornices, eaves, gutters, pilasters, sills, sunshades, and other such architectural features;
 - (b) balconies, decks, porches, and verandas that are uncovered and/or unenclosed;
 - (c) uncovered stairs and ramps;
 - (d) fences, retaining walls, and landscape screens;
 - (e) arbours, trellises, pergolas, and other such landscaping features;
 - (f) courtyards, patios, sidewalks, driveways, parking areas, and other such hard surfacing; and
 - (g) uncovered swimming pools.

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5.5 Visual Clearance at Intersections

- (1) On a corner lot, no building, structure, fence, retaining wall, landscaping, screening, or other such object shall be placed, planted, erected, sunk into, or constructed to exceed a maximum height of 1.0 metre within the triangular space formed by measuring 6.0 metres along the edge of the two adjoining property boundaries and joining these points on the diagonal (see Figure 5-2).

Figure 5-2. Required Sight Triangles



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Part 6 | Use-Specific Regulations

6.1 Accessory Buildings and Structures

6.1.1 General

- (1) Where expressly permitted in a zone, an accessory building or structure shall only be permitted where a principal use has already been established, or is in the process of being established, on the same lot.
- (2) A building or structure which is connected to a principal or secondary building only via breezeway, carport, or other such unconditioned space shall not be considered to comprise part of the principal or secondary building.
- (3) In no instance shall a building containing a dwelling unit be considered an accessory building.
- (4) Where a zone does not explicitly prescribe specific development standards for accessory buildings or structures, accessory buildings and structures shall be subject to the development standards prescribed in Table 6.1.1(4):

Table 6.1.1(4) Development Standards for Accessory Buildings and Structures		
Criteria		Requirement
(a) Maximum Height		5.5 m
(b) Minimum Setbacks	i. Front Lot Line	n/a ¹
	ii. Rear Lot Line	1.5 m
	iii. Side Lot Line	1.5 m
	iv. Exterior Side Lot Line	3.0 m
(c) Minimum Setback from All Other Buildings		3.0 m
CONDITIONS [Table 6.1.1(4)]:		
¹ No accessory building or structure shall be located within a front yard.		

6.1.2 Shipping Containers

- (1) Where expressly permitted in a zone, a shipping container shall be considered an accessory building or structure for the purpose of determining the applicable development standards.
- (2) In no instance shall a shipping container be used to store flammable, explosive, or otherwise hazardous materials.

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6.2 Amenity Areas

Table 6.2(1) Private Amenity Area Regulations

Criteria	Requirement
(a) Minimum Private Amenity Area	Development Comprising < 10 Dwelling Units: 10.0 square metres for each dwelling unit ¹
	Development Comprising ≥ 10 Dwelling Units: 3.5 contiguous square metres for each dwelling unit
	No dimension of a contiguous private amenity area shall be less than 1.25 metres.
CONDITIONS [Table 6.2(1)]: ¹ No private amenity area shall be smaller than 5.0 square metres of contiguous area.	

Table 6.2(2) Shared Amenity Area Regulations

Criteria	Outdoor Amenities	Indoor Amenities
(a) Minimum Shared Amenity Area	Development Comprising < 10 Dwelling Units: n/a Development Comprising ≥ 10 Dwelling Units: 3.0 square metres per dwelling unit or 70.0 square metres per lot, whichever is greater	Development Comprising < 50 Dwelling Units: n/a Development Comprising ≥ 50 Dwelling Units: 0.5 square metres per dwelling unit or 100.0 square metres per lot, whichever is greater
	No shared amenity area shall be smaller than 35.0 square metres of contiguous area.	
(b) Location	No shared amenity area shall be located within a front or exterior side yard.	Shared amenity areas shall be located within an accessible area of the building.
	Required amenity areas may be provided in the form of a rooftop patio, provided such area is accessible by all residents.	

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6.3 Campgrounds

Table 6.3(1) Campground Regulations	
Criteria	Requirement
(a) Minimum Standards for All Campsites	Individual campsites shall be clear of any buildings or structures and marked with a distinct and clearly identifiable campsite number.
(b) Guest Restrictions	A maximum of one recreational vehicle or three tents shall be permitted per campsite.
(c) Campground Access/Egress	Driveways providing two-way access/egress to a campground must have a minimum width of 6.0 metres.
	Internal vehicular roadways shall be one-way only and must have a minimum width of 3.7 metres.
	No campsite shall have direct access to a highway; individual campsites shall be accessed/egressed from a vehicular roadway internal to the lot. ¹
(d) Sanitary Facilities	Sanitary facilities shall be provided as a function of the total number of campsites within a campground, as prescribed in Table 6.3(2).
(e) Water Facilities	A minimum of one potable water tap shall be provided for every 15 campsites.
(f) Servicing for RV Campsites	All campsites designated for recreational vehicle use shall be provided with a potable water connection.
	50% of all campsites designated for recreational vehicle use shall be provided with a sanitary connection.
(g) Waste Management	All campgrounds shall have dedicated wildlife-resistant waste collection facilities.
CONDITIONS [Table 6.3(1)]: ¹ Tent-only campsites may be designated as walk-up sites, provided all required parking spaces are located in a parking area that is no more than 120.0 metres from the campsite(s) they are intended to serve.	

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Table 6.3(2) Sanitary Facility Requirements for Campgrounds ¹

Type of Campsite	Minimum Requirements per No. of Campsites		
	Toilets	Sinks	Showers
(a) Serviced (campsites equipped with both water and sanitary connections for RVs)	0.1	0.1	0.05
(b) Unserviced ²	0.2	0.2	0.1

CONDITIONS [Table 6.3(2)]:

- ¹ All campgrounds shall have a minimum of one centrally located building containing barrier-free sanitary facilities comprised of one toilet, one sink, and one shower.
- ² All campgrounds containing unserviced campsites designated for recreational vehicle use shall provide a dedicated, wildlife-resistant 'sani-dump' facility for sanitary waste disposal.

6.4 Caretaker Dwellings

(1) A caretaker dwelling shall:

- (a) have a maximum floor area of 90.0 square metres;
- (b) have its own separate entrance; and
- (c) where integrated within a principal building:
 - i. be located above or to the rear of the principal use associated with the caretaker dwelling; and
 - ii. not be connected to such building via breezeway, garage, or other such conditioned space.

(2) A maximum of one caretaker dwelling shall be permitted per lot.

(3) No caretaker dwelling shall be subdivided from the principal building under the *Strata Property Act*.

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6.5 Coach Houses

- (1) No coach house shall be connected to a principal dwelling unit via breezeway, carport, or other such unconditioned space.
- (2) No coach house shall be subdivided from the principal dwelling unit under the Strata Property Act.

Table 6.5(3) Development Standards for Coach Houses		
Criteria		Requirement
(a) Maximum Floor Area		90.0 m ²
(b) Maximum Height		8.0 m
(c) Minimum Setbacks	i. Front Lot Line	6.0 m ¹
	ii. Rear Lot Line	1.5 m
	iii. Side Lot Line	1.2 m
	iv. Exterior Side Lot Line	3.0 m
CONDITIONS [Table 6.5(3)]:		
¹ No coach house shall be located within a front yard.		

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6.6 Guest Cottages

- (1) No **guest cottage** shall be connected to a **principal dwelling unit** via **breezeway**, **carport**, or other such unconditioned space.
- (2) No **guest cottage** shall be subdivided from the **principal dwelling unit** under the *Strata Property Act*.

Table 6.6(3) Development Standards for Guest Cottages		
Criteria		Requirement
(a) Maximum Floor Area		37.2 m ² ¹
(b) Maximum Height		5.5 m
(c) Minimum Setbacks	i. Front Lot Line	7.5 m ²
	ii. Rear Lot Line	4.0 m ¹
	iii. Side Lot Line	7.5 m ¹
	iv. Exterior Side Lot Line	7.5 m
(d) Minimum Setback from the Principal Dwelling		3.0 m
(e) Minimum Setback from Other Guest Cottages		9.0 m ¹
CONDITIONS [Table 6.6(3)]: ¹ For guest cottages in the Central Park (CD5-B1) and Oceanwest Phase 1 (CD5-E2) subzones: a) the maximum floor area is 46.45 square metres; b) the minimum rear setback is 6.0 metres; c) the minimum side setback is 4.0 metres; and d) the minimum setback from other guest cottages is 3.0 metres. ² No guest cottage shall be located within a front yard.		

6.7 Secondary Suites

- (1) A **secondary suite** shall be incidental to, and integrated with, a **principal dwelling unit**, and must not be connected to the **principal dwelling unit** via **breezeway**.
- (2) A maximum of one **secondary suite** shall be permitted per **principal dwelling unit**.

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6.8 Home Occupations

6.8.1 General

Table 6.8.1(1) General Home Occupation Regulations	
Criteria	Requirement
(a) Nuisance Restrictions	No nuisance from noise, vibration, smoke, dust, odours, heat, glare, or electrical or radio disturbance shall be produced by any home occupation , and, at all times, the privacy and enjoyment of adjacent properties shall be preserved and in no instance shall the home occupation adversely affect or interfere with the amenities of the surrounding neighbourhood.
	Other than features permitted in accordance with the District's Sign Bylaw , there must be no external indication of the existence of a home occupation – whether via signage, displays, exterior lighting, alterations to the appearance of any buildings or structures , or any other such means.
(b) Use Restrictions	In no instance shall a home occupation involve a light industry , heavy industry , watercraft industry , light automotive and equipment services , or heavy automotive and equipment services use.
(c) Commercial Vehicle Restrictions	On-site parking of commercial vehicles larger than 5,500 kilograms gross vehicle weight is not permitted.
	No home occupation shall cause goods or materials to be delivered to or from the dwelling associated with the home occupation in such a quantity as to require regular or frequent delivery by a commercial vehicle .

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6.8.2 Accommodation Home Occupations

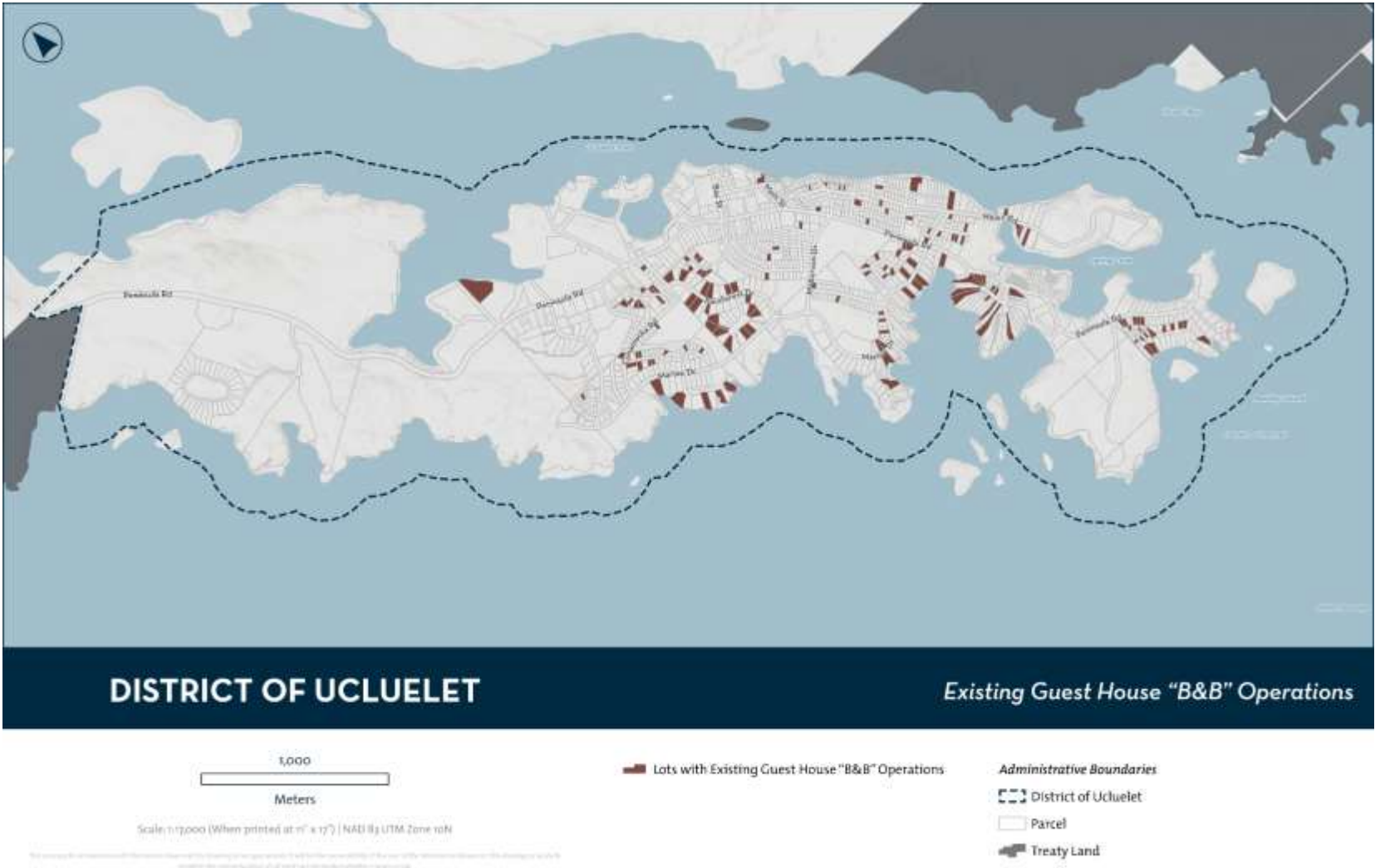
Table 6.8.2(1) Home Occupation Regulations – Guest House and Vacation Rental Accommodations		
Criteria	Guest House Accommodation ¹	Vacation Rental Accommodation
(a) Intent	Guest house accommodations provide temporary guest accommodation via rooms within a single detached dwelling at a scale where the lot becomes commercial in nature despite its otherwise residential form.	Vacation rental accommodations provide temporary guest accommodation within an entire dwelling unit or guest cottage.
(b) Location	The home occupation must be conducted entirely within a single detached dwelling.	The home occupation must be conducted entirely within a coach house, guest cottage, or secondary suite. ²
	Primary access to any sleeping units associated with a guest house accommodation shall be provided through the main entrance of the single detached dwelling.	
(c) Operator Restrictions	The home occupation must be operated by an individual whose principal residence is the dwelling unit associated with the home occupation.	The home occupation must be operated by an individual whose principal residence is on the same lot.
(d) Employee Restrictions	No non-resident employees are permitted.	
(e) Guest Restrictions	A maximum of two guests per sleeping unit, up to a maximum of six sleeping units.	n/a
(f) Other Restrictions	No accommodation home occupation shall be operated on the same lot as a care facility.	
CONDITIONS [Table 6.8.2(1)]:		
¹ In the areas indicated in Map 8-1, where a guest house accommodation (previously “B&B”) has already been established or is in the process of being established as of the effective date of this Bylaw, such guest house accommodation shall continue to be permitted in accordance with the following regulations:		
a) the guest house accommodation shall provide temporary guest accommodation within a maximum of three sleeping units;		
b) primary access to any sleeping units associated with the guest house accommodation may be provided via separate exterior entrances;		
c) the guest house accommodation must be operated by an individual whose principal residence is the principal dwelling unit associated with the home occupation; and		

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Table 6.8.2(1) Home Occupation Regulations – Guest House and Vacation Rental Accommodations		
Criteria	Guest House Accommodation ¹	Vacation Rental Accommodation
	d) in no instance shall a guest house accommodation be permitted on the same lot as a vacation rental accommodation .	
²	A vacation rental accommodation may be conducted out of a principal dwelling unit in the Neighbourhood Accommodation (A-1) zone, Central Park (CD5-B1) subzone, and Waterfront Homes (CD6-C) subzone only.	

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Map 8-1. Existing Guest House “B&B” Operations



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6.8.3 Minor and Major Home Occupations

Table 6.8.3(1) Home Occupation Regulations – Minor and Major		
Criteria	Minor	Major
(a) Intent	Minor home occupations include low-impact activities such as home offices, personal services , or small-scale creative services , provided such home occupations can be conducted entirely indoors and without negatively impacting neighbouring residences.	Major home occupations include activities such as home offices, personal services , or small-scale creative services where operated out of a dwelling unit or accessory building , provided such home occupation generates minimal impact to neighbouring properties.
(b) Location	The home occupation shall be conducted entirely within a dwelling unit .	The home occupation shall be conducted entirely within a dwelling unit or accessory building , except where a care facility or urban agriculture is the primary purpose of the home occupation .
(c) Maximum Floor Area	40% of the dwelling unit's floor area , up to a maximum of 40.0 square metres.	40% of the dwelling unit's floor area .
(d) Operator Restrictions	The home occupation must be operated by an individual whose principal residence is the dwelling unit associated with the home occupation .	
(e) Employee Restrictions ¹	No non-resident employees.	A maximum of one non-resident employee.
(f) Client / Guest Restrictions	One client at any given time with the exception of children or adults receiving care in a care facility . ²	
(g) Storage Restrictions	Outdoor storage or use of shipping containers is not permitted.	
(h) Retail Sale Restrictions	The display and retail sale of goods shall be limited to goods that were produced or manufactured on-site incidentally to the home occupation , or goods produced or manufactured off-site which are directly related to the home occupation .	
	In no instance shall the display and sale of a good be the primary purpose of any home occupation .	
(i) Other Restrictions	A food catering business operating lawfully within a dwelling may establish additional cooking facilities , provided the installation of such facilities is required by the Health Authority. Should the home occupation cease, the additional cooking facilities must be removed and are in no instance to be used to establish an additional dwelling.	

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Table 6.8.3(1) Home Occupation Regulations – Minor and Major		
Criteria	Minor	Major
CONDITIONS [Table 6.8.3(1)]:		
1 Employee restrictions are applicable only to those working in a home occupation conducted within the associated dwelling unit or accessory building; there is no limit on the number of off-site, non-resident employees permitted. 2 There shall be no limit to the number of children or adults permitted at any given time for a care facility or community care facility home occupation, respectively, provided such facility holds a valid licence from the Health Authority.		

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6.9 Urban Agriculture

Table 6.9(1) Urban Agriculture Regulations

Criteria	Small-Scale Production of Food and Farm Products	Keeping of Poultry	Keeping of Bees
(a) Siting Restrictions	n/a	The keeping of poultry and/or bees shall only be permitted in a side or rear yard.	
(b) Accessory Buildings and Structures	All accessory buildings and structures used for urban agriculture must conform to the applicable minimum setbacks for accessory buildings and structures. 1	A coop and associated run must be setback a minimum of 4.5 metres from any abutting Residentially-zoned lots.	A maximum of two hives and two nucs are permitted per lot. All hives must be setback a minimum of 6.0 metres from any abutting sidewalks, highways, and Residentially-zoned lots.
		A coop and associated run must be setback a minimum of 3.0 metres from any windows or doors of a dwelling unit.	Hives must be equipped with adequate ventilation and water supply, and must be securely located to prevent accidental disturbance or damage.
(c) WildSafe Requirements	All trees, shrubs, or other such fruit-bearing vegetation must be surrounded by an electric fence installed in accordance with Table 7.4(3) and Figure 7-2.	All poultry and bees must be housed in secure, animal proof structures that are surrounded by an electric fence installed in accordance with Table 7.4(3) and Figure 7-2.	
(d) Composting	On-site composting is permitted, provided it does not utilize any mechanized process and consists only of plant matter and plant-based materials.		
	Compost must be contained within a secure, animal proof receptacle.		
	Where an opaque landscape screen is provided, on-site compost receptacles may be located 0.0 metres from any lot line.		

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Table 6.9(1) Urban Agriculture Regulations

Criteria	Small-Scale Production of Food and Farm Products	Keeping of Poultry	Keeping of Bees
	Where an opaque landscape screen is not provided, on-site compost receptacles must be located at least 3.0 metres from any lot line .		
(e) Food Processing Restrictions	Processing of food products produced on-site is prohibited unless in conjunction with an authorized home occupation . ²		
(f) Nuisance Restrictions	No nuisance from noise, vibration, smoke, dust, odours, vermin, or visual disturbance can be produced by any urban agriculture activity, and, at all times, the privacy and enjoyment of adjacent properties must be preserved and in no instance must urban agriculture adversely affect or interfere with the amenities of the surrounding neighbourhood.		
(g) Retail Restrictions	The maximum floor area of a farm stand is 5.0 square metres.		
	The display and retail sale of goods via farm stand is limited to crops or farm products produced on-site.	The sale of eggs, manure, and other products associated with the keeping of poultry is limited to products produced on-site.	The sale of honey and other products associated with the keeping of bees must be limited to products produced on-site.
(h) Storage Restrictions	No outdoor storage shall be permitted.		
(i) Other Restrictions	n/a	A maximum of eight female birds and zero male birds are permitted per lot .	n/a
CONDITIONS [Table 6.9(1)]: ¹ One farm stand may be located within a required front or exterior side yard, provided it is setback a minimum of 1.0 metre from all lot lines. ² On-site slaughter of poultry is prohibited; deceased poultry must be disposed of at an appropriate refuse disposal facility or through the services of a veterinarian.			

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Part 7 | Landscaping & Screening

7.1 General

- (1) All required **landscaping** and **landscape screen** installations, including associated irrigation systems, shall meet or exceed the Canadian Landscape Standard (CLS).
- (2) All required **landscaping** and **landscape screen** installations shall be regularly maintained by property owners to meet or exceed the Canadian Landscape Standard to ensure a healthy, neat, and orderly appearance throughout the year.
 - (a) Required **landscaping** maintenance for plant material shall include watering, mulching, pruning, fertilizing, liming, and tree support, as well as weed, pest, and disease control.
 - (b) Required **landscaping** maintenance for lawn and grass areas shall include mowing, trimming, edging, aeration, and repairs such as regrading, reseeding, resodding, and weed, pest, and disease control.
- (3) All required **landscaping**, **landscape screen**, and tree installations shall be specifically designed as xeriscape or with drought resistant and/or native species known to thrive within the Coastal Western Hemlock biogeoclimatic zone.

7.2 Landscaping Requirements

Table 7.2(1) Landscaping Regulations – Trees		
Criteria	Low Density Residential and Multi-Unit Residential Zones ¹	All Other Zones
(a) Minimum Number of Trees ²	≤ Four Dwelling Units: 1 tree per dwelling unit ≥ Five Dwelling Units: 1 tree per 15.0 linear metres of lot frontage	1 tree per 15.0 linear metres of lot frontage
	A minimum of one tree is required per lot.	
(b) Minimum Tree Size	Small Tree: expected mature canopy diameter of < 6.0 metres Medium Tree: expected mature canopy diameter of 6.0 - 10.0 metres Large Tree: expected mature canopy diameter of > 10.0 metres	
(c) Minimum Tree Size Ratio ³	Medium Tree: 25% of required trees Large Tree: 50% of required trees	

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Table 7.2(1) Landscaping Regulations – Trees

Criteria	Low Density Residential and Multi-Unit Residential Zones ¹	All Other Zones
	Where only one tree is required, such tree must be a large tree.	
(d) Minimum Coniferous Tree Height	1.4 m	
(e) Minimum Deciduous Tree Caliper	Small Tree: 4.0 cm Medium Tree: 4.5 cm Large Tree: 5.0 cm	
	The minimum vertical distance between finished grade and the tree’s lowest limb shall be 1.5 metres for all deciduous trees.	
(f) Minimum Soil Volume Per Tree	35.0 m³ ⁴	
(g) Minimum Tree Spacing	Minimum tree spacing shall be based on site requirements for sightlines, accessibility, and standard planting practices for the selected tree species.	
(h) Overhead Interference	Required trees shall be planted where overhead electrical power lines or other such objects will not interfere with their growth.	
(i) Tree Protection Fencing During Construction	Where construction works are proposed within 10.0 metres of any existing tree that is to be retained, temporary protective fencing must be erected around the dripline of the tree or at a minimum radius equal to 1.0 metre for every 1.0 centimetre of trunk diameter measured from 1.37 metres above finished grade, whichever is greater.	
	Temporary protective fencing must remain in place for the duration of construction and must be clearly marked and maintained to prevent damage to the trunk, roots, and canopy of the tree.	
CONDITIONS [Table 7.2(1)]:		
¹	Landscaping requirements shall apply to development comprising one or more new dwelling units, including the demolition and replacement of one or more existing dwelling units.	
²	The minimum number of required trees shall be inclusive of any existing trees on the lot that are to be retained, provided such trees meet all other landscaping regulations.	
³	The minimum number of small trees shall be equal to the total number of required trees minus the required number of large and medium trees.	
⁴	The minimum depth of growing medium material shall be 1.0 metre.	

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Table 7.2(2) Landscaping Regulations – All Other Requirements

Criteria	All Zones
(a) Required Landscape Areas	Where a required minimum setback for a yard abutting a highway is greater than 0.0 metres and less than 3.0 metres, the required landscape area shall be equivalent to the minimum setback area.
	Where a required minimum setback for a yard abutting a highway is greater than 3.0 metres, the required landscape area shall be a minimum of 3.0 metres into the required setback.
(b) Minimum Planting Requirements for Landscape Areas	75% of all landscape areas shall be planted with soil-based landscape elements. ¹
(c) Minimum Planting Requirements for Tiered Retaining Walls	100% of all landscape areas shall be planted with soil-based landscape elements.
(d) Landscaping for Parking Areas	Parking Areas that Accommodate < 14 Vehicles: n/a
	Parking Areas that Accommodate ≥ 14 Vehicles: a contiguous, 1.5 metre wide landscape buffer planted with soil-based landscape elements shall be provided between the parking area and any abutting highway(s)
	Landscape buffers shall be planted with a minimum of one medium or one large tree per 15.0 square metres of landscape buffer area. ²
	The maximum number of consecutive parking spaces is 14. A landscape buffer or drive aisle shall separate the next 14 parking spaces.
	Landscape buffers shall be clearly delineated as separate and in addition to required parking and loading spaces.
(e) Irrigation	Landscape buffers shall be located such that loading and unloading vehicles can access the site without interference.
	All landscaping shall be equipped with a permanent, fully automatic, low-water requirement irrigation system. ³
(f) Outdoor Lighting	The minimum vertical distance between finished grade and the tree's lowest limb shall be 1.5 metres for all deciduous trees.
	Outdoor lighting of unenclosed parking areas, Industry, and Marine-zoned lots shall not exceed a maximum height of 4.5 metres.
	Outdoor lighting of all non-parking areas and non-Industry, and Marine-zoned lots shall not exceed a maximum height of 4.0 metres.
	All direct or ambient lighting shall have a DarkSky seal and be directed or shielded to ensure direct light rays do not shine beyond the boundaries of the lot.

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Table 7.2(2) Landscaping Regulations – All Other Requirements

Criteria	All Zones
(g) Erosion Mitigation During Construction	Erosion control and protection measures must be in place for the duration of on-site construction to prevent the pollution, degradation, or siltation of natural areas, including vegetation and water courses.
CONDITIONS [Table 7.2(2)]: 1 Environmentally sensitive areas sited within the landscape area can be excluded from the total landscape area measurement used to calculate the minimum requirements for soil-based landscape elements. 2 The minimum number of trees required within parking islands is in addition to the minimum number of trees required for all development. 3 Areas of existing, undisturbed, native vegetation which are 100.0 square metres in area or larger and wholly or partially achieve the landscaping requirements, as well as areas specifically designed as xeriscape or with drought resistant native species may not require a permanent, fully automatic, low-water requirement irrigation system.	

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7.3 Landscape Screens

Table 7.3(1) Landscape Screen Regulations ¹

Type of Landscape Screen		Minimum Height	
(a) Existing vegetation		1.5 m	
(b) Continuous row of native, drought-tolerant plants			
(c) Solid, opaque fencing ²		1.4 m	
Criteria or Use	Subject Lot		
	Low Density Residential and Multi-Unit Residential Zones	Industry and Marine Zones	All Other Zones
(d) Screening Along Lot Lines Shared with Adjacent Lots	A landscape screen shall be provided along all lot lines abutting a lot in a Low-Density Residential or Multi-Unit Residential zone.	A landscape screen shall be provided along all lot lines abutting a lot in any other zone.	A landscape screen shall be provided along all lot lines abutting a lot in a Low-Density Residential or Multi-Unit Residential zone.
(e) On-Site Waste Management	A landscape screen must be provided around all receptables used for on-site waste management purposes (e.g., garbage, recycling, or compost).		
(f) Outdoor Storage	A landscape screen must be provided around all yards used for outdoor storage .		
(g) Parking Areas	A landscape screen must be provided along any lot lines between a parking or loading area and an adjacent lot in a Low-Density Residential zone.		
(h) Screening Between Campsites	n/a		A contiguous, 2.0 metre wide vegetative landscape screen must be provided between each campsite .
(i) Utility Boxes and Transformers ³	A landscape screen must be provided around all utility boxes and transformers.		
	No landscape screen shall be located within 2.5 metres of the doors of a utility box or transformer or within 0.3 metres of any other portion of a utility box or transformer.		
CONDITIONS [Table 7.3(1)]:			
¹ Except where otherwise specified in this Bylaw, all required landscape screens shall be continuous except to accommodate access/egress to or from the screened area.			
² No landscape screen shall be comprised of or contain barbed wire, razor wire, sheet metal, or plywood.			

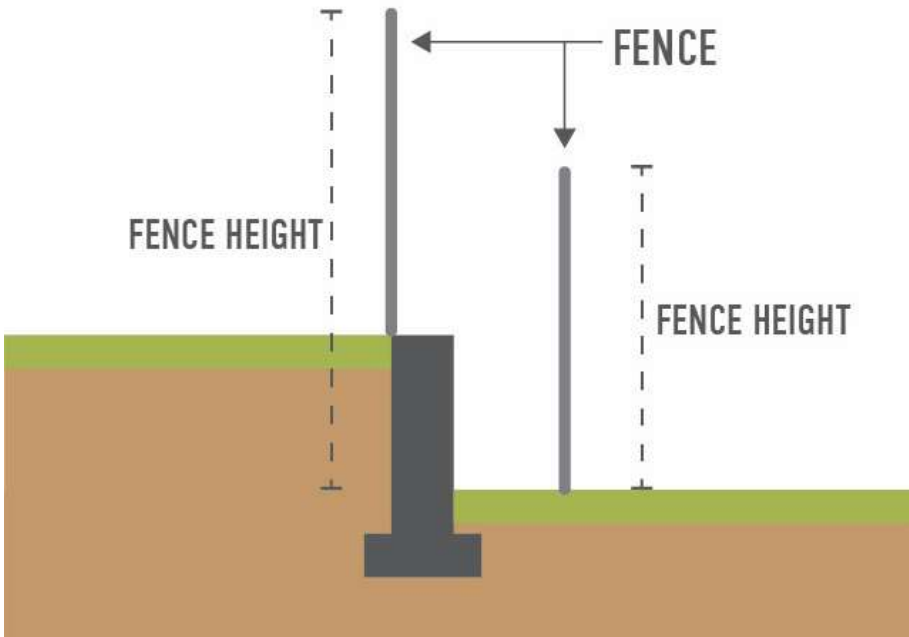
Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
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Table 7.3(1) Landscape Screen Regulations ¹	
Type of Landscape Screen	Minimum Height
³ Despite Table 7.3(1)(a)-(c) , the minimum height of a landscape screen for a utility box or transformer is 1.2 metres.	

7.4 Fences

- (1) Despite any other height regulation in this Bylaw, no fence shall exceed the maximum fence height regulations prescribed in this Section.
- (2) The height of a fence shall be determined by measuring the vertical distance between the highest point of the fence and finished grade, and, where such fence is constructed within 1.0 metre of the top of a retaining wall, shall include the height of such retaining wall (see Figure 7-1).

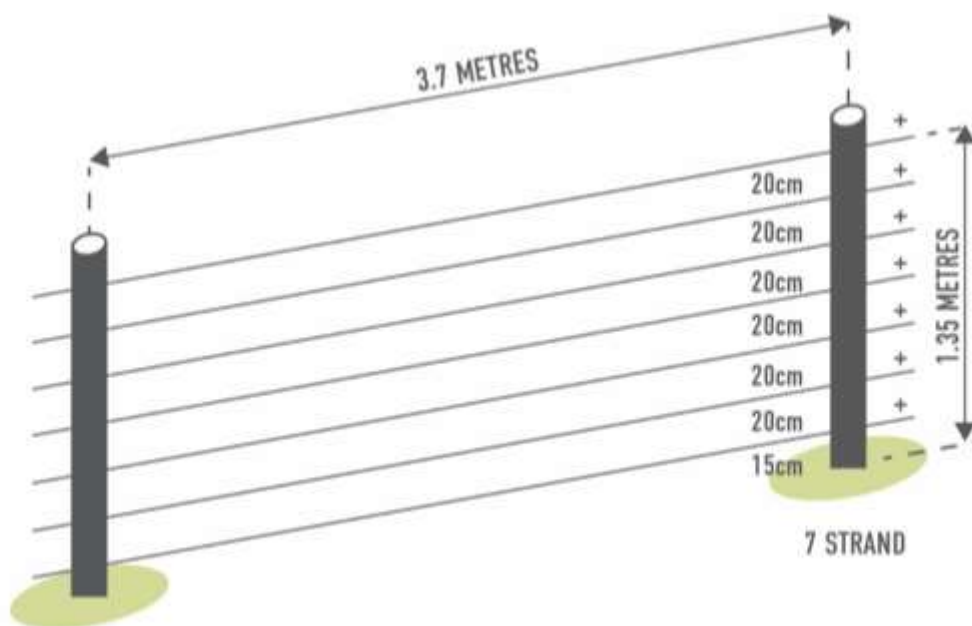
Figure 7-1. Fence Height



Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
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Table 7.4(3) Fence Regulations ¹		
Zone(s)		Maximum Height
(a) Low-Density Residential and Multi-Unit Residential Zones	i. Front Yard	1.4 m
	ii. Exterior Side Yard	
	iii. All Other Yards	2.0 m ²
(b) All Other Zones	i. All Yards	2.4 m ²
Use		Minimum Height
(c) Urban Agriculture – Electric Fencing ³		0.9 m
CONDITIONS [Table 7.4(3)]: ¹ No fence shall be comprised of or contain barbed wire, razor wire, sheet metal, or plywood. ² The maximum height of a fence erected on a lot which abuts a neighbouring lot where the finished grade is higher than that of subject lot, is 3.0 metres, provided the fence does not protrude more than 2.0 metres above the finished grade of the neighbouring lot (see Figure 7-1). ³ Electric fences required for urban agriculture must be comprised of 5-strands of high tensile smooth wire (HTSW) attached to posts spaced no more than 3.7 metres apart, as illustrated in Figure 7-2.		

Figure 7-2. Electric Fencing for the Keeping of Poultry and Bees

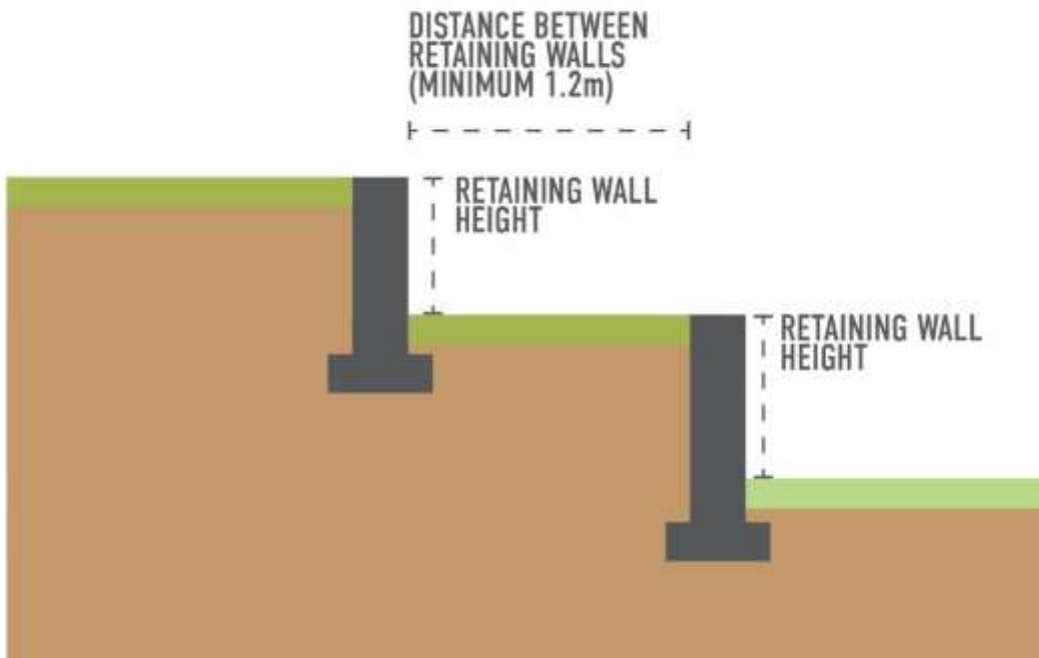


Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
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7.5 Retaining Walls

- (1) The height of a retaining wall shall be determined by measuring the vertical distance between the highest point of the retaining wall and the finished grade immediately adjacent on the lower side.
- (2) Despite any other height regulation in this Bylaw:
 - (a) No retaining wall located within a required setback, including a tiered retaining wall, shall exceed 2.4 metres.
 - (b) No retaining wall shall be sited within 1.2 metres, measured horizontally, from another retaining wall (see Figure 7-3).

Figure 7-3. Retaining Walls



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Part 8 | Parking & Loading

8.1 General

- (1) Except as otherwise specified in this Bylaw, on-site parking and **loading spaces** shall be provided and maintained for any development, including new development, a change of use associated with an existing development, and the expansion of an existing development.
- (2) **Parking spaces** shall not be credited as **loading spaces** or vice versa.
- (3) No parking or **loading space** required by this Bylaw shall be used for access or egress, a **driveway** or other such manoeuvring aisle, commercial repair work, displays, or the sale or storage of goods of any kind.
- (4) No parking or **loading spaces** required by this Bylaw shall interfere with or obstruct any **landscaping** or screening installations required under **Part 7** of this Bylaw.

8.2 Location and Siting

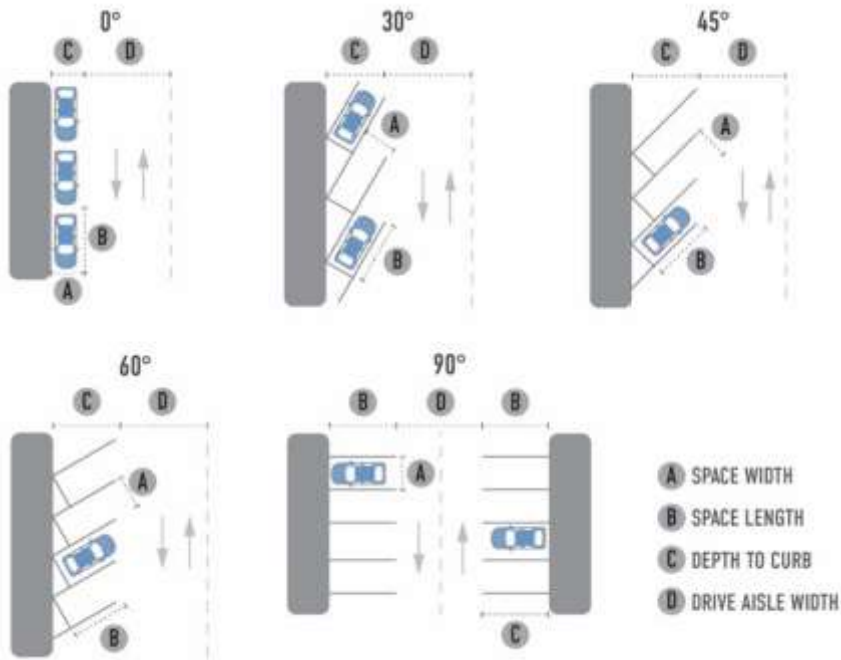
- (1) Except as otherwise specified in this Bylaw, all required parking and **loading spaces** shall be located on the same **lot** as the use that they serve.
 - (a) Despite **Section 8.2(1)**, standard and small vehicle **parking spaces** may be provided on a separate **lot** located within 150.0 metres of the use which they serve, provided the following conditions are met:
 - i. the use requiring the spaces is not residential or residential-related;
 - ii. **parking lot** is a permitted use on the separate **lot** where the **parking spaces** are proposed to be located; and
 - iii. pursuant to Section 219 of the *Land Title Act*, a restrictive covenant is registered on the title of the separate **lot** where the **parking spaces** are proposed to be located, outlining the provision of **parking spaces** in accordance with the requirements of this Bylaw.
- (2) All required parking and **loading spaces** shall have unobstructed access/egress to a **highway** via **driveway**, manoeuvring aisle, or **lane**.
- (3) No parking or **loading space** shall be located within 3.0 metres of any **lot line** abutting a **highway**.

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8.3 Dimension and Design Standards

Table 8.3(1) Minimum Dimensions for Standard Parking Spaces					
Parking Angle	Width	Length	Depth to Curb	Height Clearance	Manoeuvring Aisle Width
0° (parallel parking)	2.6 m	7.0 m	2.6 m	2.2 m	3.6 m (one-way) ¹
30°		5.5 m	5.0 m		3.6 m (one-way) ¹
45°		5.5 m	5.7 m		3.9 m (one-way) ¹
60°		5.5 m	6.0 m		4.8 m (one-way) ¹
90°		5.5 m	5.5 m		7.0 m (two-way) ^{1, 2}
CONDITIONS [Table 8.3(1)]:					
¹ The maximum width of any manoeuvring aisle is 7.2 metres.					
² Where parking spaces are provided in a single row, the minimum manoeuvring aisle width is 6.7 metres.					

Figure 8-1. Parking Lot Configurations

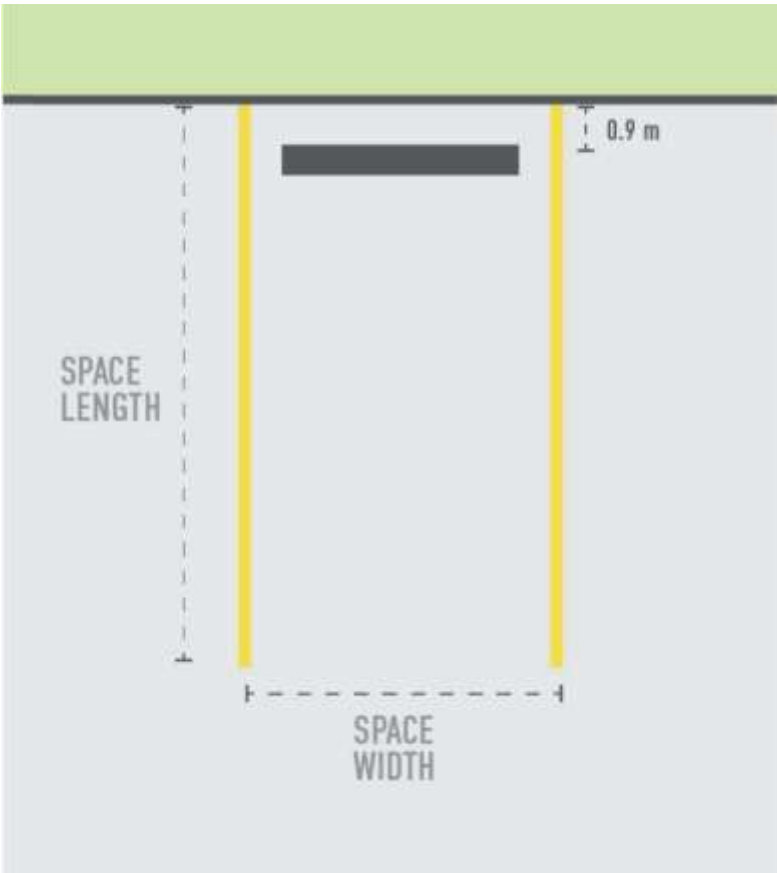


Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
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- (2) Dimensional requirements for parking and loading spaces and associated manoeuvring aisles shall be clear of obstructions, including but not limited to columns, lot lines, curbs, landscape islands, walls, pipes, roof features, fences, and emergency exit areas. All parking or loading space measurements shall be taken from the inside of any adjacent obstructions.
- (a) Where a parking or loading space abuts an obstruction, the width of such space must:
- i. be an additional 0.3 metres where there is an obstruction abutting just one side;
 - ii. be an additional 0.5 metres where there is an obstruction abutting either side; and
 - iii. be an additional 0.8 metres wider where the parking space abuts a doorway.
- (3) All required parking and loading spaces, including areas used for access and egress, shall:
- (a) have a durable, dust-free hard surface of concrete, asphalt, or semi-permeable material such as cobblestones, turf block, and honeycomb grid, constructed such that surface drainage is directed to an approved on- or off-site stormwater drainage system;
 - (b) not exceed a maximum finished grade of 8%;
 - (c) have fencing, curbs, or secured wheel stops to prevent vehicles from encroaching upon lot lines; and
 - (d) where there is no fencing or curb between a required parking or loading space and an abutting pedestrian walkway, sidewalk, or highway, a secured wheel stop that is 0.15 metres in height shall be installed 0.9 metres from the abutting pedestrian walkway, sidewalk, or highway (see Figure 8-2).

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Figure 8-2. Wheel Stops



- (4) Every parking area required to accommodate five or more vehicles, including areas used for access and egress, shall:
 - (a) clearly delineate individual parking spaces, loading spaces, barrier-free parking spaces, electric vehicle parking spaces, manoeuvring aisles, entrances, and exits with pavement markings, signage, or other physical means in accordance with the Manual of Uniform Traffic Control Devices for Canada (MUTCDC);
 - (b) be designed to allow forward access/egress directly to an abutting highway from the lot on which the parking or loading area is located; and
 - (c) be illuminated using DarkSky compliant lighting which is directed or shielded to ensure direct light rays do not shine beyond the boundaries of the lot.
- (5) No driveway shall exceed a maximum finished grade of 15%.
- (6) In Low-Density Residential zones, parking areas shall be accessed by no more than one driveway.

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8.4 Parking and Loading Requirements

- (1) Parking and loading spaces shall be provided in accordance with the number of parking and loading spaces for a specific use as specified in Table 8.4.1(1) and Table 8.4.7(2).
- (a) For the purposes of calculating parking and loading requirements, the following shall be excluded from the measurement of floor area:
- i. shared amenity areas and other common utility spaces, including storage, laundry, and waste management facilities;
 - ii. areas used to house a building’s mechanical and electrical systems; and
 - iii. shared corridors, stairs, and elevator shafts.
- (2) Parking and loading spaces for secondary uses shall be provided in addition to the parking and loading spaces required for principal uses.
- (3) Where multiple uses are established on a single lot or a parking area collectively serves multiple uses established on a single lot, the total number of required parking and loading spaces shall be the sum of the parking and loading requirements for each use calculated separately.
- (4) Where a specific use is not listed, the parking and loading requirements applicable to the use which is most comparable in character and purpose shall apply.
- (5) Tandem parking shall only be permitted for the purpose of accommodating the minimum parking space requirements associated with a single dwelling unit.

Refer to Section 3.3 for additional clarification on how to calculate parking and loading space requirements.

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8.4.1 Standard Parking

Table 8.4.1(1) Parking Requirements		
Use		Minimum Number of Parking Spaces
RESIDENTIAL AND RESIDENTIAL-RELATED USES		
(a) Principal Dwellings	i. Apartment	1.5 spaces per dwelling unit
	ii. Duplexes	
	iii. Single Detached	
	iv. Townhouses	
	v. Triplexes	
	vi. Mobile Homes	
(b) Secondary Dwellings	i. Caretaker Dwellings	1.0 space per dwelling unit
	ii. Coach Houses	
	iii. Secondary Suites	
(c) Care Facility, Licence-Not-Required		n/a
(d) Home Occupation	i. Minor	n/a
	ii. Major	1.0 space per non-resident on-site employee
	iii. Guest House Accommodation	1.0 space per sleeping unit
	iv. Vacation Rental Accommodation	n/a ¹
ACCOMMODATION USES		
(e) Accommodation, Hostel		0.15 spaces per 100.0 m ² of floor area used to provide overnight accommodation
(f) Accommodation, Hotel		1.0 space per sleeping unit
(g) Accommodation, Motel		1.0 space per sleeping unit
(h) Accommodation, Strata		1.5 spaces per strata accommodation unit
(i) Campground		1.0 space per campsite
(j) Guest Cottages		1.0 space per guest cottage
ALL OTHER USES		
(k) Aquaculture, Land-Based		n/a
(l) Aquaculture, Marine-Based		n/a
(m) Automotive and Equipment Services, Heavy		1.0 space per 100.0 m ² of floor area

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Table 8.4.1(1) Parking Requirements

Use	Minimum Number of Parking Spaces
(n) Automotive and Equipment Services, Light	1.0 space per 100.0 m ² of floor area
(o) Care Facility, Child	1.0 space per 8 children of capacity or 2.0 spaces per 100.0 m ² of floor area, whichever is greater
(p) Care Facility, Community	1.0 space per 8 persons of capacity or 0.5 spaces per sleeping unit, whichever is greater
(q) Creative Services	1.5 spaces per 100.0 m ² of floor area
(r) Cultural and Community Services	2.5 spaces per 100.0 m ² of floor area
(s) Education Services	1.5 spaces per 100.0 m ² of floor area
(t) Emergency Services	1.5 spaces per 100.0 m ² of floor area
(u) Entertainment Facility	2.5 spaces per 100.0 m ² of floor area
(v) Food Services	3.0 spaces per 100.0 m ² of floor area
(w) Health Services	4.0 spaces per 100.0 m ² of floor area
(x) Industry, Heavy	0.5 spaces per 100.0 m ² of floor area
(y) Industry, Light	0.5 spaces per 100.0 m ² of floor area
(z) Industry, Watercraft	0.5 spaces per 100.0 m ² of floor area
(aa) Kennel	n/a
(bb) Licensed Premises	3.0 spaces per 100.0 m ² of floor area
(cc) Marina	1.0 space per 3 berths
(dd) Mobile Vending	n/a
(ee) Moorage Facility	n/a
(ff) Office Services	2.5 spaces per 100.0 m ² of floor area
(gg) Park	n/a
(hh) Personal Services	1.5 spaces per 100.0 m ² of floor area
(ii) Production Facility, Alcohol	0.5 spaces per 100.0 m ² of floor area
(jj) Public Market	n/a
(kk) Recreation Facility, Indoor	2.5 spaces per 100.0 m ² of floor area
(ll) Recreation Facility, Outdoor	n/a
(mm) Recreation, Marine	n/a

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
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Table 8.4.1(1) Parking Requirements	
Use	Minimum Number of Parking Spaces
(nn)Retail Sales	2.5 spaces per 100.0 m ² of floor area
(oo)Retail, Outdoor	1.0 space per 100.0 m ² of lot area
(pp)Retail, Wholesale	1.0 space per 100.0 m ² of floor area
(qq)Service Station, Marine	n/a
(rr) Service Station, Vehicular	2.0 spaces per 100.0 m ² of floor area
(ss) Storage, Indoor	1.0 space per 100.0 m ² of floor area
(tt) Storage, Outdoor	n/a
(uu)Veterinary Services	1.5 spaces per 100.0 m ² of floor area
(vv) Waste Management Facility	0.5 spaces per 100.0 m ² of floor area
CONDITIONS [Table 8.4.1(1)]:	
1 Where a vacation rental accommodation is occurring within one or more guest cottages, a minimum of one standard parking space shall be required per guest cottage.	

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8.4.2 Barrier-Free Parking

- (1) **barrier-free parking spaces** must be provided as a function of the total number of required **parking spaces** prescribed in **Table 8.4.1(1)**.

Table 8.4.2(2) Minimum Dimensions for Barrier-Free Parking	
Total Number of Required Parking Spaces	Minimum Number of Barrier-Free Parking Spaces ^{1, 2}
1 – 5	0
6 – 10	1
> 10	1 plus 2% of all spaces
CONDITIONS [Table 8.4.2(2)]: ¹ Where one or more barrier-free parking spaces are required, at least one space must achieve the minimum dimensions of a van-accessible barrier-free parking spaces as prescribed in Table 8.4.2(3)(e). ² Barrier-free parking spaces shall be included in the total number of required parking spaces. For example: where a development must provide twenty-five parking spaces, the total number of required parking spaces is twenty-five, one of which must be a van-accessible barrier-free parking spaces and one of which must be a standard barrier-free parking spaces.	

- (3) Despite **Section 8.3**, every required **barrier-free parking spaces** must:
- (a) have a firm and slip-resistant surface which does not exceed a 3% slope;
 - (b) have a side access aisle which is clearly marked with high contrast diagonal hatched pavement marking;
 - (c) be clearly marked with high contrast pavement markings or vertical signage displaying the International Symbol of Access;
 - (d) be located within 10.0 metres of:
 - i. an elevator in an enclosed **parking area**;
 - ii. the primary entrance of the **building** they are intended to serve; or
 - iii. any another public entrance which provides barrier-free access to the **building** they are intended to serve.
 - (e) achieve the minimum dimensions prescribed in **Table 8.4.2(3)(e)**.

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
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Table 8.4.2(3)(e) Minimum Dimensions for Barrier-Free Parking

Type of Barrier-Free Parking Space	Width	Length	Height Clearance ¹	Side Access Aisle Width
Standard	2.6 m	5.5 m	3.0 m	2.0 m ²
Van-Accessible		5.8 m		

CONDITIONS [Table 8.4.2(3)(e)]:

¹

Refers to the minimum clearance that must be provided between the surface of the barrier-free parking spaces and any associated access aisle(s) and the underside of any obstruction located directly above such parking space and access aisle(s).

²

Two adjacent barrier-free parking spaces may share a single side access aisle.

8.4.3 Commercial Vehicle Parking

- (1) Despite **Section 8.4**, the minimum dimensions of a **parking space** intended to be used for **commercial vehicles** exceeding 4,400 kilograms gross vehicle weight shall be in accordance with the **oversize loading space** dimensions prescribed in **Table 8.4.7(4)**.
- (2) On-site parking of **commercial vehicles** shall not be permitted in **Low-Density Residential** or **Multi-Unit Residential** zones, except:
 - (a) a maximum of one **commercial vehicle** not exceeding 4,400 kilograms gross vehicle weight;
 - (b) **commercial vehicles** required for the limited purpose of loading and unloading household contents; or
 - (c) **commercial vehicles** required for construction, repair, servicing, or maintenance works occurring on the **lot**.

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8.4.4 Electric Vehicle Parking

- (1) EV-prepared parking spaces must be provided as a function of the total number of required parking spaces prescribed in Table 8.4.1(1).

Table 8.4.4(2) Electric Vehicle Parking Requirements			
Total Number of Required Parking Spaces	Minimum Number of EV-Prepared Parking Spaces ¹		
	Parking Spaces for Residential Uses	Parking Spaces for Hotels, Motels, & Strata Accommodations	All Other Uses
1 – 15	0	100% of total required spaces	n/a
> 15	100% of total required spaces		
CONDITIONS [Table 8.4.2(2)]:			
¹ EV-prepared parking spaces shall be included in the total number of required parking spaces. For example: where a residential development must provide twenty parking spaces, the total number of required parking spaces is twenty, all of which must be EV-prepared parking spaces.			

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8.4.5 Small Vehicle Parking

- (1) Small vehicle parking spaces may be provided as a function of the total number of required parking spaces prescribed in Table 8.4.1(1), up to a maximum of 30% of required parking spaces in all other areas.
- (2) Despite Section 8.3, small vehicle parking spaces must:
 - (a) be clearly marked with pavement markings or vertical signage designating the parking space(s) for exclusive use by small vehicles; and
 - (b) achieve the minimum dimensions prescribed in Table 8.4.5(2)(b).

Table 8.4.5(2)(b) Minimum Dimensions for Small Vehicle Parking Spaces					
Parking Angle	Width	Length	Depth to Curb	Height Clearance	Manoeuvring Aisle Width
0° (parallel parking)	2.6 m	6.5 m	2.6 m	2.2 m	3.6 m (one-way) ¹
30°	2.3 m	4.5 m	4.3 m		3.6 m (one-way) ¹
45°		4.5 m	4.9 m		3.9 m (one-way) ¹
60°		4.5 m	5.1 m		4.8 m (one-way) ¹
90°		4.5 m	4.6 m		7.0 m (two-way) ^{1, 2}
CONDITIONS [Table 8.4.5(2)(b)]:					
¹ The maximum width of any manoeuvring aisle is 7.2 metres.					
² Where parking spaces are provided in a single row, the minimum manoeuvring aisle width is 6.7 metres.					

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8.4.6 Visitor Parking

- (1) Visitor parking spaces must be provided for residential developments as a function of and in addition to the total number of required parking spaces prescribed in Table 8.4.1(1).

Table 8.4.6(2) Visitor Parking Requirements	
Total Number of Required Parking Spaces	Minimum Number of Visitor Parking Spaces ¹
1 – 5	0
6 – 10	1
11 – 20	2
> 20	10% of total required spaces

CONDITIONS [Table 8.4.6(2)]:

1

Visitor parking is calculated in addition to the total number of required parking spaces. For example: where a residential development must provide fifteen parking spaces, the total number of required parking spaces is seventeen, two of which must be designated as visitor parking.

- (3) Where one or more visitor parking spaces are required, a minimum of one of such visitor parking space must achieve the standards of a barrier-free parking spaces.
- (4) Despite Section 8.3, visitor parking spaces must be clearly marked with pavement markings or vertical signage designating the parking space(s) for exclusive use as visitor parking.

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8.4.7 Loading

(1) Loading spaces shall be provided in addition to the total number of required parking spaces prescribed in Table 8.4.1(1).

(a) Zero loading spaces are required for specific uses not listed in Table 8.4.7(2).

Table 8.4.7(2) Loading Requirements			
Use	Floor Area	Minimum Number of Loading Spaces	
		Standard	Oversize
(a) RESIDENTIAL LOADING			
Dwelling, Apartment Dwelling, Caretaker Dwelling, Townhouse	n/a	1 ¹	0
(b) MINIMAL LOADING			
Accommodation, Hostel Automotive and Equipment Services, Light Care Facility, Child Care Facility, Community Creative Services Cultural and Community Services Education Services Entertainment Facility Food Services Health Services Industry, Light Kennel Licensed Premises Office Services Personal Services	< 465.0 m²	0	0
	465.0 – 1,860.0 m²	1	0

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Table 8.4.7(2) Loading Requirements			
Use	Floor Area	Minimum Number of Loading Spaces	
		Standard	Oversize
Public Market Recreation Facility, Indoor Retail Sales Retail, Outdoor Service Station, Vehicular Veterinary Services	> 1,860.0 m ²	1	1
(c) OVERSIZE LOADING			
Accommodation, Hotel Accommodation, Motel Accommodation, Strata Automotive and Equipment Services, Heavy Emergency Services Industry, Heavy Industry, Watercraft Marina	< 2,325.0 m ²	1	0
Production Facility, Alcohol Recreation Facility, Outdoor Retail, Wholesale Service Station, Marine Storage, Indoor Waste Management Facility	≥ 2,325.0 m ²	1	1
CONDITIONS [Table 8.4.7(2)]: 1 Loading requirements shall only apply to residential developments comprising thirty or more attached dwelling units.			

- (3) Despite **Section 8.3**, every required loading space must achieve the minimum dimensions prescribed in **Table 8.4.7(4)**.

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Table 8.4.7(4) Minimum Dimensions for Loading Spaces				
Type of Loading Space	Width	Length	Height Clearance ¹	Side Access Aisle Width
Standard	2.6 m	5.5 m	2.75 m	0.5 m
Oversize	3.5 m	12.0 m	4.3 m	1.0 m
CONDITIONS [Table 8.4.7(4)]:				
¹ Refers to the minimum clearance that must be provided between the surface of the loading space and the underside of any obstruction located directly above such loading space.				

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Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
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8.5 Bicycle Parking

- (1) Bicycle parking spaces shall be provided in accordance with the number of short-term and long-term bicycle parking spaces required for a specific use as specified in **Table 8.5(2)**.
- (a) All required bicycle parking spaces shall be located on the same lot as the use that they serve.
 - (b) Bicycle parking spaces for secondary uses shall be provided in addition to the bicycle parking spaces required for principal uses.
 - (c) Where multiple uses are established on a single lot or a bicycle parking area collectively serves multiple uses established on a single lot, the total number of required bicycle parking spaces shall be the sum of the bicycle parking requirements for each use calculated separately.
 - (d) Where a specific use is not listed, the bicycle parking requirements applicable to the use which is most comparable in character and purpose shall apply.

Table 8.5(2) Bicycle Parking Requirements			
Use		Minimum Number of Short-Term Bicycle Parking Spaces	Minimum Number of Long-Term Bicycle Parking Spaces
RESIDENTIAL AND RESIDENTIAL-RELATED USES			
(a) Principal Dwellings	i. Apartments	0.25 spaces per dwelling unit	1.0 space per dwelling unit ¹
	ii. Duplexes	n/a	1.0 space per dwelling unit ¹
	iii. Single Detached	n/a	
	iv. Townhouses	n/a	1.0 space per dwelling unit ¹
	v. Triplexes	n/a	1.0 space per dwelling unit ¹
	vi. Mobile Homes	n/a	
(b) Secondary Dwellings	i. Caretaker Dwellings	n/a	
	ii. Coach Houses	n/a	

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Table 8.5(2) Bicycle Parking Requirements

Use		Minimum Number of Short-Term Bicycle Parking Spaces	Minimum Number of Long-Term Bicycle Parking Spaces
	iii. Secondary Suites	n/a	
(c) Care Facility, Licence-Not-Required		n/a	
(d) Home Occupation	i. Minor	n/a	
	ii. Major	n/a	
	iii. Guest House Accommodation	n/a	
	iv. Vacation Rental Accommodation	n/a	
ACCOMMODATION USES			
(e) Accommodation, Hostel		0.4 spaces per 100.0 m ² of floor area used to provide overnight accommodation or 6.0 spaces, whichever is greater	0.6 spaces per 100.0 m ² of floor area used to provide overnight accommodation
(f) Accommodation, Hotel		0.4 spaces per sleeping unit or 6.0 spaces, whichever is greater	0.2 spaces per sleeping unit
(g) Accommodation, Motel		0.4 spaces per sleeping unit or 6.0 spaces, whichever is greater	0.2 spaces per sleeping unit
(h) Accommodation, Strata		0.4 spaces per strata accommodation unit or 6.0 spaces, whichever is greater	0.2 spaces per strata accommodation unit ¹
(i) Campground		0.2 spaces per campsite	n/a
(j) Guest Cottages		n/a	
ALL OTHER USES			
(k) Aquaculture, Land-Based		n/a	
(l) Aquaculture, Marine-Based		n/a	
(m) Automotive and Equipment Services, Heavy		n/a	
(n) Automotive and Equipment Services, Light		n/a	

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Table 8.5(2) Bicycle Parking Requirements

Use	Minimum Number of Short-Term Bicycle Parking Spaces	Minimum Number of Long-Term Bicycle Parking Spaces
(o) Care Facility, Child	n/a	0.1 spaces per 100.0 m ² of floor area
(p) Care Facility, Community	n/a	0.2 spaces per 100.0 m ² of floor area
(q) Creative Services	n/a	0.2 spaces per 100.0 m ² of floor area
(r) Cultural and Community Services	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
(s) Education Services	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
(t) Emergency Services	n/a	0.2 spaces per 100.0 m ² of floor area
(u) Entertainment Facility	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	n/a
(v) Food Services	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	n/a
(w) Health Services	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.4 spaces per 100.0 m ² of floor area
(x) Industry, Heavy	n/a	
(y) Industry, Light	n/a	
(z) Industry, Watercraft	n/a	
(aa) Kennel	n/a	
(bb) Licensed Premises	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	n/a
(cc) Marina	n/a	
(dd) Mobile Vending	n/a	

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Table 8.5(2) Bicycle Parking Requirements

Use	Minimum Number of Short-Term Bicycle Parking Spaces	Minimum Number of Long-Term Bicycle Parking Spaces
(ee) Moorage Facility	n/a	
(ff) Office Services	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.2 spaces per 100.0 m ² of floor area
(gg) Park	n/a	
(hh) Personal Services	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	n/a
(ii) Production Facility, Alcohol	n/a	
(jj) Public Market	n/a	
(kk) Recreation Facility, Indoor	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	0.4 spaces per 100.0 m ² of floor area
(ll) Recreation Facility, Outdoor	0.6 spaces per 100.0 m ² of lot area or 6.0 spaces, whichever is greater	n/a
(mm) Recreation, Marine	n/a	
(nn) Retail Sales	0.6 spaces per 100.0 m ² of floor area or 6.0 spaces, whichever is greater	n/a
(oo) Retail, Outdoor	n/a	
(pp) Retail, Wholesale	n/a	
(qq) Service Station, Marine	n/a	
(rr) Service Station, Vehicular	n/a	
(ss) Storage, Indoor	n/a	
(tt) Storage, Outdoor	n/a	
(uu) Veterinary Services	n/a	
(vv) Waste Management Facility	n/a	
CONDITIONS [Table 8.5(2)]:		

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Table 8.5(2) Bicycle Parking Requirements

Use	Minimum Number of Short-Term Bicycle Parking Spaces	Minimum Number of Long-Term Bicycle Parking Spaces
¹ Long-term bicycle parking spaces is not required for principal dwelling units that have individual attached garages.		

- (3) Bicycle parking shall be designed and installed in accordance with the minimum dimensions specified in **Table 8.5(4)** and the minimum standards specified in **Table 8.5(5)**.

Table 8.5(4) Minimum Dimensions for Bicycle Parking

Feature		Ground Anchored Racks		Wall Mounted Racks	
		> 45 degrees	≤ 45 degrees	> 45 degrees	≤ 45 degrees
(a) Minimum Space Depth	Standard	1.8 m	1.45 m	1.2 m	
	Oversize ¹		2.4 m	2.4 m	
(b) Minimum Aisle Width		1.5 m			
(c) Minimum Distance Between Bicycle Racks		0.9 m	1.3 m	0.9 m	1.3 m
(d) Minimum Distance Between a Bicycle Rack and an Obstruction		0.6 m			
CONDITIONS [Table 8.5(4)]:					
¹ A minimum of 10% of all required long-term bicycle parking spaces must be designed to accommodate oversize bicycles.					

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Figure 8-3. Short-Term Bicycle Parking Configuration Example

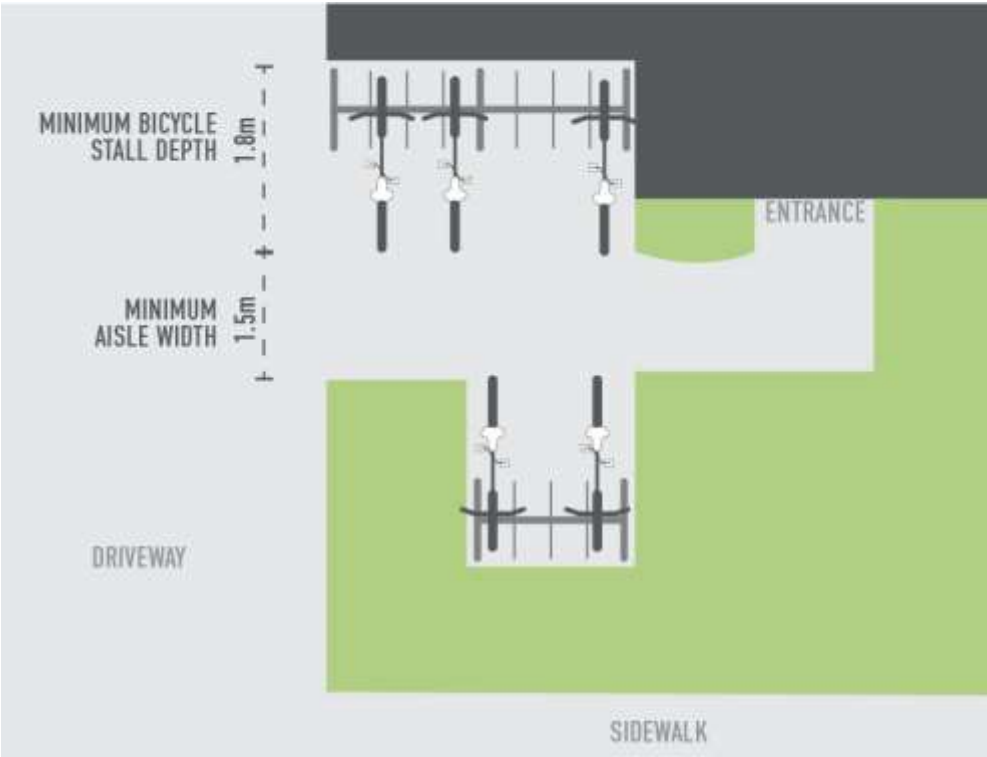
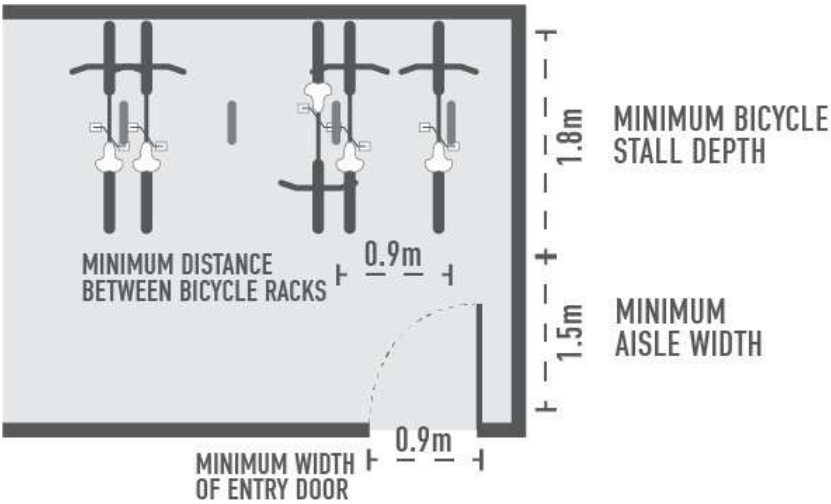


Figure 8-4. Long-Term Bicycle Parking Spaces Configuration Example



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Table 8.5(5) Minimum Dimensions for Bicycle Parking

Feature	Short-Term Bicycle Parking	Long-Term Bicycle Parking
(a) Materials and Design	n/a	Must be constructed of theft resistant materials and designed to support two points of the bicycle frame and enable the bicycle frame and at least one wheel to be securely locked to the rack with a single U-style lock.
		50% of all required long-term bicycle parking spaces must be provided in the form of ground-anchored racks.
		Where required long-term bicycle parking spaces are provided in the form of a stacked, wall mounted rack, 50% of such spaces must be equipped with a hydraulic lift mechanism.
		50% of all required long-term bicycle parking spaces must include charging infrastructure for e-bikes.
(b) Installation	Must be permanently anchored to the ground or a wall with secure, tamper-proof hardware.	
(c) Location	Must be conveniently located within 25.0 m of any main entrances, whether inside or outside of the building, and in a well-lit area.	Must be located inside a building or within a secure, weather-protected, dedicated facility accessible to residents, employees, or other identified users of the building.
		Must have an entry door that is a minimum width of 0.9 m and is equipped with an automatic or button-activated opening mechanism.
		Must have a minimum unobstructed height clearance of 1.9 m between the floor and the ceiling.

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Part 9 | Low-Density Residential Zones

9.1 Zone Intent

Table 10.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
LDR-1	Neighbourhood Residential	This zone is intended to accommodate traditional low-density residential development with limited temporary guest accommodation uses.
LDR-2	Small Lot Infill	This zone is intended to accommodate single detached dwellings on smaller lots for residential-only uses.
LDR-3	Comprehensive Infill	This zone is intended to support the gentle densification of existing low-density neighbourhoods by accommodating a range of housing forms and limited temporary guest accommodation uses.
LLR	Large Lot Residential	This zone is intended to accommodate low-density residential uses on larger lots outside of established neighbourhoods and/or adjacent to undeveloped lands.
MHR	Mobile Home Residential	This zone is intended to accommodate mobile home parks adjacent to established neighbourhoods.

9.2 Permitted Uses

Table 9.2(1) Permitted Uses					
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted					
Use	LDR-1	LDR-2	LDR-3	LLR	MHR
(a) Accessory Buildings and Structures	S	S	S	S	S
(b) Care Facility, Child	S	S	S	S	S
(c) Care Facility, Licence-Not-Required	S	S	S	S	S
(d) Coach Houses	S	S	S	S	--
(e) Dwelling, Duplex	-- ¹	--	P	--	--

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Table 9.2(1) Permitted Uses

P = permitted as a principal use
 S = permitted as a secondary use
 -- = use not permitted

Use		LDR-1	LDR-2	LDR-3	LLR	MHR
(f)	Dwelling, Single Detached	P	P	P	P	--
(g)	Dwelling, Triplex	--	--	P	--	--
(h)	Farm Stand	S	S	S	S	S
(i)	Home Occupation	i. Minor	S	S	S	S
		ii. Major	S	S	S	S
		iii. Vacation Rental Accommodation	S	--	S	--
(j)	Kennel	--	--	--	S	--
(k)	Mobile Home	--	--	--	--	P
(l)	Secondary Suite	S	S	S	S	--
(m)	Shipping Containers	S ²	--	-- ²	S ²	--
(n)	Urban Agriculture	S	S	S	S	S
(o)	Veterinary Services	--	--	--	S	--

CONDITIONS [Table 9.2(1)]:

- ¹ One duplex dwelling is permitted as a principal use on the lots legally described as STRATA LOTS A AND B DISTRICT LOTS 282 CLAYOQUOT DISTRICT STRATA PLAN VIS6305 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V (1821 and 1831 St. Jacques Boulevard, PIDs 027-122-247 and 027-122-263 respectively). For clarity, one principal dwelling unit is permitted per lot, subject to a minimum side setback of 0.0 metres.
- ² A shipping container shall be considered an accessory building or structure for the purpose of determining the applicable development standards, and shall only be permitted in accordance with the following regulations:
 - a) no shipping container shall be located within a front or exterior side yard; and
 - b) a maximum of one shipping container shall be permitted per lot.

9.3 Subdivision Standards**Table 9.3(1) Subdivision Regulations**

Criteria	LDR-1	LDR-2	LDR-3	LLR	MHR
(a) Minimum Lot Area	2,000.0 m ² ¹	360.0 m ²	650.0 m ² ²	10.0 ha	8,094.0 m ²

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Table 9.3(1) Subdivision Regulations					
Criteria	LDR-1	LDR-2	LDR-3	LLR	MHR
(b) Minimum Lot Width	18.0 m	10.0 m	18.0 m ²	60.0 m	40.0 m
CONDITIONS [Table 9.3(1)]: ¹ The minimum lot area is 650.0 square metres for the lots legally described as: - Placeholder text... - Placeholder text... ² For subdivisions intended to create lots that accommodate one single detached dwelling and up to one secondary dwelling unit in the form of either a secondary suite or coach house: - the minimum area may be reduced to 360.0 square metres; and - the minimum lot width may be reduced to 10.0 metres.					

9.4 General Regulations

Table 9.4(1) General Regulations					
Criteria	LDR-1	LDR-2	LDR-3	LLR	MHR
(a) Maximum Lot Coverage	35%	45%	40%	3%	50%
(b) Maximum Lot Coverage – including Impervious Surfaces	50%	60%	55%	10%	65%
(c) Maximum Density	i. Principal Dwelling Units	1 per lot	1 per lot	1 per lot	20 per ha
	ii. Secondary Dwelling Units	1 per lot ¹	1 per lot	1 per lot	n/a
(d) Maximum GFA for Accessory Buildings ⁴	60.0 m ²	90.0 m ² ⁵	60.0 m ²	100.0 m ²	60.0 m ²
CONDITIONS [Table 9.4(1)]: ¹ A maximum of two secondary dwelling units, comprised of one secondary suite and one coach house, are permitted for the lots legally described as: - Placeholder text... - Placeholder text... ² The maximum number of dwelling units permitted on a lot that is 360.0 square metres or less in lot area shall be: - one principal dwelling unit, comprised of a single detached dwelling; and - one secondary dwelling unit, comprised of either a secondary suite or coach house.					

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Table 9.4(1) General Regulations

Criteria	LDR-1	LDR-2	LDR-3	LLR	MHR
3 The maximum number of dwelling units permitted on a lot greater than 360.0 square metres in lot area shall be: a) three dwelling units per lot, provided such dwelling units are comprised of: • a triplex dwelling (three principal dwelling units) only; or • a duplex dwelling (two principal dwelling units) and one coach house (one secondary dwelling unit); or • a single detached dwelling (one principal dwelling unit), one secondary suite (one secondary dwelling unit), and one coach house (one secondary dwelling unit); or b) four dwelling units per lot, provided such dwelling units are comprised of: • one duplex dwelling (two principal dwelling units) and two secondary suites (two secondary dwelling units); or • two single detached dwellings (two principal dwelling units) and two secondary suites (two secondary dwelling units).					
4 Maximum GFA refers to the combined floor area of all accessory buildings on a lot. For clarity, this does not include the GFA associated with a coach house.					
5 The maximum GFA for accessory buildings is 10.0 square metres for the lot legally described as LOT 13, PLAN VIP84686, DISTRICT LOT 283, CLAYOQUOT LAND DISTRICT (Lot 13 Marine Drive, PID 027-473-538).					

9.5 Development Standards

Table 9.5(1) Development Regulations for Principal Buildings and Structures

Criteria	LDR-1	LDR-2	LDR-3	LLR
(a) Maximum Height	11.0 m	11.0 m ¹	11.0 m	8.5 m
(b) Minimum Front Setback	7.5 m	3.0 m	3.0 m	10.0 m
(c) Minimum Rear Setback	6.0 m	3.0 m	3.0 m	10.0 m
(d) Minimum Side Setback	7.5 m ²	1.5 m	1.5 m	10.0 m
(e) Minimum Exterior Side Setback	5.0 m	3.0 m	3.0 m	15.0 m
CONDITIONS [Table 9.5(1)]: 1 The maximum height is 5.0 metres for the lot legally described as LOT 13, PLAN VIP84686, DISTRICT LOT 283, CLAYOQUOT LAND DISTRICT (Lot 13 Marine Drive, PID 027-473-538). 2 The minimum side setback is 1.5 metres for lots smaller than 2,023.0 square metres in lot area.				

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
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Table 9.5(2) Development Regulations for Accessory Buildings and Structures				
Criteria	LDR-1	LDR-2	LDR-3	LLR
(a) Maximum Height	5.5 m	5.5 m ¹	5.5 m	5.5 m
(b) Minimum Front Setback	7.5 m	0.0 m ²	3.0 m	10.0 m
(c) Minimum Rear Setback	1.5 m	3.0 m ²	1.5 m	10.0 m
(d) Minimum Side Setback	1.5 m	1.5 m ²	1.5 m	10.0 m
(e) Minimum Exterior Side Setback	5.0 m	2.5 m ²	3.0 m	15.0 m
CONDITIONS [Table 9.5(2)]: ¹ The maximum height is 3.5 metres for the lot legally described as LOT 13, PLAN VIP84686, DISTRICT LOT 283, CLAYOQUOT LAND DISTRICT (Lot 13 Marine Drive, PID 027-473-538). ² The minimum front, rear, side, and exterior side setbacks are 0.0 metres for the lot legally described as LOT 13, PLAN VIP84686, DISTRICT LOT 283, CLAYOQUOT LAND DISTRICT (Lot 13 Marine Drive, PID 027-473-538).				

Table 9.5(3) Development Regulations for the Mobile Home Residential (MHR) Zone		
Development Standards for Mobile Home Spaces		
(a) Minimum Mobile Home Space Area		250.0 m ²
(b) Minimum Mobile Home Space Width		10.0 m
(c) Minimum Setbacks – Mobile Home Spaces from All Lot Lines		7.5 m
Development Standards for Mobile Homes		
(d) Maximum Height – Principal Buildings		7.5 m
(e) Minimum Setbacks for Principal Buildings within a Mobile Home Space	i. Front (abutting a vehicular roadway)	3.0 m
	ii. Rear (opposite the front)	1.5 m
	iii. Side (not the front or the rear)	1.5 m
Development Standards for Accessory Buildings and Structures		
(f) Maximum Height – Accessory Buildings and Structures		5.5 m
(g) Minimum Setbacks for Accessory Buildings and Structures within a Mobile Home Space	i. Front (abutting a vehicular roadway)	3.0 m
	ii. Rear (opposite the front)	1.5 m
	iii. Side (not the front or the rear)	1.5 m

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9.6 Temporary Guest Accommodation Standards

Table 9.6(1) Temporary Guest Accommodation Regulations					
✓ = permitted ✗ = not permitted					
Criteria	LDR-1	LDR-2	LDR-3	LLR	MHR
(a) Maximum Number of Vacation Rental Accommodation Units	1 per lot	n/a	1 per lot ¹	1 per lot	n/a
(b) Permitted Location of Vacation Rental Accommodation Use(s)					
i. Duplex Dwelling	✗	n/a	✗	✗	n/a
ii. Single Detached Dwelling	✗		✗	✗	
iii. Triplex Dwelling	✗		✗	✗	
iv. Coach House	✓		✓	✓	
v. Secondary Suite	✓		✓	✓	
CONDITIONS [Table 9.6(1)]:					
¹ A maximum of two vacation rental accommodation units may be permitted, via secondary suites only, on lots with more than one secondary suite.					

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Part 10 | Multi-Unit Residential Zones

10.1 Zone Intent

Table 10.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
MUR-1	Pocket Neighbourhood Residential	This zone is intended to accommodate building strata development comprised of ground-oriented housing forms grouped around a central, shared green space, and connected by pedestrian paths.
MUR-2	Ground-Oriented Residential	This zone is intended to accommodate a mix of ground-oriented multi-unit housing forms such as duplexes and townhouses .
MUR-3	Multi-Unit Residential	This zone is intended to accommodate low-rise multi-unit residential development in the form of townhouses and apartments .
MUR-4	Community Care Residential	This zone is intended to accommodate larger-scale community care facilities within established residential neighbourhoods.

10.2 Permitted Uses

Table 10.2(1) Permitted Uses				
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted				
Use	MUR-1	MUR-2	MUR-3	MUR-4
(a) Accessory Buildings and Structures	S	S	S	S
(b) Care Facility, Child	S	S	S	P
(c) Care Facility, Community	S	--	--	P
(d) Care Facility, Licence-Not-Required	S	S	S	--
(e) Community Gardens	S	S	S	S
(f) Dwelling, Apartment	--	--	P	--
(g) Dwelling, Caretaker	--	--	--	S
(h) Dwelling, Duplex	P	P	--	--
(i) Dwelling, Single Detached	P	--	--	--

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Table 10.2(1) Permitted Uses

P = permitted as a principal use

S = permitted as a secondary use

-- = use not permitted

Use	MUR-1	MUR-2	MUR-3	MUR-4
(j) Dwelling, Townhouse	P	P	P	--
(k) Dwelling, Triplex	P	P	--	--
(l) Farm Stand	S	S	S	S
(m) Home Occupation i. Minor	S	S	S	--
(n) Parking Lot	S	S	S	S
(o) Secondary Suite	--	S	--	--
(p) Shipping Containers	--	--	--	S ¹
(q) Urban Agriculture	S	S	S	S

CONDITIONS [Table 10.2(1)]:

¹ A shipping container shall be considered an accessory building or structure for the purpose of determining the applicable development standards, and shall only be permitted in accordance with the following regulations:

- a) no shipping container shall be located within a front or exterior side yard; and
- b) a maximum of one shipping container shall be permitted per lot.

10.3 Subdivision Standards**Table 10.3(1) Subdivision Regulations**

Criteria	MUR-1	MUR-2	MUR-3	MUR-4
(a) Minimum Lot Area	1.0 ha	650.0 m ²	1,000.0 m ²	1,000.0 m ²
(b) Minimum Lot Width	23.0 m	18.0 m	18.0 m	18.0 m

10.4 General Regulations**Table 10.4(1) General Regulations**

Criteria	MUR-1	MUR-2	MUR-3	MUR-4
(a) Maximum Lot Coverage	30%	35%	50%	30%
(b) Maximum FAR	0.7 ¹	0.7 ¹	1.5 ²	0.5

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Table 10.4(1) General Regulations

Criteria	MUR-1	MUR-2	MUR-3	MUR-4
(c) Maximum GFA for Accessory Buildings ³	300.0 m ²	n/a	n/a	n/a
CONDITIONS [Table 10.4(1)]: 1 The maximum FAR may be increased to 1.0 where 70% of the required parking spaces are accommodated either underground or within buildings on the lot. 2 The maximum FAR may be increased in accordance with the following: a) 2.0 where 70% of the required parking spaces are accommodated either underground or within buildings on the lot; or b) 2.0 where 30% of all dwelling units are designated for residential rental tenure or as affordable housing units; or c) 2.5 where 70% of the required parking spaces are accommodated either underground or within buildings on the lot and 30% of all dwelling units are designated for residential rental tenure or as affordable housing units. 3 Maximum GFA refers to the combined floor area of all accessory buildings on a lot.				

10.5 Development Standards

Table 10.5(1) Development Regulations for Principal and Secondary Buildings and Structures

Criteria	MUR-1	MUR-2	MUR-3	MUR-4
(a) Maximum Height	8.0 m	11.0 m	11.0 m	10.0 m
(b) Minimum Front Setback	6.0 m	6.0 m	6.0 m	7.5 m
(c) Minimum Rear Setback	6.0 m	6.0 m	6.0 m	7.5 m
(d) Minimum Side Setback	6.0 m	1.5 m	6.0 m	7.5 m
(e) Minimum Exterior Side Setback	6.0 m	5.0 m	6.0 m	7.5 m

Table 10.5(2) Development Regulations for Accessory Buildings and Structures

Criteria	MUR-1	MUR-2	MUR-3	MUR-4
(a) Maximum Height	5.5 m	5.5 m	5.5 m	5.5 m
(b) Minimum Front Setback	7.5 m	7.5 m	7.5 m	7.5 m
(c) Minimum Rear Setback	5.0 m	1.5 m	1.5 m	7.5 m
(d) Minimum Side Setback	5.0 m	1.5 m	1.5 m	7.5 m
(e) Minimum Exterior Side Setback	5.0 m	5.0 m	5.0 m	7.5 m

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Part 11 | Accommodation Zones

11.1 Zone Intent

Table 11.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
A-1	Neighbourhood Accommodation	This zone is intended to provide for temporary guest accommodation uses within traditional low-density housing forms.
A-2	Guest House Accommodation	This zone is intended to provide for temporary guest accommodation uses within traditional low-density housing forms and detached guest cottages.
A-3	Hostel Accommodation	This zone is intended to support the provision of affordable temporary guest accommodation options in the form of hostels.
A-4	Commercial Accommodation	This zone is intended to support the development of temporary guest accommodation and complementary commercial services for members of the travelling public in proper relationship to the District's Village Square and scenic waterfront areas.
A-5	Campground Accommodation	This zone is intended to accommodate the Ucluelet Campground.

11.2 Permitted Uses

Table 11.2(1) Permitted Uses					
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted					
Use	A-1	A-2	A-3	A-4	A-5
(a) Accessory Buildings and Structures	S	S	S	S	S
(b) Accommodation, Hostel	--	--	P	--	--
(c) Accommodation, Hotel	--	--	--	P	--
(d) Accommodation, Motel	--	--	--	P	--
(e) Accommodation, Strata	--	--	--	P ¹	--
(f) Campground	--	--	--	-- ²	P
(g) Care Facility, Child	--	--	--	P	--

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Table 11.2(1) Permitted Uses

P = permitted as a principal use
 S = permitted as a secondary use
 -- = use not permitted

Use		A-1	A-2	A-3	A-4	A-5
(h) Coach Houses		S	S	S	S	S
(i) Community Gardens		--	--	S	S	S
(j) Cultural and Community Services		--	--	--	P	--
(k) Dwelling, Apartment		--	--	--	P ¹	--
(l) Dwelling, Single Detached		P	P	--	--	--
(m) Food Services		--	--	--	P	--
(n) Guest Cottages		--	S	--	--	--
(o) Home Occupation	i. Minor	S	S	--	--	--
	ii. Major	--	--	--	--	--
	iii. Guest House Accommodation	--	S	--	--	--
	iv. Vacation Rental Accommodation	S	S	--	--	--
(p) Housing, Employee		--	--	S	S	--
(q) Licensed Premises		--	--	--	P	--
(r) Office Services		--	--	--	P	--
(s) Parking Lot		--	--	S	S	S
(t) Personal Services		--	--	--	P	--
(u) Recreation, Marine		--	--	--	S	S
(v) Retail Sales		--	--	--	P	--
(w) Secondary Suite		S	--	--	--	--
(x) Shipping Containers		--	--	--	S ³	--

CONDITIONS [Table 11.2(1)]:

- ¹ Strata accommodation units and/or dwelling units must be integrated within a principal building where there are other non-residential or non-accommodation uses occurring, subject to the following regulations:
- a) strata accommodation units and/or dwelling units shall be located above a non-residential or non-accommodation use occurring on the first storey; and

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Table 11.2(1) Permitted Uses

P = permitted as a principal use
 S = permitted as a secondary use
 -- = use not permitted

Use	A-1	A-2	A-3	A-4	A-5
b) strata accommodation units and/or dwelling units shall be accessed through a separate entrance from all non-residential and non-accommodation uses occurring within the same building, the extent of such entrance must not exceed 25% of the first storey business frontage.					
² Campground is permitted as a principal use on the lot legally described as LOT A DISTRICT LOTS 282 AND 2181 CLAYOQUOT DISTRICT PLAN VIP81209 (1990 Bay Street, PID 026-714-817).					
³ A shipping container shall be considered an accessory building or structure for the purpose of determining the applicable development standards, and shall only be permitted in accordance with the following regulations:					
a) no shipping container shall be located within a front or exterior side yard; and					
b) a maximum of one shipping container shall be permitted per lot.					

11.3 Subdivision Standards

Table 11.3(1) Subdivision Regulations

Criteria	A-1	A-2	A-3	A-4	A-5
(a) Minimum Lot Area	650.0 m ²	2,000.0 m ²	2,000.0 m ²	1,000.0 m ²	6,070.0 m ²
(b) Minimum Lot Width	18.0 m	24.0 m	23.0 m	15.0 m	23.0 m

11.4 General Regulations

Table 11.4(1) General Regulations

Criteria	A-1	A-2	A-3	A-4	A-5
(a) Maximum Lot Coverage	45%	40%	45%	50%	3%
(b) Maximum Lot Coverage – including Impervious Surfaces	60%	55%	60%	65%	n/a
(c) Maximum Residential Density	i. Principal Dwelling Units	1 per lot	1 per lot	n/a	n/a
	ii. Secondary Dwelling Units	2 per lot ¹	1 per lot	1 per lot ²	1 per lot

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Table 11.4(1) General Regulations						
Criteria		A-1	A-2	A-3	A-4	A-5
(d) Maximum Number of Guest Cottages	i. Lot Area $\leq$ 4,000.0 m ²	n/a	2 per lot	n/a	n/a	n/a
	ii. Lot Area > 4,000.0 m ²		4 per lot			
(e) Maximum FAR		n/a	n/a	n/a	0.7	n/a
(f) Maximum GFA for Principal Buildings		n/a	n/a	500.0 m ²	n/a	n/a
(g) Maximum GFA for Accessory Buildings ³		60.0 m ²	95.0 m ²	95.0 m ²	n/a	n/a
CONDITIONS [Table 11.4(1)]: ¹ A maximum of two secondary dwelling units are permitted per lot, provided such dwelling units are comprised of one secondary suite and one coach house only. ² A maximum of two coach houses are permitted on the lot legally described as LOT 37 SECTION 21 CLAYOQUOT DISTRICT (316 Reef Point Road, 023-656-274). ³ Maximum GFA refers to the combined floor area of all accessory buildings on a lot. For clarity, this does not include the GFA associated with any guest cottage or coach house.						

11.5 Development Standards

Table 11.5(1) Development Regulations for Principal and Secondary Buildings and Structures				
Criteria	A-1	A-2	A-3	A-4
(a) Maximum Height	11.0 m	11.0 m	11.0 m	12.0 m
(b) Minimum Front Setback	7.5 m	7.5 m	8.5 m	6.0 m
(c) Minimum Rear Setback	6.0 m	6.0 m	8.0 m	3.0 m ¹
(d) Minimum Side Setback	1.5 m	4.6 m	8.5 m	1.2 m ¹
(e) Minimum Exterior Side Setback	5.0 m	7.5 m	8.5 m	6.0 m
CONDITIONS [Table 11.5(1)]: ¹ The minimum setback shall be 6.0 metres for any lot line abutting a lot in a Low-Density Residential zone.				

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Table 11.5(2) Development Regulations for Accessory Buildings and Structures

Criteria	A-1	A-2	A-3	A-4
(a) Maximum Height	5.5 m	5.5 m	5.5 m	5.5 m
(b) Minimum Front Setback	7.5 m	7.5 m ¹	8.5 m ¹	6.0 m
(c) Minimum Rear Setback	1.5 m	1.5 m	1.5 m	3.0 m ²
(d) Minimum Side Setback	1.5 m	1.5 m	1.5 m	3.0 m ²
(e) Minimum Exterior Side Setback	5.0 m	3.5 m	3.5 m	6.0 m
CONDITIONS [Table 11.5(2)]: ¹ No accessory building or structure shall be located within a front yard. ² The minimum setback shall be 6.0 metres for any lot line abutting a lot in a Low-Density Residential zone.				

Table 11.5(3) Development Regulations for the Campground Accommodation (A-5) Zone

Development Standards for Campsites		
(a) Maximum Number of Campsites		24 per ha
(b) Minimum Campsite Area		90.0 m ²
(c) Minimum Campsite Width		6.0 m
(d) Minimum Campsite Depth	i. Tent-only Campsites	11.0 m
	ii. RV Campsites	16.0 m
(e) Minimum Setbacks – Campsites from All Lot Lines		7.5 m
Development Standards for All Buildings and Structures		
(f) Maximum Height		7.5 m
(g) Minimum Setbacks from All Lot Lines		7.5 m

11.6 Temporary Guest Accommodation Standards

Table 11.6(1) Temporary Guest Accommodation Regulations

✓ = permitted
 ✗ = not permitted

Criteria	A-1	A-2	A-3	A-4	A-5
(a) Maximum Number of Vacation Rental Accommodation Units	2 per lot	2 per lot ¹	n/a	n/a	n/a
(b) Permitted Location of Vacation Rental Accommodation Use(s)					

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Table 11.6(1) Temporary Guest Accommodation Regulations

✓ = permitted
✗ = not permitted

Criteria	A-1	A-2	A-3	A-4	A-5
i. Single Detached Dwelling	✓	✗	n/a	n/a	n/a
ii. Coach Houses	✓	✗			
iii. Guest Cottage	n/a	✓			
iv. Secondary Suite	✓	n/a			
(c) Permitted Location of Guest House Accommodation Uses(s)					
i. Single Detached Dwelling	n/a	✓	n/a	n/a	n/a
ii. Coach House		✗			
iii. Guest Cottage		✗			
iv. Secondary Suite		n/a			
CONDITIONS [Table 11.6(1)]:					
1 A maximum of four vacation rental accommodation units may be permitted, via four detached guest cottages, on lots larger than 4,000.0 square metres in lot area.					

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Part 12 | Mixed-Use Zones

12.1 Zone Intent

Table 12.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
VMU	Village Square Mixed-Use	This zone is intended to accommodate a mix of residential, commercial, institutional, and temporary guest accommodation uses that support vibrant, pedestrian-oriented development in the District's Village Square.
PMU	Peninsula Road Mixed-Use	This zone is intended to serve as a transition between the Village Square and surrounding residential neighbourhoods through the provision of low-rise mixed-use development along Peninsula Road.
CMU	Corridor Mixed-Use	This zone is intended to accommodate a range of residential, commercial, institutional, and temporary guest accommodation uses along the District's main corridor.

12.2 Permitted Uses

Table 12.2(1) Permitted Uses			
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted			
Use	VMU	PMU	CMU
(a) Accessory Buildings and Structures	S	S	S
(b) Accommodation, Hotel	P	P	P
(c) Accommodation, Motel	--	P	P
(d) Accommodation, Strata	P ²	P ^{1, 2, 3, 4}	P ^{2, 3}
(e) Automotive and Equipment Services, Light	--	--	-- ⁵
(f) Care Facility, Child	P	P	P
(g) Care Facility, Community	--	P	P
(h) Coach Houses	--	S ⁶	S ⁶

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Table 12.2(1) Permitted Uses

P = permitted as a principal use
 S = permitted as a secondary use
 -- = use not permitted

Use	VMU	PMU	CMU
(i) Community Gardens	S	S	S
(j) Creative Services	P	P	P
(k) Cultural and Community Services	P	P	P
(l) Dwelling Units	P 2, 7	P 2, 3, 4	P 2, 3
(m) Entertainment Facility	P	--	--
(n) Food Services	P	P	P
(o) Health Services	P	P	P
(p) Home Occupation i. Minor	S	S	S
(q) Housing, Affordable	P	P	P
(r) Licensed Premises	P	P	P
(s) Mobile Vending	S	S	S
(t) Office Services	P	P	P
(u) Parking Lot	S	S	S
(v) Personal Services	P	P	P
(w) Production Facility, Alcohol	-- 8	--	--
(x) Recreation Facility, Indoor	P	P	P
(y) Recreation, Marine	P	P	P
(z) Retail Sales	P	P	P
(aa) Service Station, Vehicular	--	--	-- 5

CONDITIONS [Table 12.2(1)]:

- 1 Strata accommodation is prohibited in the areas indicated in **Map 12-1**.
- 2 Strata accommodation units and/or dwelling units must be integrated within a principal building where there are other non-residential or non-accommodation uses occurring, subject to the following regulations:
 - a) strata accommodation units and/or dwelling units shall be located above a non-residential or non-accommodation use occurring on the first storey; and
 - b) strata accommodation units and/or dwelling units shall be accessed through a separate entrance from all non-residential and non-accommodation uses occurring within the same building, the extent of such entrance must not exceed 25% of the first storey business frontage.

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Table 12.2(1) Permitted Uses

P = permitted as a principal use

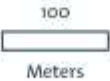
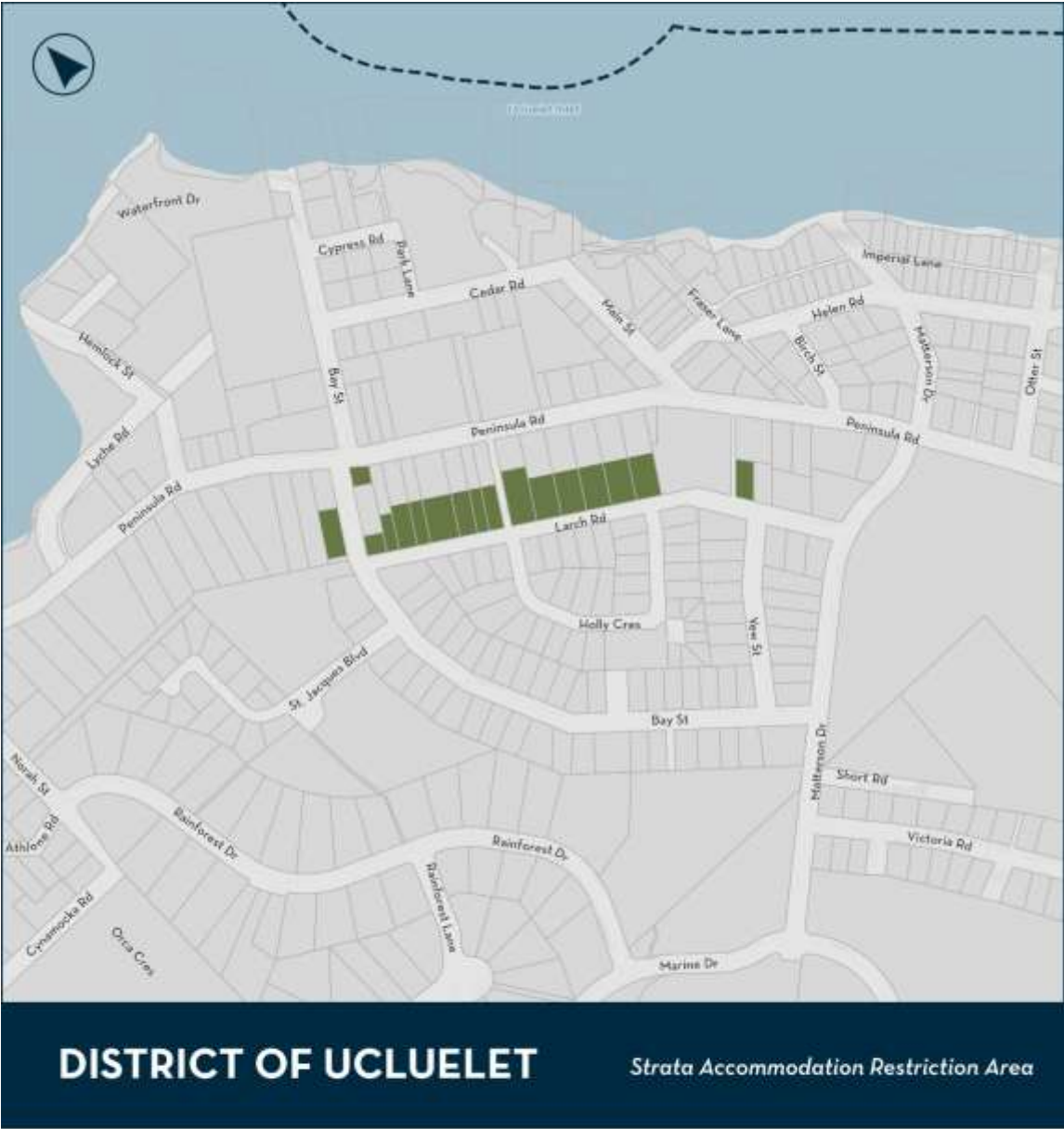
S = permitted as a secondary use

-- = use not permitted

Use	VMU	PMU	CMU
3	Where located predominantly within the half of a lot that is furthest from Peninsula Road, strata accommodation units and/or dwelling units may be integrated within a principal building comprised of residential and/or strata accommodation uses only.		
4	On the lot legally described as Building Strata EPS10931 (1683 Larch Road, PIDs 032-407-173, 032-407-181, 032-407-190, 032-407-203): a) only dwelling units shall be permitted on the front half of the lot; and b) a building comprised of dwelling units and/or strata accommodation units shall only be permitted where located within the rear half of the lot.		
5	Light automotive and equipment services and vehicular service stations are permitted as principal uses on the lot legally described as LOT G, DISTRICT LOT 284, CLAYOQUOT DISTRICT, PLAN 42747 (2040 Peninsula Road, PID 002-107-350).		
6	Coach houses shall only be permitted where secondary to a non-residential or non-temporary guest accommodation use occurring on the same lot.		
7	Dwelling units may be located on the first storey of a principal building, provided they are located to the rear of a non-residential use occurring on the first storey, on the lots legally described as: • LOT A DISTRICT LOT 282 CLAYOQUOT DISTRICT PLAN EPP69410 (286 Main Street, PID 030-077-061); • LOT 13, DISTRICT LOT 282, CLAYOQUOT DISTRICT, PLAN 11055 (1766 Cypress Road, PID 005-117-861); and • LOT D, DISTRICT LOT 282, CLAYOQUOT DISTRICT, PLAN 4011 (1672 Cedar Road, PID 006-167-926).		
8	Alcohol production facility is permitted as a principal use on the lot legally described as LOT A, DISTRICT LOT 282, CLAYOQUOT DISTRICT, PLAN 3550 (1601 Peninsula Road, PID 006-240-852).		

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Map 12-1. Strata Accommodation Restriction Area



Scale: 1:5,000 (When printed at 8.5" x 11") | NAD 83 UTM Zone 10N

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- Strata Accommodation Restriction Area
- Administrative Boundaries
- District of Ucluelet
- Parcel

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
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12.3 Subdivision Standards

Table 12.3(1) Subdivision Regulations			
Criteria	VMU	PMU	CMU
(a) Minimum Lot Area	200.0 m ²	1000.0 m ²	1000.0 m ²
(b) Minimum Lot Width	15.0 m	15.0 m	15.0 m

12.4 General Regulations

Table 12.4(1) General Regulations			
Criteria	VMU	PMU	CMU
(a) Maximum Lot Coverage	85%	60%	50%
(b) Maximum FAR	2.0	2.0	0.7
(c) Maximum Number of Coach Houses	n/a	1 per 250.0 m ² of non-residential floor area	1 per 250.0 m ² of non-residential floor area

12.5 Development Standards

Table 12.5(1) Development Regulations for Principal and Secondary Buildings and Structures			
Criteria	VMU	PMU	CMU
(a) Maximum Height	11.0 m	11.0 m ¹	8.5 m
(b) Maximum Number of Storeys	3	3 ¹	2.5
(c) Minimum Front Setback	0.0 m ²	1.5 m ²	1.5 m ²
(d) Minimum Rear Setback	4.0 m	3.0 m	3.0 m
(e) Minimum Side Setback	1.5 m	1.5 m	1.5 m
(f) Minimum Exterior Side Setback	1.5 m	3.0 m	3.0 m
CONDITIONS [Table 12.5(1)]: ¹ The maximum height and number of storeys may be increased to 15.0 metres and four, respectively, where the entire fourth storey is used exclusively for residential uses. For clarity, “residential uses” does not include strata accommodation units. ² The minimum setback shall be 0.0 metres for any front lot line that does not abut Peninsula Road.			

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Table 12.5(2) Development Regulations for Accessory Buildings and Structures			
Criteria	VMU	PMU	CMU
(a) Maximum Height	5.5 m	5.5 m	5.5 m
(b) Minimum Front Setback	1.5 m ¹	15.0 m	15.0 m
(c) Minimum Rear Setback	1.5 m	1.5 m	1.5 m
(d) Minimum Side Setback	1.5 m	1.5 m	1.5 m
(e) Minimum Exterior Side Setback	7.5 m	3.0 m	3.0 m
CONDITIONS [Table 12.5(2)]:			
¹ The minimum setback shall be 4.5 metres for any lot line abutting Peninsula Road.			

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Part 13 | Industry Zones

13.1 Zone Intent

Table 13.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
I-1	Service Industry	This zone is intended to accommodate essential service commercial and low-impact industry uses.
I-2	Industrial	This zone is intended to designate and preserve land for industrial development.

13.2 Permitted Uses

Table 13.2(1) Permitted Uses		
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted		
Use	I-1	I-2
(a) Accessory Buildings and Structures	S	S
(b) Automotive and Equipment Services, Heavy	--	P
(c) Automotive and Equipment Services, Light	P	P
(d) Care Facility, Child	S	S
(e) Creative Services	P	--
(f) Dwelling, Caretaker	S	S
(g) Education Services	S	S
(h) Industry, Heavy	--	P
(i) Industry, Light	P	--
(j) Kennel	P	--
(k) Mobile Vending	S	S
(l) Office Services	S ¹	S ²
(m) Parking Lot	S	S
(n) Production Facility, Alcohol	P	--
(o) Recreation Facility, Indoor	P	--

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Table 13.2(1) Permitted Uses

P = permitted as a principal use
 S = permitted as a secondary use
 -- = use not permitted

Use	I-1	I-2
(p) Retail Sales	P	S
(q) Retail, Outdoor	P	P
(r) Retail, Wholesale	P	P
(s) Shipping Containers	S	S
(t) Storage, Indoor	S	--
(u) Storage, Outdoor	--	S
(v) Veterinary Services	P	--
(w) Waste Management Facility	S	P

CONDITIONS [Table 13.2(1)]:

- 1** Office services must not exceed 40% of the associated commercial unit's total floor area.
- 2** Office services must not exceed 30% of the associated commercial unit's total floor area.

13.3 Subdivision Standards**Table 13.3(1) Subdivision Regulations**

Criteria	I-1	I-2
(a) Minimum Lot Area	1,500.0 m ²	2,000.0 m ²
(b) Minimum Lot Width	23.0 m	30.0 m

13.4 General Regulations**Table 13.4(1) General Regulations**

Criteria	I-1	I-2
(a) Maximum Lot Coverage	50%	60%
(b) Maximum FAR	1.0	0.6
(c) Maximum Number of Dwelling Units ¹	1 per lot	1 per lot

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Table 13.4(1) General Regulations

Criteria	I-1	I-2
CONDITIONS [Table 13.4(1)]:		
1 Dwelling units shall only be permitted in the form of a caretaker dwelling.		

13.5 Development Standards

Table 13.5(1) Development Regulations for Principal and Secondary Buildings and Structures

Criteria		I-1	I-2
(a) Maximum Height		12.0 m	12.0 m
(b) Minimum Front Setback		7.5 m	7.5 m
(c) Minimum Rear Setback	i. abutting a lot in a Low-Density Residential zone	7.5 m	7.5 m
	ii. abutting a lot in any other zone	3.0 m	6.0 m
(d) Minimum Side Setback	i. abutting a lot in a Low-Density Residential zone	7.5 m	7.5 m
	ii. abutting a lot in any other zone	5.0 m	5.0 m
(e) Minimum Exterior Side Setback		7.5 m	7.5 m

Table 13.5(2) Development Regulations for Accessory Buildings and Structures

Criteria		I-1	I-2
(a) Maximum Height		5.5 m	5.5 m
(b) Minimum Front Setback		7.5 m	7.5 m
(c) Minimum Rear Setback	i. abutting a lot in a Low-Density Residential zone	7.5 m	7.5 m
	ii. abutting a lot in any other zone	3.0 m	1.5 m
(d) Minimum Side Setback	i. abutting a lot in a Low-Density Residential zone	7.5 m	7.5 m

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Table 13.5(2) Development Regulations for Accessory Buildings and Structures			
Criteria		I-1	I-2
	ii. abutting a lot in any other zone	5.0 m	1.5 m
(e) Minimum Exterior Side Setback		7.5 m	7.5 m

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Part 14 | Marine Zones

14.1 Zone Intent

Table 14.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
M-1	Open Water	This zone is intended to provide for the use of intertidal areas and the open ocean for both recreational purposes and the navigation of commercial and recreational vessels.
M-2	Community Dock	This zone is intended to accommodate moorage facilities and boat launches that are open to the public.
M-3	Marina	This zone is intended to accommodate marinas and marina-related commercial uses both above and below the natural boundary .
M-4	Harbour Industry	This zone is intended to accommodate marine and watercraft industry-related uses both above and below the natural boundary .

14.2 Permitted Uses

Table 14.2(1) Permitted Uses						
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted						
Use	M-1	M-2	M-3		M-4	
			Above the Natural Boundary	Below the Natural Boundary	Above the Natural Boundary	Below the Natural Boundary
(a) Aquaculture, Land-Based	--	S	S	--	S	--
(b) Aquaculture, Marine-Based	P	S	--	S	--	S
(c) Boat Launches	--	P	S	S	S	S
(d) Cultural and Community Services	--	S	S	--	--	--
(e) Dwelling, Caretaker	--	--	S ¹	--	S ¹	
(f) Dwelling Units	--	--	P ¹	--	--	--

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Table 14.2(1) Permitted Uses

P = permitted as a principal use
 S = permitted as a secondary use
 -- = use not permitted

Use	M-1	M-2	M-3		M-4	
			Above the Natural Boundary	Below the Natural Boundary	Above the Natural Boundary	Below the Natural Boundary
(g) Education Services	S	S	S	S	S	S
(h) Food Services	--	--	S	--	S	--
(i) Industry, Heavy	--	--	--	--	-- ²	--
(j) Industry, Watercraft	--	--	--	S	P	P
(k) Marina	--	--	P	P	--	P
(l) Mobile Vending	--	S	S	S ³	S	--
(m) Moorage Facility	-- ⁴	P	P	P	P	P
(n) Office Services	--	--	S	--	S	--
(o) Parking Lot	--	--	S	--	S	--
(p) Recreation, Marine	P	P	P	P	S	S
(q) Retail Sales	--	--	S	S	S	S
(r) Retail, Wholesale	--	--	S	--	S	--
(s) Service Station, Marine	--	--	--	--	-- ⁵	--
(t) Shipping Containers	--	--	S	--	S	--
(u) Storage, Outdoor	--	--	--	--	S	--

CONDITIONS [Table 14.2(1)]:

- ¹ Dwelling units, including caretaker dwellings, must be integrated within a principal building where there are other non-residential uses occurring, subject to the following regulations:
 - dwelling units shall be located above a non-residential use occurring on the first storey; and
 - dwelling units shall be accessed through a separate entrance from all non-residential uses occurring within the same building.
- ² Heavy industry is permitted as a principal use on the lots legally described as:
 - LOT 5, DISTRICT LOTS 806 AND 1991, CLAYOQUOT DISTRICT, PLAN 20323 (1970 Harbour Crescent, PID 003-527-867);
 - LOT 18, BLOCK 1, SECTION 21, CLAYOQUOT DISTRICT, PLAN 9200 (1351 Eber Road, PID 005-569-567);

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Table 14.2(1) Permitted Uses

P = permitted as a principal use
 S = permitted as a secondary use
 -- = use not permitted

Use	M-1	M-2	M-3		M-4	
			Above the Natural Boundary	Below the Natural Boundary	Above the Natural Boundary	Below the Natural Boundary

14.3 Subdivision Standards

Table 14.3(1) Subdivision Regulations

Criteria	M-1	M-2	M-3		M-4	
			Above the Natural Boundary	Below the Natural Boundary	Above the Natural Boundary	Below the Natural Boundary
(a) Minimum Lot Area	n/a	n/a	n/a	n/a	n/a	n/a
(b) Minimum Lot Width	n/a	n/a	n/a	n/a	n/a	n/a

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14.4 General Regulations

Table 14.4(1) General Regulations						
Criteria	M-1	M-2	M-3		M-4	
			Above the Natural Boundary	Below the Natural Boundary	Above the Natural Boundary	Below the Natural Boundary
(a) Maximum Lot Coverage	n/a	n/a	50%	n/a	70%	n/a
(b) Maximum Lot Coverage – including Impervious Surfaces	n/a	n/a	65%	n/a	100%	n/a
(c) Maximum Number of Dwelling Units	n/a	n/a	1 per lot	n/a	1 per lot	n/a

14.5 Development Standards

Table 14.5(1) Development Regulations for Principal and Secondary Buildings and Structures						
Criteria	M-1	M-2	M-3		M-4	
			Above the Natural Boundary	Below the Natural Boundary	Above the Natural Boundary	Below the Natural Boundary
(a) Maximum Height	n/a	n/a	8.5 m	5.5 m ¹	8.5	8.5 m ¹
(b) Maximum Number of Storeys	n/a	n/a	2	1	2	2
(c) Minimum Front Setback	n/a	n/a	3.0 m	n/a	3.0 m	n/a
(d) Minimum Rear Setback	n/a	n/a	0.0 m	n/a	0.0 m	n/a
(e) Minimum Side Setback	n/a	n/a	0.0 m	n/a	0.0 m	n/a
(f) Minimum Exterior Side Setback	n/a	n/a	0.0 m	n/a	0.0 m	n/a
CONDITIONS [Table 14.5(1)]:						
¹ Height shall be measured from the surface of the water.						

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Part 15 | Park and Public Use Zones

15.1 Zone Intent

Table 15.1(1) Intent of Zones		
Zone	Zone Name	Intent of Zone
PU-1	Natural Parks and Greenways	This zone is intended to preserve and protect areas that provide significant biodiversity and ecosystem services.
PU-2	Community Parks and Open Space	This zone is intended to designate lands for the preservation and enhancement of the District's park and open space assets while providing for a range of low impact recreational uses.
PU-3	Civic Facilities and Public Space	This zone is intended to accommodate a range of civic uses.
PU-4	Utilities and Services	This zone is intended to accommodate emergency services operations and public or private utilities.

15.2 Permitted Uses

Table 15.2(1) Permitted Uses				
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted				
Use	PU-1	PU-2	PU-3	PU-4
(a) Accessory Buildings and Structures	S	S	S	S
(b) Care Facility, Child	--	S	P	--
(c) Care Facility, Community	--	--	P	--
(d) Community Gardens	S	S	S	S
(e) Cultural and Community Services	-- ¹	--	P	--
(f) Dwelling, Caretaker	--	--	S ²	--
(g) Dwelling Units	--	--	S ²	S ²
(h) Education Services	--	--	P	S
(i) Emergency Services	--	--	P	P
(j) Farm Stand	--	S	S	--

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Table 15.2(1) Permitted Uses

P = permitted as a principal use
 S = permitted as a secondary use
 -- = use not permitted

Use	PU-1	PU-2	PU-3	PU-4
(k) Food Services	--	--	S	--
(l) Health Services	--	--	P	P
(m) Housing, Employee	--	--	--	S
(n) Housing, Supportive	--	--	P	--
(o) Mobile Vending	--	S	S	S
(p) Park	P	P	P	S
(q) Parking Lot	S	S	S ³	S
(r) Public Market	--	S	S	S
(s) Recreation Facility, Indoor	--	--	P	S
(t) Recreation Facility, Outdoor	--	S	P	S
(u) Shipping Containers	--	S	S	S
(v) Urban Agriculture	--	S	S	--
(w) Utilities	S	S	S	P

CONDITIONS [Table 15.2(1)]:

- ¹ Cultural and community services use is permitted as a principal use, in the form of the Amphitrite House Interpretive Centre and Amphitrite Point Lighthouse, on the lot legally described as DISTRICT LOT 1517, CLAYOQUOT DISTRICT.
- ² Dwelling units, including caretaker dwellings, shall only be permitted in conjunction with a community care facility, employee housing, or supportive housing use occurring on the same lot.
- ³ Parking lot is permitted as a principal use on the lot legally described as LOT 11, DISTRICT LOT 282, CLAYOQUOT DISTRICT, PLAN 11055 (1766 Cypress Road, PID 005-117-810).

15.3 Subdivision Standards**Table 15.3(1) Subdivision Regulations**

Criteria	PU-1	PU-2	PU-3	PU-4
(a) Minimum Lot Area	n/a	n/a	n/a	n/a
(b) Minimum Lot Width	n/a	n/a	n/a	n/a

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15.4 General Regulations

Table 15.4(1) General Regulations				
Criteria	PU-1	PU-2	PU-3	PU-4
(a) Maximum Lot Coverage	5%	30%	60%	n/a
(b) Maximum Lot Coverage – including Impervious Surfaces	10%	35%	65%	n/a
(c) Maximum FAR	n/a	n/a	1.0	n/a

15.5 Development Standards

Table 15.5(1) Development Regulations for Principal and Secondary Buildings and Structures				
Criteria	PU-1	PU-2	PU-3	PU-4
(a) Maximum Height	n/a	10.0 m	10.0 m	10.0 m
(b) Minimum Front Setback	n/a	7.5 m	7.5 m	7.5 m
(c) Minimum Rear Setback	n/a	7.5 m	7.5 m	7.5 m
(d) Minimum Side Setback	n/a	7.5 m	7.5 m	7.5 m
(e) Minimum Exterior Side Setback	n/a	7.5 m	7.5 m	7.5 m

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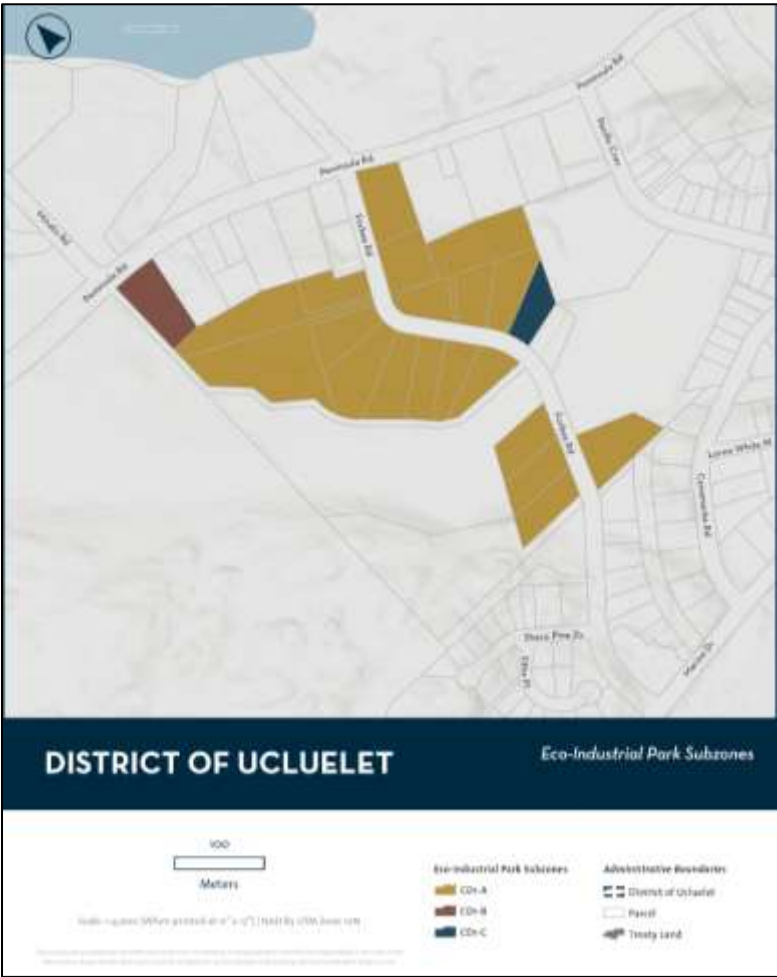
Part 16 | Comprehensive Development Zones

CD1 Eco-Industrial Park

CD1.1 Subzones

Table CD1.1(1) Eco-Industrial Park Subzones	
Zone	Name of Subzone
CD1-A	Industrial
CD1-B	Industrial Residential
CD1-C	Marine Charters and Lodging

Map CD-1. Eco-Industrial Park Subzones



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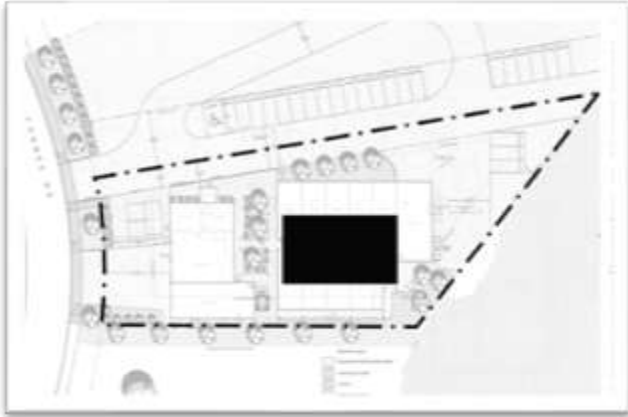
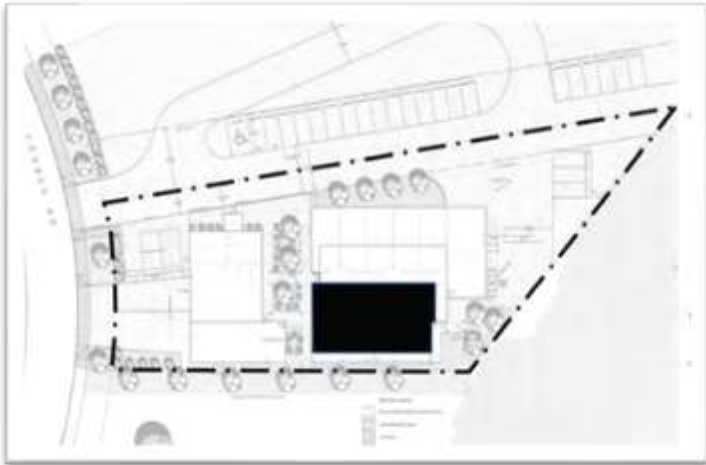
CD1.2 Permitted Uses

Table CD1.2(1) Permitted Uses P = permitted as a principal use S = permitted as a secondary use -- = use not permitted			
Use	CD1		
	CD1-A	CD1-B	CD1-C
(a) Accessory Buildings and Structures	S	S	S
(b) Accommodation, Hostel	--	--	S ¹
(c) Accommodation, Hotel	--	--	S ¹
(d) Accommodation, Motel	--	--	S ¹
(e) Automotive and Equipment Services, Heavy	P	--	--
(f) Automotive and Equipment Services, Light	P	--	--
(g) Coach Houses	S	S	--
(h) Dwelling, Single Detached	P	P	S
(i) Food Services	P	--	--
(j) Housing, Employee	--	--	P ²
(k) Industry, Heavy	P	P	--
(l) Industry, Light	P	P	P
(m) Industry, Watercraft	--	--	S
(n) Office Services	S ³	S ³	S ³
(o) Parking Lot	S	S	S
(p) Recreation, Marine	--	--	P
(q) Retail, Outdoor	P	--	--
(r) Retail, Wholesale	P	P	--
(s) Secondary Suite	--	S	--
(t) Service Station, Vehicular	-- ⁴	--	--
(u) Shipping Containers	S	S	S
(v) Storage, Outdoor	S	S	S
(w) Urban Agriculture	S	S	--
CONDITIONS [Table CD1.2(1)]:			

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Table CD1.2(1) Permitted Uses

P = permitted as a principal use
 S = permitted as a secondary use
 -- = use not permitted

Use	CD1		
	CD1-A	CD1-B	CD1-C
1 Temporary guest accommodation uses shall only be permitted where secondary to a principal marine recreation use occurring on the lot, and where such temporary guest accommodation uses are located above the first storey of the principal building located in the area shaded in black: 			
2 The first storey of the building located in the area shaded in black shall only be used for employee housing, or otherwise be left vacant: 			
3 The maximum floor area for office services shall be 40% of the total floor area of the associated principal use.			
4 Vehicular service stations is permitted as a principal use on the lot legally described as LOT 1 DISTRICT LOT 284 CLAYOQUOT DISTRICT PLAN VIP74277 (2078 Peninsula Road, PID 025-504-118).			

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CD1.3 Subdivision Standards

Table CD1.3(1) Subdivision Regulations			
Criteria	CD1		
	CD1-A	CD1-B	CD1-C
(a) Minimum Lot Area	2,000.0 m ² ¹	2,000.0 m ² ¹	2,000.0 m ² ¹
(b) Minimum Lot Width	23.0 m ¹	23.0 m ¹	23.0 m ¹
CONDITIONS [Table CD.3(1)]: ¹ For subdivisions intended to create lots that accommodate one single detached dwelling and up to one secondary dwelling unit in the form of either a secondary suite or coach house: - the minimum lot area may be reduced to 600.0 square metres; and - the minimum lot width may be reduced to 15.0 metres.			

CD1.4 General Regulations

Table CD.4(1) General Regulations				
Criteria		CD1		
		CD1-A	CD1-B	CD1-C
(a) Maximum Lot Coverage		60% ¹	60% ¹	60%
(b) Maximum Number of Dwelling Units	i. Principal Dwelling Units	1 per lot	1 per lot	n/a
	ii. Secondary Dwelling Units	1 per lot	1 per lot	1 per lot
(c) Maximum FAR		1.0	1.0	1.0
(d) Maximum GFA for Accessory Buildings ²		60.0 m ²	60.0 m ²	60.0 m ²
CONDITIONS [Table CD.4(1)]: ¹ The maximum lot coverage of a single detached dwelling is 35%. ² Maximum GFA refers to the combined floor area of all accessory buildings on a lot. For clarity, this does not include the GFA associated with a coach house.				

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

CD1.5 Development Standards

Table CD1.5(1) Development Regulations for Principal and Secondary Buildings and Structures			
Criteria	CD1		
	CD1-A	CD1-B	CD1-C
(a) Maximum Height	12.0 m ¹	12.0 m ¹	12.0 m ¹
(b) Minimum Front Setback	9.0 m ¹	9.0 m ¹	9.0 m ¹
(c) Minimum Rear Setback	6.0 m	6.0 m	6.0 m
(d) Minimum Side Setback	5.0 m ¹	5.0 m ¹	5.0 m ¹
(e) Minimum Exterior Side Setback	5.0 m	5.0 m	5.0 m
CONDITIONS [Table CD1.5(1)]: ¹ For single detached dwellings: - the maximum height is 11.0 metres; - the minimum front setback is 7.5 metres; and - the minimum side setback is 1.5 metres.			

Table CD1.5(2) Development Regulations for Accessory Buildings and Structures			
Criteria	CD1		
	CD1-A	CD1-B	CD1-C
(a) Maximum Height	5.5 m	5.5 m	5.5 m
(b) Minimum Front Setback	8.0 m ¹	8.0 m ¹	8.0 m ¹
(c) Minimum Rear Setback	1.5 m ¹	1.5 m ¹	1.5 m ¹
(d) Minimum Side Setback	1.5 m ¹	1.5 m ¹	1.5 m ¹
(e) Minimum Exterior Side Setback	7.5 m	7.5 m	7.5 m
CONDITIONS [Table CD1.5(2)]: ¹ For accessory buildings and structures secondary to a single detached dwelling or coach house: - the minimum front setback is 9.0 metres; - the minimum rear setback is 6.0 metres; and - the minimum side setback is 5.0 metres.			

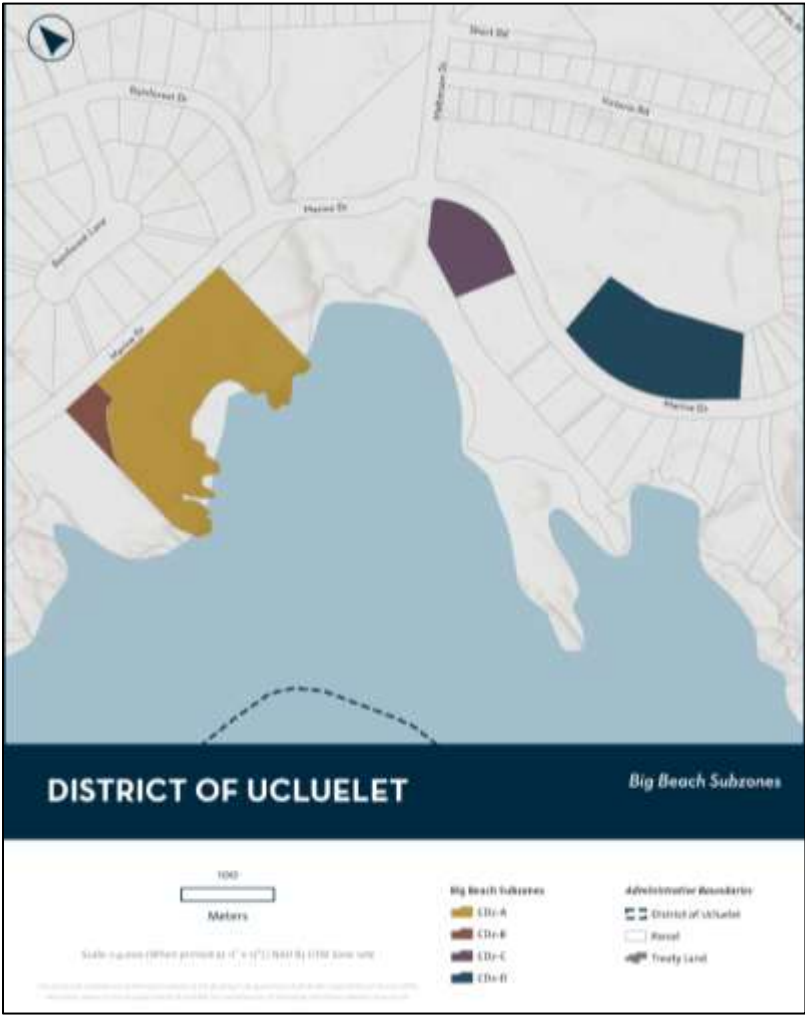
Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

CD2 Big Beach

CD2.1 Subzones

Table CD2.1(1) Big Beach Subzones	
Zone	Name of Subzone
CD2-A	Black Rock
CD2-B	Black Rock Employee Housing
CD2-C	Neighbourhood Pub
CD2-D	The Ridge

Map CD-2. Big Beach Subzones



Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

CD2.2 Permitted Uses

Table CD.2(1) Permitted Uses				
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted				
Use	CD2			
	CD2-A	CD2-B	CD2-C	CD2-D
(a) Accommodation, Hotel	P	--	--	--
(b) Accommodation, Strata	--	--	--	P
(c) Dwelling, Caretaker	S	--	--	--
(d) Dwelling Units	--	--	P ¹	P
(e) Food Services	--	--	P ²	--
(f) Housing, Employee	S	P	--	--
CONDITIONS [Table CD.2.2(1)]: ¹ Dwelling units must be integrated within a principal building where there are other non-residential uses occurring, subject to the following regulations: a) dwelling units shall be located above a non-residential use occurring on the first storey; and b) dwelling units shall be accessed through a separate entrance from all non-residential uses occurring within the same building, the extent of such entrance must not exceed 25% of the first storey business frontage. ² The maximum floor area is 1,942 square metres for food services.				

CD2.3 Subdivision Standards

Table CD.2.3(1) Subdivision Regulations				
Criteria	CD2			
	CD2-A	CD2-B	CD2-C	CD2-D
(a) Minimum Lot Area	10,000.0 m ²	2,020.0 m ²	6,475.0 m ²	1,000.0 m ²
(b) Minimum Lot Width	18.0 m	18.0 m	n/a	23.0 m

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

CD2.4 General Regulations

Table CD2.4(1) General Regulations					
Criteria		CD2			
		CD2-A	CD2-B	CD2-C	CD2-D
(a) Maximum Lot Coverage		40%	40%	50%	35%
(b) Maximum Density	i. Caretaker Dwellings	1 per lot	n/a	n/a	n/a
	ii. Employee Housing Units	20 units		n/a	n/a
	iii. Hotel Accommodation Units	140 units	n/a	n/a	n/a
	iv. Strata Accommodation Units	n/a	n/a	n/a	12 per lot
	v. Non-Strata Accommodation Dwelling Units	n/a	n/a	6 per lot ¹	12 per lot
(c) Maximum FAR		0.7	0.7	n/a	0.5
(d) Maximum GFA for Accessory Buildings ²		n/a	n/a	n/a	80.0 m ²
CONDITIONS [Table CD2.4(1)]: ¹ The minimum floor area of each dwelling unit is 46.5 square metres, up to a combined maximum GFA of 487.5 square metres. ² Maximum GFA refers to the combined floor area of all accessory buildings on a lot. For clarity, this does not include the GFA associated with a coach house.					

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

CD2.5 Development Standards

Table CD2.5(1) Development Regulations for Principal and Secondary Buildings and Structures				
Criteria	CD2			
	CD2-A	CD2-B	CD2-C	CD2-D
(a) Maximum Height	12.0 m	12.0 m	11.0 m	12.0 m
(b) Minimum Front Setback	6.0 m	6.0 m	7.5 m	7.5 m
(c) Minimum Rear Setback	6.0 m	6.0 m	7.5 m	7.5 m
(d) Minimum Side Setback	3.0 m	3.0 m	7.5 m	7.5 m
(e) Minimum Exterior Side Setback	3.0 m	3.0 m	7.5 m	7.5 m

Table CD2.5(2) Development Regulations for Accessory Buildings and Structures				
Criteria	CD2			
	CD2-A	CD2-B	CD2-C	CD2-D
(a) Maximum Height	5.0 m	5.0 m	5.5 m	5.5 m
(b) Minimum Front Setback	6.0 m	6.0 m	7.5 m	8.0 m
(c) Minimum Rear Setback	6.0 m	6.0 m	1.5 m	1.5 m ¹
(d) Minimum Side Setback	3.0 m	3.0 m	1.5 m	7.5 m
(e) Minimum Exterior Side Setback	3.0 m	3.0 m	5.0 m	7.5 m
CONDITIONS [Table CD2.5(2)]: ¹ The minimum setback shall be 7.5 metres for any lot line abutting a lot in a Low-Density Residential zone.				

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

CD3 Rainforest Mixed-Use

CD3.1 Permitted Uses

Table CD3.2(1) Permitted Uses P = permitted as a principal use S = permitted as a secondary use -- = use not permitted	
Use	CD3
(a) Accessory Buildings and Structures	S
(b) Accommodation, Strata	P ^{1, 2}
(c) Care Facility, Child	P
(d) Care Facility, Community	P
(e) Community Gardens	S
(f) Creative Services	P
(g) Cultural and Community Services	P
(h) Dwelling, Apartment	--
(i) Dwelling, Townhouse	--
(j) Dwelling Units	P ²
(k) Emergency Services	P
(l) Food Services	--
(m) Health Services	P
(n) Home Occupation i. Minor	S
(o) Office Services	--
(p) Parking Lot	S
(q) Personal Services	P
CONDITIONS [Table CD3.2(1)]: ¹ Strata accommodation shall only be permitted where there is a minimum of 700.0 square metres of ground-level floor area used for a health services operation on the same lot. ² Strata accommodation units and/or dwelling units must be integrated within a principal building where there are other non-residential or non-accommodation uses occurring, subject to the following regulations: a) strata accommodation units and/or dwelling units shall be located above a non-residential or non-accommodation use occurring on the first storey; and	

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

Table CD3.2(1) Permitted Uses

P = permitted as a principal use
 S = permitted as a secondary use
 -- = use not permitted

Use	CD3
b) strata accommodation units and/or dwelling units shall be accessed through a separate entrance from all non-residential and non-accommodation uses occurring within the same building, the extent of such entrance must not exceed 25% of the first storey business frontage.	

CD3.2 Subdivision Standards

Table CD2.3(1) Subdivision Regulations

Criteria	CD3
(a) Minimum Lot Area	2,305.0 m ²
(b) Minimum Lot Width	23.0 m

CD3.3 General Regulations

Table CD3.4(1) General Regulations

Criteria		CD3
(a) Maximum Lot Coverage		30%
(b) Maximum FAR		0.50
(c) Maximum Number of Dwelling Units		n/a
(d) Maximum GFA for Principal Buildings ¹	i. Dwelling Units, Strata Accommodation Units, and Health Services	1,450.0 m ²
	ii. All Other Uses	557.0 m ²
(e) Maximum GFA for Accessory Buildings ²		80.0 m ²
CONDITIONS [Table CD3.4(1)]:		
¹ Maximum GFA refers to the combined floor area of all principal uses on a lot.		
² Maximum GFA refers to the combined floor area of all accessory buildings on a lot.		

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

CD3.4 Development Standards

Table CD3.5(1) Development Regulations for Principal and Secondary Buildings and Structures	
Criteria	CD3
(a) Maximum Height	10.0 m
(b) Minimum Front Setback	7.5 m
(c) Minimum Rear Setback	7.5 m
(d) Minimum Side Setback	7.5 m
(e) Minimum Exterior Side Setback	7.5 m

Table CD3.5(2) Development Regulations for Accessory Buildings and Structures	
Criteria	CD3
(a) Maximum Height	5.5 m
(b) Minimum Front Setback	8.0 m
(c) Minimum Rear Setback	5.0 m
(d) Minimum Side Setback	7.5 m
(e) Minimum Exterior Side Setback	7.5 m

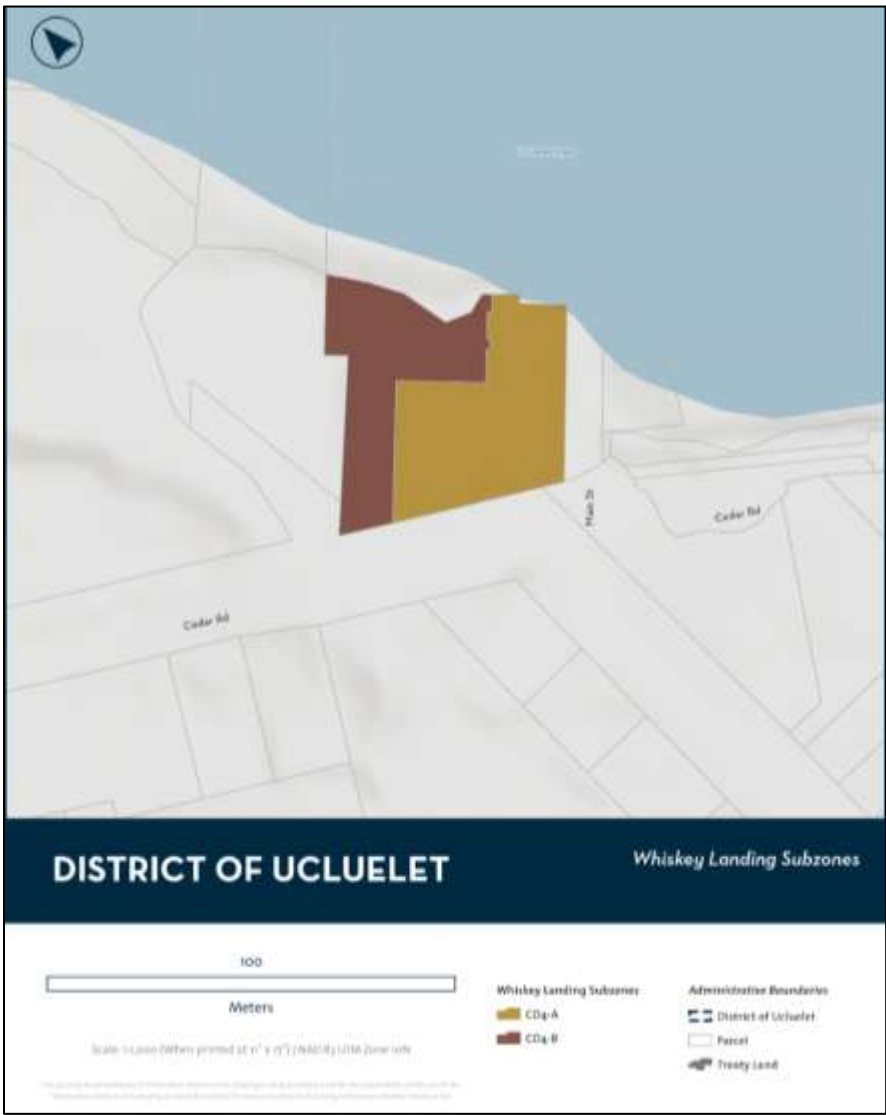
Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

CD4 Whiskey Landing

CD4.1 Subzones

Table CD4.1(1) Whiskey Landing Subzones	
Zone	Name of Subzone
CD4-A	Whiskey Landing South
CD4-B	Whiskey Landing North

Map CD-4. Whiskey Landing Subzones



Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

CD4.2 Permitted Uses

Table CD4.2(1) Permitted Uses P = permitted as a principal use S = permitted as a secondary use -- = use not permitted			
Use		CD4	
		CD4-A	CD4-B
(a) Accessory Buildings and Structures		S	S
(b) Accommodation, Hotel		P	P
(c) Accommodation, Strata		P ¹	P ¹
(d) Care Facility, Child		P	P
(e) Creative Services		P	P
(f) Cultural and Community Services		P	P
(g) Dwelling Units		P ¹	P ¹
(h) Entertainment Facility		P	P
(i) Food Services		P	P
(j) Health Services		P	P
(k) Home Occupation	iii. Minor	S	S
(l) Housing, Affordable		P	P
(m) Licensed Premises		P	P
(n) Mobile Vending		S	S
(o) Office Services		P	P
(p) Parking Lot		S	S
(q) Personal Services		P	P
(r) Recreation Facility, Indoor		P	P
(s) Recreation, Marine		P	P
(t) Retail Sales		P	P
CONDITIONS [Table CD4.2(1)]: ¹ Strata accommodation units and/or dwelling units must be integrated within a principal building where there are other non-residential or non-accommodation uses occurring, subject to the following regulations: a) strata accommodation units and/or dwelling units shall be located above a non-residential or non-accommodation use occurring on the first storey; and			

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

Table CD4.2(1) Permitted Uses

P = permitted as a principal use
 S = permitted as a secondary use
 -- = use not permitted

Use	CD4	
	CD4-A	CD4-B
b) strata accommodation units and/or dwelling units shall be accessed through a separate entrance from all non-residential and non-accommodation uses occurring within the same building, the extent of such entrance must not exceed 25% of the first storey business frontage.		

CD4.3 Subdivision Standards

Table CD4.3(1) Subdivision Regulations

Criteria	CD4	
	CD4-A	CD4-B
(a) Minimum Lot Area	2,428.0 m ²	2,428.0 m ²
(b) Minimum Lot Width	n/a	n/a

CD4.4 General Regulations

Table CD4.4(1) General Regulations

Criteria	CD4	
	CD4-A	CD4-B
(a) Maximum Lot Coverage	90%	90%
(b) Maximum FAR	2.2	2.2
(c) Maximum Density – Combined Maximum Number of Dwelling Units and sleeping units	1 sleeping unit or dwelling unit per 140.0 m ² of lot area (combined)	23 units per lot

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

CD4.5 Development Standards

Table CD4.5(1) Development Regulations for Principal and Secondary Buildings and Structures		
Criteria	CD4	
	CD4-A	CD4-B
(a) Maximum Height	12.0 m	12.0 m
(b) Minimum Front Setback	0.0 m	0.0 m
(c) Minimum Rear Setback	0.0 m	0.0 m
(d) Minimum Side Setback	4.2 m	4.2 m
(e) Minimum Exterior Side Setback	0.0 m	0.0 m

Table CD4.5(2) Development Regulations for Accessory Buildings and Structures		
Criteria	CD4	
	CD4-A	CD4-B
(a) Maximum Height	5.0 m	5.0 m
(b) Minimum Front Setback	5.0 m	5.0 m
(c) Minimum Rear Setback	1.5 m	1.5 m
(d) Minimum Side Setback	0.0 m	0.0 m
(e) Minimum Exterior Side Setback	1.5 m	1.5 m

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

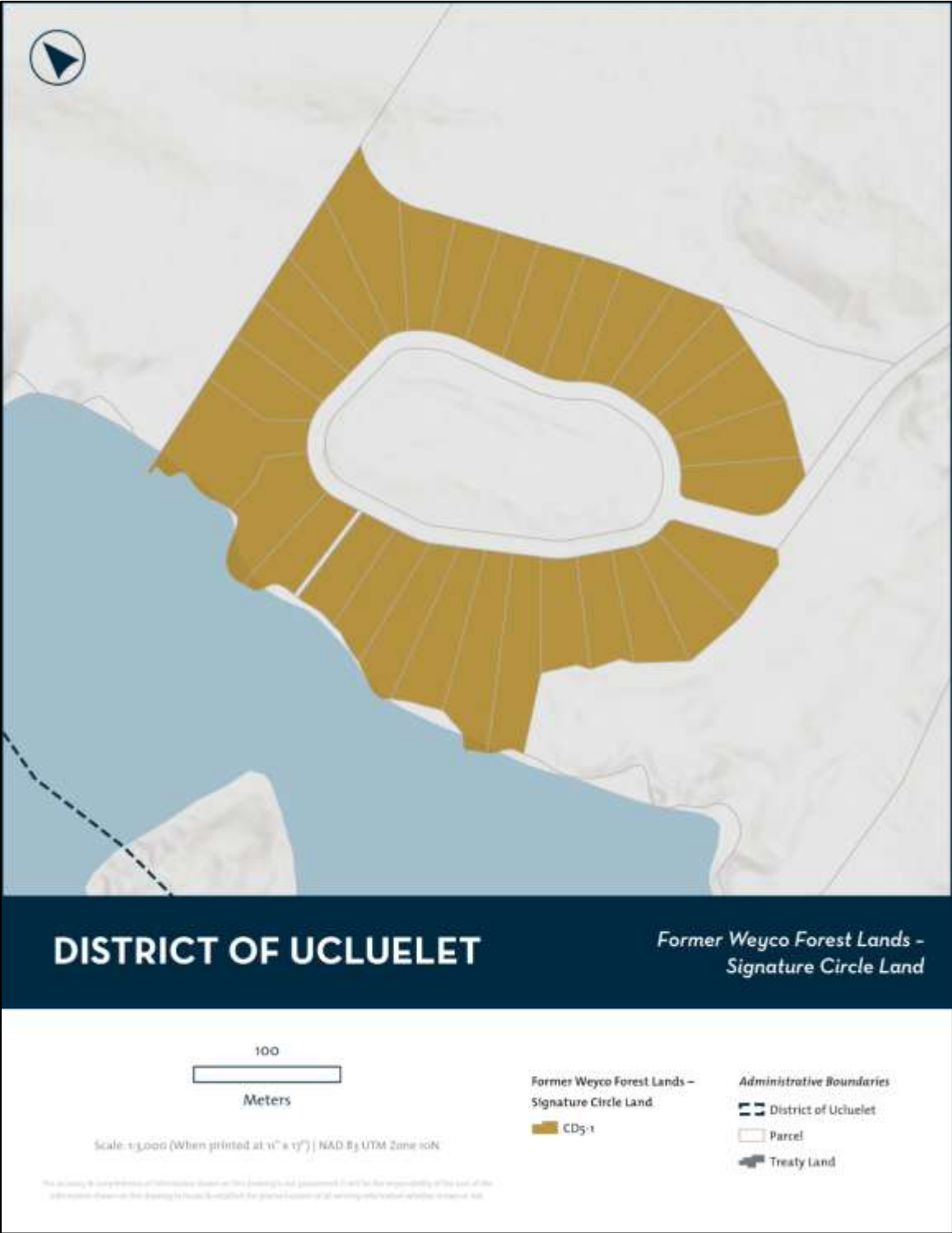
CD5 Former Weyco Forest Lands

CD5.1 Subzones

Table CD5.1(1) Former Weyco Forest Lands Subzones	
Zone	Name of Subzone
CD5-A	Signature Circle
CD5-B1	Central Park
CD5-B2	
CD5-B3	
CD5-B4	
CD5-C1	Oceanwest
CD5-C2	
CD5-C3	
CD5-C4	
CD5-D	Oceanwest Hotels
CD5-E1	Oceanwest Phase 1
CD5-E2	
CD-E3	

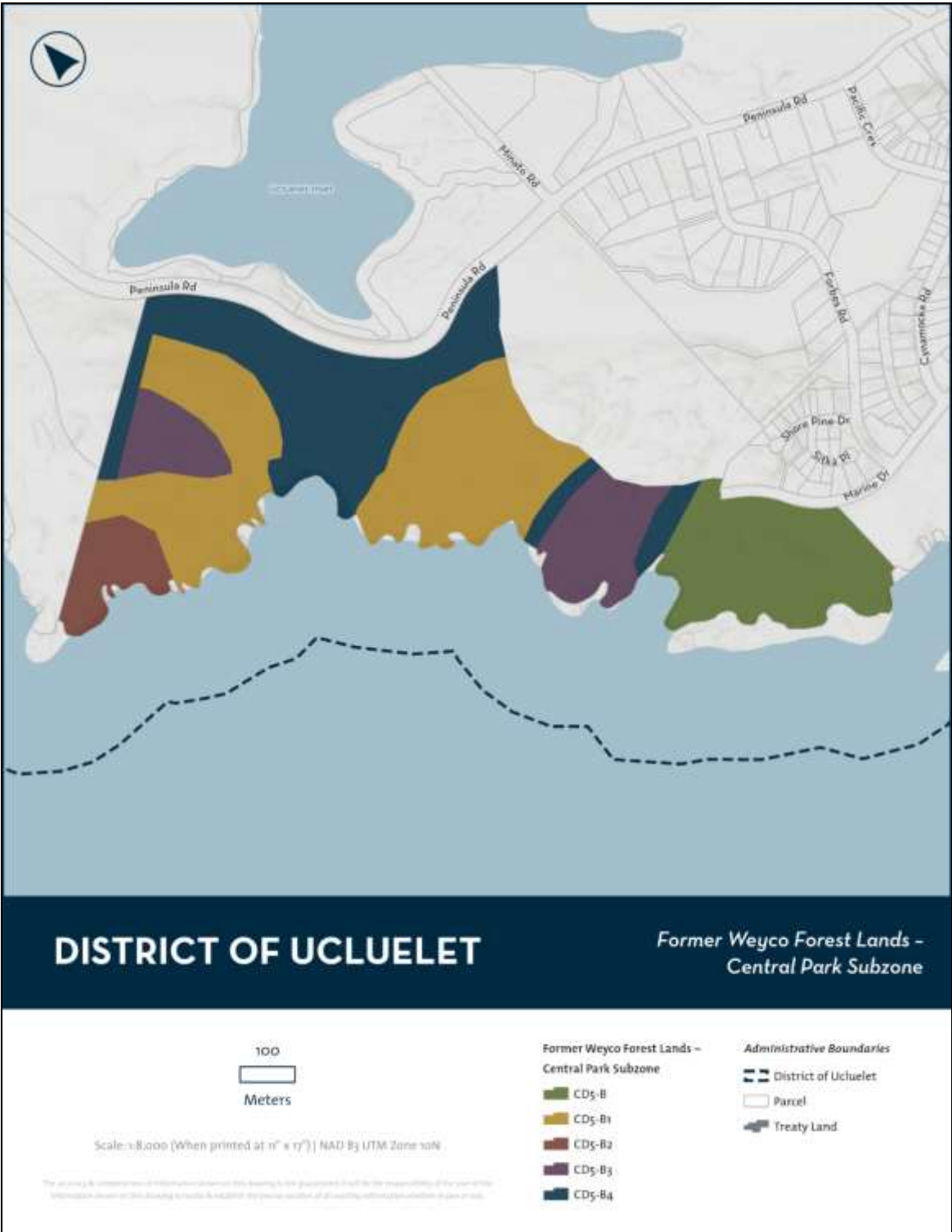
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Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

Map CD-5A. Former Weyco Forest Lands – Signature Circle Subzone



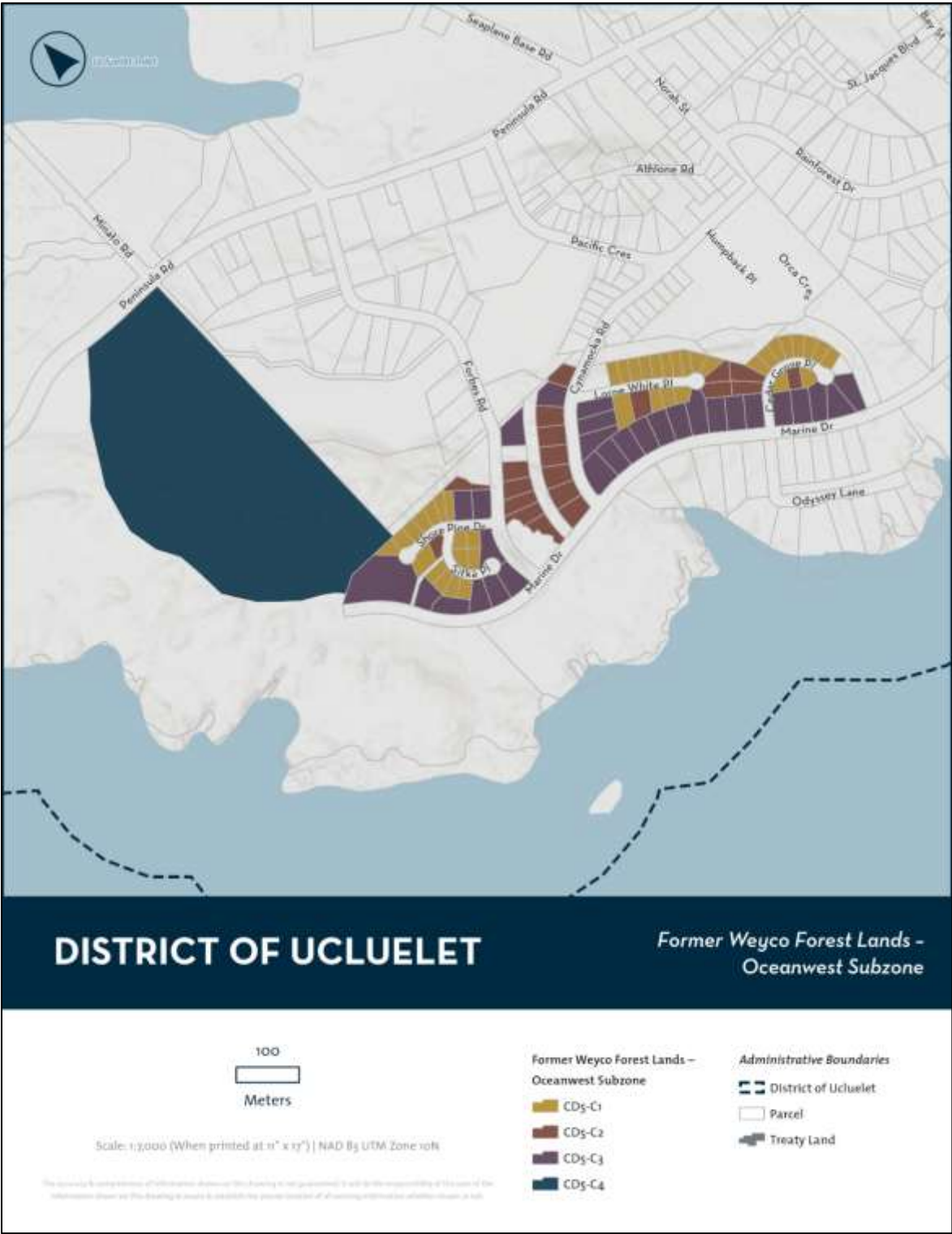
Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

Map CD-5B. Former Weyco Forest Lands – Central Park Subzone



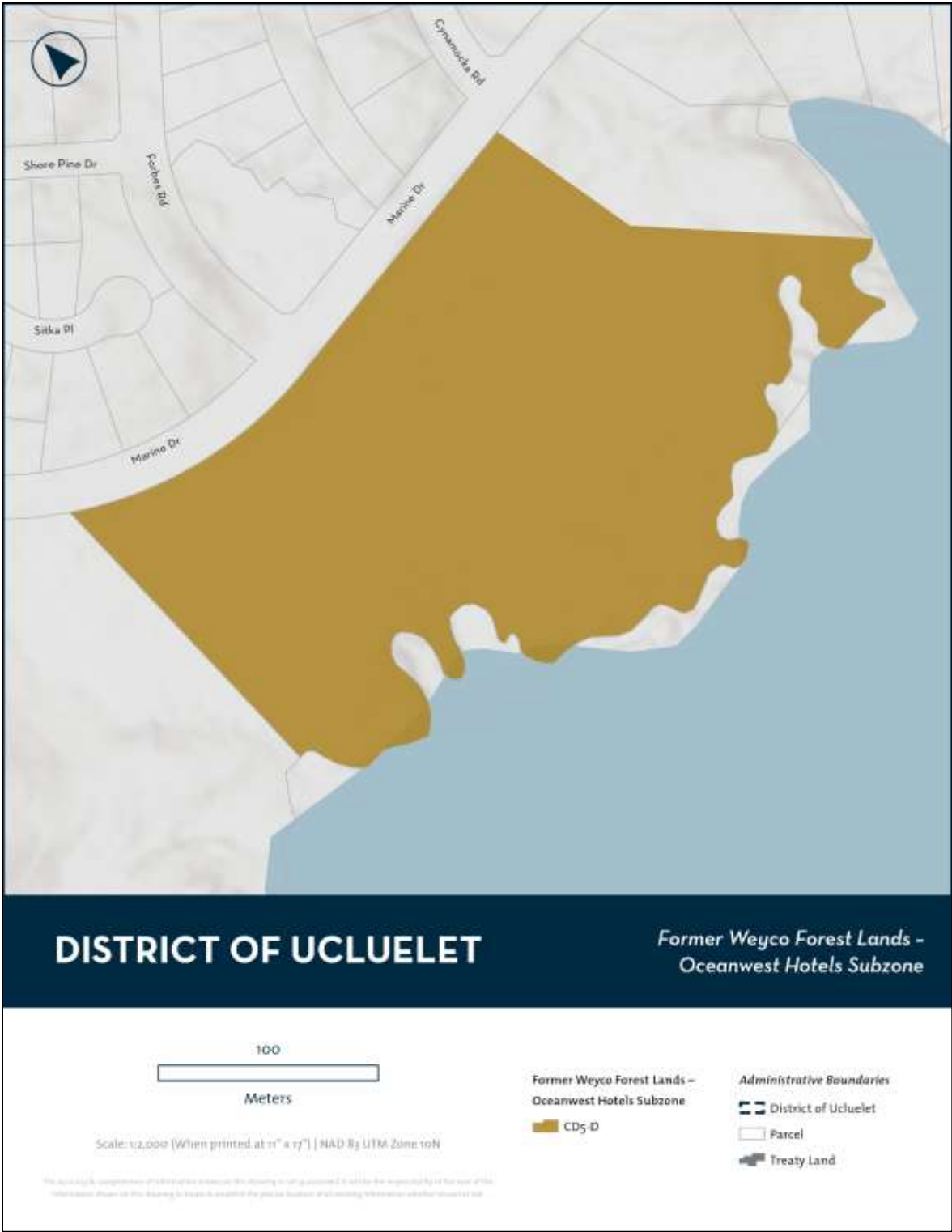
Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

Map CD-5C. Former Weyco Forest Lands – Oceanwest Subzone



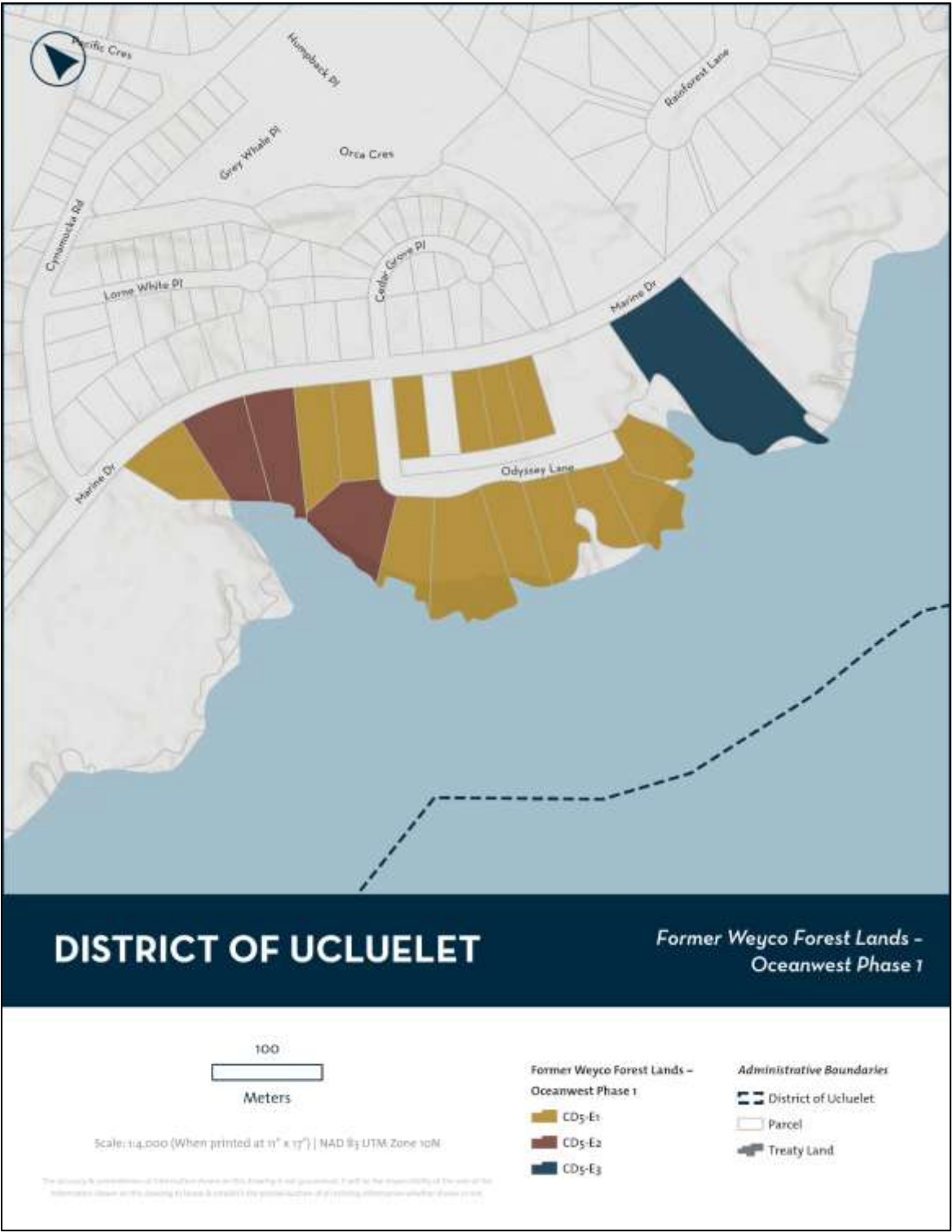
Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

Map CD-5D. Former Weyco Forest Lands – Oceanwest Hotels Subzone



Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

Map CD-5E. Former Weyco Forest Lands – Oceanwest Phase 1



Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

CD5.2 Permitted Uses

Table CD5.2(1) Permitted Uses – Signature Circle and Central Park Subzones						
P = permitted as a principal use S = permitted as a secondary use -- = use not permitted						
Use		CD5-A	CD5-B			
			CD5-B1	CD5-B2	CD5-B3	CD5-B4
(a) Accessory Buildings and Structures		S	S	S	S	S
(b) Accommodation, Hotel		--	--	S	--	--
(c) Accommodation, Strata		--	--	--	S	
(d) Coach Houses			S ¹	--	--	--
(e) Cultural and Community Services		--	--	--	--	P
(f) Dwelling, Apartment		--	--	--	S	--
(g) Dwelling, Single Detached		P	P	--	--	--
(h) Dwelling, Townhouse		--	--	--	S	--
(i) Guest Cottages		--	S	--	--	--
(j) Home Occupation	i. Minor	S	S	--	--	--
	ii. Major	S	S	--	--	--
	iii. Guest House Accommodation	--	S	--	--	--
	iv. Vacation Rental Accommodation	--	S	--	--	--
(k) Housing, Affordable		n/a	n/a	P	P	n/a
(l) Housing, Employee		n/a	n/a	P	n/a	n/a
(m) Park		n/a	n/a	n/a	n/a	P
(n) Parking Lot		n/a	n/a	S	S	S
(o) Secondary Suite		--	S ¹	--	--	--
CONDITIONS [Table CD5.2(1)]: ¹ Coach houses and secondary suites are prohibited on lots where there is a guest house and/or vacation rental accommodation.						

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

Table CD5.2(2) Permitted Uses – Oceanwest Subzone

P = permitted as a principal use
 S = permitted as a secondary use
 -- = use not permitted

Use		CD5-C			
		CD5-C1	CD5-C2	CD5-C3	CD5-C4
(a)	Accessory Buildings and Structures	S	S	S	S
(b)	Coach Houses	S	S	S	--
(c)	Cultural and Community Services	--	--	--	P
(d)	Dwelling, Single Detached	P	P	P	--
(e)	Education Services	--	--	--	P
(f)	Home Occupation i. Minor	S	S	S	--
(g)	Park	n/a	n/a	n/a	P
(h)	Parking Lot	n/a	n/a	n/a	S
(i)	Retail Sales	--	--	--	P
(j)	secondary Suite	S	S	S	--

Table CD5.2(3) Permitted Uses – Oceanwest Hotels and Oceanwest Phase 1 Subzones

P = permitted as a principal use
 S = permitted as a secondary use
 -- = use not permitted

Use		CD5-D	CD5-E		
			CD5-E1	CD5-E2	CD5-E3
(a)	Accessory Buildings and Structures	S	S	S	S
(b)	Accommodation, Hotel	S	--	--	--
(c)	Accommodation, Strata	--	--	--	S
(d)	Dwelling, Single Detached	--	P	P	--
(e)	Guest Cottages	--	--	S	--
(f)	Home Occupation ii. Minor	--	S	S	S
	iii. Guest House Accommodation	--	--	S	--
	iv. Vacation Rental Accommodation	--	S	S	--
(g)	Housing, Affordable	--	--	--	P

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

Table CD5.2(3) Permitted Uses – Oceanwest Hotels and Oceanwest Phase 1 Subzones

P = permitted as a principal use
 S = permitted as a secondary use
 -- = use not permitted

Use	CD5-D	CD5-E		
		CD5-E1	CD5-E2	CD5-E3
(h) Housing, Employee	P	--	--	--
(i) Park	P	n/a	n/a	n/a
(j) Parking Lot	S	n/a	n/a	S

CD5.3 Subdivision Standards

Table CD5.3(1) Subdivision Regulations – Signature Circle and Central Park Subzones

Criteria	CD5-A	CD5-B ¹			
		CD5-B1 ²	CD5-B2	CD5-B3	CD5-B4
(a) Minimum Lot Area	10.0 ha	1,000.0 m ² ^{3, 4, 5}	2.0 ha	1.0 ha ⁶	n/a
(b) Minimum Lot Width	60.0 m	25.0 m ^{7, 8}	n/a	30.0 m ⁹	n/a

CONDITIONS [Table CD5.3(1)]:

- ¹ All lots accessed off of a major road must have a dual access easement for the purposes of a shared driveway.
- ² A combined maximum of:
 - a) thirty-six lots may be created to accommodate one single detached dwelling and up to one secondary dwelling unit in the form of either a secondary suite or coach house;
 - b) twenty-two lots may be created to accommodate vacation rental accommodations within single detached dwellings; and
 - c) seven lots may be created to accommodate guest house accommodations and vacation rental accommodations within guest cottages.
- ³ For subdivisions intended to create lots that accommodate one single detached dwelling and up to one secondary dwelling unit in the form of either a secondary suite or coach house:
 - a) a maximum of ten lots shall have a minimum lot area of 1,000.0 square metres; and
 - b) a combined total of twenty-six lots shall have a minimum lot area of either:
 - 1,393.5 square metres if accessed off a minor collector road; or
 - 1,618.0 square metres if accessed off a major road.
- ⁴ For subdivisions intended to create lots that accommodate vacation rental accommodations within single detached dwellings, the minimum lot area is:
 - a) 1,393.5 square metres if accessed off a minor collector road; or

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

Table CD5.3(1) Subdivision Regulations – Signature Circle and Central Park Subzones

Criteria	CD5-A	CD5-B ¹			
		CD5-B1 ²	CD5-B2	CD5-B3	CD5-B4
b) 1,618.0 square metres if accessed off a major road.					
5	For subdivisions intended to create lots that accommodate guest house accommodations and vacation rental accommodations within guest cottages, the minimum lot area is 2,000.0 square metres.				
6	The minimum lot area is 8,094.0 square metres for lots intended to accommodate a strata accommodation use.				
7	For subdivisions intended to create lots that accommodate either one single detached dwelling and up to one secondary dwelling unit or vacation rental accommodations within single detached dwellings, the minimum lot width is 21.3 metres for lots smaller than 1,393.5 square metres in lot area.				
8	For subdivisions intended to create lots that accommodate guest house accommodations and vacation rental accommodations within guest cottages, the minimum lot width is 24.0 metres.				
9	The minimum lot width is 23.0 metres for lots intended to accommodate exclusively residential uses. For clarity, “residential uses” does not include strata accommodation units.				

Table CD5.3(2) Subdivision Regulations – Oceanwest Subzone

Criteria	CD5-C			
	CD5-C1 ¹	CD5-C2 ¹	CD5-C3 ¹	CD5-C4 ¹
(a) Minimum Lot Area	405.0 m ²	650.3 m ²	1,393.5 m ²	-- ²
(b) Minimum Lot Width	10.0 m	21.3 m	25.0 m	23.0 m
CONDITIONS [Table CD5.3(2)]:				
1 All lots accessed off of a major road must have a dual access easement for the purposes of a shared driveway.				
2 The minimum lot area is:				
a) 1.0 hectare for lots intended to accommodate multi-unit residential development;				
b) 12,140.0 square metres for lots intended to accommodate affordable housing; and				
c) 2,000.0 square metres for lots intended to accommodate cultural and community services, education services, and retail sales.				

Table CD5.3(3) Subdivision Regulations – Oceanwest Hotels and Oceanwest Phase 1 Subzones

Criteria	CD5-D	CD5-E		
		CD5-E1	CD5-E2	CD5-E3
(a) Minimum Lot Area	n/a ¹	-- ²	2,000.0 m ²	1.0 ha
(b) Minimum Lot Width	n/a	25.0 m	24.0 m	23.0 m

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Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
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Table CD5.3(3) Subdivision Regulations – Oceanwest Hotels and Oceanwest Phase 1 Subzones

Criteria	CD5-D	CD5-E		
		CD5-E1	CD5-E2	CD5-E3
CONDITIONS [Table CD5.3(3)]:				
1 The minimum lot area is 4.0 hectares for lots intended to accommodate hotel accommodations.				
2 A combined total of sixteen lots shall have a minimum lot area of either: a) 1,393.5 square metres if accessed off a minor collector road; or b) 2,000.0 square metres if accessed off a major road.				

CD5.4 General Regulations

Table CD5.4(1) General Regulations – Signature Circle and Central Park Subzones

Criteria		CD4-A	CD5-B			
			CD5-B1	CD5-B2	CD5-B3	CD5-B4
(a) Maximum Lot Coverage		3%	20% ¹	20%	30%	20%
(b) Maximum Number of:	i. Principal Dwelling Units	1 per lot	1 per lot	n/a	75	1 per lot
	ii. Secondary Dwelling Units	n/a	1 per lot	n/a	n/a	n/a
	iii. Hotel Accommodation Units	n/a	n/a	75	n/a	n/a
	iv. Strata Accommodation Units	n/a	n/a	n/a	30	n/a
(c) Maximum GFA for Principal Buildings ²	i. Dwelling Units	100.0 m ²	n/a	n/a	n/a	n/a
(d) Maximum GFA for Accessory Buildings ³	i. Residential Uses	100.0 m ²	40.0 m ² ⁴	n/a	40.0 m ²	n/a
	ii. Hotel Accommodation Units	n/a	n/a	75.0 m ²	n/a	n/a

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
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Table CD5.4(1) General Regulations – Signature Circle and Central Park Subzones

Criteria		CD4-A	CD5-B			
			CD5-B1	CD5-B2	CD5-B3	CD5-B4
	iii. Strata Accommodation Units	n/a	n/a	n/a	40.0 m ²	n/a

CONDITIONS [Table CD5.4(1)]:

- 1** The maximum lot coverage is 40% for guest house accommodations and any associated guest cottages.
- 2** Maximum GFA refers to the combined floor area of all principal uses on a lot.
- 3** Maximum GFA refers to the combined floor area of all accessory buildings on a lot.
- 4** For accessory buildings associated with guest house accommodations and any associated guest cottages:
 - a) the maximum GFA is 93.0 square metres; or
 - b) for lots larger than 4,000.0 square metres in lot area, the maximum GFA shall be 5% of the total lot area.

Table CD5.4(2) General Regulations – Oceanwest Subzone

Criteria		CD5-C			
		CD5-C1	CD5-C2	CD5-C3	CD5-C4
(a) Maximum Lot Coverage		40%	40%	25%	30% ¹
(b) Maximum Number of:	i. Principal Dwelling Units	1 per lot	1 per lot	1 per lot	n/a
	ii. Secondary Dwelling Units	1 per lot	1 per lot	1 per lot	n/a
(c) Maximum GFA for Principal Buildings ²	i. Retail Sales	n/a	n/a	n/a	1,393.5 m ²
(d) Maximum GFA for Accessory Buildings ³		40.0 m ²	40.0 m ²	40.0 m ²	40.0 m ² ¹

CONDITIONS [Table CD5.4(2)]:

- 1** For retail sales:
 - a) the maximum lot coverage is 35%; and
 - b) the maximum combined GFA is 80.0 square metres.

Maximum GFA refers to the combined floor area of all principal uses on a lot.

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
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Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

Table CD5.4(2) General Regulations – Oceanwest Subzone

Criteria	CD5-C			
	CD5-C1	CD5-C2	CD5-C3	CD5-C4
² Maximum GFA refers to the combined floor area of all accessory buildings on a lot.				

Table CD5.4(3) General Regulations – Oceanwest Hotels and Oceanwest Phase 1 Subzones

Criteria		CD5-D	CD5-E		
			CD5-E1	CD5-E2	CD5-E3
(a) Maximum Lot Coverage		20%	25%	40%	25%
(b) Maximum Number of:	i. Principal Dwelling Units	n/a ¹	1 per lot	1 per lot	n/a
	ii. Secondary Dwelling Units	n/a	n/a	n/a	n/a
	iii. Hotel Accommodation Units	2 ¹	n/a	n/a	n/a
	iv. Strata Accommodation Units	n/a	n/a	n/a	30
(c) Maximum GFA for Accessory Buildings ³		75.0 m ²	40.0 m ²	93.0 m ² ³	40.0 m ²

CONDITIONS [Table CD5.4(3)]:

- ¹ A maximum of twenty-five hotel accommodation units are permitted, except additional hotel accommodation units are permitted where employee housing units are provided at a rate of 15% of the total number of hotel accommodation units, up to a combined maximum of 350 hotel accommodation units with 52 employee housing units.
- ² Maximum GFA refers to the combined floor area of all accessory buildings on a lot.
- ³ For lots larger than 4,000.0 square metres in lot area, the maximum GFA for accessory buildings shall be 5% of the total lot area.

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
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CD5.5 Development Standards

Table CD5.5(1) Development Regulations for Principal and Secondary Buildings and Structures – Signature Circle and Central Park Subzones					
Criteria	CD5-A	CD5-B			
		CD5-B1	CD5-B2	CD5-B3 ¹	CD5-B4 ^{2, 3}
(a) Maximum Height	8.5 m	11.0 m ⁴	12.0 m	11.0 m	n/a
(b) Maximum Number of Storeys	n/a	n/a ⁴	3	3	n/a
(c) Minimum Front Setback	10.0 m	7.5 m ⁵	7.5 m	8.0 m	n/a
(d) Minimum Rear Setback	10.0 m	5.0 m ^{6, 7}	8.0 m	8.0 m	n/a
(e) Minimum Side Setback	5.0 m	5.0 ⁸	5.0 m	8.0 m	n/a
(f) Minimum Exterior Side Setback	15.0 m	5.0 m ⁶	8.0 m	8.0 m	n/a
CONDITIONS [Table CD5.5(1)]: 1 A minimum setback of 10.0 metres shall apply to any lot line abutting a lot in the CD5-B1 subzone. 2 A minimum setback of 10.0 metres shall apply to any lot line abutting a lot comprised of exclusively residential uses. For clarity, “residential uses” does not include strata accommodation units. 3 For strata accommodations: a) the minimum front, rear, side, and exterior side setback is 7.5 metres; b) a minimum setback of 15.0 metres shall apply to any lot line abutting a lot comprised of exclusively residential uses; c) a minimum setback of 8.0 metres shall apply to any lot line abutting a lot in the CD5-B4 subzone; and d) a minimum setback of 15.0 metres shall apply to any lot line abutting the adjacent lot to the northwest. 4 The maximum height is 9.0 metres and the maximum number of storeys is two-and-a-half for single detached dwellings associated with a guest house accommodation or vacation rental accommodation. 5 A minimum setback of 15.0 metres shall apply to any lot line abutting a major road. 6 The minimum setback is 7.5 metres for: a) any waterfront lot; and b) single detached dwellings associated with a guest house accommodation or vacation rental accommodation. 7 The minimum rear setback is 6.0 metres for single detached dwellings associated with a guest house accommodation or vacation rental accommodation. 8 The minimum side setback is: a) 2.5 metres for non-waterfront lots smaller than 1,618.0 square metres in lot area; b) 4.0 metres for non-waterfront lots equal to or larger than 1,618.0 square metres in lot area; and					

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

Table CD5.5(1) Development Regulations for Principal and Secondary Buildings and Structures – Signature Circle and Central Park Subzones

Criteria	CD5-A	CD5-B			
		CD5-B1	CD5-B2	CD5-B3 ¹	CD5-B4 ^{2, 3}
c) 4.0 metres for single detached dwellings associated with a guest house accommodation .					

Table CD5.5(2) Development Regulations for Principal and Secondary Buildings and Structures – Oceanwest Subzone

Criteria	CD5-C			
	CD5-C1	CD5-C2	CD5-C3	CD5-C4
(a) Maximum Height	11.0 m	11.0 m	11.0 m	11.0 m ¹
(b) Minimum Front Setback	5.0 m ²	7.5 m ²	7.5 m ²	3.0 m
(c) Minimum Rear Setback	5.0 m	5.0 m	5.0 m	5.0 m
(d) Minimum Side Setback	1.5 m	4.0 m	4.0 m	5.0 m
(e) Minimum Exterior Side Setback	5.0 m	5.0 m	5.0 m	5.0 m
CONDITIONS [Table CD5.5(2)]:				
¹ The maximum height is 10.0 metres for retail sales.				
² The minimum front setback is 15.0 metres for front lot lines abutting a major road.				

Table CD5.5(3) Development Regulations for Principal and Secondary Buildings and Structures – Oceanwest Hotels and Oceanwest Phase 1 Subzones

Criteria	CD5-D	CD5-E		
		CD5-E1 ¹	CD5-E2	CD5-E3 ²
(a) Maximum Height	9.0 m ³	11.0 m	11.0 m	11.0 m
(b) Minimum Front Setback	15.0 m	7.5 m ⁴	7.5 m ⁴	10.0 m
(c) Minimum Rear Setback	5.0 m ⁵	5.0 m ⁶	6.0 m	10.0 m
(d) Minimum Side Setback	5.0 m ⁵	5.0 m	4.0 m	10.0 m
(e) Minimum Exterior Side Setback	5.0 m ⁵	5.0 m ⁶	7.5 m	10.0 m
CONDITIONS [Table CD5.5(3)]:				
¹ A minimum setback of 10.0 metres shall apply to any lot line abutting a lot comprised of exclusively residential uses. For clarity, “residential uses” does not include strata accommodation units.				

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
Part 4 Definitions	Part 8 Parking & Loading	Part 12 Mixed-Use Zones	Part 16 CD Zones

Table CD5.5(3) Development Regulations for Principal and Secondary Buildings and Structures – Oceanwest Hotels and Oceanwest Phase 1 Subzones

Criteria	CD5-D	CD5-E		
		CD5-E1 ¹	CD5-E2	CD5-E3 ²
2	A minimum setback of 15.0 metres shall apply to any lot line abutting a lot comprised of exclusively residential uses. For clarity, “residential uses” does not include strata accommodation units.			
3	The maximum height is 12.0 metres for hotel accommodations.			
4	The minimum front setback is 15.0 metres for front lot lines abutting a major road.			
5	For hotel accommodations: a) the minimum rear setback is 8.0 metres; b) the minimum side setback is 7.5 metres; c) the minimum exterior side setback is 8.0 metres; and d) a minimum setback of 15.0 metres shall apply to any lot line abutting a lot comprised of exclusively residential uses. For clarity, “residential uses” does not include strata accommodation units.			
6	The minimum setback is 7.5 metres for any waterfront lot.			

Table CD5.5(4) Development Regulations for Accessory Buildings and Structures – Signature Circle and Central Park Subzones

Criteria	CD5-A	CD5-B			
		CD5-B1	CD5-B2	CD5-B3	CD5-B4
(a) Maximum Height	5.5 m	5.5 m	5.5 m	5.5 m	n/a
(b) Minimum Front Setback	10.0 m	7.5 m	7.5 m ¹	7.5 m	n/a
(c) Minimum Rear Setback	10.0 m	5.0 m ²	5.0 m	5.0 m	n/a
(d) Minimum Side Setback	5.0 m	2.5 m ³	5.0 m ⁴	5.0 m	n/a
(e) Minimum Exterior Side Setback	15.0 m	5.0 m	5.0 m ⁴	5.0 m	n/a
CONDITIONS [Table CD5.5(4)]:					
1	The minimum front setback is 5.0 metres for accessory buildings associated with a strata accommodation use.				
2	The minimum rear setback is 2.5 metres for non-waterfront lots smaller than 1,618.0 square metres in lot area .				
3	The minimum side setback is: a) 5.0 metres for any waterfront lot ; b) 5.0 metres for any accessory buildings associated with a non-guest cottage vacation rental accommodation ; and				

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
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Table CD5.5(4) Development Regulations for Accessory Buildings and Structures – Signature Circle and Central Park Subzones

Criteria	CD5-A	CD5-B			
		CD5-B1	CD5-B2	CD5-B3	CD5-B4
c) 4.0 metres for accessory buildings associated with a guest house accommodation or any associated guest cottages.					
4	The minimum setback is 7.5 metres for accessory buildings associated with a strata accommodation use.				

Table CD5.5(5) Development Regulations for Accessory Buildings and Structures – Oceanwest

Criteria	CD5-C			
	CD5-C1	CD5-C2	CD5-C3	CD5-C4
(a) Maximum Height	5.5 m	5.5 m	5.5 m	5.5 m
(b) Minimum Front Setback	7.5 m	7.5 m	7.5 m	7.5 m
(c) Minimum Rear Setback	5.0 m	5.0 m	5.0 m	5.0 m
(d) Minimum Side Setback	1.5 m	4.0 m	4.0 m	5.0 m
(e) Minimum Exterior Side Setback	5.0 m	5.0 m	5.0 m	5.0 m

Table CD5.5(6) Development Regulations for Accessory Buildings and Structures – Oceanwest Hotels and Oceanwest Phase 1 Subzones

Criteria	CD5-D	CD5-E		
		CD5-E1	CD5-E2	CD5-E3
(a) Maximum Height	5.5 m	5.5 m	5.5 m	5.5 m
(b) Minimum Front Setback	15.0 m	7.5 m ¹	7.5 m ¹	7.5 m
(c) Minimum Rear Setback	5.0 m ²	5.0 m ³	5.0 m	7.5 m
(d) Minimum Side Setback	5.0 m ²	5.0 m ³	4.0 m	7.5 m
(e) Minimum Exterior Side Setback	5.0 m ²	5.0 m ³	5.0 m	7.5 m

CONDITIONS [Table CD5.5(6)]:

- ¹ The minimum front setback is 15.0 metres for lot lines abutting a major road.
- ² For hotel accommodations, the minimum rear, side, and exterior side setback is 7.5 metres.
- ³ The minimum setback is 7.5 metres for any waterfront lot.

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
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CD5.6 Temporary Guest Accommodation Standards

Table CD5.6(1) Temporary Guest Accommodation Regulations – Signature Circle and Central Park Subzones					
✓ = permitted ✖ = not permitted					
Criteria	CD5-A	CD5-B			
		CD5-B1	CD5-B2	CD5-B3	CD5-B4
(a) Maximum Number of Vacation Rental Accommodation Units	n/a	2 per lot ¹	n/a	n/a	n/a
(b) Permitted Location of Vacation Rental Accommodation Use(s)					
i. Single Detached Dwelling	n/a	✓	n/a	n/a	n/a
ii. Coach House		n/a			
iii. Guest Cottage		✓			
iv. Secondary Suite		n/a			
(c) Permitted Location of Guest House Accommodation Uses(s)					
i. Single Detached Dwelling	n/a	✓	n/a	n/a	n/a
ii. Coach House		n/a			
iii. Guest Cottage		✖			
iv. Secondary Suite		n/a			
CONDITIONS [Table CD5.6(1)]:					
¹ A maximum of four vacation rental accommodation units may be permitted, via four detached guest cottages, on lots larger than 4,000.0 square metres in lot area.					

Table CD5.6(2) Temporary Guest Accommodation Regulations – Oceanwest Subzone				
✓ = permitted ✗ = not permitted				
Criteria	CD5-C			
	CD5-C1	CD5-C2	CD5-C3	CD5-C4
(a) Maximum Number of Vacation Rental Accommodation Units	n/a	n/a	n/a	n/a

Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
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Part 3 Interpretation	Part 7 Landscaping & Screening	Part 11 Accommodation Zones	Part 15 Park & Public Use Zones
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Table CD5.6(2) Temporary Guest Accommodation Regulations – Oceanwest Subzone

✓ = permitted
✗ = not permitted

Criteria	CD5-C			
	CD5-C1	CD5-C2	CD5-C3	CD5-C4
(b) Permitted Location of Vacation Rental Accommodation Use(s)	n/a	n/a	n/a	n/a
(c) Permitted Location of Guest House Accommodation Uses(s)	n/a	n/a	n/a	n/a

Table CD5.6(3) Temporary Guest Accommodation Regulations – Oceanwest Hotels and Oceanwest Phase 1 Subzones

✓ = permitted
✗ = not permitted

Criteria	CD5-D	CD5-E		
		CD5-E1	CD5-E2	CD5-E3
(a) Maximum Number of Vacation Rental Accommodation Units	n/a	1 per lot	2 per lot ¹	n/a
(b) Permitted Location of Vacation Rental Accommodation Use(s)				
i. Single Detached Dwelling	n/a	✓	✖	n/a
ii. Coach House		n/a	n/a	
iii. Guest Cottage		n/a	✓	
iv. Secondary Suite		n/a	n/a	
(c) Permitted Location of Guest House Accommodation Uses(s)				
i. Single Detached Dwelling	n/a	n/a	✓	n/a
ii. Coach House			n/a	
iii. Guest Cottage			✖	
iv. Secondary Suite			n/a	

CONDITIONS [Table CD5.6(3)]:

- ¹ A maximum of four vacation rental accommodation units may be permitted, via four detached guest cottages, on lots larger than 4,000.0 square metres in lot area.

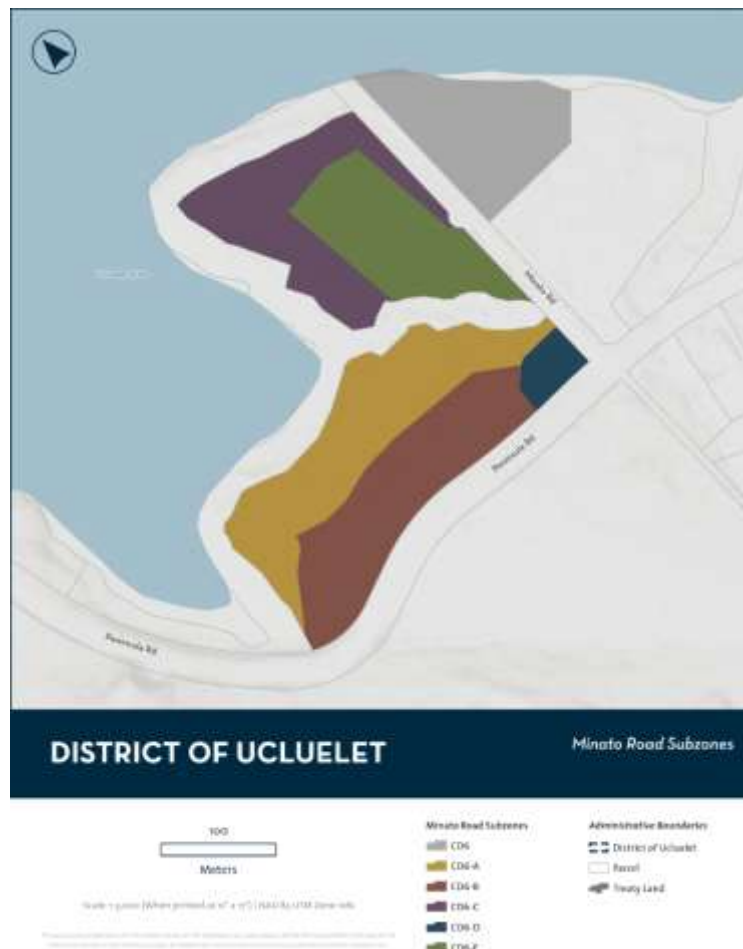
Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
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CD6 Minato Road

CD6.1 Subzones

Table CD6.1(1) Minato Road Subzones	
Zone	Name of Subzone
CD6-A	Attainable Homes and Market Condos
CD6-B	Affordable and Attainable Rentals
CD6-C	Waterfront Homes
CD6-D	Commercial
CD6-E	Attainable Homes

Map CD-6. Minato Road Subzones



Part 1 Administration	Part 5 General Regulations	Part 9 Low-Density Residential Zones	Part 13 Industry Zones
Part 2 Enforcement	Part 6 Use-Specific Regulations	Part 10 Multi-Unit Residential Zones	Part 14 Marine Zones
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CD6.2 Permitted Uses

Table CD6.2(1) Permitted Uses P = permitted as a principal use S = permitted as a secondary use -- = use not permitted						
Use		CD-6				
		CD6-A	CD6-B	CD6-C	CD6-D	CD6-E
(a) Accessory Buildings and Structures		S	S	S	S	--
(b) Care Facility, Child		--	--	--	P	--
(c) Care Facility, Community		--	--	--	P	--
(d) Creative Services		--	--	--	P	--
(e) Cultural and Community Services		--	--	--	P	--
(f) Food Services		--	--	--	P	--
(g) Health Services		--	--	--	P	--
(h) Dwelling, Apartment		P	P ¹	--	--	p
(i) Dwelling, Single Detached		--	--	P	--	--
(j) Dwelling, Townhouse		--	--	--	--	P
(k) Home Occupation	i. Minor	S	S	S	--	S
	ii. Vacation Rental Accommodation	S	--	S	--	--
(l) Licensed Premises		--	--	--	P	--
(m) Mobile Vending		--	--	--	S	--
(n) Office Services		--	--	--	P	--
(o) Parking Lot		S	S	S	S	--
(p) Personal Services		--	--	--	P	--
(q) Recreation Facility, Indoor		--	--	--	P	--
(r) Retail Sales		--	--	--	P	--
(s) Secondary Suite		S	S	S	--	S
CONDITIONS [Table CD6.2(1)]: ¹ All dwelling units must be designated for residential rental tenure.						

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CD6.3 Subdivision Standards

Table CD6.3(1) Subdivision Regulations					
Criteria	CD6				
	CD6-A	CD6-B	CD6-C	CD6-D	CD6-E
(a) Minimum Lot Area	300.0 m ²	1,000.0 m ²	500.0 m ²	2,000.0 m ²	300.0 m ²
(b) Minimum Lot Width	10.0 m	10.0 m	10.0 m	10.0 m	10.0 m

CD6.4 General Regulations

Table CD6.4(1) General Regulations						
Criteria		CD6				
		CD6-A	CD6-B	CD6-C	CD6-D	CD6-G
(a) Maximum Lot Coverage		30%	25%	20%	30%	20%
(b) Maximum FAR		0.45	0.4	0.25	0.5	0.35
(c) Maximum Number of Buildings		18	16	11	1	10
(d) Maximum Number of:	i. Principal Dwelling Units	75	75	11	n/a	46
	ii. Secondary Dwelling Units	36	32	11		20
(e) Maximum GFA for Accessory Buildings ¹		30.0 m ²	30.0 m ²	50.0 m ²	100.0 m ²	30.0 m ²
CONDITIONS [Table CD6.4(1)]:						
¹ Maximum GFA refers to the combined floor area of all accessory buildings on a lot.						

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CD6.5 Development Standards

Table CD6.5(1) Development Regulations for Principal and Secondary Buildings and Structures					
Criteria	CD6				
	CD6-A	CD6-B	CD6-C	CD6-D	CD6-E
(a) Maximum Height	9.5 m	9.5 m	12.6 m	12.0 m	9.5 m
(b) Minimum Front Setback	3.0 m	3.0 m	2.0 m	3.0 m	3.0 m
(c) Minimum Rear Setback	1.0 m	1.0 m	0.8 m	3.0 m	1.0 m
(d) Minimum Side Setback	0.5 m	0.5 m	3.0 m	1.5 m	0.5 m
(e) Minimum Exterior Side Setback	3.0 m	3.0 m	3.0 m	2.0 m	3.0 m

CD6.6 Temporary Guest Accommodation Regulations

Table CD6.6(1) Temporary Guest Accommodation Regulations					
✓ = permitted ✕ = not permitted					
Criteria	CD6				
	CD6-A	CD6-B	CD6-C	CD6-D	CD6-E
(a) Maximum Number of Vacation Rental Accommodation Units	1 per lot ¹	n/a	1 per lot	n/a	n/a
(b) Permitted Location of Vacation Rental Accommodation Use(s)					
i. Apartment Dwelling	✕	n/a	✕	n/a	n/a
ii. Single Detached Dwelling	n/a		✓		
iii. Townhouse Dwelling	✕		✕		
iv. Secondary Suite	✓		✓		
CONDITIONS [Table CD6.6(1)]:					
¹ A maximum of forty-six vacation rental accommodation units are permitted, via secondary suites only, in the CD6-A subzone.					

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Part 17 | Effective Date

READ FOR A FIRST TIME this XX day of MONTH, 2026.

READ FOR A SECOND TIME this XX day of MONTH, 2026.

PUBLIC HEARING HELD this XX day of MONTH, 2026.

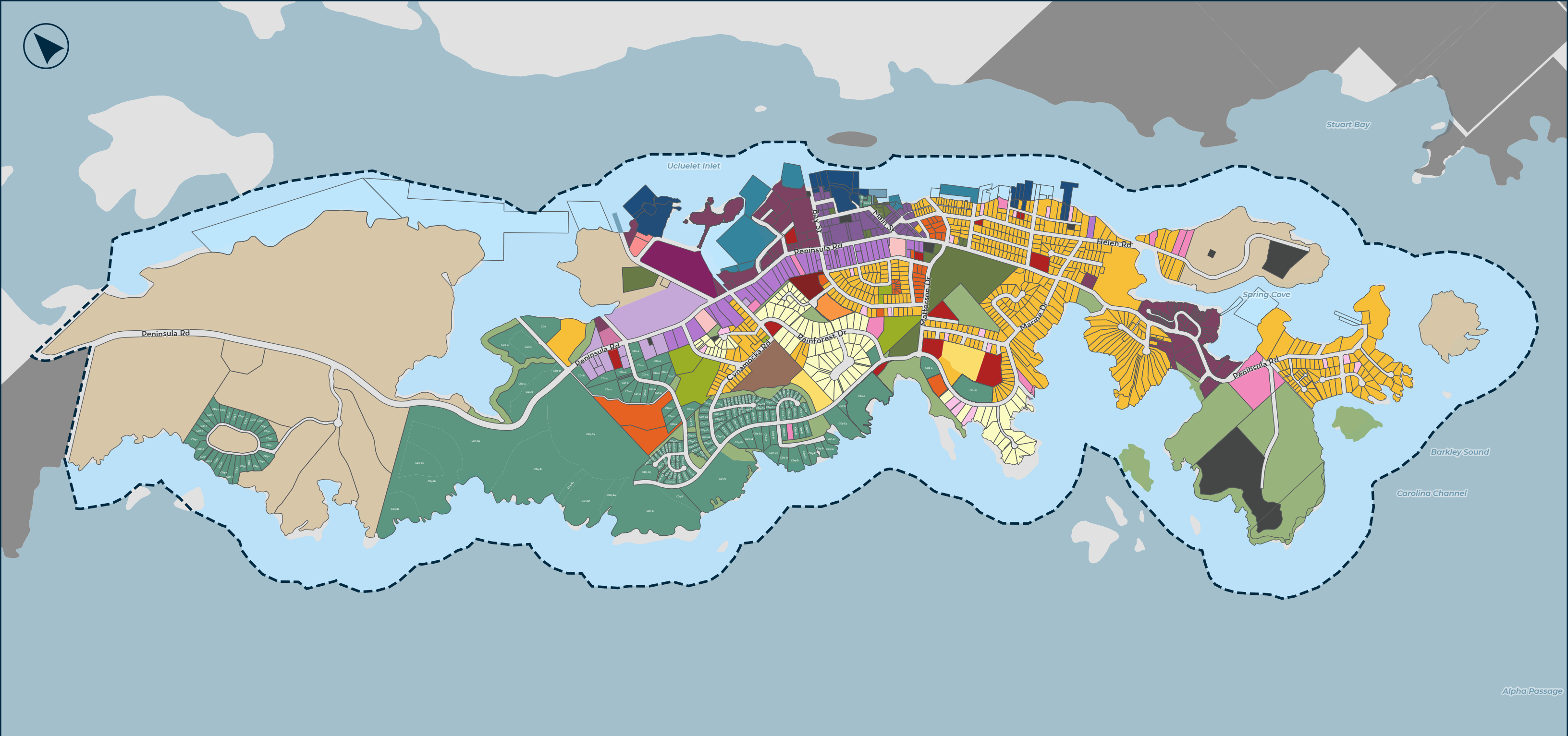
READ FOR A THIRD TIME this XX day of MONTH, 2026.

ADOPTED this XX day of MONTH, 2026.

Mayor

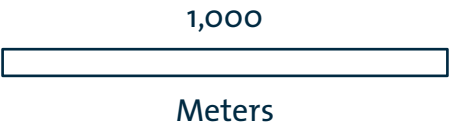
Corporate Officer

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DISTRICT OF UCLUELET

Schedule A - Draft Zoning Map



Scale: 1:17,000 (When printed at 11" x 17") | NAD 83 UTM Zone 10N

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

Draft Zoning

Low Density Residential Zones

- LDR-1
- LDR-2
- LDR-3
- LLR
- MHR

Multi-Unit Residential Zones

- MUR-1
- MUR-2
- MUR-3
- MUR-4
- Comprehensive Development Zones
- CD

Mixed-Use Zones

- CMU
- PMU
- VMU
- Industry Zones
- I-1
- I-2

Accommodation Zones

- A-1
- A-2
- A-3
- A-4
- A-5

Parks & Public Use Zones

- PU-1
- PU-2
- PU-3
- PU-4

Marine Mixed-Use Zones

- M-1
- M-2
- M-3
- M-4

Administrative Boundaries

- District of Ucluelet
- Parcel
- Maa-Nulth Treaty Land