



## THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

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### **COUNCIL STRATEGY COMMITTEE OF THE VILLAGE OF LIONS BAY HELD ON TUESDAY, JANUARY 10, 2017 at 3:00 PM COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY**

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#### **AGENDA**

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Public Participation**
- 4. Minutes**
  - A. Council Strategy Committee Meeting – December 20, 2016 (Page 3)  
THAT the Council Strategy Committee Meeting minutes of December 20, 2016 be approved as circulated.
- 5. Business Arising from the Minutes**
- 6. Unfinished Business**
  - A. Lions Bay Zoning Bylaw Review Report #3 (Page 5)  
THAT the information report “Lions Bay Zoning Bylaw Review Report #3 – Draft Bylaw for Discussion” be received; and  
  
THAT a public information meeting to discuss the draft zoning bylaw be scheduled for 7:00 pm Thursday, January 19, 2017 at the Broughton Community Hall, Lions Bay.
- 7. Reports**
  - A. Staff
    - i. CFO: Parcel Tax Verbal Report
  - B. Mayor
  - C. Council
    - i. Councillor Bain: Feasibility of a Shared Emergency Coordinator
  - D. Committees
- 8. New Business**
- 9. Public Questions & Comments**
- 10. Adjournment**

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THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY

**COUNCIL STRATEGY COMMITTEE  
OF THE VILLAGE OF LIONS BAY  
HELD ON TUESDAY, DECEMBER 20, 2016 at 3:00 PM  
COUNCIL CHAMBERS, 400 CENTRE ROAD, LIONS BAY**

**MINUTES**

In Attendance:

Council: Mayor Karl Buhr  
Councillor Fred Bain  
Councillor Jim Hughes  
Councillor Ron McLaughlin  
Councillor Eileen Wilke

Guests: Planning Consultant, Steven Olmstead

Staff: Chief Administrative Officer Peter DeJong  
Chief Financial Officer Pamela Rooke  
Office Coordinator Shawna Gilroy (Recorder)

Public: 0

**1. Call to Order**  
Mayor Buhr called the meeting to order at 3:04 p.m.

**2. Approval of Agenda**  
Moved/Seconded

THAT the agenda be approved as submitted.

**CARRIED**

**3. Public Participation**  
None

**4. Minutes**  
A. Council Strategy Committee Meeting – November 15, 2016  
Moved/Seconded

THAT the Council Strategy Committee Meeting Minutes of November 15, 2016 be approved as circulated.

**CARRIED**

**5. Business Arising from the Minutes**

None

**6. Unfinished Business**

A. Lions Bay Zoning Bylaw Review Report #2

Mr. Olmstead reviewed the Zoning Bylaw Review Report with Council. Council discussed short term rentals of secondary suites, marijuana dispensaries, storage of industrial equipment and materials, and zoning and the foreshore. Mr. Olmstead noted Council's questions and will report back at the next meeting.

**7. Reports**

None

**8. New Business**

None

**9. Public Questions & Comments**

None

**10. Adjournment**

Moved/Seconded

THAT the meeting be adjourned.

**CARRIED**

*The meeting was adjourned at 4:46 p.m.*

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

Date Adopted by Council:	
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<b>Type</b>	<b>Information Report</b>		
<b>Title</b>	<b>Lions Bay Zoning Bylaw Review Report #3 – Draft Bylaw for Discussion</b>		
<b>Author</b>	<b>Steven Olmstead, Planning Consultant</b>	<b>Reviewed By:</b>	<b>Peter DeJong, CAO</b>
<b>Date</b>	<b>January 6, 2017</b>	<b>Version</b>	
<b>Issued for</b>	<b>January 10, 2017</b>		

**Recommendation:**

THAT the Information Report, “Lions Bay Zoning Bylaw Review Report #3 – Draft Bylaw for Discussion” be received;

AND THAT a public information meeting to discuss the draft zoning bylaw be scheduled for 7:00 p.m., Thursday, January 19, 2017 at the Broughton Community Hall, Lions Bay.

**Attachments:** Draft Zoning Bylaw

**Background:**

The Zoning Bylaw review project commenced in mid-October, 2016 and to date has focussed on “in-house” review and revision of the two existing Lions Bay Zoning Bylaws (Bylaw 362 for Lions Bay and Bylaw 785 for Brunswick Beach). Initial work involved reconciling the terminology used in the two bylaws and, later, incorporating the specific zones and zoning provisions for Brunswick beach as seamlessly as possible into the new bylaw.

The zoning review has also focussed also on several substantive land use issues, including:

- regulation of short term rentals
- prohibiting retail marihuana stores and marihuana production
- ensuring the community obtains tangible benefits from development through implementation of a Community Amenities Contribution policy and density bonusing provisions in the zoning bylaw
- regulating parking and storage of industrial or construction equipment or materials on residentially zoned parcels.
- inclusion of secondary suite provisions for Brunswick Beach
- updating the foreshore zoning.

**RECOMMENDATION:**

Staff and the planning consultant believe that the zoning review is at the stage where public feedback on the proposed bylaw should be obtained. It is recommended that a public information meeting be scheduled for 7:00 p.m., January 19, 2017 at Broughton Hall to discuss the bylaw.



THE MUNICIPALITY OF THE VILLAGE OF LIONS BAY



**Zoning and Development Bylaw No. ---, 2017**

## VILLAGE OF LIONS BAY

### ZONING and DEVELOPMENT BYLAW NO. ---, 2017

#### A Bylaw to Establish Zones and Regulate the Use of Land, Buildings and Structures Within the Zones

The Council of the Village of Lions Bay in open meeting assembled enacts as follows:

#### PART I TITLE

1.1 This bylaw may be cited for all purposes as "Zoning and Development Bylaw No.---, 2017".

#### Repeal

1.2 The following bylaws are hereby repealed:

- .1 Zoning Bylaw No. 362, 2004; and
- .2 Greater Vancouver Regional District Electoral Area C Zoning Bylaw No. 785, 1995, as amended, to the extent the bylaw applied within the Municipality, through Supplementary Letters Patent or otherwise.

#### PART II INTERPRETATION

##### Definitions

2.1 In this bylaw:

*accessory use, building or structure* means a use, building or structure that is subordinate, incidental and exclusively devoted to a principal use, building or structure on the same parcel as the accessory use, building or structure, or, in the case of common property in a strata plan, a principal use, building or structure on a strata lot within the same strata plan;

*aisle space* means the area of a parcel which provides space for motor vehicle access and maneuvering in respect of parking and does not include space for motor vehicle parking;

*apartment* means a multi-unit dwelling which has its principal access from a common entrance;

*building* means a structure used or intended for supporting or sheltering a use or occupancy;

*building or structure, accessory* means a building or structure that is subordinate to and serves a principal building or use;

*building, principal* means a building in which is conducted the principal use of the parcel on which it is located;

*cannabis* means cannabis as defined in the *Controlled Drugs and Substances Act* and includes any products containing cannabis;

*CAO* means the Chief Administrative Officer of the Municipality;

*carport* means a structure which shelters an area used for the parking of one or more motor vehicles and is open at least 50 percent on all sides;

*church* means an assembly building used for religious but not commercial or residential purposes;

*civic use* means a use providing for public functions, including government offices, public schools, colleges, and hospitals, community centres, courts, police stations, firehalls, ambulance stations, libraries, museums, parks, playgrounds, cemeteries, and highways;

*community care use* means a use providing for the care of persons in premises licensed or registered under the *Community Care and Assisted Living Act*;

*community watershed* means a community watershed as defined under the *Forest Planning and Practices Regulation*;

*conservation use* means the preservation and protection of natural resources and assets in their natural state including the habitat of birds, fish and other wildlife;

*convenience store* means a retail store where a range of day-to-day items such as newspapers, confections, foodstuffs, sundries and other such household items are sold in small quantities;

*density* means any of the following: the number of dwelling units per hectare of parcel area, the floor area ratio, or the number of parcels per hectare;

*dwelling unit* means a set of habitable rooms within a building, used as a residence by not more than one household, that contains:

- (a) a separate entrance from the outdoors; and
- (b) a gas range or stove or electric range or stove with 240 volt wiring;

*dwelling, duplex* means a building containing two dwelling units, neither of which is a secondary suite, divided horizontally or vertically, with each dwelling unit having a separate exterior entrance;

*dwelling, multi-unit* means a building containing three or more dwelling units;

*dwelling, single detached* means a building containing only one dwelling unit;

*dwelling with secondary suite* means a building containing two dwelling units, a larger principal dwelling unit and a smaller secondary suite;

*Enforcement Officer* means the Building Inspector, as well as any officer or employee or any other person designated by Council by name of office or otherwise as a bylaw enforcement officer for the Municipality;

*environmental conservation* means the preservation and protection of natural resources and assets in their natural state including the habitat of birds, fish and other wildlife;

*fence* includes arbor, archway, gate, pergola, screen, trellis and wall;

*float* means a structure used for the purpose of mooring one boat, excluding a houseboat, but which does not include permanent physical links to shore or the bed of the ocean, except cables;

*floor area, gross* means the total floor area of all buildings on a parcel measured to the outer limits of the buildings including all areas giving access thereto such as corridors, hallways, landings, foyers, stairwells, enclosed balconies and mezzanines, enclosed porches or verandas and excluding unenclosed swimming pools, balconies or sun decks, elevators, up to 40 square metres of garage or carport area, ventilating machinery;

*floor area ratio* means the gross floor area divided by the area of a parcel;

*garage* means an accessory building or a portion of a principal building that is used for the parking of one or more motor vehicles and is totally enclosed with a roof, walls, and one or more doors;

*grade, average* is measured around the perimeter of a building or structure at or directly above or below the outermost projection of the exterior walls or the posts of carports, as described in section 4.8. A deck attached to a building is not considered in determining the building perimeter;

*grade, finished* means the ground level created by human action, excluding created localized depressions such as for vehicles or pedestrian entrances;

*grade, natural* means the undisturbed ground level formed without human intervention;

*height* means the vertical distance from the average grade of a structure to the highest point of the roof surface, in the case of a structure without a roof, to the highest point of the structure;

*highway* includes a street, road, lane, bridge, viaduct and any other way open to public use, but does not include a private right of way on private property;

*home occupation* means an occupation or profession carried on as an accessory use in a dwelling and does not include a commercial stable, kennel, animal breeding for

commercial purposes, restaurant or the parking or storage of industrial or construction equipment or materials;

*houseboat* means a special type of vessel that has been designed or modified for recreational residential use;

*household* means one or more persons related by blood, marriage, common law marriage or adoption; or a group of not more than 3 unrelated persons; all of whom are living together in one dwelling using common kitchen facilities.

*infrastructure use* means a use providing for the servicing of all or a portion of the Municipality with community water or sewer systems (including pump houses and sewage treatment plants), storm drainage systems, roads, community gas, electrical, telephone, broadcast transmission and similar public service facilities and equipment where such use is established by the Municipality, by another governmental body or by a company operating under a license or permit issued by a Provincial or Federal regulatory authority, and includes public works yard, maintenance buildings and offices;

*kitchen* means facilities intended or used for the preparation or cooking of meals, and includes any room or portion of a room containing cooking appliances, including stove, oven, and hotplates, as well as raised counters, cabinets, or where wiring exists for the installation of such facilities;

*landscape screen* means a visual barrier formed by a row of evergreen shrubs and/or trees, a wooden fence or a masonry wall;

*lane* means a highway which is greater than 3 metres and less than 10 metres in width and which provides secondary access to a parcel

*main floor* means the floor of the storey which is nearest to the finished grade of the parcel;

*marina use* means a dock or basin providing moorage, or dry land storage, for the commercial accommodation, maintenance and servicing of boats, and other such functions associated with the operation of a marina for the needs of marina customers including an administrative office, canteen, grocery and marine supplies retailing;

*mooring system* means a system of works that is used to secure a vessel and that consists of an anchor that is set in or on the bed of a navigable water, a single anchor line, a single buoy and a mooring line to attach to a vessel;

*Municipality* means the municipality of the Village of Lions Bay or the area within the Lions Bay municipal boundaries as the context may require;

*natural boundary* means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of

water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil;

*panhandle lot* means a parcel which gains access to a public street through a strip of land narrower than the typical frontage dimensions required for the parcel;

*parcel* means a lot, block, or other area in which land is held or into which land is subdivided;

*parcel, through* means a parcel that abuts two generally parallel highways;

*parcel coverage* means the total horizontal area within the outermost walls of the buildings on a parcel, expressed as a percentage of the parcel area;

*parcel line, exterior side* means the parcel line or lines not being the front or rear parcel line, common to the parcel and a highway;

*parcel line, front* means the parcel line common to the parcel and:

- (a) an abutting highway, and
- (b) where there is more than one parcel line abutting a highway, the shortest of these lines shall be the front;

*parcel line, rear* means the parcel line opposite to and most distant from the front parcel line or where the rear portion of the parcel is bounded by intersecting side parcel lines, it shall be the point of such intersection;

*parcel line, side* means a parcel line, other than a front or rear parcel line, common to two or more parcels;

*parking space* means an area on a parcel identified for the parking of one motor vehicle and does not include aisle space;

*personal services establishment* means use of a building or portion thereof to provide: (a) grooming services to a person including but not limited to hairstylists, aestheticians and spa services; or (b) clothing related services including shoe repairs, tailor or dressmaker and other similar services;

*principal use* means the main purpose for which land, buildings or structures are ordinarily used;

*public works yard* means premises operated by, or on behalf of, the municipality, for the storage, manufacture, maintenance or repair of buildings, infrastructure, materials or equipment including machine shop, paint shop, sign shop, woodworking shop, fuel storage, and repair garage used in connection with public works;

*recreation use* means park, conservation, recreation and accessory uses excluding commercial recreation uses;

*residential use* means the occupancy or use of a dwelling unit for the permanent domicile of a person or persons, or the occasional or seasonal occupancy of a dwelling unit as a dwelling by an owner who has a permanent domicile elsewhere, or by non-paying guests of such an owner - this use does not include short term rentals;

*resource use* means a use providing for the extraction of primary forest, mineral and other resource materials, and in addition includes only the primary grading, cutting, crushing, pumping and filtering of such materials for shipment or distribution, and excludes all manufacturing of products, and any processing not specifically included in this definition;

*retail store* means a place where consumer goods are displayed for sale or rent, or sold directly to the public for the purchaser's own use;

*retail store, cannabis* means premises where cannabis is sold or otherwise provided to a person who attends at the premises, with or without a medical prescription;

*retaining wall* means a vertical structure used to retain soil for the construction of an artificial grade by either excavating from or adding fill to the natural grade;

*secondary suite* means a dwelling unit completely contained within what would otherwise be a single detached dwelling and having:

- (a) a total floor area of not more than 90m<sup>2</sup> in area, and
- (b) having a floor area less than 40 percent of the habitable floor area of the building, used only for residential use consistent with the provisions of the *Residential Tenancy Act*;

*secondary use, building or structure* means one or more uses, buildings or structures that are used in conjunction with a principal use, building or structure on the same parcel;

*setback* means the minimum permitted distance between a building or structure and a specified parcel line or natural boundary;

*short term rental* means the use of a dwelling unit for the temporary commercial accommodation of paying guests for a period of less than one month;

*street* means a highway 10 metres or more in width;

*storey* means the portion of a building that is situated between the top of any floor and

- a) the top of the floor next above it; or
- b) if there is no floor above it, that portion between the top of such floor and the ceiling above it;

*structure* means any construction fixed to, supported by or sunk into land or water but excludes a fence less than 1.9 metres and a retaining wall less than 1.2 metres, and includes a building;

*temporary structure* means a structure which is:

- a) not a fixture fixed to or sunk into land; or
- b) not attached to land other than by its weight;

*townhouse* means a multi-unit dwelling not more than three storeys high with dwelling units located side by side under one roof, with private exits or entrances to each dwelling and with each dwelling sharing common walls or party walls;

*use*, includes actual use, intended use or designed for a particular use;

*wall* means any vertical structure used as an enclosure or screen where the thickness is greater than 8 centimetres, excluding rails and posts. Thinner structures are considered fences;

*watercourse* means a depression with a bed 0.6 metres or more below the average natural elevation of surrounding land:

- (a) serving to give direction to a current of water for an average of at least six months of a year according to records kept by the government of British Columbia; or
- (b) having a drainage area of 2 square kilometres or more.

### **Illustrations**

- 2.2 Illustrations provided in this bylaw are provided for convenience only and do not form part of the bylaw. If a conflict exists between an illustration and the text, the text will prevail.

### **Rounding**

- 2.3 Where calculation of maximum number of dwelling units or parcels per hectare, minimum number of parking spaces per specified gross floor area or similar calculation of permitted or required units results in a fraction, the required or permitted number of units shall be rounded to the next lower whole number.

## **PART III APPLICATION, ADMINISTRATION AND ENFORCEMENT**

### **Application**

- 3.1 This bylaw applies to all land within the Municipality, including the surface of water.

### **Compliance**

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

### **Inspection**

- 3.3 Officers or employees of the Municipality, or other persons authorized by Council, may enter on property, and enter into property, at reasonable times and in a reasonable manner, after taking reasonable steps to advise the owner or occupier before entering the property, and complying

with any other requirements of the *Community Charter*, to inspect and determine whether all regulations, prohibitions and requirements are being met in relation to this bylaw.

### **Offence**

- 3.4 .1 Any person who violates, or causes or permits an act to be done in violation of a provision of this bylaw shall be deemed to be guilty upon summary conviction of an offence under this bylaw.
- .2 Each day's continuance of an offence under Section 3.4 constitutes a new and distinct offence.
- .3 Notwithstanding the foregoing, where the Municipality elects enforcement under Bylaw Notice Enforcement Bylaw No. 385, 2006, as amended, any bylaw contraventions under this zoning bylaw shall not constitute the creation of an offence.

### **Penalty**

- 3.5 Every person who contravenes this bylaw is liable:
- .1 on summary conviction to a fine not exceeding \$10,000 and the costs of prosecution;
- .2 to a penalty for contravention as set out in Bylaw Notice Enforcement Bylaw No. 385, 2006, as amended; or
- .3 both a fine under clause (a) and a penalty under clause (b).

### **Severability**

- 3.6 If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.

## **PART IV GENERAL REGULATIONS**

### **Application**

- 4.1 Except as otherwise specified in this bylaw, Part IV applies to all zones established under this bylaw.

### **Uses Permitted in All Zones**

- 4.2 The following uses and structures are permitted in all zones, except the NA/W Natural Areas/Watershed zone:
- .1 Principal Uses, Buildings and Structures
- (a) community garden;
  - (b) environmental conservation activities;
  - (c) parks, playgrounds and recreational trails;
  - (d) infrastructure use;

- (e) community care facility, licensed under the *Community Care and Assisted Living Act*, that is being, or is to be, used as a day care for no more than 8 persons in care, or as a residence for no more than 10 persons, not more than 6 of whom are persons in care.

.2 Secondary Uses, Buildings and Structures

- (a) temporary construction and project sales offices authorized by building permit as temporary buildings;

**Uses Prohibited in All Zones**

4.3 The following uses are expressly prohibited in all zones:

- .1 residential use of a mobile home, tent, trailer or recreation vehicle;
- .2 storage of boats exceeding 7 metres in length, except in the C-2 and C-3 Zones;
- .3 animal husbandry including the keeping of poultry, fish farming, the boarding of animals and the keeping of animals, except that household pets, other than poultry, may be kept;
- .4 a use with a drive-through service;
- .5 cannabis retail store.
- .6 cannabis production, except as permitted under Part 2 [Production for Own Medical Purposes and Production by a Designated Person] of the *Access to Cannabis for Medical Purposes Regulations*;
- .7 short term rentals;
- .8 any use not listed as a principal or secondary use in this Part or any of the zones.

**Principal Uses, Buildings and Structures**

- 4.4 Except where specifically permitted, not more than one principal building shall be located on a parcel.

**Accessory Uses, Buildings and Structures**

- 4.5
- .1 Principal uses permitted by this bylaw do not include, except where specifically permitted, accessory uses, buildings or structures.
  - .2 All accessory buildings and structures shall be located on the same parcel as the principal building to which it is accessory.
  - .3 An accessory building or structure attached to the principal building shall be considered a part of the principal building and shall comply in all respects with the regulations of this bylaw applicable to the principal building.
  - .4 For the purposes of section 4.5.3 “attached” means heated space with a minimum internal clear width of 860mm and a minimum finished floor area of 3.5 square metres.
  - .5 An accessory building or structure shall not be used as a dwelling unit.
  - .6 No accessory building or structure shall include kitchen facilities.

### Temporary Use Permits

4.6 Pursuant to the *Local Government Act*, all lands within the Municipality are designated as areas where temporary uses may be allowed under a temporary use permit.

### Siting Exemptions

- 4.7 .1 Interior side parcel line requirements shall not apply to strata parcels under the *Strata Property Act* where a common wall is shared by two or more dwelling units within a building.
- .2 The following features may project into the setback area required by this bylaw between a building and front, rear or side parcel lines:
- (a) gutters, cornices, sills, belt courses, chimneys, heating or ventilating equipment if the projections do not exceed 0.6 metres;
  - (b) eaves, porches, canopies and sunshades if the projections, measured horizontally, do not exceed:
    - (i) 1.5 metres for front and rear parcel lines, or
    - (ii) 0.6 metres for side parcel lines
- provided that the foundation or supports for them do not encroach into any required front, side or rear setback area.
- .3 The following are exempted from the siting regulations:
- (a) fences,
  - (b) retaining walls not exceeding 1.2 metres in height;
  - (c) free standing light poles, flag poles, warning devices, antennas, masts and clothes lines;
  - (d) sidewalks, patios and hard surfacing of the ground;
  - (e) uncovered swimming pools or tennis courts provided that the pool or tennis court is:
    - i. not within the required minimum siting distance from the front parcel line; and
    - ii. a minimum of 1.0 metre from any other parcel line; and
  - (e) underground structures that do not extend above the surface of the parcel.
- .4 In a zone in which residential uses are permitted, a free standing tool storage shed or greenhouse not exceeding 19 square metres in area or a combination of tool storage and greenhouse not exceeding 28 square metres in area may be placed within the setback area between the principal building and rear parcel line.

**Calculation of Average Grade**

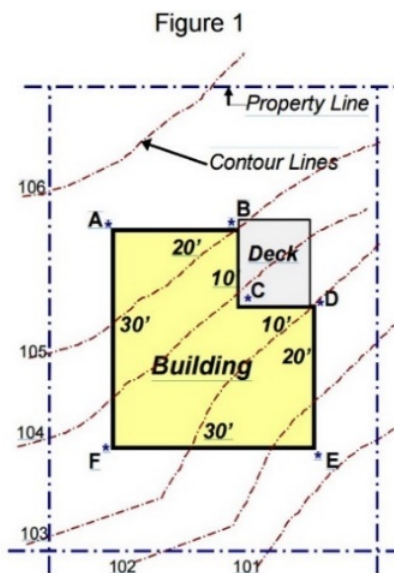
4.8 The average grade for a building or structure shall be calculated as follows:

- .1 (a) measure the ground elevation at each corner of the building; then
- (b) total the elevations of all corners; then
- (c) divide by the number of corners.

The result is average grade for the building, the reference point from which height will be measured.

Example:

Corner	Elevation
A	105.5 m
B	105.0 m
C	104.0 m
D	103.0 m
E	101.5 m
F	104.0 m
Total	623.0 m
÷ 6	103.8 m



- .3 Where the natural grade cannot be ascertained because of existing landscaping, buildings or structures, and appears to have been significantly altered, the level of natural grade shall be determined by the Building Inspector, who may rely on the professional opinion of a British Columbia Land Surveyor, at the cost of the property owner.

**Height Exemptions**

4.9 Any of the following may exceed the height limitations specified for each zone of this Bylaw provided that the parcel coverage of such structures does not exceed 1 percent or, if it is located on a building, the structure does not occupy more than 5 percent of the roof area of the building:

- .1 dome or cupola;
- .2 monument;
- .3 chimney;

- .4 spire, belfry;
- .5 mast or antenna for any purpose other than the domestic reception of radio and television signals;
- .6 mechanical appurtenance screened from view from a highway
- .7 observation tower; or
- .8 flagpole, mast, aerial.

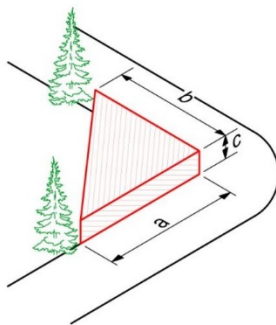
### Fences and Retaining Walls

4.10 Except as otherwise specifically stated in this bylaw:

- .1 the height of a fence or wall shall be determined by measurement from the average finished grade within 0.9 metres of both sides of the fence or wall;
- .2 no fence shall exceed 1.9 metres in height;
- .3 a site plan, geotechnical report, and engineer's Letters of Assurance shall be required for retaining walls with heights greater than 1.2 metres, for a series of terraced retaining walls with a combined height of greater than 1.2 metres or for any wall slope greater than 45 degrees;
- .4 confirmation of siting by a British Columbia Land Surveyor (BCLS) is required where a fence or wall will be located within one metre of a property line;
- .5 a registered professional shall supervise the design and construction of a retaining wall greater than or equal to 1.2 metres in height. Sealed copies of the design plan and field review reports prepared by the registered professional for all retaining walls greater than or equal to 1.2 metres in height shall be submitted to the Building Inspector prior to commencement of the work.

### Visibility

4.11 Despite section 4.10.2, on a parcel contiguous to a street intersection in any zone, no fence, retaining wall, wall, hedge or other obstruction to the line of vision shall be allowed at a greater height than 0.9 metres above the established elevation of the centre point of the intersecting streets, at or within a distance of 4.5 metres from the corner of the parcel at the intersection of the streets.



a = 4.5 metres

b = 4.5 metres

c = 0.9 metres

### Home Occupation

- 4.12 Home occupation, where permitted as a secondary use in a zone, shall be subject to the following conditions:
- .1 the home occupation shall be carried on by persons resident on the parcel;
  - .2 all home occupations shall be conducted entirely within a completely enclosed building permitted under this bylaw
  - .3 outdoor storage of materials or equipment is prohibited;
  - .4 any use which is or may become obnoxious, offensive, dangerous or a nuisance by reason of the presence of omission of odour, dust, smoke, noise, gas, fumes, cinders, vibration, electrical interference, refuse matter or water carried wastes is prohibited;
  - .5 any signs in conjunction with home occupation uses are prohibited; and
  - .6 the area utilized for the purpose of conducting a home occupation shall not exceed the area utilized for residential purposes.

### Off-street Parking

- 4.13
- .1 Except as otherwise specified in this bylaw, space for the off street parking and loading of motor vehicles for a class of building permitted under this bylaw shall be provided and maintained in accordance with the regulations of this section.
  - .2 The number of off street parking spaces for motor vehicles required for any class of building shall be calculated according to Table 1 of this bylaw in which Column I classifies the types of buildings and Column II sets out the number of required off street parking and loading spaces that are to be provided for each use in Column I.
  - .3 Where a class of building permitted under this bylaw is not specifically referred to in Column I of Table 1, the number of off street parking spaces shall be calculated using the requirements for a similar class of building that is listed in Table 1.
  - .4 Where the calculation of the required off street parking space results in a fraction, the number of required parking spaces shall be rounded down.
  - .5 Where seating accommodation is the basis for a unit of measurement under this section and consists of benches, pews, booths or similar seating accommodation, each 0.4 square metres of seating shall be deemed to be one seat.
  - .6 Off street parking spaces shall be located on the same parcel as the building they serve.

### Parking and Aisle Space Dimensions

- 4.14
- .1 An off street parking space shall be not less than 2.75 metres in width and 6 metres in length with a minimum vertical clearance of 2.8 metres.
  - .2 Aisle space shall be a minimum of:

- (a) 6 metres wide where the angle of the parking space to the aisle space is 61 degrees to 90 degrees;
- (b) 5 metres wide where the angle of the parking space to the aisle space is 46 degrees to 60 degrees; or
- (c) 4 metres wide where the angle of the parking space to the aisle space is 1 degree to 45 degrees.

**TABLE 1**

<b>COLUMN I</b>	<b>COLUMN II</b>
<u>Building Class, Use or Type</u>	<u>Required Number of Spaces</u>
Single family dwelling per parcel	2 for each Single Detached Dwelling without a Secondary Suite and 3 for each Single Detached Dwelling with a Secondary Suite
Apartment building or townhouse	1.5 for each dwelling unit
Shopping centre and individual retail store	1 per 18.6 square metres of gross floor area
Restaurant, coffee shop, facility licensed for consumption of alcohol	1 per 4 seats of maximum seating capacity
Public assembly places, churches, auditoriums, community centres, meeting halls, and recreation centres	1 for each 5 seats based on maximum capacity
Marina	1 per 2 berths or 1 per 7.5 metres of moorage

#### **Parking and Storage of Heavy Commercial and Industrial Vehicles and Equipment**

- 4.15 .1 The parking of commercial and industrial vehicles with a primary function other than the transportation of passengers, including but not limited to dump trucks, forklifts, backhoes, tractors and similar types of construction equipment is prohibited in all Residential zones.
- .2 Outdoor storage or parking of any commercial trailer, industrial or construction equipment or materials, or any other industrial, construction or commercial supplies, materials, equipment, vehicles, conveyance or craft is prohibited in all Residential zones.

- .3 Despite clause 4.15.1, one licensed commercial vehicle per parcel may be parked on a lot in a residential zone provided that the vehicle, including any attached trailer, is not more than 4600 kilograms gross vehicle weight and is operated by a resident of the parcel;
- .4 Despite clauses 4.15.1 and 4.15.2, construction vehicles, supplies, materials, and equipment may be stored on a parcel for which the construction of a building or structure has been authorized by the Village through:
  - (a) a site alteration permit, or
  - (b) a building permit,
 provided that all such vehicles, supplies, materials and equipment:
  - (c) can be demonstrated to the satisfaction of:
    - (i) the Public Works Manager, regarding site alteration permits, or
    - (ii) the Building Inspector, regarding building permits,
 to be directly related to and strictly necessary for the fulfillment of the construction so authorized by the Village, and
  - (d) are removed within 30 days of final inspection related to the site alteration permit or the building permit, or such earlier date as the Public Works Manager or Building Inspector determines such construction vehicles, materials and equipment are no longer needed to fulfill the scope of the applicable permit.
- .5 A person may appeal the determination of the Public Works Manager or the Building Inspector under section 4.15.4 to the Council by submitting a request and the detailed reasons for appeal and any supporting documentation to the Corporate Officer, who shall add the matter to an upcoming Council meeting agenda.
- .6 On an appeal under section 4.15.5, the Council may uphold the determination and order of the Public Works Manager or Building Inspector, or may vary such order as it determines is reasonable in the circumstances.

**Temporary Structures**

- 4.16 Notwithstanding any other provision of this bylaw, a temporary structure is prohibited, except that:
  - .1 the CAO may issue a permit for a temporary structure on receipt of an application in writing requesting permission for the temporary structure;
  - .2 the CAO shall not issue a permit for a temporary structure if it would:
    - (a) obstruct a public right of way or easement; or
    - (b) contravene a Village bylaw; and

- (c) a temporary structure permit is valid for a period of not more than 60 days, provided that Council on receipt of an application in writing for an extension may extend the permit period for not more than one year.

### **Metal Shipping Containers**

- 4.17 .1 A metal shipping container shall only be used for storage purposes.
- .2 A metal shipping container shall not be stacked, accessible to the general public, or rented or leased as part of a commercial storage facility.
- .3 Metal shipping containers are permitted only in the C-2, CU-1 and RU-1 zones.
- .4 Despite Section 4.17.3:
  - (a) where a site alteration or building permit has been issued for construction on a parcel in any zone, metal shipping containers may be used for temporary storage provided that they are removed within 30 days of:
    - (i) final inspection of the building or structure for which the building permit has been issued;
    - (ii) expiry of the building permit;
    - (ii) completion of a site alteration for which a site alteration permit has been issued; or
    - (iii) a determination by the Public Works Manager or the Building Inspector that the shipping container is no longer needed to fulfill the scope of the applicable permit, in which case the provisions of sections 4.15.5 and 4.15.6 apply.
  - (b) metal shipping containers may be used for moving provided that they are not located on any parcel for longer than 30 days;
  - (c) metal shipping containers may be used for emergency purposes on a parcel in any zone provided they are not located on any parcel for longer than 90 days; and
  - (d) metal shipping containers may be used for civic uses on a parcel in any zone.
- .5 Metal shipping containers shall not be sited between the principal building or structure and the front parcel line.
- .6 The maximum number of metal shipping containers on any parcel is 1.

### **Solar Energy Devices**

- 4.18 .1 Solar energy devices are permitted in any zone provided that when attached to a principal building or structure or an accessory building or structure, the device does not:
- (a) the device does not extend beyond the outermost edge of the roof or structure;
  - (b) the device does not extend above the highest point of the roof or structure; and
  - (c) roof connection details have been approved by a structural engineer.
- .2 That when the solar energy device is a standalone structure, it shall comply with the siting requirements for the principal building or structure on the parcel on which the device is located.
- .3

### **Flood Protection**

- 4.19 No building or structure shall be constructed, erected or placed;
- .1 within 17 metres of the natural boundary of a watercourse;
  - .2 on ground surface less than:
    - (a) 0.7 metres above the 200 year flood level, which level has been established by the Ministry of Environment;
    - (b) 3.1 metres above the natural boundary of a watercourse where the 200 year flood level has not been established; and
    - (c) 1.6 metres above the natural boundary of the sea.

## **PART V GENERAL SUBDIVISION PROVISIONS AND REGULATIONS**

### **Minimum Frontage Waiver**

- 5.1 The Approving Officer may exempt, where a parcel of land fronts on a highway, a person proposing to subdivide land from the limitation provided under Section 512 of the *Local Government Act* after duly considering whether:
- .1 the proposed lot is capable of being further subdivided under existing regulations;
  - .2 an attempt is being made to assemble land which conforms substantially with the Official Community Plan;
  - .3 the lot with insufficient frontage is for municipal or public use; and
  - .4 unusual soil conditions exist or may develop as a result of the proposed subdivision.

### **Panhandle Lots**

- 5.2 The area within the access strip of a panhandle lot in a residential zone shall not be included in the calculation of the area of the lot.

**Minimum Parcel Area Exceptions**

- 5.3 Minimum parcel area regulations required by the applicable zone shall not apply where:
- .1 a covenant is registered restricting the use of the parcel to non-sewage generating uses prohibiting the construction of buildings and structures;
  - .2 the parcel is intended for infrastructure uses, parks, fire halls, or fire training areas;
  - .3 an adjustment of lot lines dividing contiguous parcels to facilitate an existing development or improve a subdivision pattern does not create, or make it possible to create, additional parcels to those existing at the time of application; or
  - .4 a crown non-residential upland lease or aquatic lease is granted.

**PART VI CREATION AND DEFINITIONS OF ZONES**

**Creation of Zones**

- 6.1. The area of the municipality is divided into the zones identified in Column I and each zone is briefly described in Column II:

<b>COLUMN I</b>	<b>COLUMN II</b>
RS-1	Residential - Single Detached
RM-1	Residential Multiple - Townhouse
C-1	Neighbourhood Commercial
C-2	Commercial Marina
C-3	Commercial Marina Foreshore
W-1	Water - Marine Foreshore
CU-1	Community Use
RU-1	Resource Use
NAC-1	Natural Area Conservation

**Definition of Zones**

- 6.2 .1 The area of each zone is defined by Schedule A.
- .2 Where a zone boundary is shown on Schedule A as following a road allowance, rail right of way or a water course, the centre line of the road allowance, rail right of way or water course shall be the zone boundary.

## **PART VII        ZONES**

### **RS-1 Zone (Residential – Single Detached)**

#### **Permitted Uses**

7.1 The following uses and no others are permitted in the RS-1 zone:

- .1 Principal Uses, Buildings and Structures
  - (a) residential use in a single detached dwelling;
  - (b) residential use in a dwelling with secondary suite;
- .2 Secondary Uses, Buildings and Structures
  - (a) home occupation;
  - (b) accessory buildings and structures.

#### **Density and Area of Parcels**

- 7.2 .1 The base density for parcels created by subdivision shall be a maximum of one parcel per 8000 m<sup>2</sup> of existing parcel area.
- .2 The minimum parcel area shall be 8000 m<sup>2</sup>.

#### **Density Benefits for Amenities**

- 7.3 .1 Despite sections 7.2.1 and 7.2.2, the maximum density may be increased to one parcel per 800 m<sup>2</sup>, with a 700 m<sup>2</sup> minimum parcel area, where amenities identified in the Official Community Plan are provided.
- .2 The amenities provided under section 7.3.1 shall be subject to negotiation with the owner based on a target financial contribution towards amenities of up to 75 percent of the land value of the parcels created as a result of the additional density.
- .3 In *lieu* of a financial contribution as identified in section 7.3.2, the Village may require the provision of an amenity outlined in the Official Community Plan equivalent in value to the financial contribution for the additional density allowed.

#### **Size and Density of the Use of Land, Buildings and Structures**

- 7.4 .1 No more than one principal building shall be located on a parcel.
- .2 The floor area ratio shall not exceed 0.35.
- .3 Parcel coverage shall not exceed 30 percent.
- .4 The minimum floor area of the main floor of a principal building shall be 93 m<sup>2</sup>.

#### **Siting**

- 7.5 The minimum setback for a building or structure shall be:
  - .1 7.5 metres from a front or rear parcel line; or
  - .2 2.4 metres from a side parcel line.

## Brunswick Beach Overlay Regulations

7.6 Despite sections 7.4, and 7.5, the following regulations apply to the area outlined in a heavy black line on Schedule A:

.1 *Size and Density of the Use of Land, Buildings and Structures*

- (a) No more than one principal building shall be located on a parcel.
- (b) The floor area ratio shall not exceed 0.25 plus 240 m<sup>2</sup>.
- (c) Parcel coverage shall not exceed 12.5 percent plus 180 m<sup>2</sup>.
- (d) The minimum gross floor area of a principal building shall be 75 m<sup>2</sup>.

.2 *Siting*

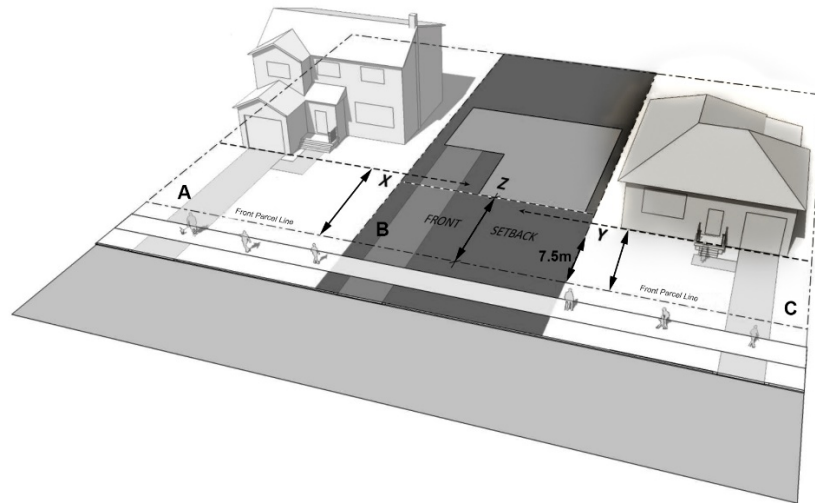
No building or structure shall be located within:

- (a) 4.5 metres from a front or rear parcel line common to a public right of way whose opposite side adjoins the sea;
- (b) the lesser of 7.5 metres or 20 percent of the parcel depth, to a minimum of 4.5 metres from any other front parcel line;
- (c) 7.5 metres from any other rear parcel line;
- (d) 1.5 metres of an interior side parcel line; or
- (e) 3.0 metres of an exterior side parcel line.

## Front Setback Averaging

7.7 .1 Despite sections 7.5 and 7.6.2, where the average front setback of existing principal buildings on the adjacent parcels on each side of a subject parcel is more than the required front setback by at least 1.5 m, the front setback of the subject parcel shall be the average of the front setbacks on the adjacent parcels.

*Example: Parcel B shares interior parcel lines with Parcels A and C and is not within the Brunswick Beach Overlay Area. The principal buildings on Parcel A and C are sited X metres and Y metres from the front parcel line respectively. The minimum front setback (Z) for Parcel B is calculated as follows:  $(X + Y)/2 = Z$  and will apply if Z is greater than or equal to 9.0 metres metres (the required 7.5 metres + 1.5 m), as illustrated below:*



- .2 Where a parcel has two front parcel lines, one facing a highway and one facing the ocean, front setback averaging shall apply only to the front parcel line facing the ocean.
- .3 Where a parcel is a through parcel, front setback averaging shall apply only to the front parcel line facing the highway which provides primary access to the parcel.

### Height and Width of Buildings

- 7.8 .1 The height of a principal building shall not exceed 9.0 metres for a sloping roof or 7.5 metres for a flat roof.
- .2 The minimum width of a principal building shall be 5.1 metres.

### Secondary Suites

- 7.9 .1 No more than one secondary suite shall be located on a parcel.
- .2 A secondary suite shall not exceed a gross floor area of 90 m<sup>2</sup> or 40 percent of the gross floor area of the single detached dwelling, whichever is less.

### Accessory Buildings and Structures

- 7.10 .1 No more than two accessory buildings or structures shall be located on a parcel.
- .2 The height of an accessory building or structure shall not exceed 3.65 metres or, where the slope of the roof is greater than or equal to 3 in 12, 4.65 m.
- .3 The maximum combined floor area of all accessory buildings shall not exceed 77 m<sup>2</sup>.

### Off-street Parking

- 7.11 .1 Off-street parking shall be provided in accordance with sections 4.13 and 4.14 .

## **RM-1 Zone (Residential Multiple – Townhouse)**

### **Permitted Uses**

8.1 The following uses and no others shall be permitted in the RM-1 zone:

- .1 Principal Uses, Buildings and Structures
  - (a) residential use in townhouses;
  - (b) residential use in duplex dwellings.
- .2 Secondary Uses, Buildings and Structures
  - (a) accessory buildings and structures.

### **Size and Density of the Use of Land, Buildings and Structures**

- 8.2
- .1 More than one principal building may be located on a parcel.
  - .2 The floor area ratio shall not exceed 0.65.
  - .3 Parcel coverage shall not exceed 30 percent.
  - .4 The maximum density shall be 40 dwelling units per hectare of parcel area.

### **Siting of Principal Buildings**

8.3 The minimum setback for a principal building shall be:

- .1 7.5 metres from a front or rear parcel line; or
- .2 the greater of 3 m, or 50 percent of the height of a principal building on the parcel, from a side parcel line.

### **Height of Principal Buildings**

- 8.4
- .1 The height of a principal building shall not exceed 9.0 m

### **Accessory Buildings and Structures**

- 8.5
- .1 The height of an accessory building or structure shall not exceed 4.9 m.
  - .2 The minimum setback for an accessory building or structure shall be:
    - (a) 7.5 metres from a front or exterior side parcel line; or
    - (b) 2.4 metres from a side or rear parcel line.

### **Off-street Parking**

- 8.6
- .1 Off-street parking shall be provided in accordance with sections 4.13 and 4.14.
  - .2 The minimum setback for an off-street parking space shall be 1.5 metres from a parcel line.

## **C-1 Zone (Neighbourhood Commercial)**

### **Permitted Uses**

9.1 The following uses and no others shall be permitted in a C-1 zone:

- .1 Principal Uses, Buildings and Structures
  - (a) convenience store;
  - (b) retail store;
  - (c) office, bank;
  - (d) personal services establishment;
  - (e) restaurant, excluding drive-in restaurant;
  - (f) apartment.
- .2 Secondary Uses, Buildings and Structures
  - (a) none permitted.

### **Size and Density of the Use of Land, Buildings and Structures**

- 9.2
- .1 No more than one principal building shall be located on a parcel.
  - .2 Parcel coverage shall not exceed 60 percent.
  - .3 The maximum gross floor area for a convenience store shall be 340 m<sup>2</sup>.

### **Siting of Principal Buildings**

- 9.3 The minimum setback for a principal building shall be:
- .1 7.5 metres from a front or rear parcel line; or
  - .2 3.0 metres from a side parcel line.

### **Height of Principal Buildings**

- 9.4
- .1 The height of a principal building shall not exceed 7.5 metres or two storeys, whichever is greater.

### **Off-street Parking and Loading**

- 9.5
- .1 Off-street parking shall be provided in accordance with sections 4.13 and 4.14.
  - .2 One off-street loading space shall be provided on the parcel.
  - .3 An off-street loading space shall be prohibited in the required side parcel line setback area.

## **C-2 Zone (Commercial Marina)**

10.1 The following uses and no others shall be permitted in a C-2 zone:

- .1 Principal Uses, Buildings and Structures
  - (a) boat storage;
  - (b) boat rental operations, marine fuel installations;
  - (c) marine land facilities;
  - (d) boat hoists and launching ramps;
- .2 Secondary Uses, Buildings and Structures
  - (a) not more than one accessory dwelling per parcel.

### **Site Specific Uses**

10.2 Despite section 10.1, in the area delineated as C-2A:

#### *Permitted Uses*

- .1 The following uses and no others shall be permitted
  - (a) boat storage;
  - (b) parking;
  - (c) office.

#### *Conditions of Use*

- .2
  - (a) The height of an office building shall not exceed the lesser of 7.5 metres or two storeys.
  - (b) The height of all other buildings and structures shall not exceed 3 m.
  - (c) The maximum gross floor area for an office building shall not exceed 47 m<sup>2</sup> per storey plus a deck area of 47 m<sup>2</sup>.
  - (d) No part of an office building shall be located more than 24 metres from the natural boundary of Rundle Creek

10.3 Despite section 10.1, in the area delineated as C-2B:

#### *Permitted Uses*

- .1 The following uses and no others shall be permitted
  - (a) boat storage;
  - (b) parking.

### *Conditions of Use*

- .2 The height of a building or structure shall not exceed 9 m.

### **Size and Density of the Use of Land, Buildings and Structures**

- 10.2 .1 Parcel coverage shall not exceed 60 percent.

### **Siting of Buildings, Structures and Uses**

- 10.3 The minimum setback for a principal building shall be:
  - .1 7.5 metres from a front or rear parcel line;
  - .2 3.0 metres from a side parcel line;
  - .3 0 metres from the natural boundary of the ocean, except the minimum setback for sewage disposal systems and public utility uses shall be 7.5 metres from the natural boundary of the ocean.

### **Height of Buildings and Structures**

- 10.4 .1 The height of a principal building or structure, except boat hoists and gantries for stepping masts, shall not exceed 9.0 m.

### **Off-street Parking and Loading**

- 10.5 .1 Off-street parking shall be provided in accordance with sections 4.13 and 4.14 .
- .2 Areas required for parking shall not be used for the sale or rental of boats.
- .3 Areas required for parking may only be used for the storage of boats and boat cradles between October 1<sup>st</sup> in any year and March 31<sup>st</sup> of the next year.
- .4 No person shall reside in a vessel stored in the C-2 zone.

### **C-3 Zone (Commercial Marina Foreshore)**

#### **Permitted Uses**

- 11.1 The following uses and no others shall be permitted in a C-3 zone:
  - .1 Principal Uses, Buildings and Structures
    - (a) float;
    - (b) fuel float;
    - (c) launching ramp;
    - (d) buoy for the mooring of vessels.
  - .2 Secondary Uses, Buildings and Structures
    - (a) none permitted.

## Conditions of Use

### 11.2 In a C-3 zone:

- .1 a float or launching ramp shall be located within the boundaries of a water lease or license of the occupation granted or approved by the Province;
- .2 the location, shape, size and type of construction of a proposed float or launching ramp shall be clearly shown on a plan and drawing submitted to the CAO before construction or installation;
- .3 no portion of a float, other than a fuel float, shall exceed a width of 3 metres or a height above sea level of 1 m, except for hand railings;
- .4 no portion of a fuel float shall exceed a width of 5 m, a length of 12 metres or a height of 1 metres above sea level, except for hand railings;
- .5 no portion of a launching ramp shall exceed a width of 5 metres or be located within 1 metre from the natural ocean bottom;
- .6 no building, shed or structure may be erected on a float other than posts to carry lighting fixtures and the necessary wiring together with structural posts, rails and supports;
- .7 marina fueling facilities may be erected on a fuel float; and
- .8 no person shall reside on a float or vessel moored in the C-3 zone.

## W-1 Zone (Water - Marine Foreshore)

### Permitted Uses

#### 12.1 In a W-1 zone the following uses and no others shall be permitted:

- .1 Principal Uses, Buildings and Structures
  - (a) private mooring system or floating dock for use in conjunction with a principal building on the adjacent upland residential parcel;
  - (b) short-term mooring of vessels, including houseboats, to anchored buoys for periods less than 72 hours;
  - (c) swimming raft;
  - (c) public boat launching ramp.

.2 Secondary Uses, Buildings and Structures

- (a) None permitted.

**Conditions of Use**

12.2 .1 In a W-1 zone:

- (a) the owner of a mooring system shall not moor, or permit the mooring of a houseboat, or a vessel that is more than 12 metres in length, to the works for periods greater than 72 hours;
- (b) all mooring systems shall meet all requirements, standards and guidelines of the Private Buoy Regulations, the Canadian Aids to Navigation System or Transport Canada directives as applicable;
- (c) floating docks shall be located within the boundaries of a water lease or license of occupation granted or approved by the Province;
- (d) no portion of a float or swimming raft shall exceed 3 metres in width, 3 metres in length or 1 metre above sea level, except for hand railings;
- (e) the location, shape, size and type of construction of a proposed float or wharf shall be clearly shown on a plan and drawing submitted to the CAO before construction or installation;
- (f) no portion of a public boat launching ramp shall exceed 3.5 metres in width or 1 metre above the natural ocean bottom;
- (g) no building, shed or structure shall be erected on a float or swimming raft, other than posts to carry lighting fixtures and the necessary wiring together with structural posts, rails, and supports; and
- (h) no person shall reside on a vessel moored in a W-1 zone.

**CU-1 Zone (Community Use)**

**Permitted Uses**

13.1 In a CU-1 zone the following uses and no others shall be permitted:

.1 Principal Uses, Buildings and Structures

- (a) civic use;
- (b) church;
- (c) community care use.

- .2 Secondary Uses, Buildings and Structures
  - (a) None permitted.

### **Size and Density of the Use of Land, Buildings and Structures**

- 13.2 .1 Parcel coverage shall not exceed 50 percent, except there shall be no maximum parcel coverage for firehalls, ambulance stations or other civic uses.

### **Siting of Buildings, Structures and Uses**

- 13.3 The minimum setback for a principal building shall be:
  - .1 7.5 metres from a front parcel line; except a school shall have a minimum setback of 10 metres from a front parcel line;
  - .2 7.5 metres from a rear parcel line;
  - .3 the greater of 2.4 metres or 10 percent of the length of the front parcel line, from a side parcel line.

### **Height of Buildings and Structures**

- 13.4 .1 The height of a principal building shall not exceed 7.5 m.

### **Off-street Parking**

- 13.5 .1 Off-street parking shall be provided in accordance with sections 4.13 and 4.14.

### **RU-1 (Resource Use)**

#### **Permitted Uses**

- 14.1 In a RU-1 zone the following uses and no others shall be permitted:
  - .1 Principal Uses, Buildings and Structures
    - (a) resource use;
    - (b) fire department training facility.
  - .2 Secondary Uses, Buildings and Structures
    - (a) accessory buildings and structures.

### **Siting of Buildings, Structures and Uses**

- 14.2 The minimum setback for a principal building shall be 7.5 metres from a parcel line.

**NAC-1 (Natural Areas Conservation)**

**Permitted Uses**

15.1 In a NAC-1 zone the following uses and no others shall be permitted:

- .1 Principal Uses, Buildings and Structures
  - (a) community watershed management for protection of domestic water supplies;
  - (b) environmental conservation activities;
  - (c) recreation trails, including signage.
- .2 Secondary Uses, Buildings and Structures
  - (a) parking areas finished with a permeable surface.

**Area of Parcels**

15.2 .1 The minimum parcel area shall be 16 hectares.

**Siting of Buildings, Structures and Uses**

15.3 The minimum setback for a principal building shall be 7.5 metres from a parcel line.

**READ A FIRST TIME** this \_\_\_\_\_ day of \_\_\_\_\_, **2017**

**READ A SECOND TIME** this \_\_\_\_\_ day of \_\_\_\_\_, **2017**

**PUBLIC HEARING HELD** this \_\_\_\_\_ day of \_\_\_\_\_, **2017**

**APPROVED PURSUANT TO S.52 OF THE TRANSPORTATION ACT** this \_\_\_\_\_ day of \_\_\_\_\_, **2017**

**READ A THIRD TIME** this \_\_\_\_\_ day of \_\_\_\_\_, **2017**

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, **2017**

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Corporate Officer**

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